

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 19, 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.

19

**ZONING BY-LAW AMENDMENT FILE Z.11.034
DRAFT PLAN OF SUBDIVISION FILE 19T-15V013
NULOOK DEVELOPMENTS INC.
WARD 1 - VICINITY OF TESTON ROAD AND DUFFERIN STREET**

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

Recommendation

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

1. THAT Zoning By-law Amendment File Z.11.034 (Nulook Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from RR Rural Residential Zone (detached dwelling on a lot with a minimum 45 m frontage), subject to site-specific Exception 9(3), to R1 Residential Zone (detached dwelling on a lot with a minimum 18 m frontage) and OS2 Open Space Park Zone (buffer block) in the manner shown on Attachment #4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V013 (Nulook Developments Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision for 7 lots for detached dwellings as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution with regard to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 19, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V013 (Nulook Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 7 residential units (25 persons equivalent).”
4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V013 (Nulook Developments Inc.) shall include the following clause:

“The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-Lieu 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
5. THAT the public road included in Draft Plan of Subdivision File 19T-15V013 as shown on Attachment #4, be named “Germana Place” as an extension of an existing road and street name to the north.

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Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: 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
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

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:

- Large canopy trees to provide shade to pedestrians and dwellings, thereby creating a cooling effect;
- Upgraded building envelope with higher insulation to increase air tightness, and upgraded roof shingles;
- Low flow fixtures such as shower heads, faucets and toilets; and,
- Building materials include low volatile organic compound (VOC) paints, varnishes, stains and sealers; energy efficient appliances, windows and exhaust fans.

Economic Impact

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

Communications Plan

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

To date, the following written submissions have been received by the Vaughan Development Planning Department:

- i) An email correspondence from Robert Kenedy, Giorgia Crescent was received on January 21, 2016, concerning the configuration of the lots on the east side of the proposed cul-de-sac, particularly the awkwardness of Lot 4 compared to Lot 5. The preference is for 6 lots total instead of 7.

At the May 3, 2016 Public Hearing, the following concerns were received:

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- i) A concern was raised about children playing on the street and the construction access being on Germana Place. The resident (75 Germana Place) would prefer to have access from the existing driveway on Dufferin Street;
- ii) Robert Kenedy appeared and questioned the positioning of Lots 3, 4 and 5 with awkward driveways. He wanted to have a symmetrical design with the terminus of Germana Place extending to the south lot line.

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

i) Lot Configuration & Germana Place Cul-de-Sac

Since the Public Hearing, the Owner has revised the Draft Plan of Subdivision (Attachment #4) by adjusting the lot lines to ensure they comply with the R1 Residential Zone minimum lot frontage requirement of 18 m. The lots are similar in size to those existing on Germana Place. In addition, the Owner has provided a Conceptual Site Plan, as shown on Attachment #5, which illustrates the building footprints and that the lots are developable in a manner that is compatible with the existing surrounding development. A possible servicing easement may be located between Lots 4 and 5, which will prevent the buildings from being located closer together.

The configuration of Germana Place is considered appropriate as it results in a shorter road with less asphalt surface area than if the road is extended to the south lot line.

ii) Construction Access

The Owner has indicated that they are willing to provide construction access from Dufferin Street. York Region will require that the engineering drawings include the construction access design details. A condition to this effect has been included in Attachment #1c.

The Vaughan Development Planning Department is satisfied with the subdivision design and can support approval of the Draft Plan of Subdivision application.

On November 11, 2016, the Vaughan Development Planning Department mailed a non-statutory, courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the subject applications.

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. Zoning By-law Amendment File Z.11.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone (detached dwelling on a lot with a minimum 45 m frontage), subject to site-specific Exception 9(3), to R1 Residential Zone (detached dwelling on a lot with a minimum 18 m frontage) and OS2 Open Space Park Zone (buffer block) in the manner shown on Attachment #4, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V013 to facilitate the proposed residential Draft Plan of Subdivision shown on Attachment #4, consisting of the following:

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Lots 1-7 (minimum 18 m frontage lots for detached dwellings)	0.768 ha
Block 8 - Buffer Block	0.041 ha
Road (future public road - Germana Place)	0.134 ha
Total Area	0.943 ha

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 7 lots for detached dwelling units, as shown on Attachment #4. The Vaughan Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications since they implement Vaughan Official Plan 2010 (VOP 2010) and the development proposal is compatible with the surrounding existing and planned land uses.

Location

The 0.943 ha subject lands shown on Attachments #2 and #3 are located on the west side of Dufferin Street, north of Teston Road, specifically at the current terminus of Germana Place, municipally known as 10820 Dufferin Street, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan

The subject lands are designated "Low Rise Residential" by City of Vaughan Official Plan 2010 (VOP 2010), and located within a "Community Area" as identified on Schedule "1" - Urban Structure of VOP 2010, which permits detached dwellings with no prescribed maximum density.

The subject lands are located within the Oak Ridges Moraine Conservation Plan Area (ORMCP) and identified as Oak Ridges Moraine Settlement Area, which permits the development to occur on the subject lands, subject to the provisions of the ORMCP. The proposal for detached dwellings on 18 m - 21.34 m lot frontages conforms to the Official Plan.

Zoning

The subject lands are zoned RR Rural Residential Zone (detached dwelling on a lot with a minimum 45 m frontage), subject to Exception 9(3), by Zoning By-law 1-88. The Owner is proposing to rezone the subject lands to R1 Residential Zone, together with the following site-specific zoning exceptions in Table 1 and OS2 Open Space Park Zone in the manner shown on Attachment #4 to permit the proposed residential development and to extend the Buffer Block along Dufferin Street:

Table 1:

	By-law Standard	Zoning By-law 1-88 R1 Residential Zone Requirements	Proposed Exceptions to the R1 Residential Zone
a.	Definition - Rear Lot Line	Means the lot line most nearly opposite the front lot line, but if the side lot lines intersect, means the point of intersection	<ul style="list-style-type: none">• Lot 4 - the rear lot line shall be the east lot line (Dufferin Street)• Lot 5 - the rear lot line shall be the west lot line

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b.	Permitted Yard Encroachments and Restrictions	Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m	<ul style="list-style-type: none"> • Exterior stairways, with or without foundations may extend into the side yards a maximum of 0.5 m, and may extend a maximum of 3.6 m into the required front (Lots 1-7) and rear (Lots 1-4) yards • Balconies; bay and box windows, or similar projections, with or without foundations; and, porches and portico with or without cold cellars, may extend into the required side yards a maximum of 0.5 m, and may extend a maximum of 1.8 m into the required front (Lots 1-7) and rear (Lots 1-4) yards
c.	Minimum Soft Landscape Area	<ul style="list-style-type: none"> • A minimum of sixty percent (60%) of the required Minimum Landscape Front or Exterior Yard shall be composed of soft landscaping • Where the area of the rear yard of a lot is greater than 135 m², a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 m² shall be composed of soft landscaping 	<ul style="list-style-type: none"> • A minimum of fifty percent (50%) of the required Minimum Landscape Front or Exterior Yard shall be composed of soft landscaping • For Lots 1-4 only, where the area of a rear yard of a lot is greater than 135 m², a minimum of forty percent (40%) of that portion of the rear yard in excess of 135m² shall be composed of soft landscaping
d.	Dimension of Driveway	The Lot Frontage for Lots 12 m and greater shall be comprised of a minimum 50% Landscaped Front or Exterior Side Yard	The Lot Frontage for Lots 12m and greater shall be comprised of a minimum 40% Landscaped Front or Exterior Side Yard
e.	Maximum Building Height	9.5 m	10.5 m (Lots 1 and 7) 11 m (Lots 2-6)

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f.	Maximum Lot Coverage	35%	38.5% (Lot 2) 40% (Lot 3)
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The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the R1 Residential Zone for the following reasons:

a) Rear Yard Definition

City of Vaughan Zoning By-law 1-88 defines the rear lot line as the lot line most nearly opposite the front lot line. Due to the configuration of Lots 4 and 5, the east lot line for Lot 4 and the west lot line for Lot 5 would represent the rear lot lines for each lot, respectively. This zoning exception is a technical amendment.

b) Yard Encroachments and Minimum Landscape Area

The Owner proposes to increase the permitted encroachments into the minimum required yards for stairways, balconies and bay or box windows and decrease the minimum landscape requirements in order to provide variety to the house designs. These zoning exceptions are minor in nature and will not impact the adjacent properties.

c) Maximum Building Height

The Owner proposes to increase the maximum permitted building height by 1 m to 1.5 m in order to accommodate a two-storey built form, but with higher ceiling heights similar to those approved for the subdivision to the north along Georgia Crescent, Hunterwood Chase, Celeste Drive and Antonini Court (File 19T-03V11). The proposed 10.5 m building height for Lots 1 and 7 would provide a transition between the existing dwellings on Germana Place and the proposed development. The proposed building height will have minimal impact on the adjacent dwellings.

d) Maximum Lot Coverage

The proposed increased lot coverage applies only to two lots and is consistent with those approved for Plan of Subdivision (File 19T-03V11) to the north, site-specific Exception 9(1306), which permits a maximum lot coverage ranging from 36% to 53%.

The proposed development has been designed to respect and reinforce the existing physical character of the community including the size and configuration of lots, building type of nearby residential properties and the pattern of rear and side yard setbacks. The proposed zoning would result in dwellings with a scale, massing, and setbacks similar and compatible to other built and approved detached dwellings in the immediate area.

Walkway

The Public Hearing report identified that opportunities for providing a walkway connection from the extension of Germana Place to Dufferin Street would be considered through the technical review of the applications. However, there are constraints in the area such as topography, the need for additional retaining walls, low pedestrian/cycling volumes and possible maintenance issues. Accordingly, the Vaughan Parks Development and Development Engineering and Infrastructure Planning Departments have determined that a walkway connection is not practical in this instance, and further consideration of a walkway has been dismissed.

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Application History

Official Plan and Zoning By-law Amendment Files OP.11.009 and Z.11.034 were submitted for the subject lands in 2011. The Owner originally proposed 37 townhouse units served by a private common element condominium road with access to Dufferin Street as shown on Attachment #6. Vaughan Council considered the applications at a Public Hearing on October 25, 2011. The Owner subsequently revised the proposal for 14 semi-detached dwelling units on the north side of the private road and 18 townhouse units on the south side, as shown on Attachment #7. Vaughan Council considered the revised applications at a Public Hearing on January 15, 2013. The Owner has since revised the proposal a third time to facilitate the current development proposal for 7 lots for detached dwellings as shown on Attachment #4, which is more in keeping with the neighbourhood, and is the subject of this report.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 consists of 7 lots with a minimum lot frontage of 18 m for detached dwelling units served by a 18.5 m wide public road which extends south from the current terminus of the existing Germana Place.

Germana Place is a public road that currently ends in a cul-de-sac which abuts the properties municipally known as 75, 78, 83 and 86 Germana Place. The extension of Germana Place will result in two remnant parcels (portions of the cul-de-sac bulb) on each side of the road. The Owner will be required to prepare a Reference Plan showing the remnant parts of the cul-de-sac that will be transferred into the ownership of each respective abutting property owner at no cost to each owner or to the City. A condition of approval in this regard is included in Attachment #1.

Block 8 of the proposed Draft Plan of Subdivision, will be zoned OS2 Open Space Park Zone to extend the existing Open Space Zone landscaped buffer block along Dufferin Street.

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

Street Name

The proposed road in the Draft Plan of Subdivision will be named Germana Place, as it is an extension of the existing Germana Place road to the immediate north. A recommendation is included in the recommendation to this report.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

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

i) Lot Grading

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

ii) Water Servicing

Water will be supplied to the site from the existing 300 mm watermain on Germana Place. Based on the water pressure and flow test results included in the Functional Servicing Report the proposed 150 mm watermain shall be upsized to 200 mm.

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iii) Sanitary Servicing

Sanitary servicing will be provided by extending the existing 200 mm sanitary sewer on Germana Place.

iv) Stormwater Management

The subject lands are located within the Don River watershed and is tributary to the east branch located south and west of the subject lands. The existing stormwater management pond and existing storm sewer on Germana Place were not sized to accommodate the development proposal.

Storm service connections will be provided for each lot to drain the foundation weeping tile. These service connections will discharge to the proposed 200 mm storm sewer on Germana Place.

The Owner has proposed an underground detention tank and oil grit separator (OGS) within the municipal right-of-way (ROW) as part of the stormwater management scheme to service the subject development, in lieu of a traditional stormwater management facility as required by the City. The proposed infrastructure requires enhanced inspections and regular cleaning and maintenance to ensure its optimal functionality. Accordingly, the Owner shall pay for the additional expenses to be incurred by the City. A condition to this effect has been included in the Conditions of Approval in Attachment #1a).

The Owner has proposed the following two options for a storm sewer outlet:

- The first option is a storm sewer easement along the property line, between Lots 4 and 5. The width of this storm sewer easement is not identified. However, the City requires a minimum 6 m wide easement, with no structures or fences permitted within the easement. Accordingly, revisions to the Draft Plan of Subdivision may be required to accommodate a 6 m storm sewer easement on one lot or no fence shall be permitted between Lots 4 and 5. In addition, the storm sewer outlet is proposed along the existing fire station driveway to the immediate south. Accordingly, approval from the appropriate City department(s) (Vaughan Fire & Rescue Service and/or Facility Maintenance Services) is required for this option.
- The second option is a 5 m wide storm sewer easement between Lots 2 and 3. The minimum required width of the storm sewer easement is 6 m, with no structures including fences located on the easement. Accordingly, revisions to the Draft Plan of Subdivision may be required to accommodate the storm sewer easement on one lot or no fence shall be permitted between Lots 2 and 3.

The final servicing option will be determined through the detailed design at the subdivision approval stage, which is consistent with approvals granted to other developments in Vaughan.

A condition of approval is included in the Conditions of Approval in Attachment #1a) to facilitate either option.

v) Servicing Capacity Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Therefore, the following resolution to allocate capacity to the subject developments may be recommended for Council approval:

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“THAT Draft Plan File 19T-15V013 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 7 residential units (25 persons equivalent).”

vi) Environmental Noise

The Owner has submitted a noise report titled “Germana Place Environmental Noise Impact Study”, prepared by Aeroustics, dated December 3, 2015. The noise report concluded that with the recommended noise control measures the predicted noise impact will be in compliance with the Ministry of Environment and Climate Change (MOECC) limits.

The Vaughan Development Engineering and Infrastructure Planning Department has no objections to the development proposal, subject to the Conditions of Approval in Attachment #1a).

Vaughan Development Planning Department

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has no objection to the development proposal. The Division has advised that an archaeological assessment will not be required, however, standard clauses with respect to archaeological resources or human remains being located during construction are included as conditions in Attachment #1a).

A condition of approval is included in Attachment #1a) requiring the Owner to be consistent with the Urban Design and Architectural Design Guidelines for the area. The Owner must also execute a Developer’s Group Agreement for cost-sharing and must be in good standing. The Owner must satisfy all requirements of the Block 27 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 27 Trustee and the City of Vaughan.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department, has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-Lieu 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. This condition is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the approval of the proposed Draft Plan of Subdivision, subject to their Conditions of Approval in Attachment #1c).

Hydro One

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

PowerStream

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

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Bell Canada

Bell has advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision.

Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the applications. The Owner is required to contact Enbridge's Customer Connections Department for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to tree planting, Silva cells, and/or soil trenches) and/or asphalt paving. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowance or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner. In the event that an easement(s) is required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in Enbridge Gas Distribution's Conditions of Approval in Attachment #1f).

Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the Conditions of Approval in Attachment #1g).

School Boards

The York Region District School Board and York Catholic District School Board have advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision.

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

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

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

Regional Implications

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

Conclusion

Zoning By-law Amendment File Z.11.034 and Draft Plan of Subdivision File 19T-15V013, if approved, would facilitate the development of the subject lands with 7 lots for detached dwelling units. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #4, and the proposed zoning and site-specific exceptions will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Vaughan Development Planning Department can

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support the approval of the Zoning By-law Amendment and the Draft Plan of Subdivision applications, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-15V013 and Proposed Zoning
5. Conceptual Site Plan
6. Conceptual Site Plan (Public Hearing October 25, 2011)
7. Conceptual Site Plan (Public Hearing January 15, 2013)

Report prepared by:

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

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

COMMITTEE OF THE WHOLE DECEMBER 6, 2016

**ZONING BY-LAW AMENDMENT FILE Z.11.034
DRAFT PLAN OF SUBDIVISION FILE 19T-15V013
NULOOK DEVELOPMENTS INC.
WARD 1 - VICINITY OF TESTON ROAD AND DUFFERIN STREET**

Recommendation

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

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- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
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The Vaughan Development Planning Department has reviewed the aforementioned concerns and provides the following response:

i) Lot Configuration & Germana Place Cul-de-Sac

Since the Public Hearing, the Owner has revised the Draft Plan of Subdivision (Attachment #4) by adjusting the lot lines to ensure they comply with the R1 Residential Zone minimum lot frontage requirement of 18 m. The lots are similar in size to those existing on Germana Place. In addition, the Owner has provided a Conceptual Site Plan, as shown on Attachment #5, which illustrates the building footprints and that the lots are developable in a manner that is compatible with the existing surrounding development. A possible servicing easement may be located between Lots 4 and 5, which will prevent the buildings from being located closer together.

The configuration of Germana Place is considered appropriate as it results in a shorter road with less asphalt surface area than if the road is extended to the south lot line.

ii) Construction Access

The Owner has indicated that they are willing to provide construction access from Dufferin Street. York Region will require that the engineering drawings include the construction access design details. A condition to this effect has been included in Attachment #1c.

The Vaughan Development Planning Department is satisfied with the subdivision design and can support approval of the Draft Plan of Subdivision application.

On November 11, 2016, the Vaughan Development Planning Department mailed a non-statutory, courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the subject applications.

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. Zoning By-law Amendment File Z.11.034 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone (detached dwelling on a lot with a minimum 45 m frontage), subject to site-specific Exception 9(3), to R1 Residential Zone (detached dwelling on a lot with a minimum 18 m frontage) and OS2 Open Space Park Zone (buffer block) in the manner shown on Attachment #4, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V013 to facilitate the proposed residential Draft Plan of Subdivision shown on Attachment #4, consisting of the following:

Lots 1-7 (minimum 18 m frontage lots for detached dwellings)	0.768 ha
Block 8 - Buffer Block	0.041 ha
<u>Road (future public road - Germana Place)</u>	<u>0.134 ha</u>
Total Area	0.943 ha

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 7 lots for detached dwelling units, as shown on Attachment #4. The Vaughan Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications since they implement Vaughan Official Plan 2010 (VOP 2010) and the development proposal is compatible with the surrounding existing and planned land uses.

Location

The 0.943 ha subject lands shown on Attachments #2 and #3 are located on the west side of Dufferin Street, north of Teston Road, specifically at the current terminus of Germana Place, municipally known as 10820 Dufferin Street, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan

The subject lands are designated "Low Rise Residential" by City of Vaughan Official Plan 2010 (VOP 2010), and located within a "Community Area" as identified on Schedule "1" - Urban Structure of VOP 2010, which permits detached dwellings with no prescribed maximum density.

The subject lands are located within the Oak Ridges Moraine Conservation Plan Area (ORMCP) and identified as Oak Ridges Moraine Settlement Area, which permits the development to occur on the subject lands, subject to the provisions of the ORMCP. The proposal for detached dwellings on 18 m - 21.34 m lot frontages conforms to the Official Plan.

Zoning

The subject lands are zoned RR Rural Residential Zone (detached dwelling on a lot with a minimum 45 m frontage), subject to Exception 9(3), by Zoning By-law 1-88. The Owner is proposing to rezone the subject lands to R1 Residential Zone, together with the following site-specific zoning exceptions in Table 1 and OS2 Open Space Park Zone in the manner shown on Attachment #4 to permit the proposed residential development and to extend the Buffer Block along Dufferin Street:

Table 1:

	By-law Standard	Zoning By-law 1-88 R1 Residential Zone Requirements	Proposed Exceptions to the R1 Residential Zone
a.	Definition - Rear Lot Line	Means the lot line most nearly opposite the front lot line, but if the side lot lines intersect, means the point of intersection	<ul style="list-style-type: none">• Lot 4 - the rear lot line shall be the east lot line (Dufferin Street)• Lot 5 - the rear lot line shall be the west lot line

	By-law Standard	Zoning By-law 1-88 R1 Residential Zone Requirements	Proposed Exceptions to the R1 Residential Zone
b.	Permitted Yard Encroachments and Restrictions	Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m	<ul style="list-style-type: none"> • Exterior stairways, with or without foundations may extend into the side yards a maximum of 0.5 m, and may extend a maximum of 3.6 m into the required front (Lots 1-7) and rear (Lots 1-4) yards • Balconies; bay and box windows, or similar projections, with or without foundations; and, porches and portico with or without cold cellars, may extend into the required side yards a maximum of 0.5 m, and may extend a maximum of 1.8 m into the required front (Lots 1-7) and rear (Lots 1-4) yards
c.	Minimum Soft Landscape Area	<ul style="list-style-type: none"> • A minimum of sixty percent (60%) of the required Minimum Landscape Front or Exterior Yard shall be composed of soft landscaping • Where the area of the rear yard of a lot is greater than 135 m², a minimum of sixty percent (60%) of that portion of the rear yard in excess of 135 m² shall be composed of soft landscaping 	<ul style="list-style-type: none"> • A minimum of fifty percent (50%) of the required Minimum Landscape Front or Exterior Yard shall be composed of soft landscaping • For Lots 1-4 only, where the area of a rear yard of a lot is greater than 135 m², a minimum of forty percent (40%) of that portion of the rear yard in excess of 135m² shall be composed of soft landscaping
d.	Dimension of Driveway	The Lot Frontage for Lots 12 m and greater shall be comprised of a minimum 50% Landscaped Front or Exterior Side Yard	The Lot Frontage for Lots 12m and greater shall be comprised of a minimum 40% Landscaped Front or Exterior Side Yard

	By-law Standard	Zoning By-law 1-88 R1 Residential Zone Requirements	Proposed Exceptions to the R1 Residential Zone
e.	Maximum Building Height	9.5 m	10.5 m (Lots 1 and 7) 11 m (Lots 2-6)
f.	Maximum Lot Coverage	35%	38.5% (Lot 2) 40% (Lot 3)

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the R1 Residential Zone for the following reasons:

a) Rear Yard Definition

City of Vaughan Zoning By-law 1-88 defines the rear lot line as the lot line most nearly opposite the front lot line. Due to the configuration of Lots 4 and 5, the east lot line for Lot 4 and the west lot line for Lot 5 would represent the rear lot lines for each lot, respectively. This zoning exception is a technical amendment.

b) Yard Encroachments and Minimum Landscape Area

The Owner proposes to increase the permitted encroachments into the minimum required yards for stairways, balconies and bay or box windows and decrease the minimum landscape requirements in order to provide variety to the house designs. These zoning exceptions are minor in nature and will not impact the adjacent properties.

c) Maximum Building Height

The Owner proposes to increase the maximum permitted building height by 1 m to 1.5 m in order to accommodate a two-storey built form, but with higher ceiling heights similar to those approved for the subdivision to the north along Georgia Crescent, Hunterwood Chase, Celeste Drive and Antonini Court (File 19T-03V11). The proposed 10.5 m building height for Lots 1 and 7 would provide a transition between the existing dwellings on Germana Place and the proposed development. The proposed building height will have minimal impact on the adjacent dwellings.

d) Maximum Lot Coverage

The proposed increased lot coverage applies only to two lots and is consistent with those approved for Plan of Subdivision (File 19T-03V11) to the north, site-specific Exception 9(1306), which permits a maximum lot coverage ranging from 36% to 53%.

The proposed development has been designed to respect and reinforce the existing physical character of the community including the size and configuration of lots, building type of nearby residential properties and the pattern of rear and side yard setbacks. The proposed zoning would result in dwellings with a scale, massing, and setbacks similar and compatible to other built and approved detached dwellings in the immediate area.

Walkway

The Public Hearing report identified that opportunities for providing a walkway connection from the extension of Germana Place to Dufferin Street would be considered through the technical review of the applications. However, there are constraints in the area such as topography, the need for additional retaining walls, low pedestrian/cycling volumes and possible maintenance issues. Accordingly, the Vaughan Parks Development and Development Engineering and Infrastructure Planning Departments have determined that a walkway connection is not practical in this instance, and further consideration of a walkway has been dismissed.

Application History

Official Plan and Zoning By-law Amendment Files OP.11.009 and Z.11.034 were submitted for the subject lands in 2011. The Owner originally proposed 37 townhouse units served by a private common element condominium road with access to Dufferin Street as shown on Attachment #6. Vaughan Council considered the applications at a Public Hearing on October 25, 2011. The Owner subsequently revised the proposal for 14 semi-detached dwelling units on the north side of the private road and 18 townhouse units on the south side, as shown on Attachment #7. Vaughan Council considered the revised applications at a Public Hearing on January 15, 2013. The Owner has since revised the proposal a third time to facilitate the current development proposal for 7 lots for detached dwellings as shown on Attachment #4, which is more in keeping with the neighbourhood, and is the subject of this report.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 consists of 7 lots with a minimum lot frontage of 18 m for detached dwelling units served by a 18.5 m wide public road which extends south from the current terminus of the existing Germana Place.

Germana Place is a public road that currently ends in a cul-de-sac which abuts the properties municipally known as 75, 78, 83 and 86 Germana Place. The extension of Germana Place will result in two remnant parcels (portions of the cul-de-sac bulb) on each side of the road. The Owner will be required to prepare a Reference Plan showing the remnant parts of the cul-de-sac that will be transferred into the ownership of each respective abutting property owner at no cost to each owner or to the City. A condition of approval in this regard is included in Attachment #1.

Block 8 of the proposed Draft Plan of Subdivision, will be zoned OS2 Open Space Park Zone to extend the existing Open Space Zone landscaped buffer block along Dufferin Street.

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

Street Name

The proposed road in the Draft Plan of Subdivision will be named Germana Place, as it is an extension of the existing Germana Place road to the immediate north. A recommendation is included in the recommendation to this report.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

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

i) Lot Grading

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

ii) Water Servicing

Water will be supplied to the site from the existing 300 mm watermain on Germana Place. Based on the water pressure and flow test results included in the Functional Servicing Report the proposed 150 mm watermain shall be upsized to 200 mm.

iii) Sanitary Servicing

Sanitary servicing will be provided by extending the existing 200 mm sanitary sewer on Germana Place.

iv) Stormwater Management

The subject lands are located within the Don River watershed and is tributary to the east branch located south and west of the subject lands. The existing stormwater management pond and existing storm sewer on Germana Place were not sized to accommodate the development proposal.

Storm service connections will be provided for each lot to drain the foundation weeping tile. These service connections will discharge to the proposed 200 mm storm sewer on Germana Place.

The Owner has proposed an underground detention tank and oil grit separator (OGS) within the municipal right-of-way (ROW) as part of the stormwater management scheme to service the subject development, in lieu of a traditional stormwater management facility as required by the City. The proposed infrastructure requires enhanced inspections and regular cleaning and maintenance to ensure its optimal functionality. Accordingly, the Owner shall pay for the additional expenses to be incurred by the City. A condition to this effect has been included in the Conditions of Approval in Attachment #1a).

The Owner has proposed the following two options for a storm sewer outlet:

- The first option is a storm sewer easement along the property line, between Lots 4 and 5. The width of this storm sewer easement is not identified. However, the City requires a minimum 6 m wide easement, with no structures or fences permitted within the easement. Accordingly, revisions to the Draft Plan of Subdivision may be required to accommodate a 6 m storm sewer easement on one lot or no fence shall be permitted between Lots 4 and 5. In addition, the storm sewer outlet is proposed along the existing fire station driveway to the immediate south. Accordingly, approval from the appropriate City department(s) (Vaughan Fire & Rescue Service and/or Facility Maintenance Services) is required for this option.
- The second option is a 5 m wide storm sewer easement between Lots 2 and 3. The minimum required width of the storm sewer easement is 6 m, with no structures including fences located on the easement. Accordingly, revisions to the Draft Plan of Subdivision may be required to accommodate the storm sewer easement on one lot or no fence shall be permitted between Lots 2 and 3.

The final servicing option will be determined through the detailed design at the subdivision approval stage, which is consistent with approvals granted to other developments in Vaughan.

A condition of approval is included in the Conditions of Approval in Attachment #1a) to facilitate either option.

v) Servicing Capacity Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Therefore, the following resolution to allocate capacity to the subject developments may be recommended for Council approval:

"THAT Draft Plan File 19T-15V013 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 7 residential units (25 persons equivalent)."

vi) Environmental Noise

The Owner has submitted a noise report titled "Germana Place Environmental Noise Impact Study", prepared by Aeroustics, dated December 3, 2015. The noise report concluded that with the recommended noise control measures the predicted noise impact will be in compliance with the Ministry of Environment and Climate Change (MOECC) limits.

The Vaughan Development Engineering and Infrastructure Planning Department has no objections to the development proposal, subject to the Conditions of Approval in Attachment #1a).

Vaughan Development Planning Department

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has no objection to the development proposal. The Division has advised that an archaeological assessment will not be required, however, standard clauses with respect to archaeological resources or human remains being located during construction are included as conditions in Attachment #1a).

A condition of approval is included in Attachment #1a) requiring the Owner to be consistent with the Urban Design and Architectural Design Guidelines for the area. The Owner must also execute a Developer's Group Agreement for cost-sharing and must be in good standing. The Owner must satisfy all requirements of the Block 27 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 27 Trustee and the City of Vaughan.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department, has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. This condition is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the approval of the proposed Draft Plan of Subdivision, subject to their Conditions of Approval in Attachment #1c).

Hydro One

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

PowerStream

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

Bell Canada

Bell has advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision.

Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the applications. The Owner is required to contact Enbridge's Customer Connections Department for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to tree planting, silva cells, and/or soil trenches) and/or asphalt paving. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowance or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner. In the event that an easement(s) is required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in Enbridge Gas Distribution's Conditions of Approval in Attachment #1f).

Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the Conditions of Approval in Attachment #1g).

School Boards

The York Region District School Board and York Catholic District School Board have advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision.

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

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

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

Regional Implications

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

Conclusion

Zoning By-law Amendment File Z.11.034 and Draft Plan of Subdivision File 19T-15V013, if approved, would facilitate the development of the subject lands with 7 lots for detached dwelling units. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies.

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

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-15V013 and Proposed Zoning
5. Conceptual Site Plan
6. Conceptual Site Plan (Public Hearing October 25, 2011)
7. Conceptual Site Plan (Public Hearing January 15, 2013)

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Interim Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM

ATTACHMENT 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V013 (PLAN)
NULOOK DEVELOPMENTS INC. (OWNER)
PART OF LOT 26, CONCESSION 3, 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-15V013 (PLAN), ARE AS FOLLOWS:

The Owner shall satisfy the following conditions:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment #1a).
2. The Conditions of Approval of York Region as set out on Attachment #1b) and dated October 13, 2016.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment #1c) and dated August 15, 2016.
4. The Conditions of Approval from Hydro One as set out on Attachment #1d) and dated January 22, 2016.
5. The Conditions of Approval from PowerStream as set out on Attachment #1e) and dated February 17, 2016.
6. The Conditions of Approval from Enbridge Gas Distribution as set out on Attachment #1f) and dated February 4, 2016.
7. The Conditions of Approval from Canada Post as set out on Attachment #1g) and dated January 28, 2016.

Clearances

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
 - a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
 - b. All commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment #1a), 1b), 1c), 1d), 1e), 1f) and 1g) for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that the Conditions on Attachment #1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that the Conditions on Attachment #1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

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

ATTACHMENT 1a)

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Humphries Planning Group Inc., as last revised on August 12, 2016 and dated August 29, 2016.
2. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said Agreement shall be registered against the lands to which it applies.
3. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law. The Owner shall pay any and all outstanding street numbering and street naming fees in accordance with the in-effect By-law, currently By-law 200-2015, as may be amended from time-to-time.
4. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modifications to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
5. The Subdivision Agreement shall include the following clauses regarding archaeological reviews:
 - i) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 - ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.
6. The road allowance included within this Plan shall be dedicated as a public highway without monetary consideration and free of all encumbrances.
7. The road allowance included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department.
8. The road allowance included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
9. Any dead ends or open sides of the road allowance created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for a future road allowance or development of adjacent lands.
10. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.

11. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
12. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
13. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) the location and description of all outlets and other facilities;
- c) downstream impacts of the storm outlet on the existing ditch along Dufferin Street;
- d) storm water management techniques which may be required to control minor or major flows; and,
- e) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

14. The Owner shall agree in the subdivision agreement that no Building Permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
15. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
16. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
17. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
18. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
19. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a

licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.

20. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:

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

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

- (b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."

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

- (d) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-Law 1-88, as amended, as follows:

- a) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.

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

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

¹The Lot Frontage for Lots between 6 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

²The Lot Frontage for Lots 12m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- (e) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox in accordance with the requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”
- (f) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”
- (g) “Purchasers and/or tenants are advised that fencing 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.”

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.”
- (l) “Purchasers and/or tenants are advised that the Region of York is planning to extend Teston Road between Keele Street and Dufferin Street in proximity to this plan of

subdivision pursuant to the Regional Official Plan and Transportation Master Plan (2016). The ultimate alignment and design of the Teston Road arterial extension will be determined through an Environmental Assessment study which is currently underway. The Regional Transportation Master Plan identifies the need to construct the extension of Teston Road between Keele Street and Dufferin Street by 2026."

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

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

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

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

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

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

22. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
23. The Owner shall prepare a noise report at the Owner's expense and shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the noise consultant recommendations in the report to the satisfaction of the City.
24. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.
25. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.

26. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 20 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 20. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu paid in accordance the Planning Act and conform to the City's "Cash-in-lieu of Parkland Policy". This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
27. Prior to final approval of the Plan, the Trustee for Block 20 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 20 Landowners Cost Sharing Agreement.
28. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan.
29. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
30. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed structural report for the review and approval of the City that identify the potential impact of the proposed grading and retaining walls on Lots 4 and 5 on the existing retaining wall located on the Fire Station site.

The Owner shall agree in the subdivision agreement to implement the recommendations of the structural report and rehabilitate, if necessary, the existing retaining wall located on the Fire Station site to the satisfaction of the City.

31. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - (a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - (b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.
 - (c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended)

and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

- (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
32. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- (a) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - (b) Should remediation of any portions of the park/open space block(s) within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a Remedial Action Plan (RAP) and a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering the remediated park/open space block(s) within the Plan.
 - (c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
 - (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
33. The Owner shall agree in the subdivision agreement to construct a 1.5 metre high black vinyl chain link fence along the limits of the residential lots where they abut the open space, valley/woodlot blocks and/or vacant lands to the satisfaction of the City.
34. The Owner shall agree in the subdivision agreement to include the following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or lease within the Plan:
- (a) encroachment and/or dumping:
 - "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the valley/woodlot are prohibited."
 - (b) gate of access point:

- "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the valley/woodlot is prohibited."
- (c) landfill:
- "Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and the facility is now closed and will be redeveloped into a passive park."
- (d) Oak Ridges Moraine:
- "Purchasers and/or tenants are advised that the Plan lies within the boundary of the Oak Ridges Moraine as defined through the Oak Ridges Moraine Conservation Plan, April 22, 2002."
- (f) Fire Station:
- "Purchasers and/or tenants are advised that the Lands about a Fire Station and the emergency response of the facility could impact their living environment due to the noise, lighting and 24/7 nonstop service".
35. The Owner shall agree in the subdivision agreement to include the following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or lease within the Lots 2 and 3:
- "Purchasers and/or tenants are advised that an easement is registered on title in favour of the City for the purpose of maintaining a storm sewer that extends from Germana Place to Dufferin Street."
36. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
37. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the Toronto and Region Conservation Authority (TRCA) Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
38. Prior to the initiation of the grading or stripping of top soil and final approval, the Owner shall submit a top soil storage Plan detailing the location, size, slope stabilization methods and time period, for the review and approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
39. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
40. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.

41. The Owner shall remove the existing cul-de-sac on Germana Place external to the Plan and reinstate the road as per the approved Construction Drawings and to the satisfaction of the City.
42. The Owner shall provide a Reference Plan showing the Parts to be offered to each abutting owner to the satisfaction of the City. Should the individual property owner indicate an interest in acquiring title to the surplus property created by the new road alignment, then all associated costs with the property transfer will be the responsibility of the owner including the cost to acquire the property from the City.
43. The Owner shall agree in the subdivision agreement to pay a onetime payment to the City for the incremental cost for future maintenance and monitoring of the non standard stormwater management underground detention tank and oil/grit separator located on the proposed municipal road.
44. Prior to the landscape plan review by the Development Planning Department, Urban Design and Cultural Heritage Division, a fee shall be paid at the time of the landscape review by the Owner to the Development Planning Department in accordance with the in-effect Council approved Tariff of Fees By-law for Vaughan Planning Applications – Landscape Plan Review.
45. Prior to final approval, the Owner shall prepare an Urban Design Brief. The document shall address but not be limited to the following issues:
 - i) Architectural design guidelines; and,
 - ii) 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 Dufferin Street.
46. 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 or compensation planting and/or cash-in-lieu in accordance with City standards. The Owner shall not remove trees without written approval by the City.
47. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the western limits of residential Lots 5, 6, and 7, to the satisfaction of the City.
48. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential lots that abut landscape Buffer Block 8, to the satisfaction of the City.
49. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential lots that abut the existing City fire station property, to the satisfaction of the City.
50. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the Environmental Noise Report and Architectural Design Guidelines.
51. The Owner shall convey landscape Buffer Block 8 to the City free of all cost and encumbrances.



Corporate Services
File No.: 19T-15V13
Refer To: Justin Wong

November 3, 2016

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

Attention: Margaret Holyday, M.C.I.P., R.P.P.

**Re: Revised Conditions of Draft Approval for
Draft Plan of Subdivision 19T-15V13
10820 Dufferin Street
Part of Lot 26, Concession 3
(Nulook Developments Inc.)
City of Vaughan**

Please be advised that the Region's letter dated March 2, 2016 that provided comments and conditions of draft approval for this draft plan of subdivision is no longer applicable. Transit's requirement for a pedestrian connection to Dufferin Street has been removed. Please refer to this letter for the Region's conditions of draft approval for the above noted draft plan of subdivision prepared by Humphries Planning Group Inc., Drawing No. A1, last revised October 27, 2016.

The proposed development is located on the west side of Dufferin Street and north of Teston Road, on lands municipally known as 10820 Dufferin Street, in the City of Vaughan. The proposed draft plan of subdivision consists of 7 single detached units, a buffer and a road, within a 0.943 ha site.

Water Resources

Regional Water Resources staff has no significant concerns with respect to the impact of the proposed development on the quality or quantity of the municipal groundwater supply in the area. However, solely as a courtesy to the proponent, Water Resources would like to note that the subject development is located within Wellhead Protection Area – Q. As such, the Source Protection Water Quantity recharge maintenance policy applies and the proponent will be required to complete a water balance demonstrating that recharge will be maintained. The Region recommends the City of Vaughan circulate this application to Jennifer Stephens at the Toronto and Region Conservation Authority for review and comment.

Sanitary Sewage and Water Supply

This development is within the Maple North wastewater area and will be serviced from Water Pressure District No. 8. Residential development requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation from the

existing capacity assignments to date, the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

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

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

Based on the information provided in the Functional Servicing Report, the wastewater and water servicing for the proposed development is provided by way of existing City of Vaughan sanitary sewer and watermain in the Germana Place Right-of-Way.

The Owner is advised that direct connection of new development to a Regional water and/or wastewater system is discouraged. It is the Region's mandate to service new development through the local municipal system. Should this not be feasible, a direct connection to or the crossing of a Regional water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) and/or crossing (s) shall be submitted to the Infrastructure Asset Management branch for review and approval. The Owner is further advised that York Region requires two (2) weeks advanced notice prior to the connection and/or crossing of Regional infrastructure. The Region reserves the right to inspect the site during the connection and/or crossing.

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

Summary

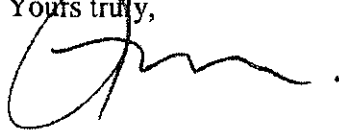
York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Pre-Conditions and Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner, at extension 71577 or through electronic mail at justin.wong@york.ca.

19T-15V13
(Nutrook Developments Inc.)

Page 3 of 10

Yours truly,

A handwritten signature in black ink, appearing to read 'Duncan MacAskill', written over the 'Yours truly,' text.

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

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

YORK-#6587747-v1-19T-15V13_-_Regional_Condition_Letter

**Schedule of Pre-Conditions
19T-15V13
10820 Dufferin Street
Part of Lot 26, Concession 3
(Nulook Developments Inc.)
City of Vaughan**

Re: Humphries Planning Group Inc., Drawing No. A1, Last Revised October 27, 2016

1. Prior to or concurrent with draft plan approval for any residential units, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner to:
 - A. Not enter into any agreements of purchase and sale with end users¹ for the subject lands until such time as:
 - a. The City approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;
or
 - b. i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,
ii. York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 12 months) to permit presales;
or
 - c. The Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City allocates the capacity to this development.
 - AND
 - B. Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City. This agreement shall be registered on title, committing the owner to the same terms as set out in item A above.
2. Prior to draft plan approval, the Owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of plan of subdivision 19T-

15V13 or any phase thereof by the City of Vaughan, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the owner.

¹ The term 'end users' for the purpose of the above-noted pre-conditions is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

Schedule of Conditions
19T-15V13
10820 Dufferin Street
Part of Lot 26, Concession 3
(Nulook Developments Inc.)
City of Vaughan

Re: Humphries Planning Group Inc., Drawing No. A1, Last Revised October 27, 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. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. The Owner shall agree in the Subdivision Agreement that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection shall be submitted for approval.
6. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
 - The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
 - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
 - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.

7. Prior to final approval, the Owner shall provide a set of engineering drawings, approved by the area municipality, which indicates the storm drainage system, and the overall grading plans, for all lands within this plan of subdivision, to Development Engineering for verification that all York Region's concerns have been satisfied.
8. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Requirements of York Region Transit/Viva
9. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
10. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
11. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
12. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Development Engineering that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
13. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
 - a) All existing woody vegetation within the York Region road Right-of-Way,

- b) Tree protection measures to be implemented on and off the York Region road Right-of-Way to protect Right-of-Way vegetation to be preserved,
- c) Any woody vegetation within the York Region road Right-of-Way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road Right-of-Way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
- d) A planting plan for all new and relocated vegetation to be planted within the York Region road Right-of-Way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy and using species from the York Region Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed in the York Region Right-of-Way by the Owner or the area municipality for aesthetic purposes they must be approved by Development Engineering and shall be maintained by the area municipality with the exception of the usual grass maintenance,

- e) For landscape features not maintained to York Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.
- 14. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
 - 15. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
 - 16. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
 - 17. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

18. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering, as follows:
- a) That no part of any noise attenuation feature shall be constructed on or within the York Region Right-of-Way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) That maintenance of the noise barriers and fences bordering on York Region Right-of-Way shall not be the responsibility of York Region; and
 - d) That any landscaping provided on York Region Right-of-Way by the Owner or the area municipality for aesthetic purposes must be approved by Development Engineering and shall be maintained by the area municipality with the exception of the usual grass maintenance.
19. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering, to be responsible to decommission any existing wells on the Owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
20. The Owner shall agree, in the Subdivision Agreement that access to Lots 1 to 4 shall be from Germana Crescent exclusively and that no access will be permitted to Dufferin Street.
21. Prior to final approval, the Owner shall demonstrate, to the satisfaction Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
22. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to Development Engineering that the Owner will be responsible for determining the location of all utility plants within York Region Right-of-Way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
23. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers in this development of the future introduction of transit services along the roadway or section of

Dufferin Street. This includes potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.

24. 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.
25. 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.
26. The Regional Corporate Services Department shall advise that Conditions 1 to 25 inclusive, have been satisfied.

ATTACHMENT 1c)

August 15, 2016

CFN 50831
XCFN 46906.14**Appendix C: TRCA's Conditions of Draft Plan Approval**

TRCA staff recommends that the following conditions be included in the approval of Draft Plan of Subdivision 19T-15V013:

1. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) to the satisfaction of TRCA in accordance with the Functional Servicing Report; prepared by Valdor Engineering Inc.; revised date June 2016. This report shall include:
 - i. A description of the storm drainage system (quantity and quality) for the proposed development;
 - ii. Appropriate stormwater management techniques which may be required to control minor and major flows;
 - iii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
 - iv. Proposed measures to promote infiltration and maintain water balance for the plan area in accordance with TRCA's Stormwater Management Criteria and the policies of the CTC Source Water Protection Plan;
 - v. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - vi. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
 - vii. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - viii. Grading plans for the subject lands;
 - ix. Cross-sections and details where grading is along the western property limits (the rear of lots 5, 6 and 7).
 - x. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
2. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site that looks at opportunities for the retention of larger trees, means of protecting retained trees/forest edges from development activities, and opportunities for the salvage and re-use of trees throughout the site as buffer plantings to the satisfaction of TRCA.
3. That prior to the registration of this plan or any phase thereof, the Owner prepares a landscape/ restoration plan for the western portions of lots 5, 6 and 7 to the satisfaction of TRCA.

4. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval (Conditions 1 through 8 inclusive in TRCA's letter dated August 15, 2016);
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
 - iii. That the Owner place an appropriate warning clause in the respective agreement of purchase and sale for each unit where an infiltration trench is located; that grading and/or erection of any structures (sheds, decks, pools, gazebos, patio paving) is prohibited due to infrastructure required to meet Low Impact Development (LID) objectives and sustainable community design.
5. That a restrictive covenant; restricting grading and/or erection of any structures (i.e., pools, decks, sheds) including hard surfacing over areas where the infiltration galleries are proposed to provide infiltration (see FSR, prepared by Valdor Engineering, dated June 2016).
6. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (Conditions 1 through 8 inclusive in TRCA's letter dated August 15, 2016), if necessary, to the satisfaction of TRCA.
7. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

As previously indicated, this property falls within a Wellhead Protection Area-Q2 (WHPA-Q2) under the Credit Valley, Toronto and Region & Central Lake Ontario (CTC) Source Water Protection Plan. Technical materials demonstrating how the CTC Source Water Protection Plan Policies REC-1 clause 2) have not been provided. TRCA provides technical support to the City of Vaughan with respect to this policy and as such the following condition is recommended for consideration of the City of Vaughan.

8. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed water balance assessment in accordance with the Source Water Protection Policies REC-1 clause 2 (A) to the satisfaction of TRCA and the City of Vaughan. That prior to the registration of this plan or any phase thereof, the Owner address the requirements of REC-1 clause 2 (B), which may include the provision of compensation should pre-development conditions not be attainable for this site, to the satisfaction of TRCA and the City of Vaughan.

ATTACHMENT 1d)

HYDRO ONE CONDITIONS

January 22, 2016

Draft Plan of Subdivision No. 19T-15V013

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

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

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

Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group.

subdivision@Hydroone.com or call 1-866-272-3330.

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

Thank you.

Dennis De Rango

Specialized Services Team Lead

905-946-6237

ATTACHMENT 1e)

February 17, 2016



COMMENTS:

☐

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

☒

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

☐

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

☐

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

☐

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

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

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

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

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

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

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

We trust this information is adequate for your files.

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

Subdivision Application Information Form is available by calling 905-417-6900 ext. 31297

February 4, 2016

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

Dear Margaret Holyday,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
Nulook Developments Inc.
10820 Dufferin Street, Part of Lot 26, Concession 3, within Block 20
City of Vaughan
File No.: 19T-15V013, Z-11-034 Related: OP-11-009

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 as piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving.

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

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

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

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

Sincerely,

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

Nikki DeGroot

Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION

TEL: 416-758-4754

500 Consumers Road North York, Ontario M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

ND/jh



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

CANADAPOST.CA

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

POSTESCANADA.CA

ATTACHMENT 1g)

January 28, 2016

City of Vaughan
Planning Department

To: Margaret Holyday

Re: **Application No:** 19T-15V013; – Z.11.034
10820 Dufferin street, Maple, ON
7 lots - single detached dwelling unit's development. – Nulook Developments Inc.

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

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

- ⇒ The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the **City of Vaughan**.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
- ⇒ The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
 1. A Community Mailbox concrete base pad per Canada Post specifications.
 2. Any required walkway across the boulevard, as per municipal standards
 3. Any required curb depressions for wheelchair access



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

CANADAPOST.CA

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

POSTESCANADA.CA

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

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

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

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

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

***** It is requested that the developer notify all new homebuyers of the process to initiate Mail Delivery;**

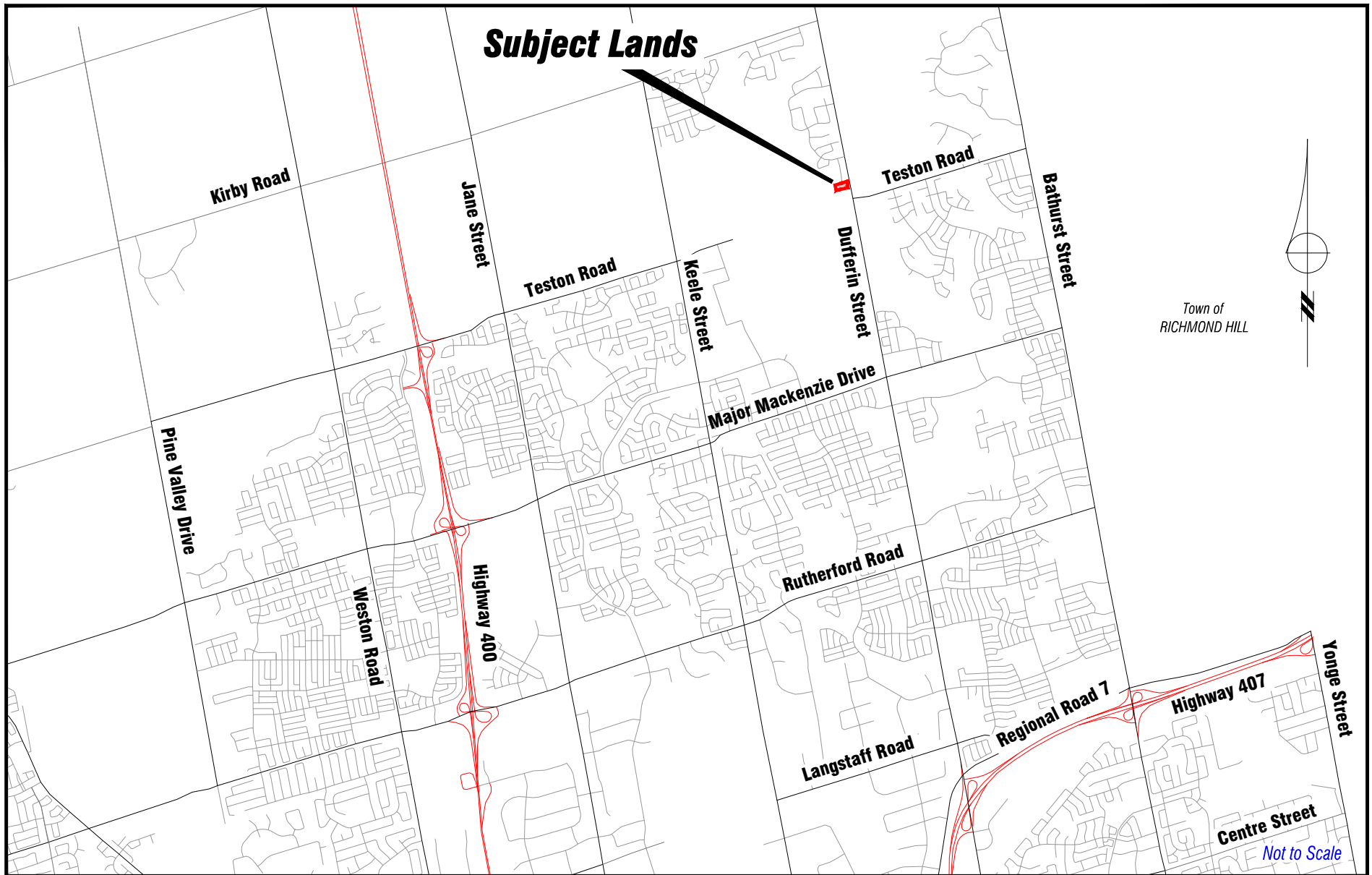
Once the homeowner has closed their home sale, the new homeowner can go to the local Post office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note, any mail which has been sent to this homeowner in the interim – to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

The Location of the Local Post Office is **51-B Caldari Road Concord, ON – Phone number 905-738-7059**

Sincerely,

Michael Wojciak

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



Context Location Map

LOCATION:
Part of Lot 26, Concession 3

APPLICANT:
Nulook Developments Inc.

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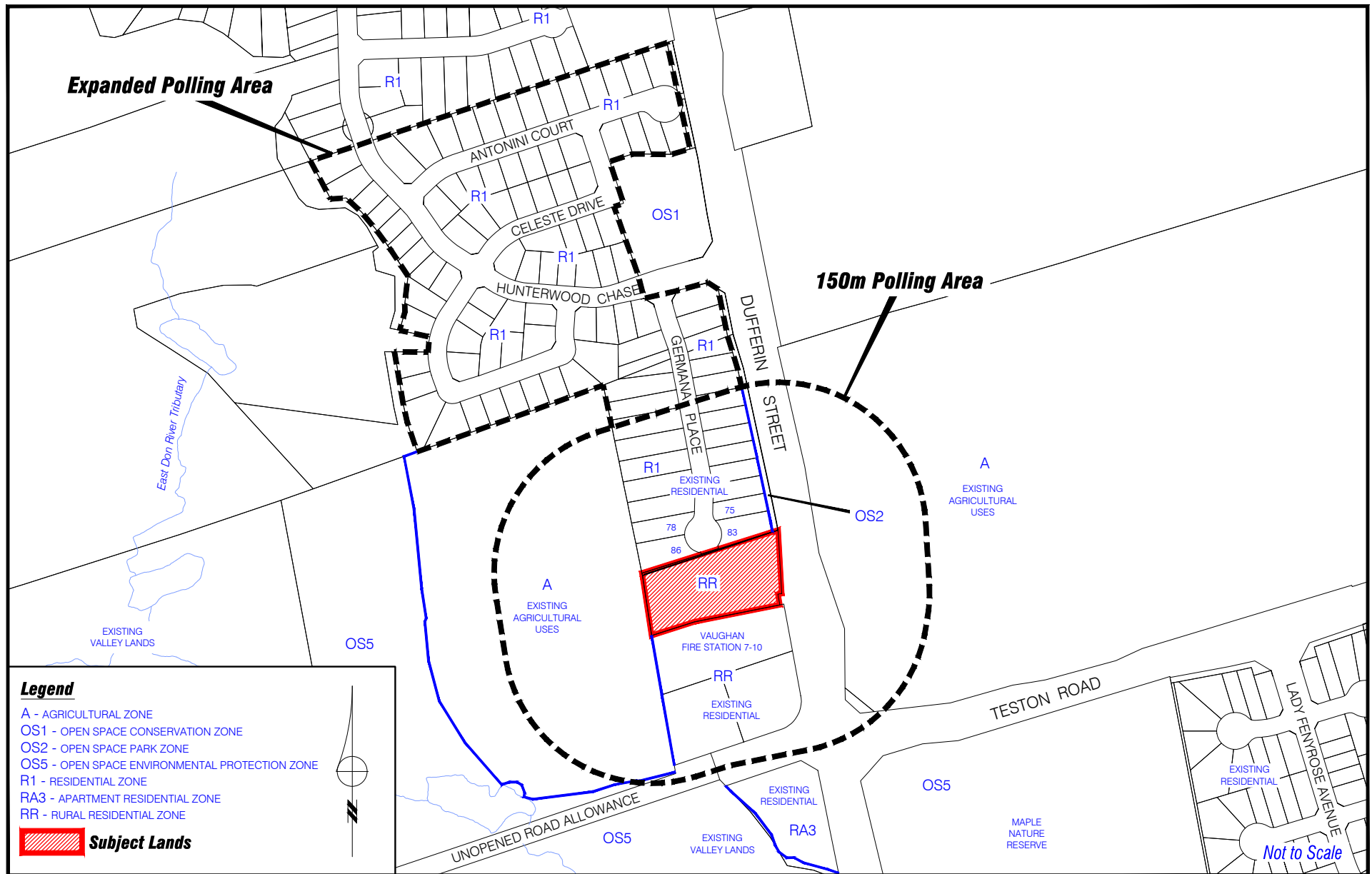


Attachment

FILE(S):
Z.11.034, 19T-15V013

DATE:
December 6, 2016

2



Location Map

LOCATION:
Part of Lot 26, Concession 3

APPLICANT:
Nulook Developments Inc.

N:\GIS_Archive\Attachments\Z\z.11.034.dwg

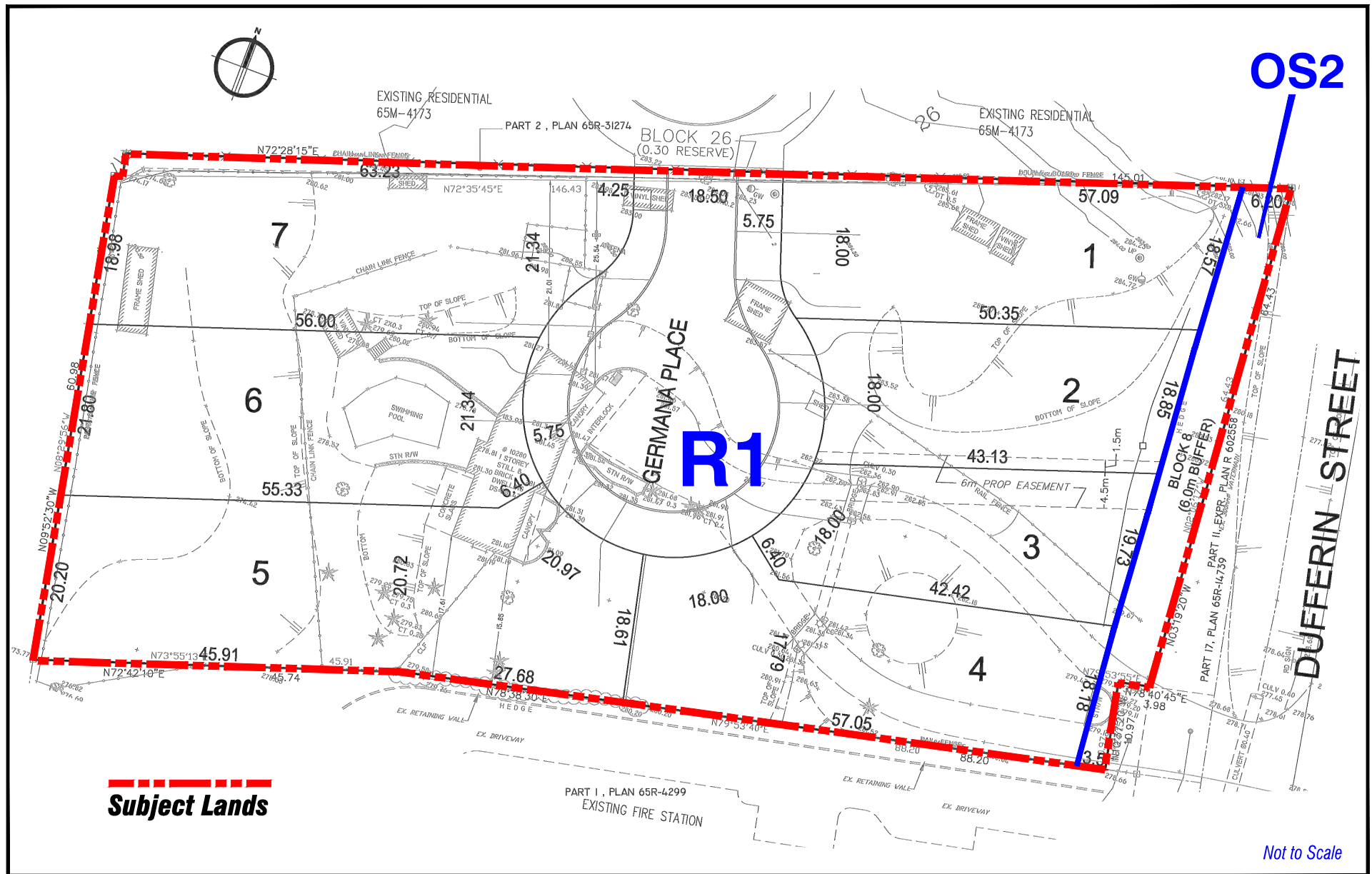


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FILE(S):
Z.11.034, 19T-15V013

DATE:
December 6, 2016

3



Draft Plan of Subdivision File 19T-15V013 and Proposed Zoning

LOCATION:
Part of Lot 26, Concession 3

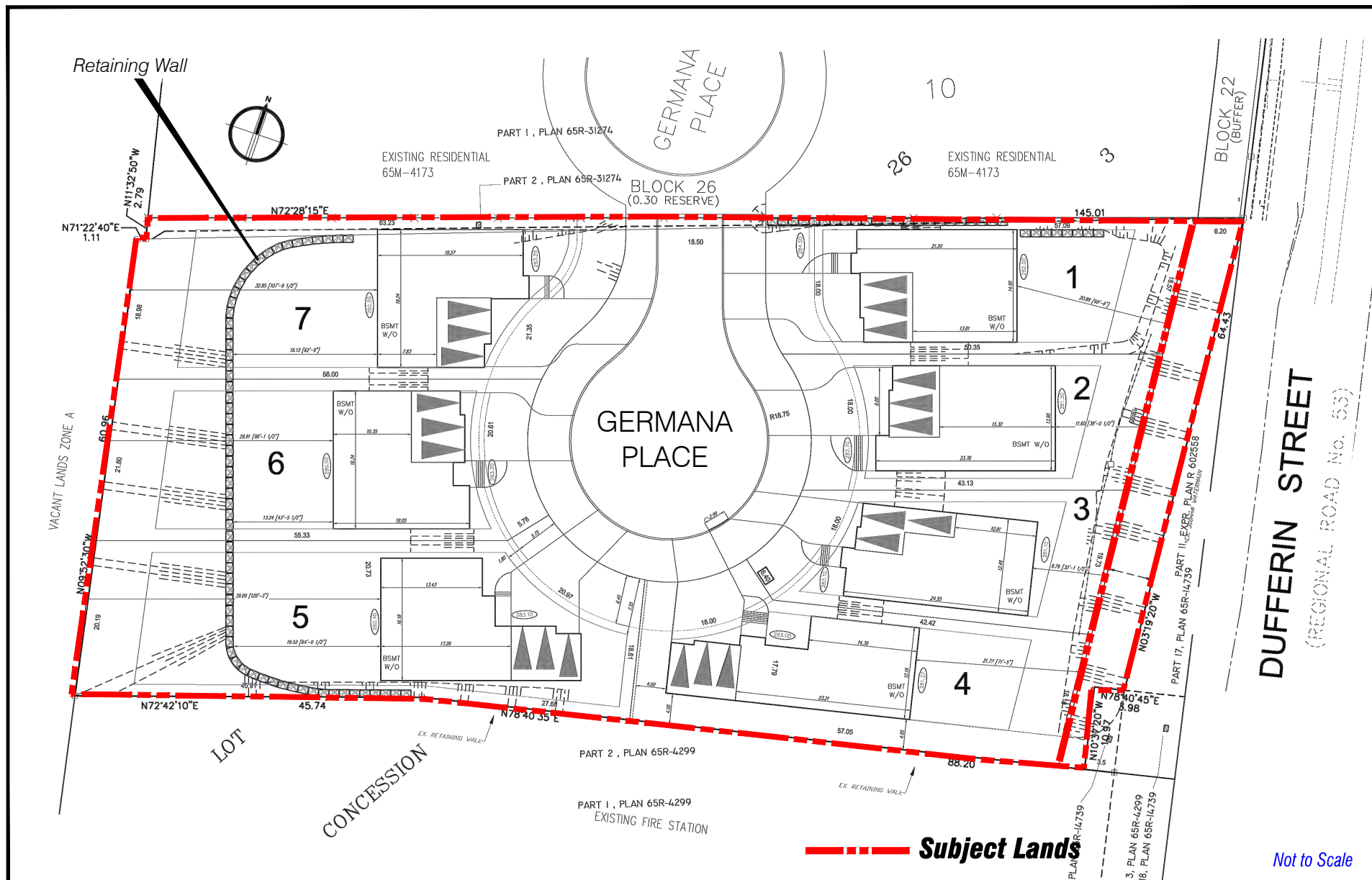
APPLICANT:
Nulook Developments Inc.

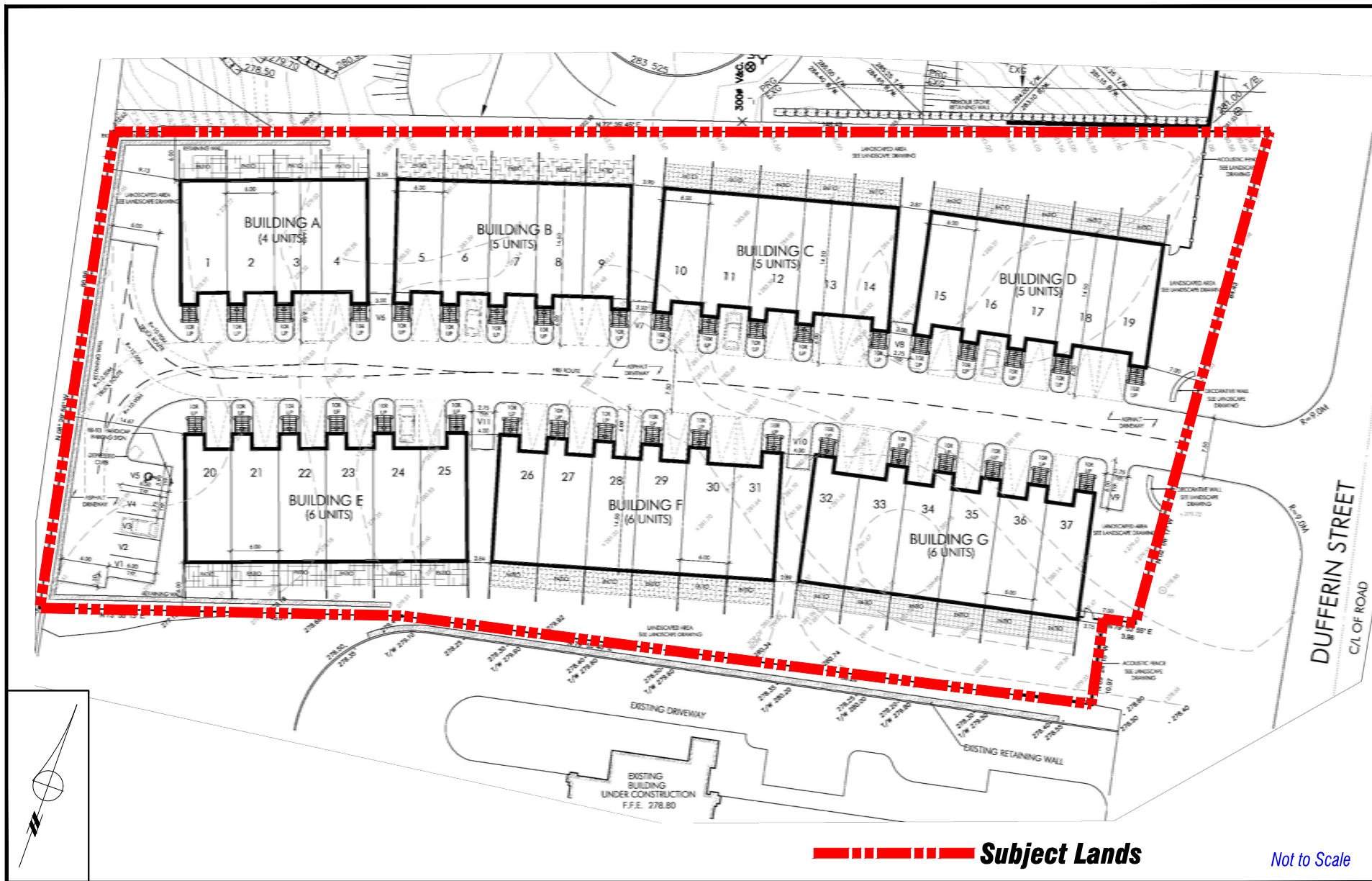
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FILE(S):
Z.11.034, 19T-15V013
DATE:
December 6, 2016

4





Conceptual Site Plan (Public Hearing October 25, 2011)

LOCATION:
Part of Lot 26, Concession 3

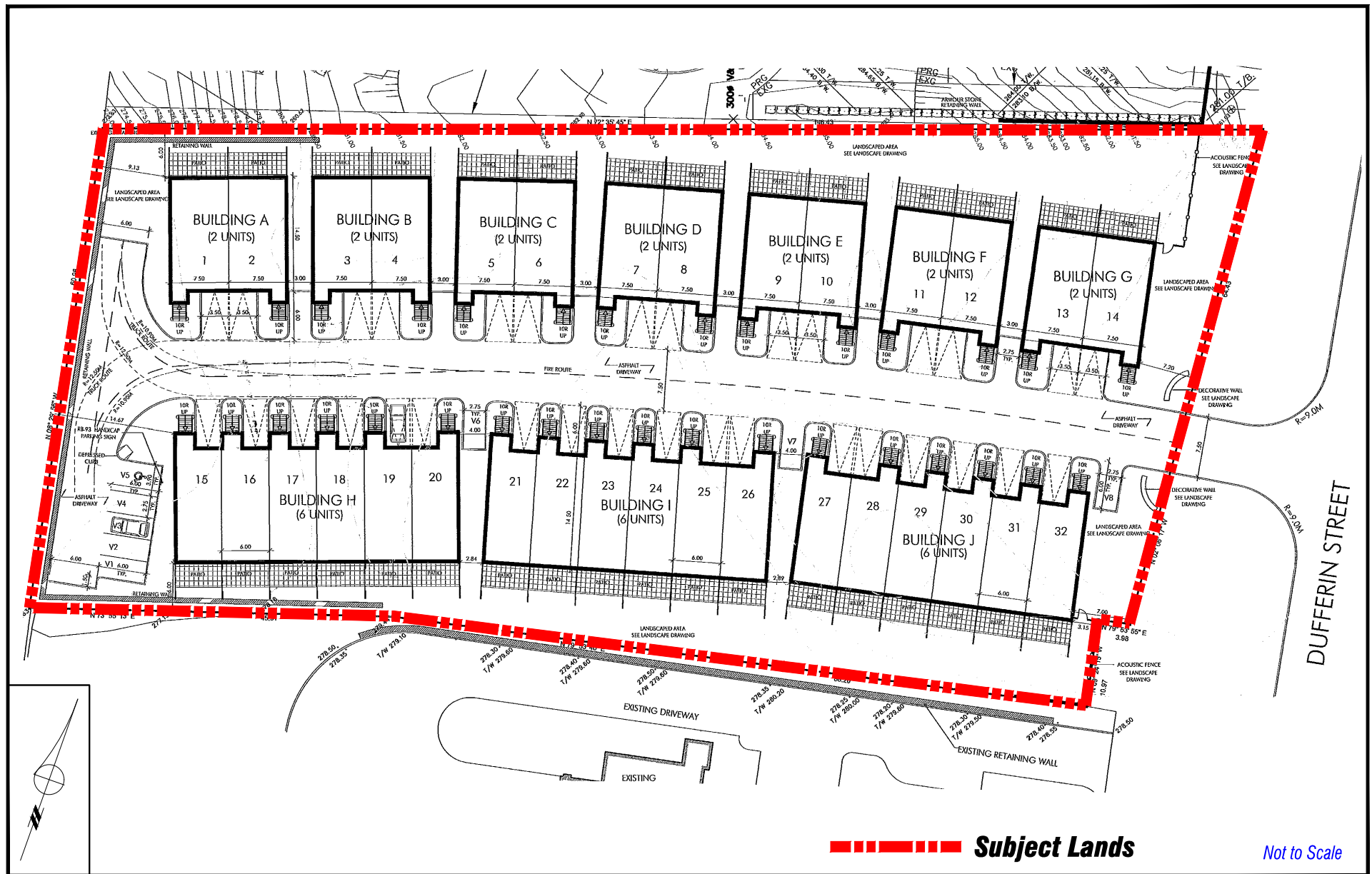
APPLICANT:
Nulook Developments Inc.

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FILE(S):
Z.11.034, 19T-15V013
DATE:
December 6, 2016

6



Conceptual Site Plan (Public Hearing January 15, 2013)

LOCATION:
Part of Lot 26, Concession 3

APPLICANT:
Nulook Developments Inc.

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FILE(S):
Z.11.034, 19T-15V013

DATE:
December 6, 2016

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