

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 15, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

15

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V012
FUMATA INVESTMENT CORP.
WARD 4 - VICINITY OF TESTON ROAD AND VIA ROMANO BOULEVARD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016:

Recommendation

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

1. THAT Draft Plan of Subdivision File 19T-15V012 (Fumata Investment Corp.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of 30 lots for detached dwelling units, as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
2. THAT Vaughan Council adopt the following resolution with regard to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 19, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V012 (Fumata Investment Corp.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 30 detached residential units (120 persons equivalent).”

3. THAT Street “A” in Draft Plan of Subdivision File 19T-15V012, as shown on Attachment #4, be named “Casavant Crescent”.
4. THAT the City’s comprehensive review of Zoning By-law 1-88 include the rezoning of Block 31 (i.e. 5 m wide Buffer Block to be conveyed to the Toronto and Region Conservation Authority) to OS5 Open Space Environmental Protection Zone.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

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

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

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

- Building materials that include low volatile organic compound (VOC) paints, varnishes, stains and sealers;
- Energy efficient appliances, windows and exhaust fans;
- Upgraded building envelopes with higher rated recycled insulation to increase air tightness and upgraded roof shingles;
- Low flow fixtures such as shower heads, faucets and toilets;
- Large canopy trees will provide shade to pedestrians and dwellings, creating a cooling effect; and,
- Hardy drought tolerant tree and shrub species which demonstrate resistance to various environmental stresses including disease, pests, road salt and vehicular emissions, and do not require the application of pesticides, fertilizers and other chemicals to survive.

Economic Impact

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

Communications Plan

On April 8, 2016, a Notice of Public Hearing was circulated to all property owners within the 150m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 3, 2016, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 17, 2016.

To date, one written submission has been received by the Vaughan Development Planning Department and one deputation was made at the May 3, 2016, Public Hearing regarding the following:

- i. An email was received on February 4, 2016, from a concerned resident (janetandben@outlook.com - no street address provided) inquiring about how adding 30 homes next to Herbert Carnegie Public School will affect traffic; and, the impact of additional children to a school that is already full.
- ii. A deputation from Arthur Navavo from Rivermill Crescent regarding the lot depths matching the existing surrounding residential lots on the streets to the east.

The Vaughan Development Planning Department has reviewed the aforementioned submissions and provides the following response:

i) Traffic

The Vaughan Development Engineering and Infrastructure Planning Department has indicated that the traffic volume impact of 30 detached dwellings will not adversely impact the surrounding

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streets. Via Romano Boulevard is a minor collector street designed to accommodate a maximum of two travel lanes and one parking lane. These types of streets are designed to carry higher traffic volumes. Traffic generated by the proposed development will have less impact on the street network compared to the school that could have been built.

ii) Impact on Herbert Carnegie Public School

The application has been reviewed by the York Region District School Board, York Catholic District School Board and the French School Board, and all have advised that they have no concern with the development proposal.

iii) Lot Depths

The Owner has revised the Draft Plan of Subdivision to increase the depths of Lots 9 to 12, as shown on Attachment #4, from a minimum of 30.5 m to 33.5 m to be more consistent with the 35m lot depths on Rivermill Crescent, located immediately east of the proposed subdivision.

On November 16, 2016, the Vaughan Development Planning Department emailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the subject application by Vaughan Council.

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Subdivision File 19T-15V012, on the subject lands shown on Attachments #2 and #3, to facilitate the proposed residential plan of subdivision shown on Attachment #4, consisting of the following:

Lots 1-30 (minimum frontage of 15.2 m for detached dwellings)	1.930 ha
Block 31 - Buffer	0.081 ha
Block 32 - Walkway	0.001 ha
Blocks 33 to 35 - 0.3 m Reserves	0.001 ha
Road (Street 'A' 17.5 m right-of-way width)	0.422 ha
	2.435 ha

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 30 lots for detached dwelling units, as shown on Attachment #4. The Vaughan Development Planning Department supports the approval of the Draft Plan of Subdivision application as it implements Vaughan Official Plan 2010 (VOP 2010), complies with Zoning By-law 1-88, and the development proposal is compatible with the surrounding existing land uses.

Location

The subject lands are located on Via Romano Boulevard, south of Teston Road, more specifically east of Twelve Oaks Park, comprised of Blocks 89, 112 and 123 on Registered Plans 65M-3924, 65M-3893 and 65M-3930, respectively, City of Vaughan, as shown on Attachments #2 and #3.

The vacant subject lands were intended to be developed with a school. However, the York Region Separate School Board advised that the subject lands were surplus to their needs and no longer required for a school, and that the lands were sold to the current Owner.

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Official Plan

The subject lands are designated “Low Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified on Schedule “1” - Urban Structure of VOP 2010, which permits detached dwellings and does not prescribe a maximum density for the property. The proposed residential Draft Plan of Subdivision intended to facilitate the construction of detached dwelling units conforms to the Official Plan.

The subject lands are located within the Oak Ridges Moraine (ORM) Conservation Plan Area and identified as “Oak Ridges Moraine Settlement Area”, which permits the proposed development to occur on the subject lands.

Block 12 Plan

The subject lands are located within Planning Block 12. All development within the Draft Plan of Subdivision must proceed in accordance with the approved Block 12 Urban Design and Architectural Design Guidelines prepared by Watchorn Architects Inc. A condition to this effect is included in Attachment 1a).

Zoning

The subject lands are zoned RD3 Residential Detached Zone Three (detached dwelling unit on a lot with a minimum 12 m frontage), subject to site-specific Exception 9(1205) by Zoning By-law 1-88. The proposed lot frontages (15.2 m), depths and sizes comply with Zoning By-law. The Owner has not proposed any exceptions to Zoning By-law 1-88.

The lands in the buffer (Block 31) will be conveyed to the Toronto and Region Conservation Authority (TRCA). TRCA policy states that all lands conveyed to the TRCA must be zoned to an appropriate Open Space Zone. As the subject lands are currently zoned RD3 Residential Detached Zone Three, the Owner does not require a Zoning Amendment application to facilitate the development proposal. Accordingly, the City will rezone the buffer Block 31 to OS5 Open Space Environmental Protection Zone, consistent with the abutting Open Space Zone, through the City’s comprehensive review of the Zoning By-law. The conveyance of Block 31 to the TRCA and the registration of the subdivision plan can proceed in advance of the rezoning of Block 31 by the City through the comprehensive zoning by-law review, which will commence with the procurement of a consultant over the next few months. A condition of approval is included in the recommendation to this effect.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 consists of 30 lots with a minimum frontage of 15.2 m for detached dwelling units served by a 17.5 m wide public road (Street “A”), which extends north from Via Romano Boulevard, directly across from Alison Ann Way, and terminates in a cul-de-sac. A walkway will be located at the terminus of the cul-de-sac to provide access to Twelve Oaks Park located west of the proposed subdivision. Block 31 is a 5 m wide buffer block that will be deeded to the Toronto and Region Conservation Authority. Lot 16 includes Part 30 on Reference Plan 65R-28325, as shown on Attachment #4, on which a hydro transformer is located. Part 30 will be conveyed to the City.

The Vaughan Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #4, subject to the Conditions of Approval in Attachment 1a).

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Developer's Group Agreement

A condition of approval is included in Attachment 1a) requiring the Owner to execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces for Block 12. The Owner must satisfy all requirements of the Block 12 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 12 Trustee and the City of Vaughan.

Street Naming

Should Draft Plan of Subdivision File 19T-15V012 be approved, the proposed street name for the new public road is Casavant Crescent, which is a pre-approved street name on Vaughan Council's approved Street Name Reserve List.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has reviewed the proposed Draft Plan of Subdivision and supporting documents and provided the following comments:

a) Environmental

The submitted Environmental Site Assessments meet the requirements of the DEIP Department.

b) Lot Grading

The proposed grading of the site and lot grading of the individual lots shall meet the current City's lot grading criteria.

c) Water, Sanitary, Storm Servicing and Storm Water Management

The Owner has submitted a revised Functional Servicing Report entitled "Functional Servicing and Stormwater Management Report, Fumata Residential Subdivision", prepared by Schaeffers Consulting Engineers, dated September 13, 2016.

The report demonstrates that the water supply, sanitary servicing and stormwater management plans for the subject development are consistent with the City's criteria and can be accommodated by the Block 12 Spine services constructed for the Block Plan. The report provides the following site servicing and stormwater management schemes for the proposed development:

i) Water Servicing

Units fronting Street "A" will be serviced by a new 200 mm watermain along the proposed road, which will connect to the existing 400 mm diameter watermain on Via Romano Boulevard. Units fronting Via Romano Boulevard will receive connections for each lot from the existing 400 mm watermain located within the Via Romano Boulevard right-of-way.

ii) Sanitary Servicing

Units fronting Street "A" will be serviced by a new 200 mm sanitary sewer along the proposed road. Units fronting Via Romano Boulevard will be provided with new service connections, which will be connected to the new 200 mm sanitary sewer on Via Romano Boulevard. Ultimately, the sanitary flows will discharge to the existing 300 mm diameter sanitary sewer located on Sir Stevens Drive.

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iii) Stormwater Management

The subject site is part of the Block 12 Storm Water Management (SWM) Pond 3 watershed, and is included in the stormwater management plan identified in the Block 12 Master Environmental and Servicing Plan (MESP). The subject site was originally proposed to be developed as a school block designed to discharge stormwater to the existing storm sewer on Via Romano Boulevard at controlled flows. The existing service connection will be decommissioned.

The existing 600 mm storm sewer on Via Romano Boulevard will be upsized to 750 mm. Units fronting Street “A” will be serviced by new 525 mm to 675 mm storm sewers along the proposed road. These sewers will be connected to the upsized 750 mm storm sewer located on Via Romano Boulevard. Units fronting Via Romano Boulevard will be provided with new service connections, which will be connected to the upsized 750 mm storm sewer on Via Romano Boulevard.

d) 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 over the next three years. Therefore, the following resolution to allocate capacity to the subject development may be recommended for Vaughan Council’s approval:

“THAT Draft Plan of Subdivision File 19T-15V012 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 30 detached residential units (120 persons equivalent).”

A condition to this effect is included in the recommendation of this report.

e) Transportation Engineering

The Transportation Planning Division of the DEIP Department has no further comment regarding the application.

f) Noise

The Owner has submitted a noise report titled “Environmental Noise Assessment, Proposed Residential Development Block 12, Via Romano Boulevard”, dated December 1, 2015, prepared by YCA Engineering Limited. The noise report recommends acoustical measures to be implemented with the subdivision agreement for specific lots. The Noise Report is based on the Draft Plan of Subdivision, dated November 2015. The Owner must revise the Noise Report based on the more recent Draft Plan of Subdivision submitted in September 2016.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has no objection to the development proposal. The subject lands are located in an area identified as a being of high archaeological potential in the City’s database of archaeological resources. The lands were cleared through an earlier Draft Plan of Subdivision (File 19T-99V08) however, standard clauses with respect to archaeological resources or human remains being located during construction are included as conditions of approval in Attachment 1a).

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Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department, has confirmed that the parkland dedication requirement for Block 12 was addressed at the Block Plan stage, and no further parkland or cash-in-lieu of parkland is required.

The Owner will be required to convey Part 30 on Plan 65R-28325, as shown on Attachment #4, to the City. Part 30 is subject to an easement in favour of Power Stream. The conveyance of Part 30 will be implemented through the Subdivision Agreement. The Owner will be required to make a lump sum payment of \$15,000.00 to the City's Parks and Forestry Operations Division for the upkeep and maintenance of the land. A condition to this effect is included in the Conditions of Approval in Attachment 1a).

Vaughan Parks Development Department

The Vaughan Parks Development Department has no objection to the proposed development, subject to the Conditions of Approval in Attachment 1a).

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the proposed development, subject to the Conditions of Approval in Attachment 1c).

Hydro One

Hydro One has no objection to the application. Hydro One has advised that the Owner must contact the Hydro subdivision group for proposals affecting 'Low Voltage Distribution Facilities'. This requirement is included in the Conditions of Approval in Attachment 1d).

PowerStream

PowerStream has no objection to the application. The Owner is required to contact PowerStream to discuss all aspects of the proposal. This requirement is included in the Conditions of Approval in Attachment 1e).

Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the application. The Owner is required to contact Enbridge Gas Distribution's Customer Connections Department 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 allowance or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner. In the event that an easement(s) is required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in the Conditions of Approval in Attachment 1f).

Canada Post

Canada Post has no objection to the development proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, as outlined in the Conditions of Approval in Attachment 1g). A proposed location for the community mailbox is identified on Attachment #4, and must be confirmed by Canada Post.

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Bell Canada

Bell Canada has no objection to the application. Bell advises that the Owner must confirm that sufficient communication/telecommunication infrastructure is available and that an easement may be required. These requirements are included in the Conditions of Approval in Attachment 1h).

School Boards

The York Region District School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy

Regional Implications

The development proposal is located within the Bathurst Trunk Wastewater Service Area and will be serviced by Water Pressure District No. 7. York Region requests that the City of Vaughan apply a lapsing provision to the Draft Plan of Subdivision, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

York Region has no objection to the approval of the Draft Plan of Subdivision, subject to the attached Pre-Conditions and Conditions of Approval in Attachment #1b).

Conclusion

Draft Plan of Subdivision File 19T-15V012, if approved, would facilitate the development of the subject lands with 30 lots for detached dwelling units. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies. The development proposal also complies with Zoning By-law 1-88.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #4, will result in a residential development that is appropriate and compatible with the existing uses in the surrounding area. The Vaughan Development Planning Department can support the approval of the Draft Plan of Subdivision application, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-15V012

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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 6, 2016

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V012
FUMATA INVESTMENT CORP.
WARD 4 - VICINITY OF TESTON ROAD AND VIA ROMANO BOULEVARD**

Recommendation

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

1. THAT Draft Plan of Subdivision File 19T-15V012 (Fumata Investment Corp.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of 30 lots for detached dwelling units, as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
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Contribution to Sustainability

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Street Naming

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Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has reviewed the proposed Draft Plan of Subdivision and supporting documents and provided the following comments:

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iii) Stormwater Management

The subject site is part of the Block 12 Storm Water Management (SWM) Pond 3 watershed, and is included in the stormwater management plan identified in the Block 12 Master Environmental and Servicing Plan (MESP). The subject site was originally proposed to be developed as a school block designed to discharge stormwater to the existing storm sewer on Via Romano Boulevard at controlled flows. The existing service connection will be decommissioned.

The existing 600 mm storm sewer on Via Romano Boulevard will be upsized to 750 mm. Units fronting Street "A" will be serviced by new 525 mm to 675 mm storm sewers along the proposed road. These sewers will be connected to the upsized 750 mm storm sewer located on Via Romano Boulevard. Units fronting Via Romano Boulevard will be

provided with new service connections, which will be connected to the upsized 750 mm storm sewer on Via Romano Boulevard.

d) 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 over the next three years. Therefore, the following resolution to allocate capacity to the subject development may be recommended for Vaughan Council's approval:

"THAT Draft Plan of Subdivision File 19T-15V012 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 30 detached residential units (120 persons equivalent)."

A condition to this effect is included in the recommendation of this report.

e) Transportation Engineering

The Transportation Planning Division of the DEIP Department has no further comment regarding the application.

f) Noise

The Owner has submitted a noise report titled "Environmental Noise Assessment, Proposed Residential Development Block 12, Via Romano Boulevard", dated December 1, 2015, prepared by YCA Engineering Limited. The noise report recommends acoustical measures to be implemented with the subdivision agreement for specific lots. The Noise Report is based on the Draft Plan of Subdivision, dated November 2015. The Owner must revise the Noise Report based on the more recent Draft Plan of Subdivision submitted in September 2016.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has no objection to the development proposal. The subject lands are located in an area identified as a being of high archaeological potential in the City's database of archaeological resources. The lands were cleared through an earlier Draft Plan of Subdivision (File 19T-99V08) however, standard clauses with respect to archaeological resources or human remains being located during construction are included as conditions of approval in Attachment 1a).

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department, has confirmed that the parkland dedication requirement for Block 12 was addressed at the Block Plan stage, and no further parkland or cash-in-lieu of parkland is required.

The Owner will be required to convey Part 30 on Plan 65R-28325, as shown on Attachment #4, to the City. Part 30 is subject to an easement in favour of Power Stream. The conveyance of Part 30 will be implemented through the Subdivision Agreement. The Owner will be required to make a lump sum payment of \$15,000.00 to the City's Parks and Forestry Operations Division for the upkeep and maintenance of the land. A condition to this effect is included in the Conditions of Approval in Attachment 1a).

Vaughan Parks Development Department

The Vaughan Parks Development Department has no objection to the proposed development, subject to the Conditions of Approval in Attachment 1a).

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the proposed development, subject to the Conditions of Approval in Attachment 1c).

Hydro One

Hydro One has no objection to the application. Hydro One has advised that the Owner must contact the Hydro subdivision group for proposals affecting 'Low Voltage Distribution Facilities'. This requirement is included in the Conditions of Approval in Attachment 1d).

PowerStream

PowerStream has no objection to the application. The Owner is required to contact PowerStream to discuss all aspects of the proposal. This requirement is included in the Conditions of Approval in Attachment 1e).

Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the application. The Owner is required to contact Enbridge Gas Distribution's Customer Connections Department 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 allowance or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner. In the event that an easement(s) is required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in the Conditions of Approval in Attachment 1f).

Canada Post

Canada Post has no objection to the development proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, as outlined in the Conditions of Approval in Attachment 1g). A proposed location for the community mailbox is identified on Attachment #4, and must be confirmed by Canada Post.

Bell Canada

Bell Canada has no objection to the application. Bell advises that the Owner must confirm that sufficient communication/telecommunication infrastructure is available and that an easement may be required. These requirements are included in the Conditions of Approval in Attachment 1h).

School Boards

The York Region District School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy

Regional Implications

The development proposal is located within the Bathurst Trunk Wastewater Service Area and will be serviced by Water Pressure District No. 7. York Region requests that the City of Vaughan apply a lapsing provision to the Draft Plan of Subdivision, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

York Region has no objection to the approval of the Draft Plan of Subdivision, subject to the attached Pre-Conditions and Conditions of Approval in Attachment #1b).

Conclusion

Draft Plan of Subdivision File 19T-15V012, if approved, would facilitate the development of the subject lands with 30 lots for detached dwelling units. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies. The development proposal also complies with Zoning By-law 1-88.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #4, will result in a residential development that is appropriate and compatible with the existing uses in the surrounding area. The Vaughan Development Planning Department can support the approval of the Draft Plan of Subdivision application, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-15V012

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Interim Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM

ATTACHMENT 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V012 (PLAN)
FUMATA INVESTMENT CORP. (OWNER)
BLOCK 89, PLAN 65M-3924, BLOCK 112, PLAN 65M-3893 AND BLOCK 123, PLAN 65M-3930,
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-15V012 (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 1a).
2. The Conditions of Approval of York Region as set out on Attachment 1b) and dated March 29, 2016.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment 1c) and dated October 18, 2016.
4. The Conditions of Approval from Hydro One as set out on Attachment 1d) and dated August 16, 2016.
5. The Conditions of Approval from PowerStream as set out on Attachment 1e) and dated February 17, 2016.
6. The Conditions of Approval from Enbridge Gas Distribution as set out on Attachment 1f) and dated January 14, 2016.
7. The Conditions of Approval from Canada Post as set out on Attachment 1g) and dated August 18, 2016.
8. The Conditions of Approval from Bell as set out on Attachment 1h) and dated August 19, 2016.

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 1a), 1b), 1c), 1d), 1e), 1f), 1g) and 1h) 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 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 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Toronto and Region Conservation Authority shall advise that the Conditions on Attachment 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Hydro One shall advise that the Conditions on Attachment 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. PowerStream shall advise that the Conditions on Attachment 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge Gas Distribution shall advise that the Conditions on Attachment 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Canada Post shall advise that the Conditions on Attachment 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. Bell shall advise that the Conditions on Attachment 1h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 1a)

CITY OF VAUGHAN **CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Evans Planning, as last revised on May 26, 2016, and dated November 23, 2015.
2. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said Agreement shall be registered against the lands to which it applies.
3. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law. The Owner shall pay any and all outstanding street numbering and street naming fees in accordance with the in-effect By-law, currently By-law 200-2015, as may be amended from time-to-time.
4. 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 modifications to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
5. The Subdivision Agreement shall include the following clauses regarding archaeological reviews:
 - i) Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 - ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.
6. The road allowance and daylight triangles included within this Plan shall be dedicated as a public highway without monetary consideration and free of all encumbrances.
7. The road allowance included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department.
8. The road allowance included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of Lots and Blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
9. Any dead ends or open sides of the road allowance 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 a future road allowance or development of adjacent lands.

10. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and the Region of York.
11. 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.
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. Prior to the initiation of grading, and prior to the registration of this 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 report shall include:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) 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.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.

20. 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 within the entire Plan:

- a) "Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this Subdivision Agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a 'Tree Fee' or any other fee which may be charged as a condition of purchase for the planting of trees. Any 'Tree Fee' paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."

- b) "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."

- c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

- d) "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) A driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6 - 6.99m ¹	3.5m
7 - 8.99m ¹	3.75m
9 – 11.99m ¹	6m
12m and greater ²	9m

¹The Lot Frontage for Lots between 6 – 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.

²The Lot Frontage for Lots 12m 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.”

- e) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox in accordance with the 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.”
- f) “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 building occupants.”
- g) “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 York Region 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 York Region road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of the usual grass maintenance.”

- h) “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.”
- i) “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.

21. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and no Building Permit shall be issued for a sales office or model home(s), or a residential unit(s) until such information is approved by the City of Vaughan:
- the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;
 - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
 - the location of parks, open space, stormwater management facilities and trails;
 - the location of institutional uses, including schools, places of worship, community facilities;
 - the location and type of commercial sites;
 - colour-coded residential for townhouses
 - the following notes in BOLD CAPITAL TYPE on the map:

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

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

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."
[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]
22. 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.
23. The Owner shall prepare a Noise Report at the Owner's expense and shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the noise consultant's recommendations in the report to the satisfaction of the City.
24. 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 Plan, to the satisfaction of the City.
25. 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.
26. 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.

27. 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 Landowners Cost Sharing Agreement.
28. 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.
29. 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.
30. 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.
31. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
 - (a) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space

block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.

- (b) Should remediation of any portions of the park/open space block(s) 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 Remedial Action Plan (RAP) and 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 the remediated park/open space block(s) 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 the park/open space block(s) to be dedicated to the City 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.
32. 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 blocks and/or vacant lands to the satisfaction of the City.
33. The Owner shall agree in the Subdivision Agreement to include the following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or Lease within the Plan:
- a) 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."
 - b) encroachment and/or dumping:
 - "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park and open space are prohibited."
 - c) gate of access point:
 - "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the park and open space is prohibited."
 - d) 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."

- e) 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."
34. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
35. 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 Toronto and Region Conservation Authority (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.
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, slope 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 open space, 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 decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction 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. 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.
41. The Owner shall agree to include in the Purchase and Sale Agreement for all Lots adjacent to the open space areas (Buffer Block 31) associated with the creek, a clause which advises all Purchasers, Owners, Leases that the buffer block is public land and that a public walkway(s) may be located in this area.
42. The Owner shall agree in the Subdivision Agreement to relocate the transformer located on Lot 16 to the appropriate location to the satisfaction of the City at no cost to the City or make other arrangements to the satisfaction of the City at no cost to the City.
43. The Owner shall convey to the City the land identified as Part 30 on Plan 65R-28325 on the Plan that is subject to an easement in favour of Power Stream. The conveyance will be implemented through the Subdivision Agreement and the Owner is required to make a lump sum payment of

\$15,000.00 to City's Parks and Forestry Operations Division for the upkeep and maintenance of land.

44. Prior to the landscape plan review by the Development Planning Department, Urban Design and Cultural Heritage Division, the Owner shall pay the landscape review fee to the City (Development Planning Department) in accordance with the in-effect Council approved Tariff of Fees By-law for Vaughan Planning Applications – Landscape Plan Review.
45. Prior to final approval, the Owner shall agree in the Subdivision Agreement to the following:
 - All development shall proceed in accordance with the approved Block 12 Community Architectural Design Guidelines prepared by Watchorn Architect Inc.
 - A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the Architectural Design Guidelines;
 - Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved Architectural Design Guidelines; and,
 - The City may undertake periodic reviews to ensure compliance with the Architectural Design Guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
46. Prior to final approval, the Owner shall agree in the Subdivision Agreement to the following:
 - All development shall proceed in accordance with the approved Block 12 Landscape Masterplan & Urban Design Guidelines prepared by Paul Cosburn Associates Ltd.
47. Prior to final approval, the Owner shall convey the buffer block abutting the open space lands (Block 31) in accordance with Toronto and Region Conservation Authority (TRCA) policies along residential lots.
48. Prior to final approval, the Owner shall provide a Tree Preservation Study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove tree(s) without written approval by the City.
49. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the open space edges are disturbed, an assessment of the significant trees to be preserved and the proposed method(s) of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

The Owner shall provide a report for a 20 metre zone within all staked open space edges to the satisfaction of the Toronto and Region Conservation Authority (TRCA) and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
50. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots that abut the existing park, to the satisfaction of the City.
51. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the Environmental Noise Report and Architectural Design Guidelines.

52. Prior to the execution of the Subdivision Agreement, the Owner shall provide the City with a complete Landscape Drawing package together with a Letter of Credit in an amount totaling the complete costs to build a lit accessible pedestrian pathway on City property, which shall be held for the estimated construction costs for the proposed site works on the existing park block. Works include, but are not limited to, all required geotechnical reports, construction testing, surveying, storm water management brief and all required construction and restoration costs to build a lit accessible pedestrian asphalt pathway to the satisfaction of the City.

The Owner is responsible for the total cost of the design and construction of all works to complete the lit pedestrian pathway and associated landscape works, including but not limited to, any works of any temporary nature.

53. Prior to the execution of the Subdivision Agreement, the Owner shall complete a Tree Inventory and Assessment Report, to the satisfaction of the City. The report is to be completed by a certified arborist.
54. Upon execution of the Subdivision Agreement, the Owner is granted permission to enter the City owned park land in order to complete the necessary site works associated with the lit accessible pedestrian pathway and associated landscape work, including but not limited to, construction hoarding fencing, sediment control fencing, tree protection fencing, lighting, grading, sodding, and restoration works to the satisfaction of the City.
55. Upon execution of the Subdivision Agreement, the Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City prior to any grading or construction on City property, in accordance with the plans that have been submitted to and approved by the City.
56. Prior to commencement of the site works on the park site:
- a) The Owner shall submit construction details based on the Geotechnical Report recommendations for pavement design, retaining structures and pipe bedding, etc., as required to the satisfaction of the City.
 - b) Once all design development works are reviewed and approved by the City, the Owner shall obtain all approvals and permits required, so that the proposed landscape and hardscape work for the lit accessible pedestrian pathway and associated landscape works can be constructed.
 - c) The Owner shall be responsible to award all contracts and shall supervise all construction and provide all necessary certification by it's consultants that these works have been completed in accordance with the approved drawings and specification and to the satisfaction of the City.
 - d) The Owner shall agree that no construction work, including but not limited to, tree cutting, grading or filling, will occur on City property until such time as the Owner has obtained written permission from the City.
 - e) The Owner shall prepare an overall site drainage and grading plan, satisfactory to the City for the affected park block area, prior to any grading on the site.
 - f) The Owner shall submit a Storm Water Management Report and Plan to the satisfaction of the City, which shows how storm water will be controlled and conveyed on City Property into the existing storm water system based on the proposed works.

57. When the construction of the lit pedestrian pathway and associated landscape works have been substantially completed to the satisfaction of the City, the Owner shall provide the City with the following information:
- a) A certification from the Landscape Architectural consultant, certifying the satisfactory completion of the lit accessible pedestrian pathway, restoration and associated works in accordance with the approved specifications and construction drawings. This certification must be signed and stamped by a member of the Ontario Association of Landscape Architects (O.A.L.A). Copies of the substantial completion of the works as approved and confirmed by the project Landscape Architect and proof of publication of such in the Daily Commercial News by the Owner and/or his agent.
 - b) A Letter of Approval from Parks Development Department, Parks and Parks Forestry indicating that all approved works have been completed and inspected to the satisfaction of the City.
 - c) A complete set of Auto-cad as-built drawings in hardcopy and CD format to be submitted to Parks Development Department by the Landscape Architectural consultant to the satisfaction of the City.
 - d) Copies of all quality assurance test results, supplementary geotechnical reports and construction related reports.
 - e) A detailed breakdown of the final as-constructed costs of the lit accessible pedestrian pathway and associated landscape works by the Landscape Architectural consultant to the satisfaction of the City.
 - f) The Owner shall be responsible to maintain the lit accessible pedestrian pathway and associated landscape works until such time as the adjacent development works are assumed by the City.

File No.: 19T-15V12

March 29, 2016

Mr. Grant Uyeyama
Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Attention: Margaret Holyday, Planner

**Re: Draft Plan of Subdivision 19T-15V12
Block 89, Reg. Plan No. 65M-3924
Block 112, Reg. Plan No. 65M-3893
Block 123, Reg. Plan No. 65M-3930
(Fumata Investment Corp.)
City of Vaughan**

The Regional Municipality of York has now completed its review of the above noted draft plan of subdivision prepared by Evans Planning, dated November 23, 2015. The proposed development is located north of Major Mackenzie Drive West and west of Bathurst Street, in the City of Vaughan. The draft plan of subdivision proposes 30 single detached units fronting onto Via Romano Boulevard and a new internal road, within a 2.435 hectare site.

General Comments

This development is within the Bathurst Trunk Wastewater Service Area and will be serviced from Water Pressure District 7.

It is our understanding that the subject development does not have water and wastewater allocation from the City of Vaughan. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2016 pending the outcome of the Class EA
- Duffin Creek WPCP Stages 1 and 2 Upgrades – late 2017 expected completion
- Other projects as may be identified in the 2015 Water and Wastewater Master Plan Update currently in progress

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

Based on the information provided in the Functional Servicing Report, the wastewater and water servicing for the proposed development is provided by way of existing City of Vaughan sanitary sewer and watermain in the Via Romano Boulevard right-of-way.

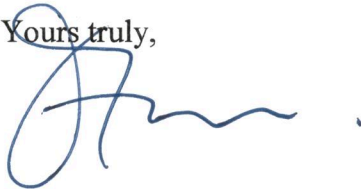
In accordance with York Region's servicing protocol respecting draft plans receiving approval prior to servicing allocation being available, staff are requesting that all residential lands be subject to various restrictions (i.e., Holding 'H' zone) to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the requested schedule of conditions below. In addition, York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

Summary

York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Pre-Conditions and Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above, please contact Janai De Lima, Associate Planner, at extension 71516 or through electronic mail at janai.delima@york.ca.

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning

JL/yt

Attachments (2) Schedule of Pre-Conditions
 Schedule of Conditions

Schedule of Pre-Conditions
Draft Plan of Subdivision 19T-15V12
Block 89, Reg. Plan No. 65M-3924
Block 112, Reg. Plan No. 65M-3893
Block 123, Reg. Plan No. 65M-3930
(Fumata Investment Corp.)
City of Vaughan

Re: Evans Planning, dated November 23, 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-15V12 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 Conditions
Draft Plan of Subdivision 19T-15V12
Block 89, Reg. Plan No. 65M-3924
Block 112, Reg. Plan No. 65M-3893
Block 123, Reg. Plan No. 65M-3930
(Fumata Investment Corp.)
City of Vaughan

Re: Evans Planning, dated November 23, 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 watermain 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 to the Infrastructure Asset Management Branch 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 satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto the roadway that has transit services.

Existing YRT/Viva transit services operate on the following roadway in the vicinity of the subject lands:

- Via Romano Blvd

8. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing transit services in this development as identified in Condition 7. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
9. 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.
10. 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.
11. The Regional Corporate Services Department shall advise that Conditions 1 to 10 inclusive, have been satisfied.

ATTACHMENT 1c)

Appendix C: TRCA's Conditions of Draft Plan Approval dated October 18, 2016

TRCA staff recommends that the following conditions be included in the approval of Draft Plan of Subdivision 19T-15V012:

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) to the satisfaction of TRCA in accordance with the Functional Servicing and Stormwater Management Report; prepared by Schaeffers Consulting Engineers; revised date September 2016. This report shall include:
 - i. A description of the storm drainage system (quantity and quality) for the proposed development;
 - ii. Appropriate stormwater management techniques which may be required to control minor and major flows;
 - iii. 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;
 - iv. Proposed measures to promote infiltration and maintain water balance for the plan area in accordance with TRCA's Stormwater Management;
 - v. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - vi. 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;
 - vii. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - viii. Grading plans for the subject lands;
 - ix. 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.
2. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepares a tree protection and preservation plan for the site that looks at opportunities for the retention of larger trees, means of protecting retained trees/forest edges from development activities, and opportunities for the salvage and re-use of trees throughout the site as buffer plantings to the satisfaction of TRCA.
3. That prior to the registration of this plan or any phase thereof, the Owner prepares a landscape/restoration plan for the block 31 to the satisfaction of TRCA.
4. That prior to site alteration and 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.

5. 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 (Conditions 1 through 9 inclusive in TRCA's letter dated October 6, 2016);
 - 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. That the Owner place an appropriate warning clause in the respective agreement of purchase and sale for each unit where an infiltration trench is located; that grading and/or erection of any structures (sheds, decks, pools, gazebos, patio paving) is prohibited due to infrastructure required to meet Low Impact Development (LID) objectives and sustainable community design.
6. That a restrictive covenant; restricting grading and/or erection of any structures (*i.e.*, pools, decks, sheds) including hard surfacing over areas where the infiltration galleries are proposed to provide infiltration (see FSR, prepared by Schaeffers Consulting Engineers, dated September 2016).
7. 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 (Conditions 1 through 9 inclusive in TRCA's letter dated October 6, 2016), if necessary, to the satisfaction of TRCA and/or the City of Vaughan).
8. 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.

As previously indicated, this property falls within a Wellhead Protection Area-Q2 (WHPA-Q2) under the Credit Valley, Toronto and Region & Central Lake Ontario (CTC) Source Water Protection Plan. TRCA provides technical support to the City of Vaughan with respect to this policy and as such the following condition is recommended for consideration of the City of Vaughan.

9. 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 subsequent designs drawings that address the policies of the CTC Source Water Protection REC-1 Policy to the satisfaction of the City of Vaughan.

10. 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) to the satisfaction of TRCA in accordance with the Functional Servicing and Stormwater Management Report; prepared by Schaeffers Consulting Engineers; revised date September 2016. This report shall include:
- x. A description of the storm drainage system (quantity and quality) for the proposed development;
 - xi. Appropriate stormwater management techniques which may be required to control minor and major flows;
 - xii. 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;
 - xiii. Proposed measures to promote infiltration and maintain water balance for the plan area in accordance with TRCA's Stormwater Management;
 - xiv. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - xv. 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;
 - xvi. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - xvii. Grading plans for the subject lands;
 - xviii. 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.
11. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepares a tree protection and preservation plan for the site that looks at opportunities for the retention of larger trees, means of protecting retained trees/forest edges from development activities, and opportunities for the salvage and re-use of trees throughout the site as buffer plantings to the satisfaction of TRCA.
12. That prior to the registration of this plan or any phase thereof, the Owner prepares a landscape/restoration plan for the block 31 to the satisfaction of TRCA.
13. That prior to site alteration and 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.
14. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
- iv. 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 (Conditions 1 through 9 inclusive in TRCA's letter dated October 6, 2016);
 - v. 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;

- vi. That the Owner place an appropriate warning clause in the respective agreement of purchase and sale for each unit where an infiltration trench is located; that grading and/or erection of any structures (sheds, decks, pools, gazebos, patio paving) is prohibited due to infrastructure required to meet Low Impact Development (LID) objectives and sustainable community design.
- 15. That a restrictive covenant; restricting grading and/or erection of any structures (*i.e.*, pools, decks, sheds) including hard surfacing over areas where the infiltration galleries are proposed to provide infiltration (see FSR, prepared by Schaeffers Consulting Engineers, dated September 2016).
- 16. 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 (Conditions 1 through 9 inclusive in TRCA's letter dated October 6, 2016), if necessary, to the satisfaction of TRCA and/or the City of Vaughan).
- 17. 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.

As previously indicated, this property falls within a Wellhead Protection Area-Q2 (WHPA-Q2) under the Credit Valley, Toronto and Region & Central Lake Ontario (CTC) Source Water Protection Plan. TRCA provides technical support to the City of Vaughan with respect to this policy and as such the following condition is recommended for consideration of the City of Vaughan.

- 18. 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 subsequent designs drawings that address the policies of the CTC Source Water Protection REC-1 Policy to the satisfaction of the City of Vaughan.

ATTACHMENT 1d)

HYDRO ONE CONDITIONS

August 16, 2016

Draft Plan of Subdivision No. 19T-15V012

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.

Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group. subdivision@Hydroone.com or call 1-866-272-3330.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango
Specialized Services Team Lead
905-946-6237

ATTACHMENT 1e)



COMMENTS:

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

PowerStream has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or the agent, for this plan is required to contact PowerStream to discuss all aspects of the above project. PowerStream will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Service Application Information Form (SAIF). PowerStream will then use this information to determine the type of available service in the area to supply this project and determine the charges for the subdivision or development.

Once PowerStream has received all proposed details and are satisfied with the design, PowerStream will provide the customer with an *Offer to Connect* which will specify all the details and the responsibilities of each party. Once the *Offer to Connect* is signed and full payment is received by PowerStream, PowerStream will start the final design and state and/or obtain the required approvals from the local municipality.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

If there are any existing components of PowerStream's electrical distribution system on the proposed project site, they will have to be relocated by PowerStream at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by PowerStream at the Developer's cost.

We trust this information is adequate for your files.

Regards,
Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
E-mail: tony.donofrio@powerstream.ca



ATTACHMENT 1f)

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

January 14, 2016

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
Fumata Investment Corp.
0 Via Romano Boulevard
Block 89, Reg. Plan No. 65M-3924, Block 112, Reg. Plan No. 65M-3893, Block 123,
Reg. Plan No. 65M-3930
City of Vaughan
File No.: 19T-15V012

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.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

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". The signature is fluid and cursive, with a large, stylized "N" and "D".

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/jh

ATTACHMENT 1g)



CANADA POST
1860 MIDLAND AVE 2ND FL
SCARBOROUGH, ON M1P 5A1

CANADAPOST.CA

POSTES CANADA
1860 AV MIDLAND
SCARBOROUGH, ON M1P 5A1

POSTESCANADA.CA

August 18, 2016

City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

To: Margaret Holyday, Planner

Re: **19T-15V012**
Related Files: 65M-3924, 65M-3893, 65M-3930
Fumata Investments

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

Mail delivery to this development will be provided via Community Mailbox. In order to provide mail service, 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 Toronto.
- ⇒ 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
1860 MIDLAND AVE 2ND FL
SCARBOROUGH, ON M1P 5A1

CANADAPOST.CA

POSTES CANADA
1860 AV MIDLAND
SCARBOROUGH, ON M1P 5A1

POSTESCANADA.CA

...2

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)

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 and new postal codes will be issued for this development.

*** 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.

Sincerely,

Susan Cluff
Delivery Services Officer – GTA
647-203-0529
susan.cluff@canadapost.ca

ATTACHMENT 1h)



August 19, 2016

Margaret Holyday, MCIP, RPP
Planner
Planning Department
City of Vaughan
Vaughan City Hall
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Margaret Holyday
Planner

**Re: Draft Plan of Subdivision, 0 Via Romano Boulevard; Your File
No. 19T-15V012**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

"The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. 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".

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

Bell Canada
20 Hunter Street West, Flr.3
Hamilton, ON
L8P 2Z2

Telephone 905-540-7254
Fax 905-895-3872
meaghan.palynchuk@bell.ca

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

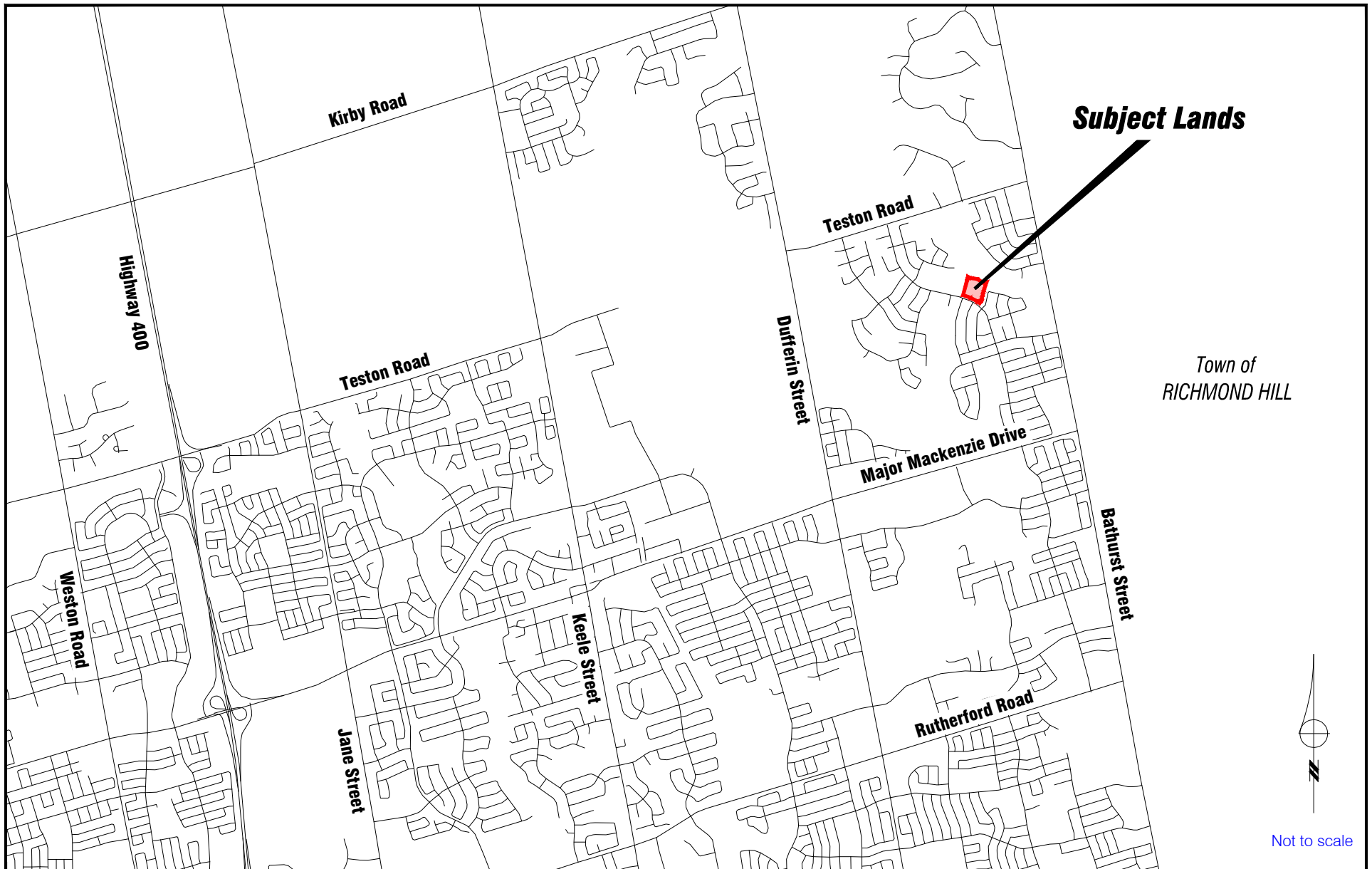
MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and requests for information, such as requests for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

A handwritten signature in black ink, reading "Meaghan Palynchuk". The signature is written in a cursive, flowing style.

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca



Context Location Map

LOCATION:
Part of Lots 23 and 24, Concession 2

APPLICANT:
Fumata Investment Corp.

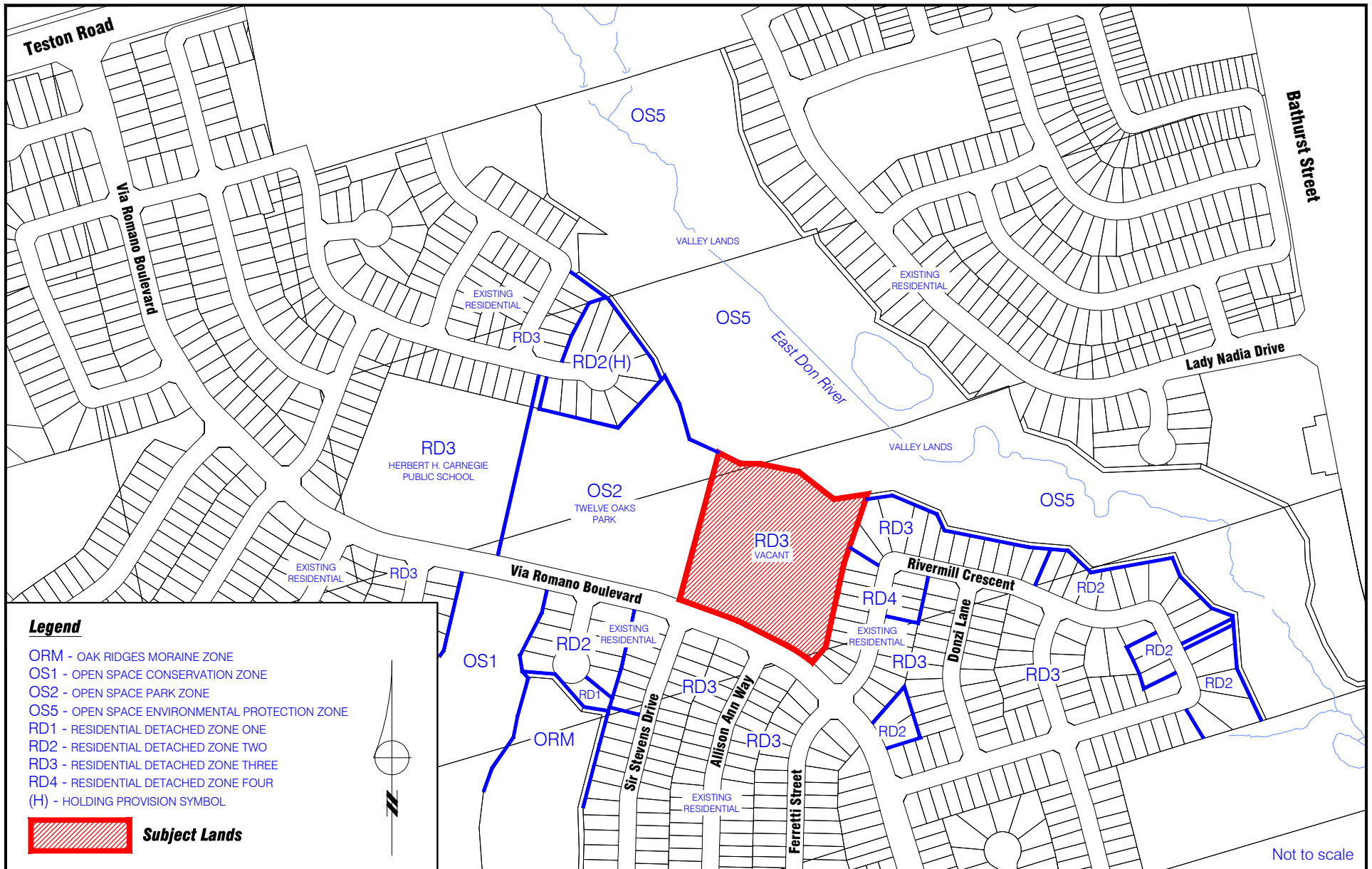


Attachment

FILE:
19T-15V012

DATE:
December 6, 2016

2



Location Map

LOCATION:
Part of Lots 23 and 24, Concession 2

APPLICANT:
Fumata Investment Corp.

N:\GIS_Archive\Attachments\19T\19T-15V012.dwg



Attachment

FILE:
19T-15V012

DATE:
December 6, 2016

3



Draft Plan of Subdivision File 19T-15V012

LOCATION:
Part of Lots 23 and 24, Concession 2

APPLICANT:
Fumata Investment Corp.



Attachment

FILE:
19T-15V012

DATE:
December 6, 2016

4