

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 7, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 15, 2015.

7

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V002
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-15V003
GOLDPARK (WOODBIDGE) INC.
WARD 1 - VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated December 1, 2015:

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Subdivision File 19T-15V002 (Goldpark (Woodbridge) Inc.) to facilitate the creation of one block under a single registered M-Plan, in the manner shown on Attachment #5, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 to this report.
2. THAT Draft Plan of Condominium (Common Elements) File 19CDM-15V003 (Goldpark (Woodbridge) Inc.) BE APPROVED, to permit a condominium tenure for the privately-owned and maintained common elements including the internal road and walkways, 11 visitor parking spaces, and private amenity space and landscaped areas, in the manner shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #2.
3. THAT prior to the registration of the Draft Plan of Subdivision Agreement for File 19T-15V002, the Owner shall resolve their appeal (Appeal #89) of Vaughan Official Plan 2010 (VOP 2010) to the Ontario Municipal Board to the satisfaction of the Office of the City Solicitor, Vaughan Policy Planning and Environmental Sustainability Department, and the Vaughan Development Planning Department.

Contribution to Sustainability

The applications implement the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

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

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

- permeable surfaces will be used to control storm water and promote ground water re-charge
- low flow water fixtures, shower heads, faucets and toilets
- low VOC (volatile organic compound) paints, glues and varnish
- Energy Star appliances and windows
- pavers with a high Solar Reflectance Index
- hardy tree and shrub species that demonstrate resistance to various environmental stresses including low moisture conditions, disease, pests, road salt and vehicular emissions, and do not require pesticides, fertilizers and other chemicals to survive

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 7, CW Report No. 44 – Page 2

Economic Impact

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

Communications Plan

On August 14, 2015, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to all individuals that requested notification for the related Zoning By-law Amendment File Z.12.016 that was considered at a previous Public Hearing on April 30, 2013. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign installed on the property. The Committee of the Whole's recommendation to receive the Public Hearing report of September 9, 2015 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 16, 2015.

Purpose

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

1. Draft Plan of Subdivision File 19T-15V002 to create one block within a future Registered M-Plan as shown on Attachment #5, to facilitate the related Draft Plan of Condominium (Common Element) File 19CDM-15V003, consisting of the following:

Block 1 (35 Townhouse Units, 10 live-work units, and 2 existing heritage dwellings, Road, Visitor Parking, and Amenity Area)	0.116 ha
Total Area	0.116 ha

2. Draft Plan of Condominium (Common Elements) File 19CDM-15V003 to permit a condominium tenure for the privately-owned and maintained common elements including the internal road and walkways, 11 visitor parking spaces, and private amenity space and landscaped areas, in the manner shown on Attachment #6.

Background - Analysis and Options

Location

The 0.116 ha subject lands shown on Attachments #3 and #4 are bound by Major Mackenzie Drive to the north, Keele Street to the east, Church Street to the south, and Jackson Street to the west. The site is vacant except for the remaining heritage buildings which are identified on Attachment #6. The surrounding land uses are shown on Attachment #4.

Official Plan

The subject lands are designated "Low-Rise Mixed-Use" by Vaughan Official Plan 2010 (VOP 2010), and are further subject to the Village of Maple Heritage Conservation District Plan as identified in Volume 2 (Section 12.2.1.1c) of VOP 2010. VOP 2010 also identifies the subject lands as being located in an Intensification Area, specifically a Local Centre.

VOP 2010 permits townhouse and commercial uses with a maximum building height of 3-storeys and maximum density of 1.25 FSI (Floor Space Index) on the subject lands. The zoned and site plan approved 3-storey townhouse and live/work units together with the existing heritage buildings (Attachment #7) yield an FSI of 1.04, and therefore, conform to the height and density policies of VOP 2010.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 7, CW Report No. 44 – Page 3

The proposal to create a single block on a Registered M-Plan to facilitate the condominium tenure of the common elements (private roads, visitor parking spaces, walkway, and private amenity space and landscaped areas) under the Planning Act, to serve the freehold townhouse units and heritage buildings, conforms to the Official Plan.

Ontario Municipal Board (OMB) Appeal of VOP 2010

On December 19, 2012, the Owner appealed VOP 2010 with respect to the subject lands to the Ontario Municipal Board (identified as Appeal #89 in the City of Vaughan List of VOP 2010 Appellants), which remains outstanding. Should Vaughan Council approve the recommendations of this report, a condition of approval has been included requiring the Owner's appeal of VOP 2010 be resolved to the satisfaction of the Office of City Solicitor, Vaughan Policy Planning and Environmental Sustainability Department, and the Vaughan Development Planning Department, prior to the registration of subject Draft Plan of Subdivision Agreement.

Zoning

The subject lands are zoned RM2 Multiple Residential Zone by Zoning By-law 1-88, subject to Exception 9(1341). Exception 9(1341) permits a maximum of 45 townhouse units (however, 35 townhouse units will be built under the approved site plan), 10 live-work units and 2 existing heritage buildings accessed by a private road, walkways, landscaped areas and visitor parking spaces, as shown on Attachment #7. The applications for Draft Plan of Subdivision and Draft Plan of Condominium comply with Zoning By-law 1-88.

Subdivision Design

The proposed Draft Plan of Subdivision will create one residential block, shown as Block "1" on Attachment #5, to facilitate the earlier Council approved site plan (on September 9, 2014), proposed condominium common elements, and the creation of 45 individual freehold lots for the townhouse dwellings and 2 lots for the existing heritage buildings through a future Part Lot Control Application. The concurrent Draft Plan of Condominium (Common Element) File 19CDM-15V003 will create the proposed private road and walkways, visitor parking, and private amenity and landscaped areas.

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

Site Plan

The applications for Draft Plan of Subdivision and Draft Plan of Condominium (Common Element) have been reviewed in conjunction with the earlier Council approved (on September 9, 2014) Site Development File DA.12.038, shown on Attachment #7, and are consistent.

Draft Plan of Condominium (Common Element)

The Draft Plan of Condominium (Common Element) shown on Attachment #6, will create the common elements consisting of the private road and walkways, landscaped areas/amenity areas, and visitor parking spaces, as shown on Attachment #6.

The Vaughan Development Planning Department is satisfied with the proposed Draft Plan of Condominium (Common Element), subject to the recommendations in this report and the Conditions of Draft Approval set-out in Attachment #2.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 7, CW Report No. 44 – Page 4

Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the applications and provides the following comments and conditions of Draft Plan of Subdivision Approval set-out in Attachment #1:

a) Servicing Allocation

On September 9, 2014, Vaughan Council allocated water supply and sewage allocation for 47 residential units within the Plan.

b) Environmental Site Assessment (ESA)

Through the related Site Development File DA.12.038, the Owner submitted both Phase 1 and 2 Environmental Site Assessment (ESA) Reports for the lands within the Plan to the satisfaction of the City.

c) Road Network/Access

Access for the subject development is from Jackson Street. The existing sidewalk on the west side of Jackson Street will be extended to the Church Street intersection. To improve accessibility, the Owner shall be responsible for the reconstruction of Jackson Street and Church Street along the site frontage including roll curb installation, pavement re-surfacing and streetlighting relocation, to the satisfaction of the City.

d) Noise Attenuation

The Owner has submitted a noise report to verify the noise sources surrounding the Plan, which also identifies noise control measures for the proposed development. The noise analysis considers the road traffic on Major Mackenzie Drive and Keele Street. Road traffic noise is a concern but, can be mitigated by appropriate construction of exterior walls, windows and doors in accordance with MOE guidelines. Dwelling units that abut or face an arterial road shall be provided with central air conditioning to permit the windows to remain closed.

e) Municipal Services

The Owner has submitted a Functional Servicing Report and Stormwater Management Report (Project No: 12-015) prepared by Condeland Engineering Ltd., which illustrates the following servicing scheme in support of the subject development:

i) Water Supply

Water services for the subject development will be provided by connecting to the existing watermain located on Jackson Street and Church Street, which will provide domestic and fire flow demands for the development.

ii) Sanitary Servicing

Sanitary services for the subject development will be provided by connecting to the existing sanitary sewer located on Jackson Street. With the anticipated increasing population in the area, the Owner's consultant has analyzed the existing downstream sanitary sewers and found that the last two legs of sanitary sewer on Gram Street are subject to size upgrade upon the flow monitoring results. The Owner will be required to carry out any necessary downstream sewer improvement as a condition of draft plan approval.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 7, CW Report No. 44 – Page 5

iii) Storm Drainage

The existing storm drainage system of the site conveys flow to the ditch system along the development frontage. The post-development flow shall not be discharged to the existing system due to the nature of constant flow, increased volume and duration. The Owner is required to design and construct a storm sewer system on Jackson Street to provide the positive outlet for the proposed development and improve the drainage condition in the neighbourhood.

School Boards

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the applications, and require no conditions of approval.

Canada Post

Canada Post Corporation has no objection to the proposed applications, subject to the conditions of subdivision approval in Attachment #1c), and conditions of condominium approval in Attachment #2.

Utilities

Bell Canada has no objection to the proposed applications, subject to the conditions of condominium approval in Attachment #2.

Enbridge Gas Distribution has no objection to the proposed applications, subject to the conditions of subdivision approval in Attachment #1d).

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

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

ii) Plan and Manage Growth & Economic Vitality

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

Regional Implications

York Region has no objection to draft plan of subdivision approval, subject to the conditions set-out in Attachment #1b). The Region advises that development is located within the Maple North Wastewater Service Area and will be serviced from Water Pressure District 7. The Region also requests a copy of the notice of decision, draft approved Plan, and the conditions of draft approval should the Plan be approved by the City.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-15V002, and Draft Plan of Condominium File 19CDM-15V003, in accordance with the

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015

Item 7, CW Report No. 44 – Page 6

policies of VOP 2010, Zoning By-law 1-88, the approved site plan, comments from City Departments and external public agencies, and the area context. The applications facilitate a residential development comprised of 45 freehold townhouse units and 2 existing heritage buildings to be served by a private common element condominium road. The proposal conforms to the Official Plan, and is compatible with the existing and planned uses in the surrounding area. On this basis, the Vaughan Development Planning Department can support the approval of the Draft Plan of Subdivision and Draft Plan of Condominium applications, subject to the recommendations in this report, and the Conditions of Draft Plan of Subdivision and Condominium Approval set out in Attachments #1 and #2.

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Conditions of Draft Plan of Condominium Approval
3. Context Location Map
4. Location Map
5. Draft Plan of Subdivision File 19T-15V002
6. Draft Plan of Condominium (Common Element) File 19CDM-15V003
7. Vaughan Council Approved Site Plan File DA.12.038

Report prepared by:

Margaret Holyday, Planner, ext. 8216
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 DECEMBER 1, 2015

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V002
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-15V003
GOLDPARK (WOODBIDGE) INC.
WARD 1 - VICINITY OF KEELE STREET AND MAJOR MACKENZIE DRIVE**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Draft Plan of Subdivision File 19T-15V002 (Goldpark (Woodbridge) Inc.) to facilitate the creation of one block under a single registered M-Plan, in the manner shown on Attachment #5, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 to this report.
2. THAT Draft Plan of Condominium (Common Elements) File 19CDM-15V003 (Goldpark (Woodbridge) Inc.) BE APPROVED, to permit a condominium tenure for the privately-owned and maintained common elements including the internal road and walkways, 11 visitor parking spaces, and private amenity space and landscaped areas, in the manner shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #2.
3. THAT prior to the registration of the Draft Plan of Subdivision Agreement for File 19T-15V002, the Owner shall resolve their appeal (Appeal #89) of Vaughan Official Plan 2010 (VOP 2010) to the Ontario Municipal Board to the satisfaction of the Office of the City Solicitor, Vaughan Policy Planning and Environmental Sustainability Department, and the Vaughan Development Planning Department.

Contribution to Sustainability

The applications implement the following Goal and Objective of Green Directions Vaughan:

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Economic Impact

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

Communications Plan

On August 14, 2015, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to all individuals that requested notification for the related Zoning By-law Amendment File Z.12.016 that was considered at a previous Public Hearing on April 30, 2013. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign installed on the property. The Committee of the Whole's recommendation to receive the Public Hearing report of September 9, 2015 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 16, 2015.

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space and landscaped areas) under the Planning Act, to serve the freehold townhouse units and heritage buildings, conforms to the Official Plan.

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

Site Plan

The applications for Draft Plan of Subdivision and Draft Plan of Condominium (Common Element) have been reviewed in conjunction with the earlier Council approved (on September 9, 2014) Site Development File DA.12.038, shown on Attachment #7, and are consistent.

Draft Plan of Condominium (Common Element)

The Draft Plan of Condominium (Common Element) shown on Attachment #6, will create the common elements consisting of the private road and walkways, landscaped areas/amenity areas, and visitor parking spaces, as shown on Attachment #6.

The Vaughan Development Planning Department is satisfied with the proposed Draft Plan of Condominium (Common Element), subject to the recommendations in this report and the Conditions of Draft Approval set-out in Attachment #2.

Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the applications and provides the following comments and conditions of Draft Plan of Subdivision Approval set-out in Attachment #1:

a) Servicing Allocation

On September 9, 2014, Vaughan Council allocated water supply and sewage allocation for 47 residential units within the Plan.

b) Environmental Site Assessment (ESA)

Through the related Site Development File DA.12.038, the Owner submitted both Phase 1 and 2 Environmental Site Assessment (ESA) Reports for the lands within the Plan to the satisfaction of the City.

c) Road Network/Access

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iii) Storm Drainage

The existing storm drainage system of the site conveys flow to the ditch system along the development frontage. The post-development flow shall not be discharged to the existing system due to the nature of constant flow, increased volume and duration. The Owner is required to design and construct a storm sewer system on Jackson Street to provide the positive outlet for the proposed development and improve the drainage condition in the neighbourhood.

School Boards

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the applications, and require no conditions of approval.

Canada Post

Canada Post Corporation has no objection to the proposed applications, subject to the conditions of subdivision approval in Attachment #1c), and conditions of condominium approval in Attachment #2.

Utilities

Bell Canada has no objection to the proposed applications, subject to the conditions of condominium approval in Attachment #2.

Enbridge Gas Distribution has no objection to the proposed applications, subject to the conditions of subdivision approval in Attachment #1d).

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

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

ii) Plan and Manage Growth & Economic Vitality

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

Regional Implications

York Region has no objection to draft plan of subdivision approval, subject to the conditions set-out in Attachment #1b). The Region advises that development is located within the Maple North Wastewater Service Area and will be serviced from Water Pressure District 7. The Region also requests a copy of the notice of decision, draft approved Plan, and the conditions of draft approval should the Plan be approved by the City.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-15V002, and Draft Plan of Condominium File 19CDM-15V003, in accordance with the

policies of VOP 2010, Zoning By-law 1-88, the approved site plan, comments from City Departments and external public agencies, and the area context. The applications facilitate a residential development comprised of 45 freehold townhouse units and 2 existing heritage buildings to be served by a private common element condominium road. The proposal conforms to the Official Plan, and is compatible with the existing and planned uses in the surrounding area. On this basis, the Vaughan Development Planning Department can support the approval of the Draft Plan of Subdivision and Draft Plan of Condominium applications, subject to the recommendations in this report, and the Conditions of Draft Plan of Subdivision and Condominium Approval set out in Attachments #1 and #2.

Attachments

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7. Vaughan Council Approved Site Plan File DA.12.038

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V002
GOLDPARK (WOODBIDGE) INC. (OWNER)
PART OF LOT 20, CONCESSION 4, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-15V002 (THE PLAN) ARE AS FOLLOWS:

The Owner shall satisfy the following conditions:

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 October 5, 2015.
3. The Conditions of Approval of Canada Post as set out on Attachment No. 1c) and dated October 19, 2015.
4. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1d) and dated July 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 the Conditions in Attachment Nos. 1a), 1b), 1c) and 1d), for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that the 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 the 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. Canada Post 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.
6. Enbridge Gas Distribution 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.

ATTACHMENT NO. 1a)

CONDITIONS OF APPROVAL

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Guido Papa Surveying Ltd., Ref. No. 15-161, dated May 13, 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 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.
4. The Owner shall pay any and all outstanding application fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law.
5. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
6. Prior to application for Building Permit, Site Plan Approval is required for the townhouse dwelling units under the City's Site Plan Control By-law.
7.
 - a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 - b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the 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.
8. The road allowances (ie. widenings) included within this Plan shall be dedicated as a public highway without monetary consideration and free of all encumbrances.
9. The road allowance included within this Plan shall be named to the satisfaction of the City and the Regional Transportation and Community Planning Department.
10. Prior to final approval, the Owner shall pay the proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the subject Plan.
11. 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.
12. Final engineering design(s) may result in minor variations to the Plan (eg., 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.

13. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and York Region.
14. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
15. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
16. 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 Plan.
17. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
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 street lighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative street lighting to the satisfaction of the City.
20. 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.
21. Prior to final approval of the Plan, the City and the Region of York Transportation and Works Department Water and Wastewater Branch shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development.
22. Prior to final approval of the Plan, the Owner shall submit a Functional Servicing Report indicating how the subject site will be serviced, to the satisfaction of the City.
23. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.

- c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
 - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
24. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
 25. Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc. (former Hydro Vaughan Distribution Inc.), its successors and assigns, regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with PowerStream Inc. which addresses the foregoing requirements.
 26. Prior to final approval, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of the Block area, Lot Frontage and Lot Depth in accordance with the approved Zoning By-law for the Block within the Plan.
 27. 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.
 28. The Owner shall enter into a Site Plan Agreement, if required, to satisfy all conditions, financial or otherwise of the City with respect to the development of the common element condominium.

The Agreement deals with matters including, but not limited to, the following: engineering matters such as municipal services; road widening; construction and reconstruction; signals; grading; fencing; noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges); land dedications or reserves; securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site plan and landscape plan approvals, and conservation heritage matters.
 29. Prior to final approval of the Plan, the Owner shall forward a copy of the Noise Report to the satisfaction of the City. The Owner shall satisfy all requirements with respect to noise attenuation measures within the Plan and include the necessary warning clauses in the Offers of Purchase and Sale for those lots affected. The warning clauses pertain to noise levels from traffic and construction and building activities.
 30. The Owner shall agree in the Subdivision Agreement to design and construct the Jackson Street storm sewer as external works in accordance with the approved Construction Drawings, to the satisfaction of the City. The external works are subject to cost sharing arrangement in the Development Agreement with the City.

31. The Owner shall agree in the Subdivision Agreement to design and construct the sidewalk extension on the west side of Jackson Street in accordance with the approved Construction Drawings, to the satisfaction of the City.
32. The Owner shall agree in the Subdivision Agreement to reconstruct Jackson Street and Church Street along the site frontage including all service connections and storm sewer in accordance with the approved Construction Drawings, to the satisfaction of the City.
33. The Owner shall agree in the Subdivision Agreement to pay its proportionate share of the cost associated with the sanitary sewer upgrade on Gram Street. The Owner may be required to design and implement the sewer upgrade upon the flow monitoring results to the satisfaction of the City. Financial commitments will be secured via Development Agreements based on the City's latest available cost estimates for the required infrastructure improvements.
34. Parts 2 and 3 on Reference Plan 65R-34981 to be conveyed to the City for the completion of sight triangle and 0.3m reserve respectively.
35. The following warning clause shall be included in all Offers of Purchase and Sale or Lease:
 - a) "Owner shall inform the public and all purchasers and tenants that this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc."
 - b) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within this development area and within the building units, sound levels due to increasing road traffic may continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound level exceeds the City's and the Ministry of Environment's noise criteria."
 - c) "Purchasers and/or tenants are advised that due to the proximity of the future and existing commercial facilities, sound levels from the facilities may at times be audible."
 - d) "Purchasers and/or tenants are advised that, despite the inclusion of noise control features within the development area, road noise will continue to increase occasionally interfering with some activities of the dwelling occupants. This dwelling has, therefore, been equipped with forced air heating and ducting, etc. sized to accommodate the future installation of air conditioning by the purchaser and/or tenant in compliance with the provisions of the City of Vaughan By-Law 1-88."
 - e) "Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment and in compliance with the City's noise requirements."
 - f) "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."
 - g) "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office."

- h) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

Any additional warning 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.

36. The Owner shall provide written notification to the neighborhood at least 7 days prior to the commencement of construction within the municipal right-of-way. Property owners and/or residents must receive a minimum of 24 hours notice prior to temporary closing of access to homes or businesses.
37. The Owner shall conduct a pre-construction survey which shall include, but not be limited to, an inventory of existing municipal right-of-way. The Owner shall provide a copy of this pre-construction survey to the City prior to commencement of construction. All driveways, fences, trees, and any other private properties damaged during construction to be replaced/reinstated to original conditions or better at the Owner's expense, to the satisfaction of the City.
38. Prior to commencement of construction, the Owner shall submit to the City for approval a traffic/construction management plans to ensure that vehicular and pedestrian traffic is maintained/controlled in a safe and orderly manner and mud and dust is controlled throughout the construction period.
39. 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, Development Planning Department, at 2141 Major Mackenzie Drive, L6A 1T1; (905)832-8585."

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

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

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

40. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
41. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Plan as and when each dwelling unit is constructed.



October 5, 2015

**Schedule of Conditions
19T-15V002
Part of Lot 20, Concession 4
(Gold Park (Woodbridge) Inc.)
City of Vaughan**

Re: Guido Papa Surveying Ltd., Reference No. 15-161, signed by the Surveyor on May 13, 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.
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. Prior to approval, the Owner shall agree to provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments, as well as facilities on the site (e.g. convenient and secure bike racks near entrances) to promote the usage of non-auto travel modes. Provide drawings showing the pedestrian and cycling connections and facilities.
7. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Regional 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)

November 10, 2015

City of Vaughan
Planning Department

To: Margaret Holyday

Re: **Application No:** 19T-15V002 & 19CDM-15V003
Part Lot 20, Concession 4
35 block freehold townhouse units, 10 live-work units and 2 existing heritage houses

Canada Post Corporation appreciates the opportunity to comment on the above noted plan and it is requested that the developer be notified of the following:

In order to provide mail service to the townhomes for this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ 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 do 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



CANADA POST
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7

CANADAPOST.CA

POSTES CANADA
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7

POSTESCANADA.CA

The owner/developer further agrees to determine, provide and fit up a suitable **gravel** area **30 to 60 days prior to the first occupancy** to act as a 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. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. Specifications for this gravel area will be provided at the time the **developer notifies Canada Post of the first occupancy date. (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)**

****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 additional documentation as per Canada Post Policy**

**** There will be no more than one mail delivery point to each unique address assigned by the Municipality**

As the project nears completion, it is requested that the Developer contact me directly to communicate the first occupancy date at which time Postal Coding will be provided. Existing postal coding will not apply.

***** 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**

Sincerely,

Michael Wojciak

Delivery Services Officer GTA
200-5210 Bradco Boulevard
Mississauga, ON L4W 1G7
905 206-1247 X 2026
michal.wojciak@canadapost.ca

July 28, 2015

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

Dear Margaret Holyday,

Re: Draft Plan of Subdivision and Draft Plan of Condominium
Gold Park (Woodbridge) Inc.
Part Lot 20, Concession 4
City of Vaughan
File No.: DA-12-038

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** 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.

The applicant will contact Enbridge Gas Distribution's Customers Connections department by emailing **SalesArea30@enbridge.com** prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

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 **SalesArea30@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.

Sincerely,

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

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

Integrity. Safety. Respect.

ND/se

ATTACHMENT NO. 2

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-15V003 (THE PLAN)
GOLDPARK (WOODBRIIDGE) INC. (OWNER)
PART OF LOT 20, CONCESSION 4, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-15V003, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Common Element), prepared by Guido Papa Surveying Ltd., drawing # 15-130_DR of CDM, dated June 22, 2015.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered Plan of Condominium to the Vaughan Development Planning Department.
3. The Owner shall enter into a condominium agreement with the City of Vaughan, and shall agree to satisfy any conditions with respect to such matters as landscaping and site development and any other matters that the City may consider necessary, which may be outstanding from the site plan approval process (File DA.12.038).
4. The following provisions shall be included in the condominium agreement:
 - a. The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b. Snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation.
5. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to the final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
7. Prior to the final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Vaughan Financial Planning and Analytics and Development Finance and Investments Department.

Canada Post

9. A centralized mail receiving facility must be provided and maintained by the Owner/Condominium Corporation in order for Canada Post to provide mail service to the tenants of these buildings.

Bell Canada

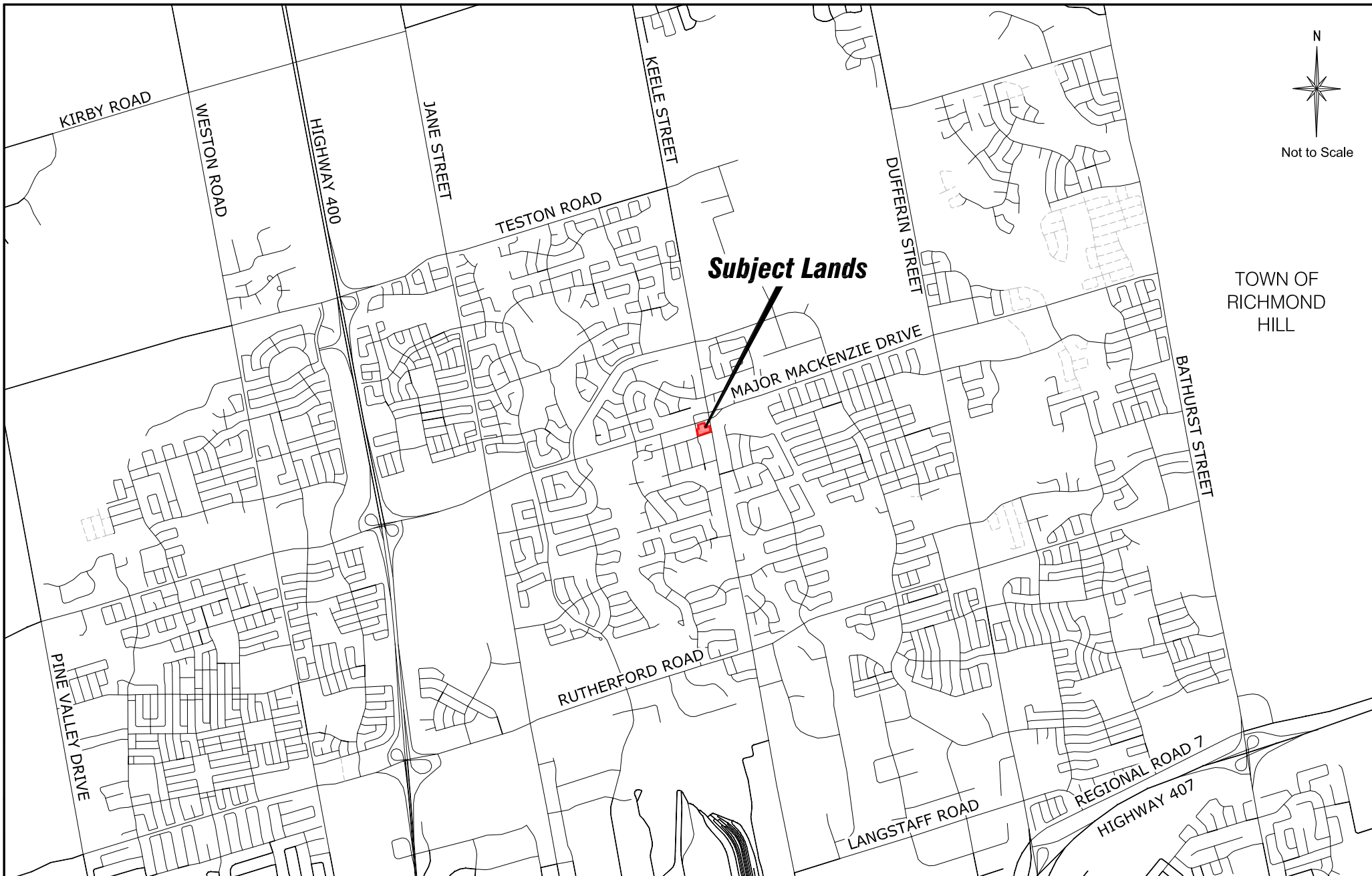
10. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may

be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

11. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Clearances

12. The City (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 8 have been satisfied.
13. Canada Post shall advise the City (Vaughan Development Planning Department) in writing that Condition 9 has been satisfied.
14. Bell Canada shall advise the City (Vaughan Development Planning Department) in writing that Conditions 10 and 11 have been satisfied.



Context Location Map

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark (Woodbridge) Inc.

N:\DFT\1 ATTACHMENTS\19\19cdm-15v003etal.dwg

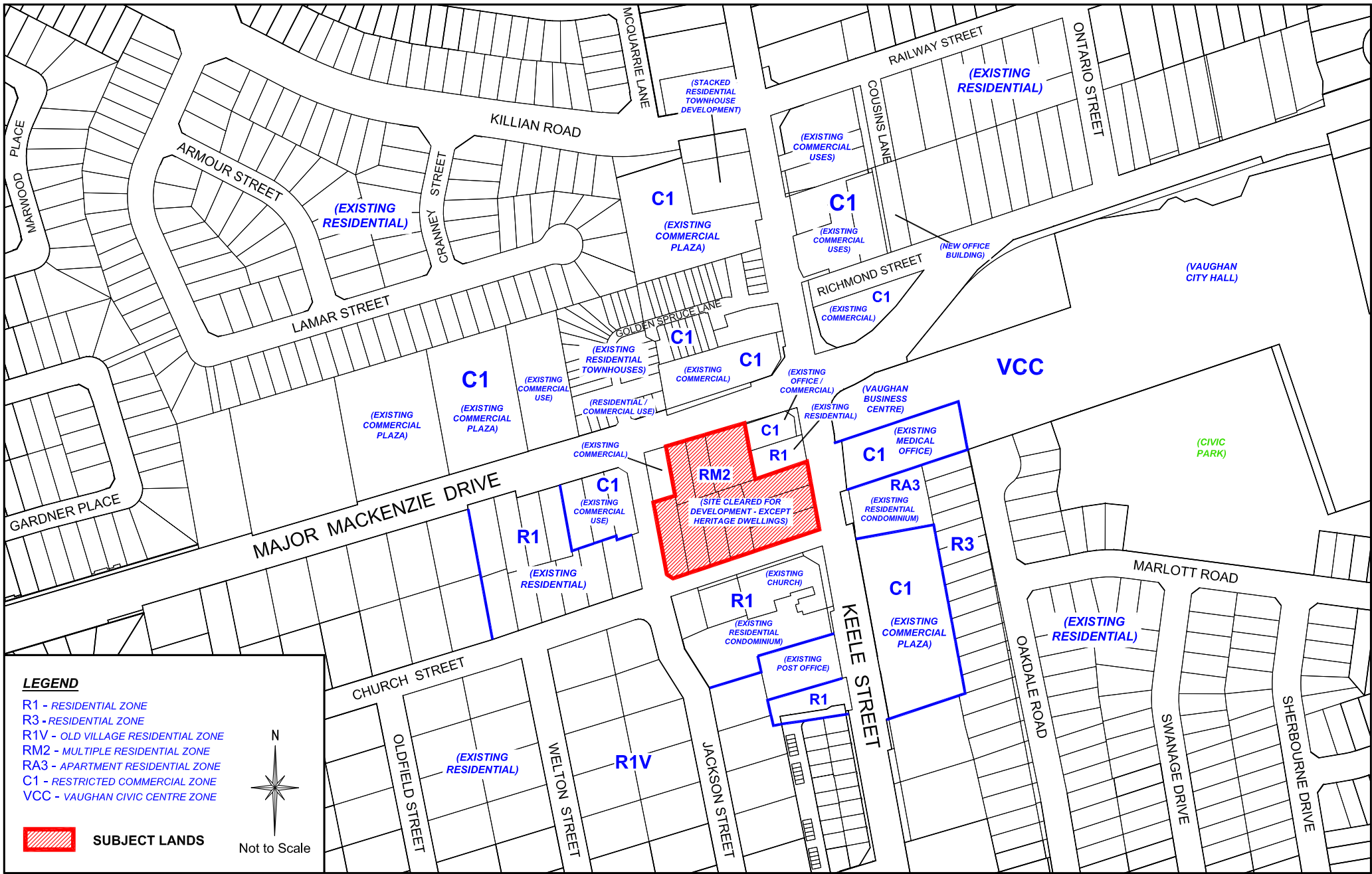


Attachment

Files: 19T-15V002 & 19CDM-15V003
Related File: DA.12.038

Date: December 1, 2015

3



Location Map

Location: Part of Lot 20,
Concession 4

Applicant:
Goldpark (Woodbridge) Inc.

N:\DFT\1 ATTACHMENTS\19\19cdm-15v003etal.dwg

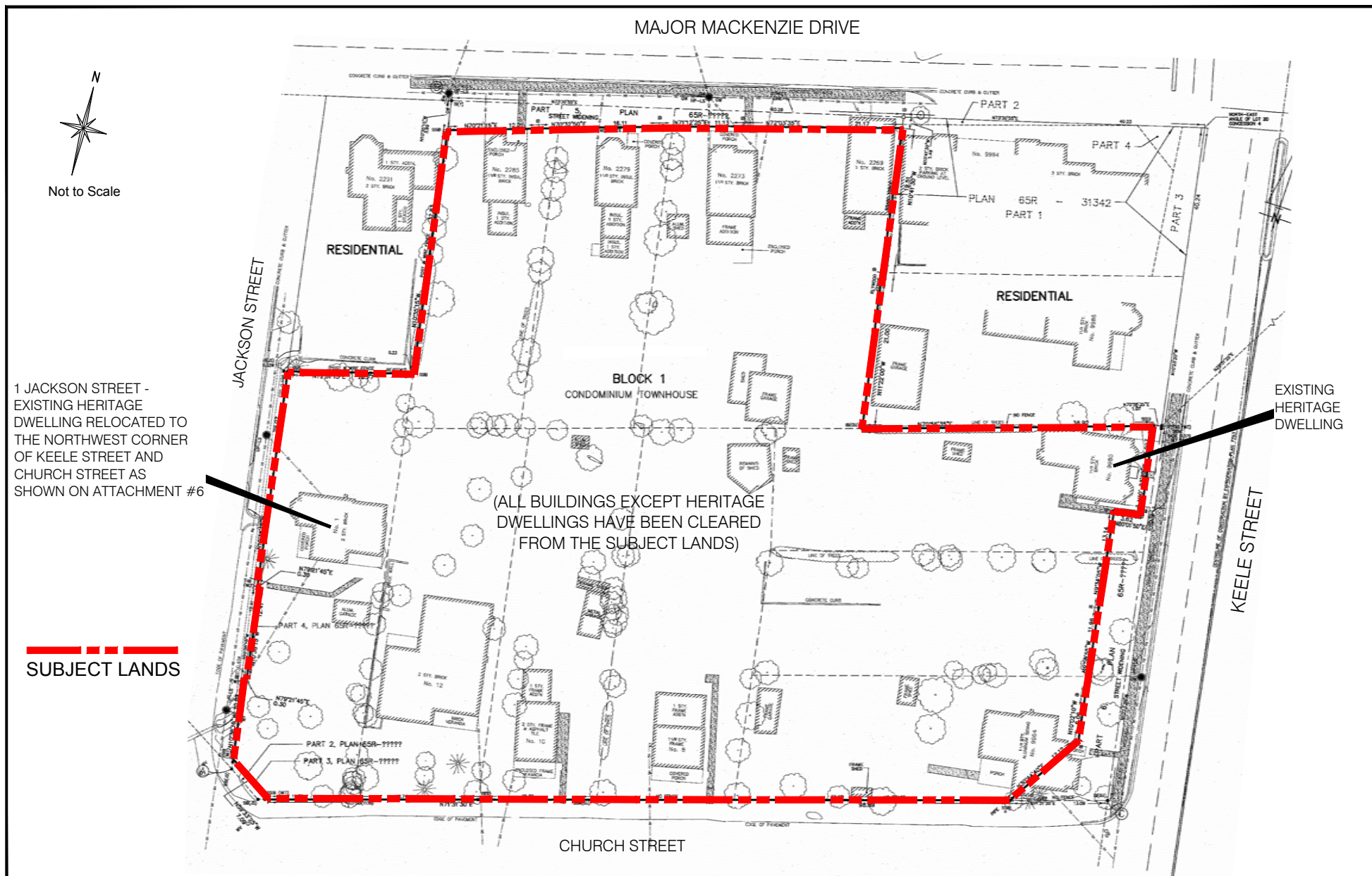


Attachment

Files: 19T-15V002 & 19CDM-15V003
Related File: DA.12.038

Date: December 1, 2015

4



Draft Plan of Subdivision File 19T-15V002

Applicant:
Goldpark (Woodbridge) Inc.

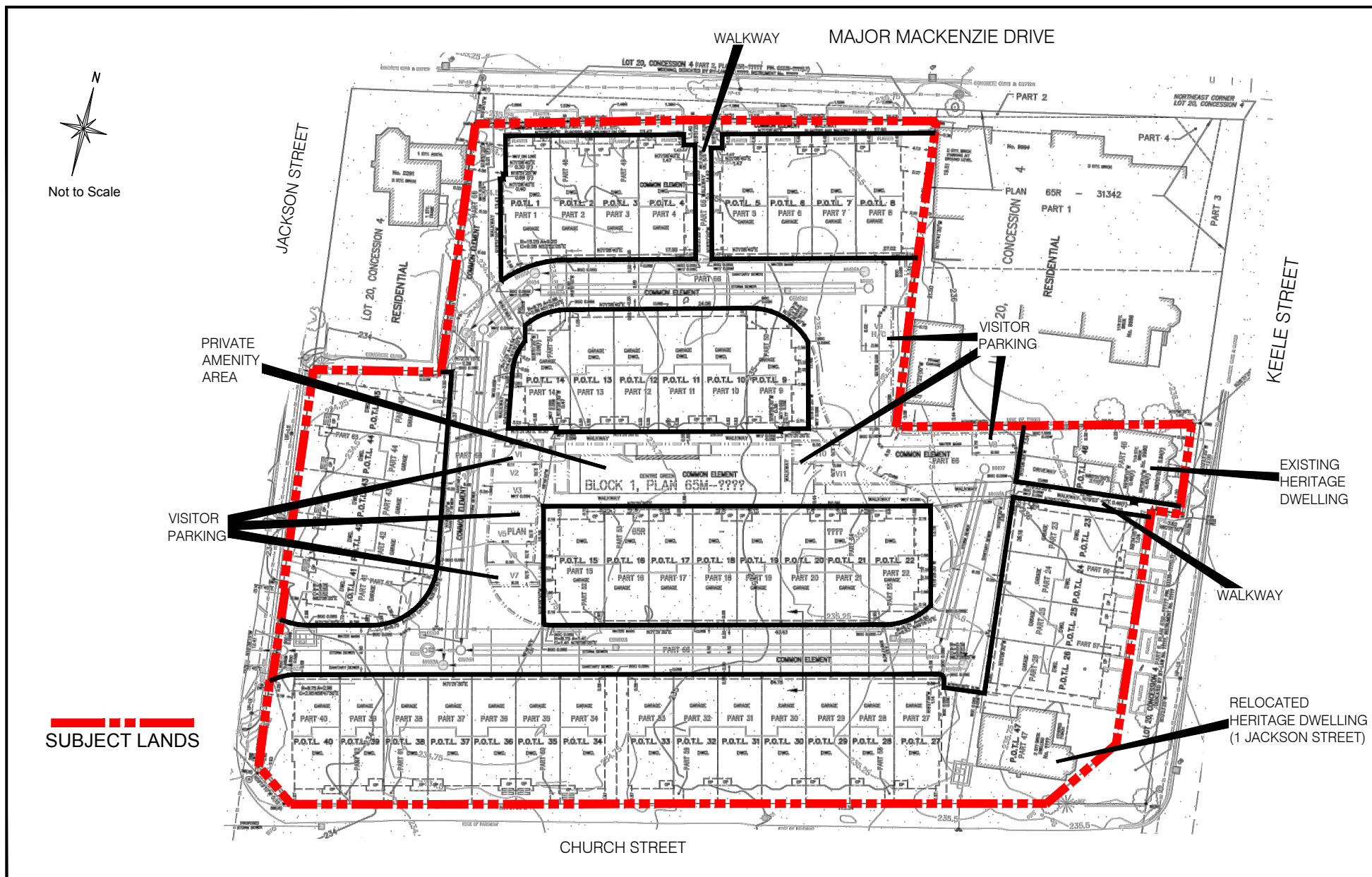
Location: Part of Lot 20,
Concession 4



Files: 19T-15V002 & 19CDM-15V003
Related File: DA.12.038

Date: December 1, 2015

5



Draft Plan of Condominium (Common Element) - File 19CDM-15V003

Applicant:
Goldpark (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4

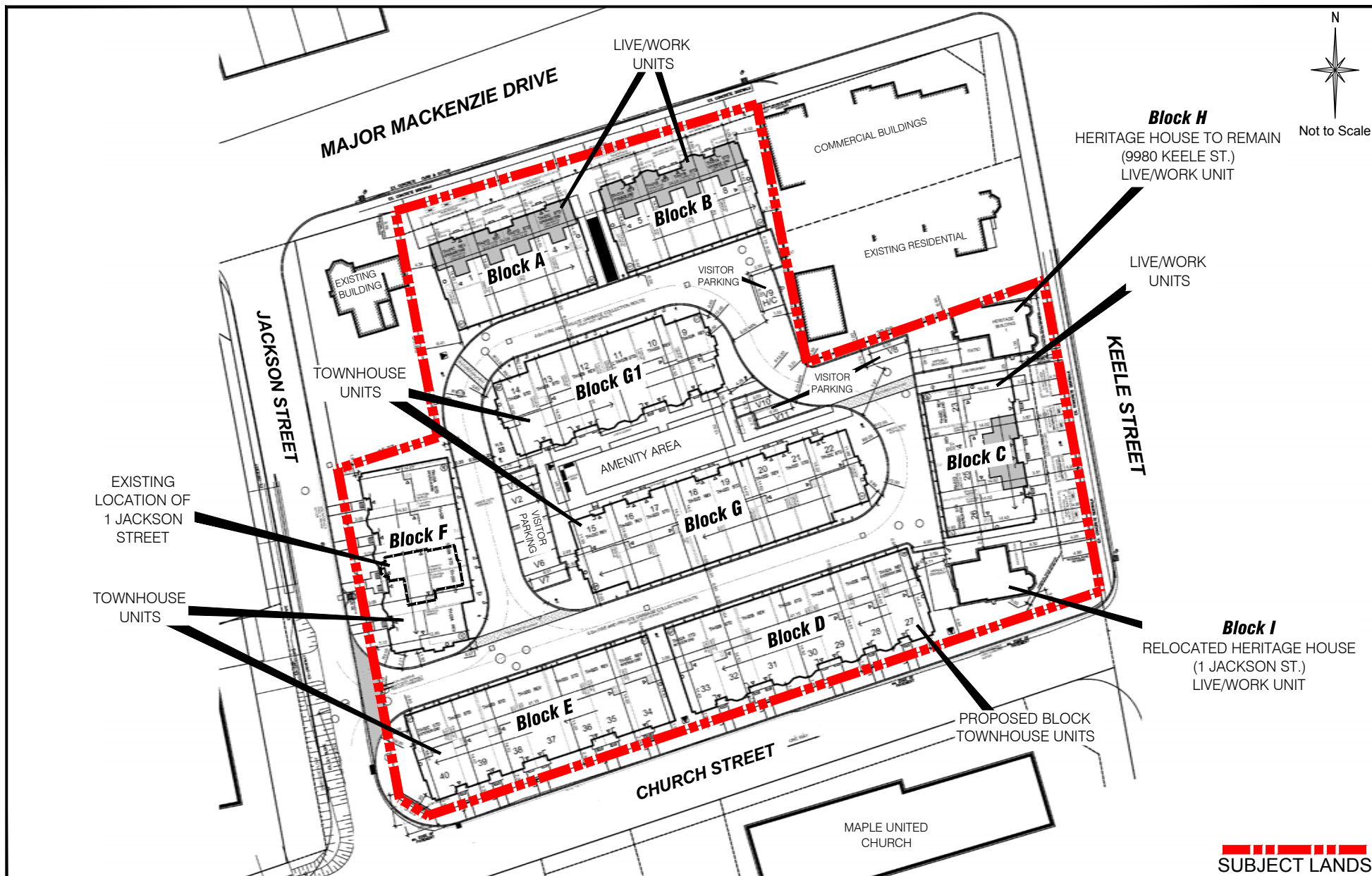


Attachment

Files: 19T-15V002 & 19CDM-15V003
Related File: DA.12.038

Date: December 1, 2015

6



Vaughan Council Approved Site Plan - File DA.12.038



Applicant:
Goldpark (Woodbridge) Inc.

Location: Part of Lot 20,
Concession 4

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Attachment

Files: 19T-15V002 & 19CDM-15V003
Related File: DA.12.038

Date: December 1, 2015

7