

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 17, 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.

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**DRAFT PLAN OF SUBDIVISION FILE 19T-16V005
SITE DEVELOPMENT FILE DA.16.044
WOODBIDGE PARK LIMITED
WARD 2 - VICINITY OF STEELES AVENUE WEST AND MARTIN GROVE ROAD**

The Committee of the Whole recommends:

- 1) That 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, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

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-16V005 (Woodbridge Park Limited) as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 of this report.
2. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-16V005 (Woodbridge Park Limited) shall include the following clause:

“The Owner shall provide parkland and shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the subject lands for the residential component and 2% of the value of the subject lands for the commercial component prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s “Cash-In-Lieu of Parkland Policy”. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42, of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
3. THAT Site Development File DA.16.044 (Woodbridge Park Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with 249, 3-storey freehold townhouse dwelling units (comprised of 89 conventional townhouse units and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses, and a 2,100 m² public park, together with privately owned and maintained common elements (by a future condominium corporation) for the internal roads, visitor parking, walkways and landscaped amenity areas, as shown on Attachments #4 to #9, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;

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- ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment;
 - iii) the Owner shall satisfy all requirements of the Vaughan Parks Development Department;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) the Owner shall satisfy all requirements of the City of Toronto;
 - vi) the Owner shall satisfy all requirements of the Region of York Community Planning and Development Services Department;
 - vii) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88, as identified in the Zoning section of this report, specifically to permit Block 16 with a maximum of 7 rather than 6 townhouse units in a row, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
- b) the implementing Site Plan Agreement shall include the following clauses:
- 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 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 Vaughan Development Planning Department's Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
 - iii) The Owner is required to make satisfactory arrangements with the City of Toronto for the extension of the water main and sanitary sewer along Steeles Avenue West, as well as all work within the City of Toronto's right-of-way and provide financial security, submit engineering and inspection fees and provide insurance as required.
 - iv) The Owner agrees that the arrangements referred to in condition iii), above, is subject to the execution of a Quad-party Servicing Agreement, between the Owner, City of Toronto, York Region and the City of Vaughan.
 - v) The Owner shall convey for nominal consideration to the City of Toronto, a vehicular easement to accommodate access to the water meter chambers for maintenance and repair purposes. The easement shall

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permit City of Toronto vehicles to manoeuvre along a section of the proposed internal (private) driveway system. The easement documents must be prepared to the satisfaction of the Executive Director, Engineering and Construction Services, Toronto Water and the City of Toronto City Solicitor.

- vi) The Owner is required to construct a new sidewalk along the Steeles Avenue West frontage of the site in accordance with City of Toronto standards at no cost to the municipality and to the satisfaction of the Executive Director of Engineering and Construction Services.
- vii) The Owner is required to prepare all documents and convey to the City of Toronto, at nominal cost, a 0.8 metre wide strip of land across the Steeles Avenue West frontage of the subject property, in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have been dedicated as a public highway, all to the satisfaction of the Executive Director, Engineering and Construction Services and the City Solicitor.
- viii) The Owner must submit a draft Reference Plan of Survey to the City of Toronto's Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - Be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projection);
 - Delineate by separate PARTS the lands to be conveyed to the City of Toronto, the remainder of the site and any appurtenant rights-of-way and easements;
 - Show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
 - Pay all costs for registration and preparation of reference plan(s);
 - Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City of Toronto;
 - Submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, describing the lands to be conveyed to the City of Toronto, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance; all environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City of Toronto and its peer reviewer and any limitation on liability and indemnification is to be consistent with 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering and Construction Services.

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- Pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City of Toronto (7%), and submit an initial deposit of \$8,000.00 towards the cost of the Peer Review in the form of a certified cheque, to the Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City of Toronto);
- Submit, to the satisfaction of the City of Toronto's peer reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (153/04, as amended) describing the current conditions of the land to be conveyed to the City of Toronto and the proposed Remedial Action Plan based on the site condition standards approach, to the Executive Director, Engineering and Construction Services.
- At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Executive Director, Engineering and Construction Services for Peer Review and concurrence, which states:
 - a) In the opinion of the Qualified Person:
 - i) It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City of Toronto lands that would exceed the applicable Site Condition Standards; and
 - ii) To the extent that the opinion in viii) a) i) above is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City of Toronto lands poses an adverse effect to the environment or human health.
 - b) Lands to be conveyed to the City of Toronto meets either:
 - i) the applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg. 153/04) for the most environmentally sensitive adjacent land use; or
 - ii) the Property Specific Standards as approved by the Ministry for a Risk Assessment/Risk Management Plan which was conducted in accordance with the conditions set out herein.
 - ix) The Qualified Person's statement, referenced in Condition viii) above, will include a Reliance Letter that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming

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that both the City of Toronto and the City's of Toronto peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted with reliance extended to the City of Toronto and its peer reviewer and any limitation on liability and indemnification is to be consistent with 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering and Construction Services.

- x) The lands require a Record of Site Condition, (RSC) therefore, the Owner is required to:
 - a) file the RSC on the Ontario Environmental Site Registry; and
 - b) submit the Ministry of the Environment and Climate Change's Letter of Acknowledgement of filing of the RSC confirming that the RSC has been prepared and filed in accordance with O.Reg.153/04, as amended, to the Executive Director, Engineering and Construction Services.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

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

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

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

- Low flow water fixtures
- Upgraded roof shingles
- Energy Star Appliances
- Additional planting of native species
- Planting of drought tolerant species
- The use of high renewable and recycled content building products and certified sustainably harvested lumber

Economic Impact

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

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Communications Plan

On September 9, 2016, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject site, including residents within the City of Toronto, the City of Toronto and to the West Woodbridge Homeowners Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol.

A Public Hearing was held by the Committee of the Whole on October 3, 2016, for Draft Plan of Subdivision Application 19T-16V005. No comments were received by the Vaughan Development Planning Department through the notice circulation or at the Public Hearing. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 3, 2016, and to forward a comprehensive report to a future Committee of the Whole Meeting was ratified by Vaughan Council on October 19, 2016.

Purpose

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

1. Draft Plan of Subdivision File 19T-16V005 to create 2 blocks within a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following, that will facilitate a future residential and commercial site plan as described in #2 below:

Blocks	Land Use	Area
Block 1	Residential Block	5.79 ha
Block 2	Open Space Block	0.21 ha
	Total	6.00 ha

2. Site Development File DA.16.044 to permit the development of the subject lands with 249, 3-storey freehold townhouse dwelling units (comprised of 89 conventional townhouse units and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses, a 2,100 m² public park, and privately owned and maintained common elements (by a future condominium corporation) for the internal roads, visitor parking, walkways, and landscaped amenity areas, as shown on Attachments #5 to #9.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with 249, 3-storey freehold townhouse dwelling units (comprised of 89 conventional townhouse units and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses, a 2,100 m² public park, and privately owned and maintained common elements (by a future condominium corporation) for the internal roads, visitor parking, walkways, and landscaped amenity areas, as shown on Attachments #5 to #9. The Vaughan Development Planning Department supports the approval of the Draft Plan of Subdivision (that creates the residential and park blocks) and Site Development applications as they will facilitate a residential/commercial and open space development that it is appropriate and compatible with the surrounding land uses.

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Location

The subject lands shown on Attachments #2 and #3, are located on the north side of Steeles Avenue West, east of Martin Grove Road, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Land Use Policies/Planning Considerations

Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Community Commercial Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2 - Site Specific Policy 13.17.1.2, as amended by OPA #12.

The proposed draft plan of subdivision (Attachment #4) showing a residential and park blocks allows the processing of the site development application (Attachments #5 to #9) to develop 249, 3-storey townhouse dwelling units and 2, 3-storey mixed-use apartment buildings, and a public park block. The subdivision application will also allow for a future condominium application to be submitted to facilitate the common elements, including the private condominium road, landscaped amenity areas, walkways, and visitor parking spaces.

The proposed Draft Plan of Subdivision and Site Development applications implement VOP 2010, and conforms to the Official Plan.

Zoning

The subject lands are zoned RM2(H) Multiple Residential Zone with a Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1432), which permits the proposed conventional townhouse dwelling units, back-to-back townhouse dwelling units, and mixed-use apartment buildings with ground floor commercial uses.

The Owner has proposed 7 conventional townhouse units in a row within Block 16, as shown on Attachment #5, whereas site-specific Exception 9(1432) only permits a maximum of 6 conventional townhouse units in a row. The requested variance is considered to be minor in nature and is supported by the Development Planning Department. The Owner will be required to successfully obtain approval of the variance from the Vaughan Committee of Adjustment, which must be final and binding prior to the execution of the Site Plan Agreement. A condition of approval to this effect is included in the recommendation of this report.

The proposed site plan and Draft Plan of Subdivision complies in all other respects with Exception 9(1432) of Zoning By-law 1-88.

The condition for the removal of the “(H)” Holding Symbol on the lands zoned RM2(H) Zone require the Owner to successfully implement the accepted Remedial Action Plan and submit to the Ministry of the Environment and Climate Change a Record of Site Condition (RSC) filed on the Environmental Site Registry and acknowledged by the MOECC, covering the entire property. Once this occurs to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department, the “(H)” Holding Symbol can be removed by way of the filing of a Zoning By-law Amendment Application to the Vaughan Development Planning Department that will facilitate the enactment of a future zoning by-law by Vaughan Council.

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Subdivision and Site Plan Design

The proposed Draft Plan of Subdivision shown on Attachment #4 is comprised of 2 Blocks. The larger residential block, identified as Block 1, is proposed to be developed by way of a Site Plan (Attachment #5) with 249, 3-storey townhouse dwelling units (comprised of 89 conventional townhouse units and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses with frontage onto a private common element condominium road, with private amenity areas, visitor parking, and walkways as shown on Attachment #5. The southerly portion of the subject lands, identified as Block 2, which fronts onto Steeles Avenue West, is proposed to be developed with a 2,100 m² public park, which will be conveyed to the City of Vaughan. Access to the subject lands will be provided through a mutual private driveway (owned by Woodbridge Park) from Steeles Avenue West that will be shared with an existing Long Term Care Facility (Leisure World Retirement Homes).

The proposed building elevations of the back-to-back townhouse and conventional townhouses, as shown on Attachments #7 and #8, will be constructed with a variety of materials including stucco, wood and brick veneer, and will vary in tones between each townhouse block. The proposed townhouse units are designed with flat roofs. The proposed building elevations for the rental apartment buildings, as shown on Attachment #9, will be constructed similar to the proposed townhouses, with the inclusion of glazing along the ground floor for the proposed commercial units. The final building elevations and materials will be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

The proposed Landscape Plan is shown on Attachment #6. The Owner is proposing to provide a significant buffer along the northerly portion of the subject lands abutting the Canadian National Railway lands. The Owner has provided buffer areas adjacent to the open space lands to the east as shown on Attachment #6. The Owner is also proposing to plant a significant number of trees and landscaping throughout the proposed development along the proposed private common element streets.

The Owner will be required to submit a future Draft Plan of Condominium Application to establish the common elements (e.g. private common roads, visitor parking, internal sidewalks, and landscaped amenity areas).

The Vaughan Development Planning Department is satisfied with the proposed subdivision and site plan design subject to the comments in this report and conditions of subdivision approval set-out in Attachment #1, and the recommendations of site plan approval in this report.

Vaughan Development Engineering and Infrastructure Planning (DEIPS) Department

The Vaughan DEIPS Department has provided the following comments:

a) Road Network

The subject lands are located on the north side of Steeles Avenue West, east of Gihon Spring Drive. Steeles Avenue West is under the jurisdiction of the City of Toronto. Vehicular access to the subject site will be accommodated via an existing driveway that forms part of an existing signalized intersection at the Steeles Avenue West and Gihon Spring Drive and it will also be shared with the existing Long Term Care facility (Leisure world Retirement Homes). The proposed development will utilize private condominium roads. A secondary emergency access, with removable bollards, has been provided fronting onto Steeles Avenue West. To the east of

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the subject lands is an unopened Kipling Avenue road allowance and the former Thackery landfill site. The road allowance of Steeles Avenue West and untraveled portion of Old Steeles Avenue form the south limits of the subject lands.

Steeles Avenue West and Old Steeles Avenue also represent the municipal boundary between the City of Toronto and the City of Vaughan. There is no connection to any other road services to the north. All vehicles will be required to use the existing access to Steeles Avenue West.

b) Water Servicing

The Owner has submitted a Functional Servicing Report (FSR) and Stormwater Management Report by Valdor Engineering Inc., dated April 2016, in support of the applications. The subject lands are located within the City of Vaughan Pressure District 4 (PD4). There are no City of Vaughan watermain in the vicinity of the subject site; therefore, the site will have to be serviced by the City of Toronto watermain system. The existing 300 mm diameter watermain on Steeles Avenue West (near Kipling Avenue) will be extended westerly to connect to the 300 mm diameter watermain located at Steeles Avenue West and Gihon Spring Drive. Additionally a separate connection to the municipal system for the proposed mixed-use development will also be constructed.

The extension of municipal water services, system capacity, water metering and water protection will be in accordance with the requirements of the City of Toronto. Water metering and backflow prevention chambers will also be installed at the street line for the proposed development. These chambers and other associated infrastructure must be specified in accordance with City of Toronto Standards.

Given that the subject development is to be serviced by the City of Toronto's watermain system, an Quad-party servicing agreement will be required. This agreement will be between the City of Vaughan, Region of York, the City of Toronto and the Owner, to facilitate the sanitary servicing of the subject site. A condition to this effect is included in Attachment #1 of this report.

c) Sanitary Servicing

The sanitary drainage will be provided by the City of Toronto sanitary sewer system. In this regard, the existing 200 mm diameter sewer will be extended westerly from Steeles Avenue West and Kipling Avenue intersection to service the subject lands. It is noted that the extension of municipal sanitary services, system capacity and control manhole infrastructure must be in accordance with the requirements of the City of Toronto.

Similar to the water servicing, an Quad-party servicing agreement will be required. This agreement will be between the City of Vaughan, Region of York, the City of Toronto and the Owner. A condition to this effect is included in Attachment #1 of this report.

d) Storm Drainage and Stormwater Management

The subject site will be serviced via private storm sewers designed to accommodate the 5 year storm, as prescribed by City of Vaughan Design Criteria. The private storm sewer system is proposed to discharge at the north-east corner of the site, matching the pre-development condition. Stormwater flows, both major overland and minor system, will be directed to Rainbow Creek to the east of the site and not to the City of Toronto storm sewer system. As such, the stormwater discharge rate, quality control and other measures deemed applicable will be at the discretion of the Toronto and Region Conservation Authority.

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e) Environmental Site Assessment

The Geotechnical Assessment prepared by EXP Services dated February 23, 2016, indicates the presence of methane in the fill and till deposit. It also recommends a requirement to construct a passive methane venting system that must be installed below all structures. The venting system would require a Ministry of the Environment and Climate Change (MOECC) Environmental Compliance Approval (ECA) and ongoing monitoring following construction.

Given environmental issues were previously identified and a Remedial Action Plan (RAP) was prepared and submitted, a Holding Symbol “(H)” was applied during the approval and adoption of the Zoning By-law Amendment application. As such, conditions for the removal of the “(H)” require the Owner to successfully implement the accepted RAP and the submission of a Ministry of the Environment and Climate Change (MOECC) Record of Site Condition (RSC) filed on the Environmental Site Registry and acknowledged by the MOECC, covering the entire property.

Given that parkland will be conveyed to the City of Vaughan, a limited Phase Two ESA investigation will be required as part of the conditions of subdivision agreement with the sampling occurring only after certification of rough grading but prior to the placement of top soil.

g) Environmental Noise/Vibration Impact

Due to the proximity of the subject site to Steeles Avenue West and the CN Railway, the Owner commissioned the following reports to analyze the anticipated impacts of noise and vibration on the proposed development:

Detailed Noise Control Study, “Mixed Use Residential and Commercial Development”, prepared by SS Wilson Associates; dated April 26, 2016; and

Measurements of Railway Vibration Levels, “Mixed Use Medium Density Residential and Commercial Development”, prepared by SS Wilson Associates; dated June 13, 2014.

The reports recommend that noise control measures be implemented within the proposed development. The Owner will need to submit a detailed technical analysis prior to Building Permit approval to address site specific noise attenuation requirements. Upon formal approval of the Site Development Application, all warning clauses must be included within all offers of purchase and sale, or lease. A condition to this effect is included in Attachment #1 of this report.

The vibration report concluded that no vibration isolation measures will be required for the proposed development.

h) Traffic/Transportation

A Traffic Impact Study prepared by AECOM, dated March 2016, has been submitted in support of the current application to assess existing levels of service and anticipated traffic impacts from the development proposal. The study used existing traffic volumes, existing signal timing and Synchro traffic analysis software. The analysis indicates that under existing conditions, the site driveway and signalized intersection at Steeles Avenue West and Gihon Spring Drive are operating at an acceptable level of service. Based on the analysis, the above mentioned intersection will operate below capacity with an overall Level of Service (LOS) ‘C’ or better during both peak periods.

The future level of service conditions were determined for the study area intersections utilizing future background total traffic volumes plus subject development for the planning horizon years of 2019. Future background traffic consists of traffic growth from outside of the study area and traffic

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generated by other developments within the study area. The traffic consultant utilized the Regional model to estimate background traffic growth.

The traffic study concludes that the traffic volumes generated by the proposed development represent a small component of total traffic passing through the intersections of the study area during the peak hours and therefore is a minor factor in intersection operation and determination of improvements. DEIP staff concur with the overall study and methodology and accept its conclusions and recommendation.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department has reviewed the applications and advise they have no concerns because the subject lands are clear of any potential archaeological resources and that the following conditions be included in the Site Plan Agreement:

- a) 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 Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Development Planning Department's Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Vaughan Office of the City Solicitor, Real Estate Department

The Real Estate Department has advised that for residential development, the Owner shall provide parkland and shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit for the residential component. For the commercial component, the Owner shall pay to the City of Vaughan cash-in-lieu equivalent to 2% of the value of the subject lands prior to the issuance of a Building Permit. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42, of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in the recommendation of this report.

Vaughan Parks Development Department

The proposed development includes a 2,100 m² public park fronting onto Steeles Avenue West, which will be dedicated to the City of Vaughan. Additional cash-in-lieu of parkland dedication will be required to be paid by the Owner. The Parks Development Department has reviewed the proposed development and has no objection to the approval of Draft Plan of Subdivision File 19T-16V005 and Site Development File DA.16.044, subject to the conditions set forth in the recommendations of this report and Conditions of Approval in Attachment #1 of this report.

Vaughan Environmental Services Department, Waste Management Division

The Environmental Services Department, Waste Management Division has reviewed the Site Development Application and finds it to be acceptable. All garbage and recycling, and snow removal will be privately administered and be the responsibility of the Condominium Corporation.

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Toronto and Region Conservation Authority (TRCA)

The TRCA has advised that they have no objections to the approval of the Draft Plan of Subdivision and Site Development applications. The Owner must successfully obtain a TRCA Permit under Ontario Regulation 166/06, prior to the issuance of any Building Permits and satisfy all requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

City of Toronto

The City of Toronto has reviewed the Draft Plan of Subdivision and Site Development Applications and has no objection to the development of the subject lands. The City of Toronto acknowledges the requirement of the servicing agreement. The City of Toronto, York Region, the Owner and the City of Vaughan continue to work towards executing the quad-party servicing agreement. The Owner must satisfy all requirements of the City of Toronto, conditions to this effect are included in the recommendation of this report.

School Boards

The York Region District School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Central Sud have no objections or conditions to the proposed development.

Canada Post

Canada Post has no objections to the proposed development, subject to their conditions of subdivision approval regarding the installation of mail facilities and equipment which are included in Attachment #1.

Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the proposed development, subject to their conditions of subdivision approval included in Attachment #1.

Bell

Bell has no objections to the proposed development, subject to their conditions of subdivision approval included in Attachment #1.

Canadian National Railway (CN)

CN has advised that the proposed 27.2 m setback to the rail lands and the 1.5 m encroachment of rear balconies into the proposed setback is acceptable, provided that the Owner enters into an agreement with the proponent to satisfy CN's requirements as well as for the registration of an easement subject to their Conditions of Subdivision Approval in Attachment #1.

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):

- Re-establish the urban tree canopy
- Continue to ensure the safety and well-being of citizens

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- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable City

Regional Implications

The subject lands front onto Steeles Avenue West, which is under the jurisdiction of the City of Toronto. York Region has been working with the City of Toronto, the Owner and the City of Vaughan in executing a quad-party servicing agreement in order to provide municipal services to the subject lands from the City of Toronto's water and wastewater system. York Region has no objection to the Draft Plan of Subdivision and Site Development applications subject to the conditions set forth in the recommendation section and the Conditions of Subdivision Approval included in Attachment #1 of this report.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-16V005 and Site Development File DA.16.044 in consideration of the City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposed townhouse and mixed-use buildings is compatible with the surrounding area for the reasons set out in this report. On this basis, the Vaughan Development Planning Department can support the approval of the Draft Plan of Subdivision and Site Development Applications, subject to the recommendations and conditions contained in this report and in Attachment #1 of this report.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-16V005
5. Site Plan
6. Landscape Plan
7. Elevations - Back-to-Back Townhouses
8. Elevations - Conventional Townhouses
9. Mixed-Use Building Elevations

Report prepared by:

Mary Caputo, Senior Planner - OMB, ext. 8215

(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-16V005
SITE DEVELOPMENT FILE DA.16.044
WOODBIDGE PARK LIMITED
WARD 2 - VICINITY OF STEELES AVENUE WEST AND MARTIN GROVE ROAD**

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-16V005 (Woodbridge Park Limited) as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 of this report.
2. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-16V005 (Woodbridge Park Limited) shall include the following clause:

“The Owner shall provide parkland and shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the subject lands for the residential component and 2% of the value of the subject lands for the commercial component prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s “Cash-In-Lieu of Parkland Policy”. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42, of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
3. THAT Site Development File DA.16.044 (Woodbridge Park Limited) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with 249, 3-storey freehold townhouse dwelling units (comprised of 89 conventional townhouse units and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses, and a 2,100 m² public park, together with privately owned and maintained common elements (by a future condominium corporation) for the internal roads, visitor parking, walkways and landscaped amenity areas, as shown on Attachments #4 to #9, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment;
 - iii) the Owner shall satisfy all requirements of the Vaughan Parks Development Department;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;

- v) the Owner shall satisfy all requirements of the City of Toronto;
 - vi) the Owner shall satisfy all requirements of the Region of York Community Planning and Development Services Department;
 - vii) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88, as identified in the Zoning section of this report, specifically to permit Block 16 with a maximum of 7 rather than 6 townhouse units in a row, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
- b) the implementing Site Plan Agreement shall include the following clauses:
- 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 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 Vaughan Development Planning Department's Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
 - iii) The Owner is required to make satisfactory arrangements with the City of Toronto for the extension of the water main and sanitary sewer along Steeles Avenue West, as well as all work within the City of Toronto's right-of-way and provide financial security, submit engineering and inspection fees and provide insurance as required.
 - iv) The Owner agrees that the arrangements referred to in condition iii), above, is subject to the execution of a Quad-party Servicing Agreement, between the Owner, City of Toronto, York Region and the City of Vaughan.
 - v) The Owner shall convey for nominal consideration to the City of Toronto, a vehicular easement to accommodate access to the water meter chambers for maintenance and repair purposes. The easement shall permit City of Toronto vehicles to manoeuvre along a section of the proposed internal (private) driveway system. The easement documents must be prepared to the satisfaction of the Executive Director, Engineering and Construction Services, Toronto Water and the City of Toronto City Solicitor.
 - vi) The Owner is required to construct a new sidewalk along the Steeles Avenue West frontage of the site in accordance with City of Toronto standards at no cost to the municipality and to the satisfaction of the Executive Director of Engineering and Construction Services.
 - vii) The Owner is required to prepare all documents and convey to the City of Toronto, at nominal cost, a 0.8 metre wide strip of land across the Steeles Avenue West frontage of the subject property, in fee simple, such lands to

be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have been dedicated as a public highway, all to the satisfaction of the Executive Director, Engineering and Construction Services and the City Solicitor.

viii) The Owner must submit a draft Reference Plan of Survey to the City of Toronto's Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:

- Be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projection);
- Delineate by separate PARTS the lands to be conveyed to the City of Toronto, the remainder of the site and any appurtenant rights-of-way and easements;
- Show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
- Pay all costs for registration and preparation of reference plan(s);
- Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City of Toronto;
- Submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, describing the lands to be conveyed to the City of Toronto, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance; all environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City of Toronto and its peer reviewer and any limitation on liability and indemnification is to be consistent with 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering and Construction Services.
- Pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City of Toronto (7%), and submit an initial deposit of \$8,000.00 towards the cost of the Peer Review in the form of a certified cheque, to the Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City of Toronto);
- Submit, to the satisfaction of the City of Toronto's peer reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (153/04, as amended) describing the current conditions of the land to be conveyed to the City of Toronto and the proposed

Remedial Action Plan based on the site condition standards approach, to the Executive Director, Engineering and Construction Services.

- At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Executive Director, Engineering and Construction Services for Peer Review and concurrence, which states:

a) In the opinion of the Qualified Person:

- i) It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City of Toronto lands that would exceed the applicable Site Condition Standards; and
- ii) To the extent that the opinion in viii) a) i) above is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City of Toronto lands poses an adverse effect to the environment or human health.

b) Lands to be conveyed to the City of Toronto meets either:

- i) the applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg. 153/04) for the most environmentally sensitive adjacent land use; or
- ii) the Property Specific Standards as approved by the Ministry for a Risk Assessment/Risk Management Plan which was conducted in accordance with the conditions set out herein.

ix) The Qualified Person's statement, referenced in Condition viii) above, will include a Reliance Letter that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming that both the City of Toronto and the City's of Toronto peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted with reliance extended to the City of Toronto and its peer reviewer and any limitation on liability and indemnification is to be consistent with 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering and Construction Services.

x) The lands require a Record of Site Condition, (RSC) therefore, the Owner is required to:

- a) file the RSC on the Ontario Environmental Site Registry; and
- b) submit the Ministry of the Environment and Climate Change's Letter of Acknowledgement of filing of the RSC confirming that

the RSC has been prepared and filed in accordance with O.Reg.153/04, as amended, to the Executive Director, Engineering and Construction Services.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

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

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

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

- Low flow water fixtures
- Upgraded roof shingles
- Energy Star Appliances
- Additional planting of native species
- Planting of drought tolerant species
- The use of high renewable and recycled content building products and certified sustainably harvested lumber

Economic Impact

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

Communications Plan

On September 9, 2016, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject site, including residents within the City of Toronto, the City of Toronto and to the West Woodbridge Homeowners Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol.

A Public Hearing was held by the Committee of the Whole on October 3, 2016, for Draft Plan of Subdivision Application 19T-16V005. No comments were received by the Vaughan Development Planning Department through the notice circulation or at the Public Hearing. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 3, 2016, and to forward a comprehensive report to a future Committee of the Whole Meeting was ratified by Vaughan Council on October 19, 2016.

Purpose

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

1. Draft Plan of Subdivision File 19T-16V005 to create 2 blocks within a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following, that will facilitate a future residential and commercial site plan as described in #2 below:

Blocks	Land Use	Area
Block 1	Residential Block	5.79 ha
Block 2	Open Space Block	0.21 ha
	Total	6.00 ha

2. Site Development File DA.16.044 to permit the development of the subject lands with 249, 3-storey freehold townhouse dwelling units (comprised of 89 conventional townhouse units and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses, a 2,100 m² public park, and privately owned and maintained common elements (by a future condominium corporation) for the internal roads, visitor parking, walkways, and landscaped amenity areas, as shown on Attachments #5 to #9.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with 249, 3-storey freehold townhouse dwelling units (comprised of 89 conventional townhouse units and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses, a 2,100 m² public park, and privately owned and maintained common elements (by a future condominium corporation) for the internal roads, visitor parking, walkways, and landscaped amenity areas, as shown on Attachments #5 to #9. The Vaughan Development Planning Department supports the approval of the Draft Plan of Subdivision (that creates the residential and park blocks) and Site Development applications as they will facilitate a residential/commercial and open space development that it is appropriate and compatible with the surrounding land uses.

Location

The subject lands shown on Attachments #2 and #3, are located on the north side of Steeles Avenue West, east of Martin Grove Road, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Land Use Policies/Planning Considerations

Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Community Commercial Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2 - Site Specific Policy 13.17.1.2, as amended by OPA #12.

The proposed draft plan of subdivision (Attachment #4) showing a residential and park blocks allows the processing of the site development application (Attachments #5 to #9) to develop 249, 3-storey townhouse dwelling units and 2, 3-storey mixed-use apartment buildings, and a public park block. The subdivision application will also allow for a future condominium application to be submitted to facilitate the common elements, including the private condominium road, landscaped amenity areas, walkways, and visitor parking spaces.

The proposed Draft Plan of Subdivision and Site Development applications implement VOP 2010, and conforms to the Official Plan.

Zoning

The subject lands are zoned RM2(H) Multiple Residential Zone with a Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1432), which permits the proposed conventional townhouse dwelling units, back-to-back townhouse dwelling units, and mixed-use apartment buildings with ground floor commercial uses.

The Owner has proposed 7 conventional townhouse units in a row within Block 16, as shown on Attachment #5, whereas site-specific Exception 9(1432) only permits a maximum of 6 conventional townhouse units in a row. The requested variance is considered to be minor in nature and is supported by the Development Planning Department. The Owner will be required to successfully obtain approval of the variance from the Vaughan Committee of Adjustment, which must be final and binding prior to the execution of the Site Plan Agreement. A condition of approval to this effect is included in the recommendation of this report.

The proposed site plan and Draft Plan of Subdivision complies in all other respects with Exception 9(1432) of Zoning By-law 1-88.

The condition for the removal of the "(H)" Holding Symbol on the lands zoned RM2(H) Zone require the Owner to successfully implement the accepted Remedial Action Plan and submit to the Ministry of the Environment and Climate Change a Record of Site Condition (RSC) filed on the Environmental Site Registry and acknowledged by the MOECC, covering the entire property. Once this occurs to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department, the "(H)" Holding Symbol can be removed by way of the filing of a Zoning By-law Amendment Application to the Vaughan Development Planning Department that will facilitate the enactment of a future zoning by-law by Vaughan Council.

Subdivision and Site Plan Design

The proposed Draft Plan of Subdivision shown on Attachment #4 is comprised of 2 Blocks. The larger residential block, identified as Block 1, is proposed to be developed by way of a Site Plan (Attachment #5) with 249, 3-storey townhouse dwelling units (comprised of 89 conventional townhouse units and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses with frontage onto a private common element condominium road, with private amenity areas, visitor parking, and walkways as shown on Attachment #5. The southerly portion of the subject lands, identified as Block 2, which fronts onto Steeles Avenue West, is proposed to be developed with a 2,100 m² public park, which will be conveyed to the City of Vaughan. Access to the subject lands will be provided through a mutual private driveway (owned by Woodbridge Park) from Steeles Avenue West that will be shared with an existing Long Term Care Facility (Leisure World Retirement Homes).

The proposed building elevations of the back-to-back townhouse and conventional townhouses, as shown on Attachments #7 and #8, will be constructed with a variety of materials including stucco, wood and brick veneer, and will vary in tones between each townhouse block. The proposed townhouse units are designed with flat roofs. The proposed building elevations for the rental apartment buildings, as shown on Attachment #9, will be constructed similar to the proposed townhouses, with the inclusion of glazing along the ground floor for the proposed commercial units. The final building elevations and materials will be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

The proposed Landscape Plan is shown on Attachment #6. The Owner is proposing to provide a significant buffer along the northerly portion of the subject lands abutting the Canadian National Railway lands. The Owner has provided buffer areas adjacent to the open space lands to the east as shown on Attachment #6. The Owner is also proposing to plant a significant number of

trees and landscaping throughout the proposed development along the proposed private common element streets.

The Owner will be required to submit a future Draft Plan of Condominium Application to establish the common elements (e.g. private common roads, visitor parking, internal sidewalks, and landscaped amenity areas).

The Vaughan Development Planning Department is satisfied with the proposed subdivision and site plan design subject to the comments in this report and conditions of subdivision approval set-out in Attachment #1, and the recommendations of site plan approval in this report.

Vaughan Development Engineering and Infrastructure Planning (DEIPS) Department

The Vaughan DEIPS Department has provided the following comments:

a) Road Network

The subject lands are located on the north side of Steeles Avenue West, east of Gihon Spring Drive. Steeles Avenue West is under the jurisdiction of the City of Toronto. Vehicular access to the subject site will be accommodated via an existing driveway that forms part of an existing signalized intersection at the Steeles Avenue West and Gihon Spring Drive and it will also be shared with the existing Long Term Care facility (Leisure world Retirement Homes). The proposed development will utilize private condominium roads. A secondary emergency access, with removable bollards, has been provided fronting onto Steeles Avenue West. To the east of the subject lands is an unopened Kipling Avenue road allowance and the former Thackery landfill site. The road allowance of Steeles Avenue West and untraveled portion of Old Steeles Avenue form the south limits of the subject lands.

Steeles Avenue West and Old Steeles Avenue also represent the municipal boundary between the City of Toronto and the City of Vaughan. There is no connection to any other road services to the north. All vehicles will be required to use the existing access to Steeles Avenue West.

b) Water Servicing

The Owner has submitted a Functional Servicing Report (FSR) and Stormwater Management Report by Valdor Engineering Inc., dated April 2016, in support of the applications. The subject lands are located within the City of Vaughan Pressure District 4 (PD4). There are no City of Vaughan watermains in the vicinity of the subject site; therefore, the site will have to be serviced by the City of Toronto watermain system. The existing 300 mm diameter watermain on Steeles Avenue West (near Kipling Avenue) will be extended westerly to connect to the 300 mm diameter watermain located at Steeles Avenue West and Gihon Spring Drive. Additionally a separate connection to the municipal system for the proposed mixed-use development will also be constructed.

The extension of municipal water services, system capacity, water metering and water protection will be in accordance with the requirements of the City of Toronto. Water metering and backflow prevention chambers will also be installed at the street line for the proposed development. These chambers and other associated infrastructure must be specified in accordance with City of Toronto Standards.

Given that the subject development is to be serviced by the City of Toronto's watermain system, an Quad-party servicing agreement will be required. This agreement will be between the City of Vaughan, Region of York, the City of Toronto and the Owner, to facilitate the sanitary servicing of the subject site. A condition to this effect is included in Attachment #1 of this report.

c) Sanitary Servicing

The sanitary drainage will be provided by the City of Toronto sanitary sewer system. In this regard, the existing 200 mm diameter sewer will be extended westerly from Steeles Avenue West and Kipling Avenue intersection to service the subject lands. It is noted that the extension of municipal sanitary services, system capacity and control manhole infrastructure must be in accordance with the requirements of the City of Toronto.

Similar to the water servicing, an Quad-party servicing agreement will be required. This agreement will be between the City of Vaughan, Region of York, the City of Toronto and the Owner. A condition to this effect is included in Attachment #1 of this report.

d) Storm Drainage and Stormwater Management

The subject site will be serviced via private storm sewers designed to accommodate the 5 year storm, as prescribed by City of Vaughan Design Criteria. The private storm sewer system is proposed to discharge at the north-east corner of the site, matching the pre-development condition. Stormwater flows, both major overland and minor system, will be directed to Rainbow Creek to the east of the site and not to the City of Toronto storm sewer system. As such, the stormwater discharge rate, quality control and other measures deemed applicable will be at the discretion of the Toronto and Region Conservation Authority.

e) Environmental Site Assessment

The Geotechnical Assessment prepared by EXP Services dated February 23, 2016, indicates the presence of methane in the fill and till deposit. It also recommends a requirement to construct a passive methane venting system that must be installed below all structures. The venting system would require a Ministry of the Environment and Climate Change (MOECC) Environmental Compliance Approval (ECA) and ongoing monitoring following construction.

Given environmental issues were previously identified and a Remedial Action Plan (RAP) was prepared and submitted, a Holding Symbol "(H)" was applied during the approval and adoption of the Zoning By-law Amendment application. As such, conditions for the removal of the "(H)" require the Owner to successfully implement the accepted RAP and the submission of a Ministry of the Environment and Climate Change (MOECC) Record of Site Condition (RSC) filed on the Environmental Site Registry and acknowledged by the MOECC, covering the entire property.

Given that parkland will be conveyed to the City of Vaughan, a limited Phase Two ESA investigation will be required as part of the conditions of subdivision agreement with the sampling occurring only after certification of rough grading but prior to the placement of top soil.

g) Environmental Noise/Vibration Impact

Due to the proximity of the subject site to Steeles Avenue West and the CN Railway, the Owner commissioned the following reports to analyze the anticipated impacts of noise and vibration on the proposed development:

- Detailed Noise Control Study, "Mixed Use Residential and Commercial Development", prepared by SS Wilson Associates; dated April 26, 2016; and
- Measurements of Railway Vibration Levels, "Mixed Use Medium Density Residential and Commercial Development", prepared by SS Wilson Associates; dated June 13, 2014.

The reports recommend that noise control measures be implemented within the proposed development. The Owner will need to submit a detailed technical analysis prior to Building Permit approval to address site specific noise attenuation requirements. Upon formal approval of the

Site Development Application, all warning clauses must be included within all offers of purchase and sale, or lease. A condition to this effect is included in Attachment #1 of this report.

The vibration report concluded that no vibration isolation measures will be required for the proposed development.

h) Traffic/Transportation

A Traffic Impact Study prepared by AECOM, dated March 2016, has been submitted in support of the current application to assess existing levels of service and anticipated traffic impacts from the development proposal. The study used existing traffic volumes, existing signal timing and Synchro traffic analysis software. The analysis indicates that under existing conditions, the site driveway and signalized intersection at Steeles Avenue West and Gihon Spring Drive are operating at an acceptable level of service. Based on the analysis, the above mentioned intersection will operate below capacity with an overall Level of Service (LOS) 'C' or better during both peak periods.

The future level of service conditions were determined for the study area intersections utilizing future background total traffic volumes plus subject development for the planning horizon years of 2019. Future background traffic consists of traffic growth from outside of the study area and traffic generated by other developments within the study area. The traffic consultant utilized the Regional model to estimate background traffic growth.

The traffic study concludes that the traffic volumes generated by the proposed development represent a small component of total traffic passing through the intersections of the study area during the peak hours and therefore is a minor factor in intersection operation and determination of improvements. DEIP staff concur with the overall study and methodology and accept its conclusions and recommendation.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department has reviewed the applications and advise they have no concerns because the subject lands are clear of any potential archaeological resources and that the following conditions be included in the Site Plan Agreement:

- a) 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 Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Development Planning Department's Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Vaughan Office of the City Solicitor, Real Estate Department

The Real Estate Department has advised that for residential development, the Owner shall provide parkland and shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit for the residential component. For the commercial component, the Owner shall pay to the City of Vaughan cash-in-lieu equivalent to 2% of the value of the subject lands prior to the issuance of a Building Permit. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42, of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Office of the City Solicitor, Real Estate

Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in the recommendation of this report.

Vaughan Parks Development Department

The proposed development includes a 2,100 m² public park fronting onto Steeles Avenue West, which will be dedicated to the City of Vaughan. Additional cash-in-lieu of parkland dedication will be required to be paid by the Owner. The Parks Development Department has reviewed the proposed development and has no objection to the approval of Draft Plan of Subdivision File 19T-16V005 and Site Development File DA.16.044, subject to the conditions set forth in the recommendations of this report and Conditions of Approval in Attachment #1 of this report.

Vaughan Environmental Services Department, Waste Management Division

The Environmental Services Department, Waste Management Division has reviewed the Site Development Application and finds it to be acceptable. All garbage and recycling, and snow removal will be privately administered and be the responsibility of the Condominium Corporation.

Toronto and Region Conservation Authority (TRCA)

The TRCA has advised that they have no objections to the approval of the Draft Plan of Subdivision and Site Development applications. The Owner must successfully obtain a TRCA Permit under Ontario Regulation 166/06, prior to the issuance of any Building Permits and satisfy all requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

City of Toronto

The City of Toronto has reviewed the Draft Plan of Subdivision and Site Development Applications and has no objection to the development of the subject lands. The City of Toronto acknowledges the requirement of the servicing agreement. The City of Toronto, York Region, the Owner and the City of Vaughan continue to work towards executing the quad-party servicing agreement. The Owner must satisfy all requirements of the City of Toronto, conditions to this effect are included in the recommendation of this report.

School Boards

The York Region District School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Central Sud have no objections or conditions to the proposed development.

Canada Post

Canada Post has no objections to the proposed development, subject to their conditions of subdivision approval regarding the installation of mail facilities and equipment which are included in Attachment #1.

Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the proposed development, subject to their conditions of subdivision approval included in Attachment #1.

Bell

Bell has no objections to the proposed development, subject to their conditions of subdivision approval included in Attachment #1.

Canadian National Railway (CN)

CN has advised that the proposed 27.2 m setback to the rail lands and the 1.5 m encroachment of rear balconies into the proposed setback is acceptable, provided that the Owner enters into an agreement with the proponent to satisfy CN's requirements as well as for the registration of an easement subject to their Conditions of Subdivision Approval in Attachment #1.

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):

- Re-establish the urban tree canopy
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable City

Regional Implications

The subject lands front onto Steeles Avenue West, which is under the jurisdiction of the City of Toronto. York Region has been working with the City of Toronto, the Owner and the City of Vaughan in executing a quad-party servicing agreement in order to provide municipal services to the subject lands from the City of Toronto's water and wastewater system. York Region has no objection to the Draft Plan of Subdivision and Site Development applications subject to the conditions set forth in the recommendation section and the Conditions of Subdivision Approval included in Attachment #1 of this report.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-16V005 and Site Development File DA.16.044 in consideration of the City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposed townhouse and mixed-use buildings is compatible with the surrounding area for the reasons set out in this report. On this basis, the Vaughan Development Planning Department can support the approval of the Draft Plan of Subdivision and Site Development Applications, subject to the recommendations and conditions contained in this report and in Attachment #1 of this report.

Attachments

1. Conditions of Approval
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8. Elevations - Conventional Townhouses
9. Mixed-Use Building Elevations

Report prepared by:

Mary Caputo, Senior Planner - OMB, ext. 8215

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Interim Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-16V005
WOODBIDGE PARK LIMITED
LOT 1, CONCESSION 8, 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-16V005 (THE PLAN) ARE AS FOLLOWS:

The Owner shall satisfy the following conditions:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of the Region of York as set out on Attachment No. 1b) and dated July 28, 2016.
3. The Conditions of Approval of Canada Post as set out on Attachment No. 1c) and dated July 14, 2016.
4. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1d) and dated June 17, 2016.
5. The Conditions of Approval of Bell as set out on Attachment No. 1e) and dated June 20, 2016.
6. The Conditions of Approval of Canadian National Railway as set out on Attachment No. 1f) and dated July 27, 2016.

Clearances

1. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. Canada Post shall advise that the Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Enbridge Gas Distribution shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Canadian National Railway shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)
CONDITIONS OF APPROVAL

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Weston Consulting Planning and Urban Design, Drawing #D1, dated April 26, 2016.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of *the Planning Act*.
3. The Owner shall enter into a subdivision agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
4. The Owner shall pay any and all outstanding application fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law.
5. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
6. Prior to application for Building Permit, Site Plan Approval is required for the townhouse dwelling units under the City's Site Plan Control By-law.
7. Prior to the landscape plan review by Urban Design staff, a fee in accordance with the in-effect by-law at the time of landscape plan review shall be provided by the Owner to the Development Planning Department in accordance with recent Council approved fee by-laws (commencing January 1, 2016); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
 - This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, and natural feature edge restoration/management plans) and inspections for tree removals permit clearance, start of guaranteed maintenance period, and assumption of the development by the City.
8. Prior to final approval, the Owner shall prepare an urban design brief. The document shall address but not be limited to the following issues:
 - Landscape master plan; co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting. Also, the appropriate community edge treatment along Steeles Avenue West and the Canadian National Railway lands.
 - Architectural control design guidelines, including appropriate flankage elevations along Steeles Avenue West.
 - Sustainability design practices/guidelines.
9. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the

City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.

10. The warning clauses Council approved on September 29, 1997, with respect to "Tree Fees" shall be included in the subdivision agreement:
 - "Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
 - "The City has not imposed an amount of a 'Tree Fee' or any other fee which may be charged as a condition of purchase for the planting of trees. Any 'Tree Fee' paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."
11. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of the residential blocks that abut the existing Canadian National Railway lands to the north, to the satisfaction of the City.
12. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut the road allowance to the east, to the satisfaction of the City.
13. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks; to be coordinated with the environmental noise report and architectural design guidelines.
14. The Owner shall convey at no cost and free of encumbrances an easement in favour of the City over the private common elements to be used for the general public and for the purpose of access and maintenance of the Park Block.
15. The Owner shall agree that the Park Block shall not be encumbered by any services or easements including but not limited to utility services, transformer boxes, Canada post mailboxes and/or access, and the like.
16. The Owner shall agree to enter into a developer build agreement with the City to build the Park including but not limited to the construction of playground, shade structure, hardscaping, and all associated softscaping and in accordance with the Developer Build Parks Policy, No. 07.2.05. The Owner shall agree that the development of the Park shall coincide with the development of the townhouse development.
17. The Owner shall agree that the lands that form part of the common elements for this application shall be permitted to be used by the City and the general public as a pedestrian walkway connection for general maintenance access (existing driveway and Street A shall be permitted to be used by the City for general maintenance). The Owner will be required to allow for public accessible pedestrian connection and maintenance access to be registered on title for these lands without disturbances in perpetuity. The maintenance and operations of the 2.0 m walkways shall be the responsibility of the Owner. The Owner will be responsible for all required maintenance works and associated capital improvements for the walkways, which would include but is not limited to the site furnishings, pedestrian lighting, hardscape and associated landscape works. The Owner is to perform regular maintenance to ensure that the pedestrian path of travel is accessible and safe for public use to the satisfaction of the City.

18. The Owner shall agree to conduct a geotechnical investigation and Phase 2 Environmental Site Assessment by a qualified Professional Engineer in accordance with O.Reg. 153/04 assessing the Park Block for contaminants of concern to the satisfaction of the City and must ensure compliance with the updated Engineering Design Criteria and Standard Drawings Manual.
19. The Owner shall agree to conduct a minimum of 5 boreholes within the Park Block. Boreholes are to be taken at regular intervals along the full length of the Park Block. Borehole reports are to indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including levels of various chemical elements and contaminants to the satisfaction of the City.
20. The Owner shall agree that the Park Block shall include adequate sized servicing connections along the main frontage of the block, including a water chamber manhole, complete with a curb stop, and stormwater manhole. All stormwater structures are to be located less than 5 m away from property lines. Additional information is required whether a service easement is required on private lands to service the park.
21. The Owner shall agree to prepare a stormwater management brief and grading plan for all required stormwater services to ensure that the proposed works have been designed to accommodate stormwater flows in accordance with City Engineer requirements to the satisfaction of the City
22. The Owner shall agree that the Park Block is to include a 120/240 volt, single phase, three wire power supply electrical servicing to the satisfaction of the City. The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the Park Block. The cable feed will originate from the closest (within 75 m cable length) single phase pad mounted transformer and will be left coiled and attached to a 2" x 4" woods stake, visible above grade.
23.
 - a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 - b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
24. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
25. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
26. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
27. The Owner shall agree in the subdivision agreement that construction access shall be provided

only in a location approved by the City of Vaughan, the Region of York and the City of Toronto, as required.

28. 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.
29. 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.
30. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for review and approval, the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, 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) stormwater management techniques which may be required to control minor or major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation on-site 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.

31. 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.
32. 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.
33. 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.
34. 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.
35. 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.
36. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal

water system and continue until such time as determined by the City of Toronto 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 of Toronto. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.

37. 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 and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

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 purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the 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 By-Law 1-88, as amended, as follows:

- i) 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.
- ii) Driveway in either Front or Exterior Side yards shall be constructed in accordance with the following requirements:

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

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

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

- (e) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”
- (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 and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings.
- (h) “The City has taken a Letter of Credit from the Owner for 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.”
- (i) “Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot Owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”

- (j) “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."

- (k) "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."

38. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks:

a) within the entire subdivision plan:

- "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
- "Purchasers and/or tenants are advised that traffic-calming measures may have been incorporated into the road allowances."
- "Purchasers and/or tenants are advised that where Canadian National or Canadian Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."
- "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."

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

- "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."

c) abutting a park block:

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

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

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

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

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

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

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

40. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a building permit.



ATTACHMENT NO. 1b)

July 28, 2016

**Schedule of Conditions
19T-16V005
Part of Lot 1, Concession 8
(Woodbridge Park Ltd.)
City of Vaughan**

Re: Weston Consulting Group Inc., File No. 5303-2, dated April 11, 2016

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. Prior to final approval, York Region shall confirm that a quad-party servicing agreement among the Owner, City of Vaughan, York Region and the City of Toronto has been executed to allow for the water and wastewater servicing to this development. The said agreement will deal with the construction, operation, maintenance, and billing arrangements for the proposed cross-jurisdictional water service connection.
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, an electronic copy of the engineering drawing(s) showing the layout of the watermain and sewers shall be submitted to the Infrastructure Asset Management Branch.
5. 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:
 - A requirement that a quad-party servicing agreement among the Owner, City of Vaughan, York Region and the City of Toronto has been executed to allow for the water and wastewater servicing to this development. The said agreement will deal with the construction, operation, maintenance, and billing arrangements for the proposed cross-jurisdictional water and wastewater service connections.
6. 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.
7. 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.
8. The Regional Corporate Services Department shall advise that Conditions 1 to 7 inclusive, have been satisfied.

July 14, 2016

**CITY OF VAUGHAN
2141 MAJOR MACKENZIE DRIVE
VAUGHAN ON L6A 1T1**

Attention: Mary Caputo - Planner

Re: 19T-16V044 & DA.16.044

RELATED FILES: OP.14.003 & Z.14.024

WOODBIDGE PARK LTD.

PART OF LOT 1, CONCESSION 8 & PARTS 1, 6 & 7, REFERENCE PLAN NO.: 65R-25383

THE CITY OF VAUGHAN WARD 2 POSTAL DELIVERY AREA: WOODBRIDGE .

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

ATTACHMENT NO. 1c)

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

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

Patrick Brown

Patrick Brown
Delivery Planning Officer
Canada Post
1860 Midland Ave 2nd Fl
Scarborough ON M1P 5A1
416-751-0160 Ext 2019
Patrick.brown@canadapost.ca



ATTACHMENT NO. 1d)

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

June 17, 2016

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

Dear Mary Caputo,

Re: Draft Plan of Subdivision
Woodbridge Park Ltd.
Part Lot 1, Concession 8 & Parts 1, 6 & 7, Reference Plan No. 65R-25383
City of Vaughan
File No.: 19T-16V005 & DA-16-044
Related: OP-14-003 & Z-14-024

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

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

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and /or soil trenches) and/or asphalt paving.

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

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

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea30@enbridge.com.

ATTACHMENT NO. 1d)

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,



Allison Sadler

Municipal Planning Advisor
Distribution Planning & Records

—

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5763

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AS/jh



ATTACHMENT 1e)

June 20, 2016

1. 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.
2. 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.
3. 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).
4. 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.
5. 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).

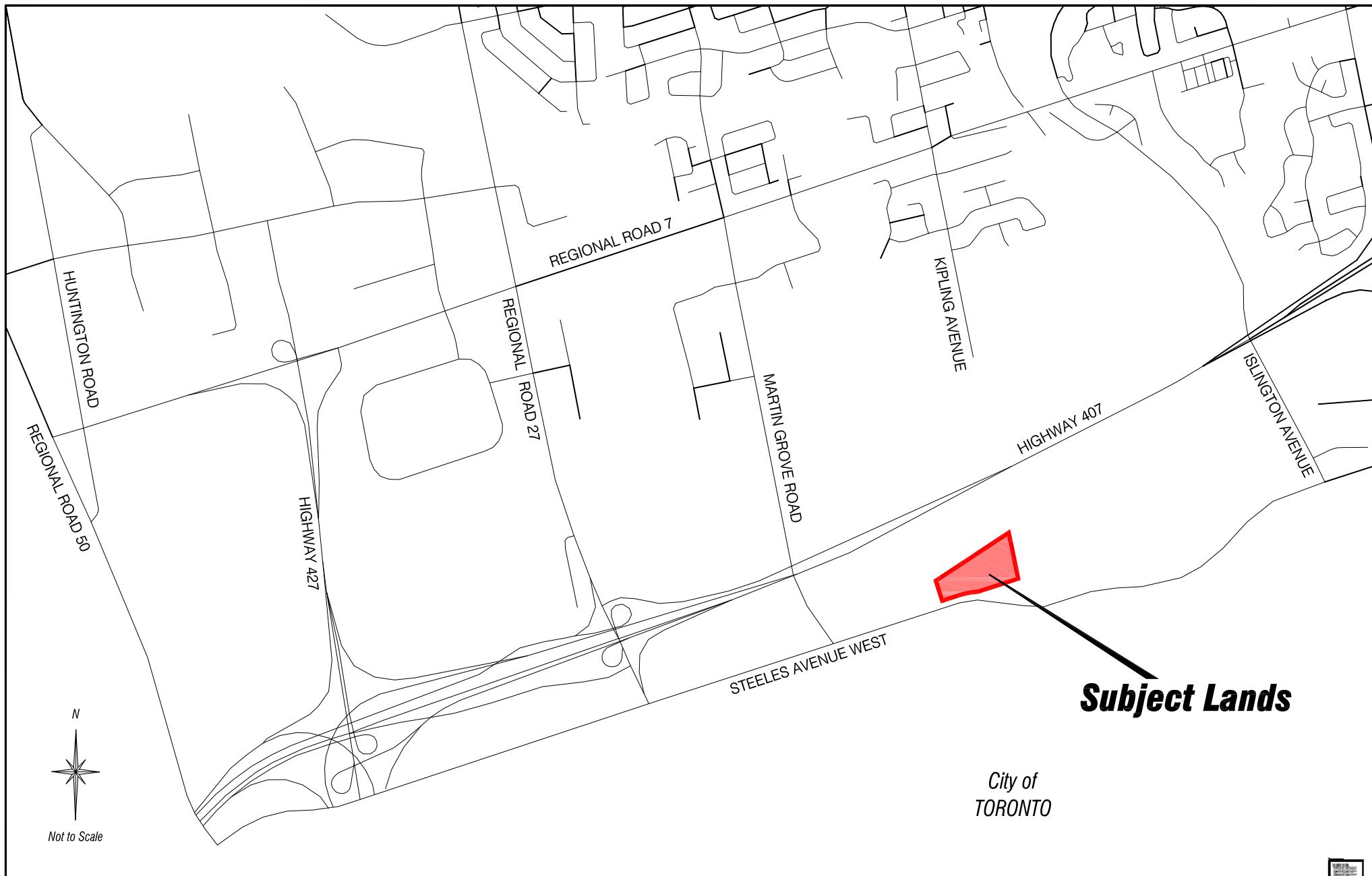


ATTACHMENT NO. 1f)

Conditions of Approval

July 27, 2016

1. That the proponent comply with CN's Principal Main Line requirements (annexed) in order to address potential railway proximity issues, to the satisfaction of the Railway.
2. Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 27.2 meters in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
3. The Owner shall engage a consultant to undertake an analysis of noise. At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 5.5 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
4. Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ± 3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
5. The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.
6. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
7. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
8. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
9. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
10. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.



Context Location Map

LOCATION:
Part of Lot 1, Concession 8

APPLICANT:
Woodbridge Park Limited

N:\GIS_Archive\Attachments\19T\19t-16v005etal.dwg

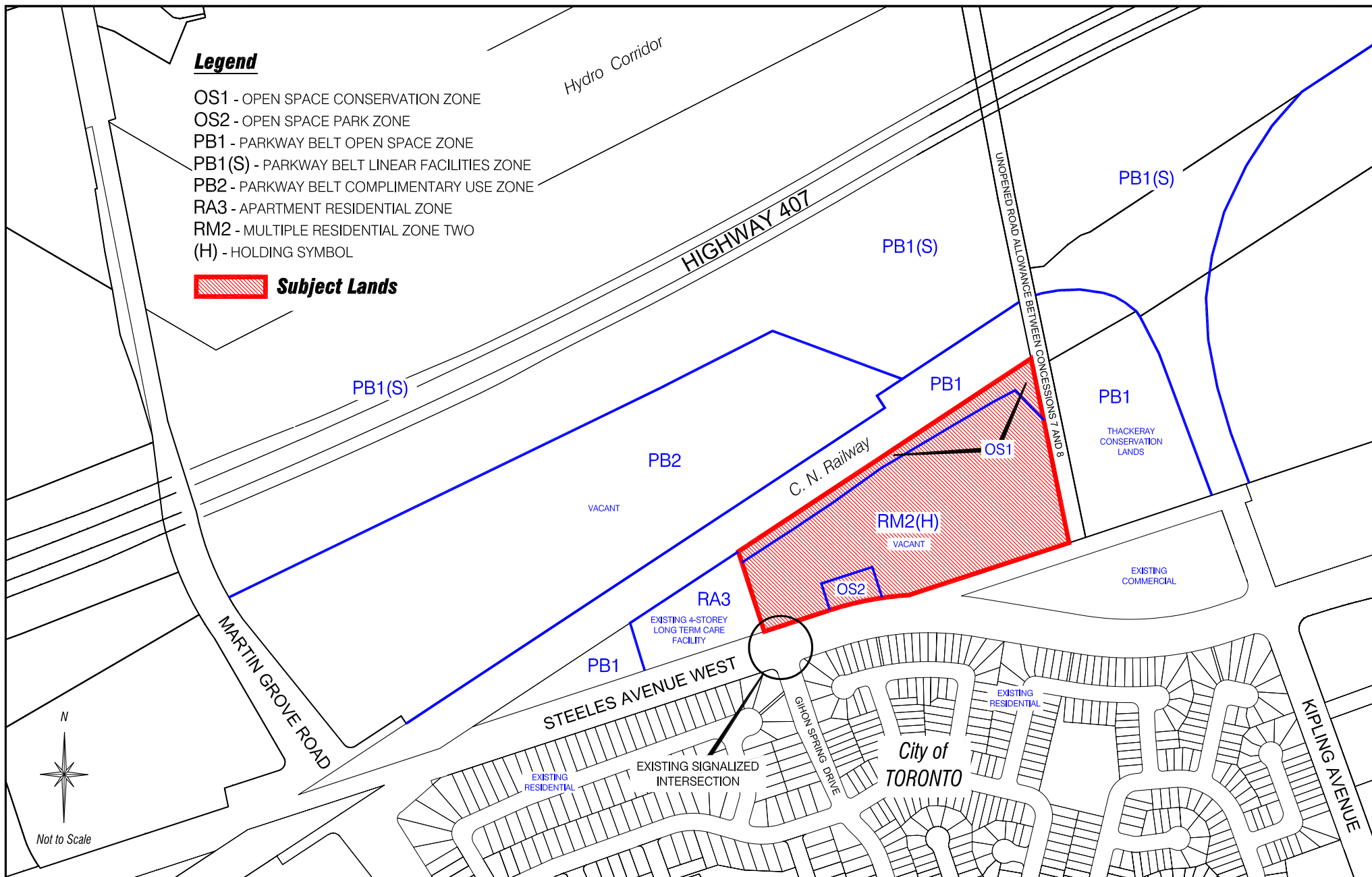


Attachment

FILE(S):
19T-16V005, DA.16.044

DATE:
December 6, 2016

2



Location Map

LOCATION:
Part of Lot 1, Concession 8

APPLICANT:
Woodbridge Park Limited

N:\GIS_Archive\Attachments\19T\19t-16v005etal.dwg

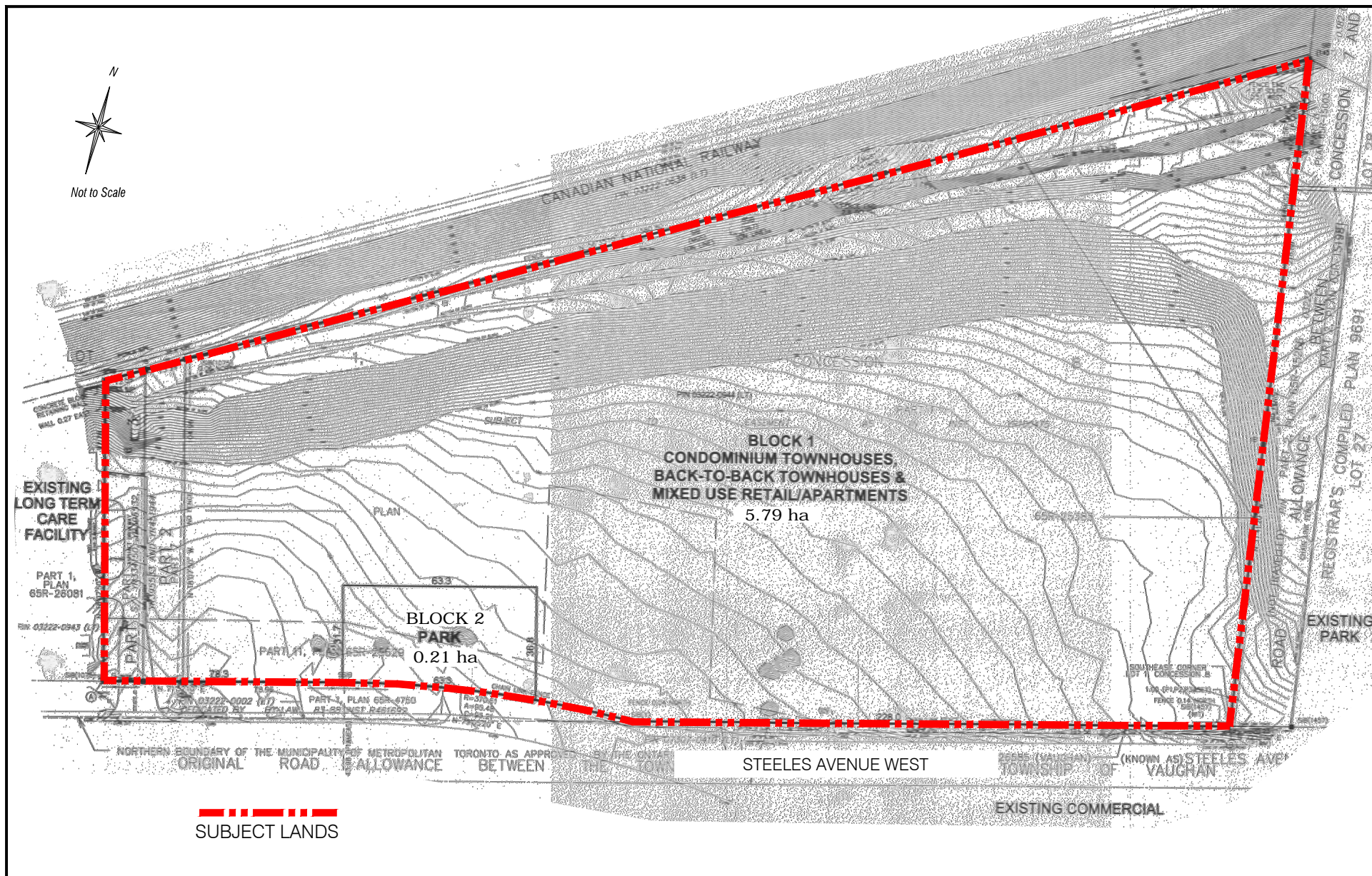


Attachment

FILE(S):
19T-16V005, DA.16.044

DATE:
December 6, 2016

3



Draft Plan of Subdivision File 19T-16V005

APPLICANT: Woodbridge Park Limited
LOCATION: Part of Lot 1, Concession 8

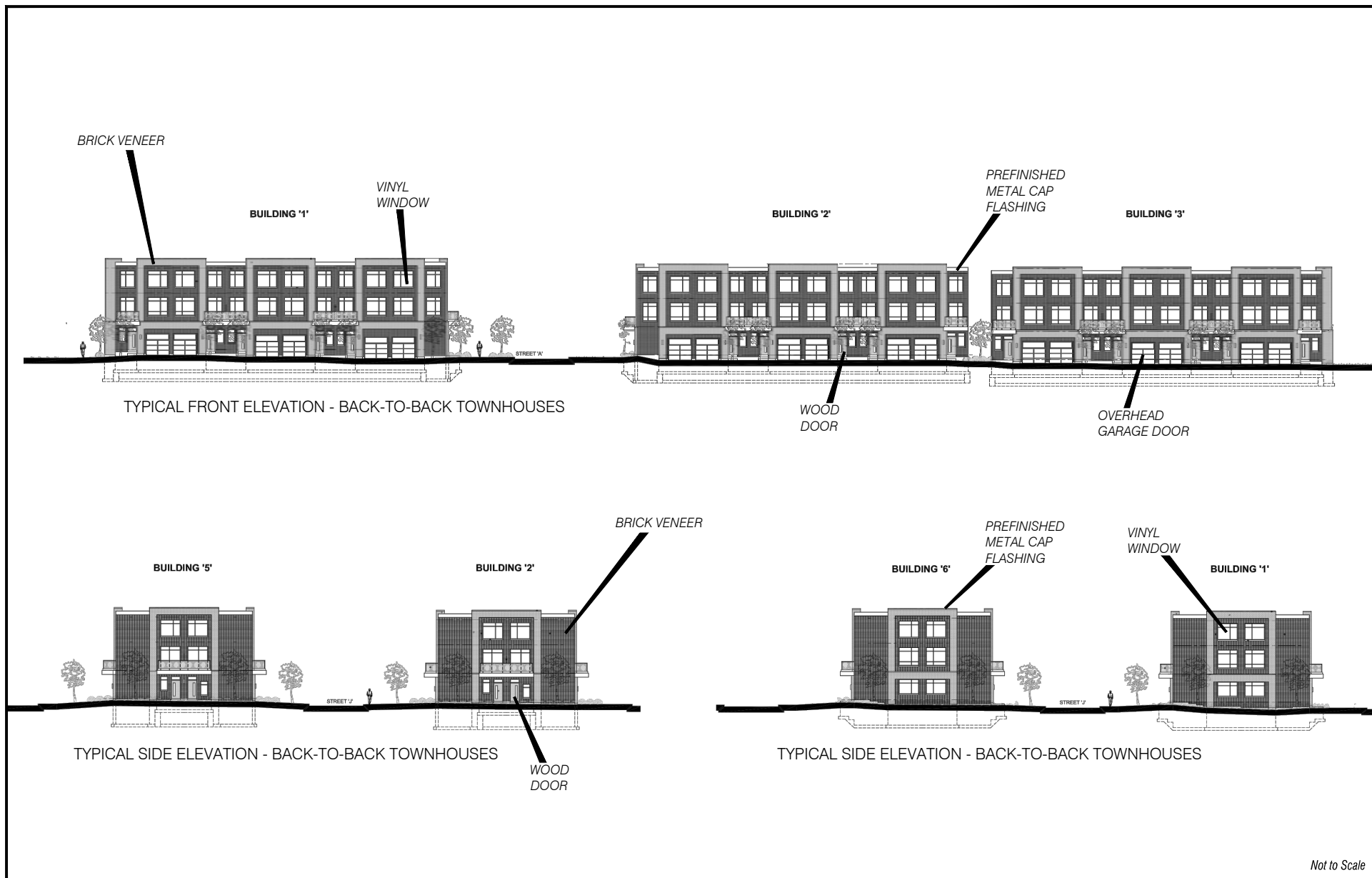


Attachment

FILE(S):
19T-16V005, DA.16.044

DATE:
December 6, 2016

4



Elevations - Back-To-Back Townhouses

APPLICANT:
Woodbridge Park Limited

LOCATION:
Part of Lot 1, Concession 8

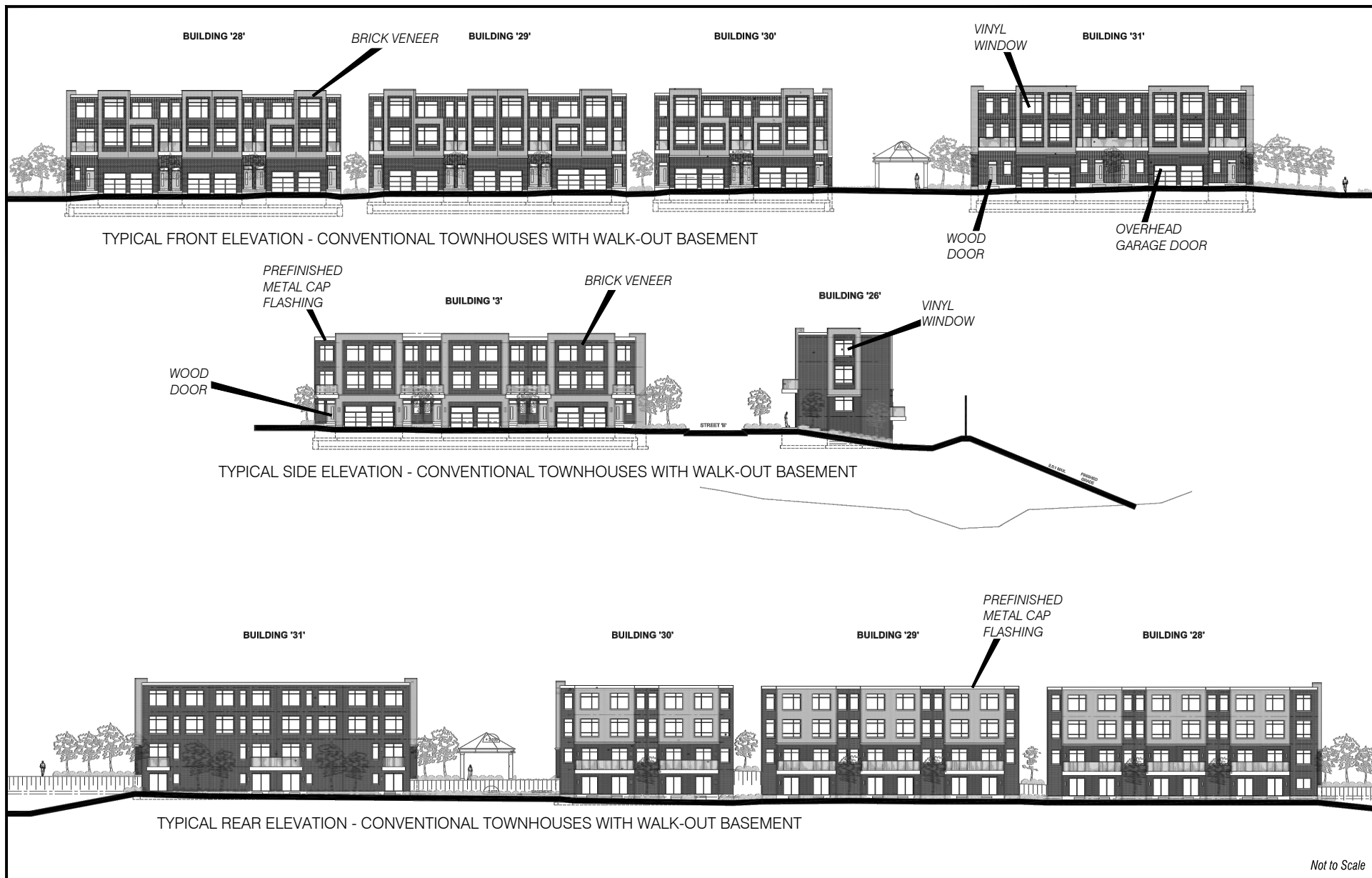


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FILE(S):
19T-16V005, DA.16.044

DATE:
December 6, 2016

7



Elevations - Conventional Townhouses

APPLICANT:
Woodbridge Park Limited

LOCATION:
Part of Lot 1, Concession 8

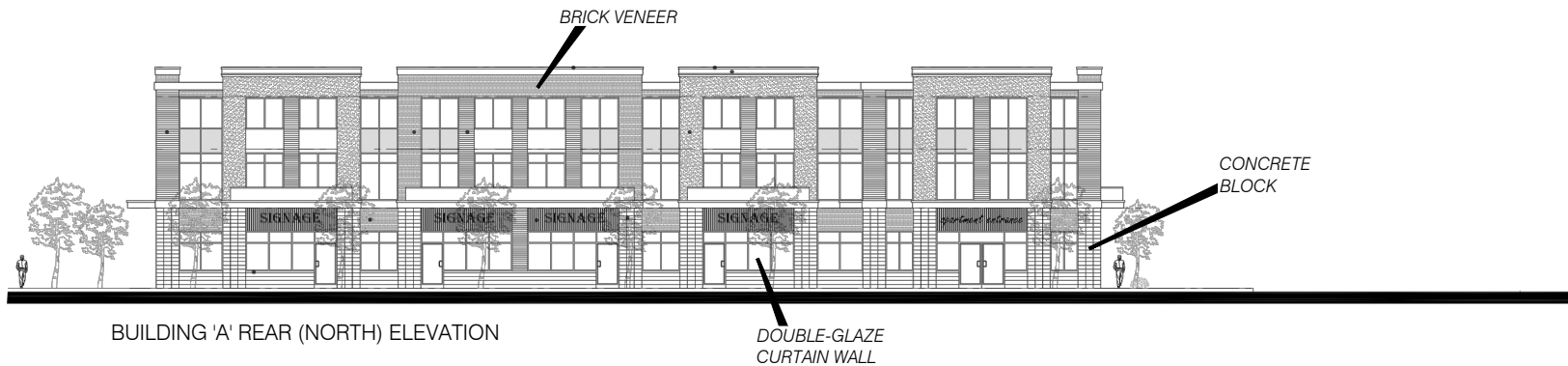


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FILE(S):
19T-16V005, DA.16.044

DATE:
December 6, 2016

8



Not to Scale

Mixed-Use Building Elevations

APPLICANT:
Woodbridge Park Limited

LOCATION:
Part of Lot 1, Concession 8



Attachment

FILE(S):
19T-16V005, DA.16.044

DATE:
December 6, 2016

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