

CITY OF VAUGHAN

EXTRACT FROM SPECIAL COUNCIL MEETING MINUTES OF JULY 16, 2015

Item 11, Report No. 29, of the Special Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on July 16, 2015.

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**ZONING BY-LAW AMENDMENT FILE Z.03.024
DRAFT PLAN OF SUBDIVISION FILE 19T-03V05
GOLD PARK HOMES INC., 840999 ONTARIO LIMITED AND
PRIMA VISTA ESTATES INC.
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated July 16, 2015:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.03.024 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RT1(H) Residential Townhouse Zone and C4(H) Neighbourhood Commercial Zone all with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, 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, and subject to the following:
 - a) the Holding Symbol "(H)", shall not be removed from the subject lands or portion(s) thereof until the following conditions are satisfied:
 - i) The final alignment of Teston Road is determined by York Region to the satisfaction of the City of Vaughan for Blocks 458 and 479, and the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary.
 - ii) On Lots 112 to 128 inclusive, Lots 152 to 163 inclusive, Lots 258 to 263 inclusive, and Lots 283 to 289 inclusive the Holding Symbol "(H)" shall not be removed until the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan is to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated as necessary to accommodate the final designs of the stormwater management ponds and pedestrian bridges, to the satisfaction of the City of Vaughan.
 - iii) The requirements of the Remedial Action Plan (RAP) and the submission of the Ministry of the Environment and Climate Change (MOECC) Record of Site Condition to the satisfaction of the City for all Lots and Blocks on the subject lands.

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- iv) On Lot 151, the Holding Symbol “(H)” shall not be removed until the appropriate structural setback from the adjacent cemetery has been determined through the detailed design review of the subdivision.
- 2. THAT Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) as red-line revised on July 16, 2015, and shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 of this report.
- 3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) not be issued until the implementing Official Plan Amendment (OPA) #744 is approved by the Ontario Municipal Board (OMB) and in full force and effect, and a fully executed Landowner's Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works.
- 2. THAT should the approval of Official Plan Amendment (OPA) #744 result in modifications to the Official Plan or the Block 40/47 Plan, the zoning and Draft Plan of Subdivision File 19T-13V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) and supporting documents including the Master Environmental Servicing Plan (MESP) shall be revised to conform to the approved OPA #744 and the Block 40/47 Plan.
- 3. THAT prior to the registration of the first Draft Plan of Subdivision or any phase thereof of any Draft Plan of Subdivision located within the Block 40/47 Plan, the MESP must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City of Vaughan.
- 6. THAT Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
- 7. THAT Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 536.5 residential units (1,906 persons equivalent).
- 8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) shall include the following clause:

“The Owner shall provide parkland and/or 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 Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

Contribution to Sustainability

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

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

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- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds

Goal 2: To ensure sustainable development and redevelopment

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

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

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

a) Subdivision:

- i) A stormwater management pond with an infiltration gallery and cooling trench and on-lot infiltration trenches to reduce/remove pollutants/sediments infiltrating into the ground water;
- ii) Transportation Demand Management (TDM) measures with a pedestrian focused development approach promoting open space or park areas within a 5-minute walk to the majority of dwellings, ensuring attractive, pedestrian-scaled streets and a valley crossing system that is coordinated with the sidewalk network;

b) Heating and Ventilation:

- i) High-efficiency furnaces to save energy by reducing heating costs;

c) Water Use:

- i) High-efficiency plumbing fixtures to reduce water consumption and sewage volumes;

d) Building Materials and Technology:

- i) Energy efficient construction including steel insulated doors, basement insulation, blown insulation in the attic, high-efficiency furnaces, Energy Star equivalent standard light fixtures, Low Emissivity Energy Star windows and patio doors and locally sourced building materials where feasible;
- ii) Waste management practices to ensure that all trades work efficiently to reduce and eliminate waste, including on-site waste management, and re-use and recycling of materials;

e) Native Vegetation Protection:

- i) educate the future homeowners, where the lots abut open space lands, about the importance of maintaining the native plants and discouraging/prohibiting the installation of gates to avoid unwanted intrusion into the natural area and disposal of refuse in natural areas;
- ii) prohibit the planting of ornamental plants beyond the backyards; and,

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- iii) provide native vegetation barrier plantings (ie. raspberries) in areas of higher accessibility to deter human intrusion into the natural areas.
- f) Neighbourhood Connectivity:
 - i) The development will include a sensitively designed pedestrian bridge to promote connectivity between neighbourhoods which in turn may reduce vehicle trips.

Economic Impact

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

Communications Plan

On August 8, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the Millwood Woodend Ratepayers' Association and the Kleinburg and Area Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of September 2, 2014 and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 9, 2014. To date, no correspondence has been received.

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.03.024 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RT1(H) Residential Townhouse Zone and C4(H) Neighbourhood Commercial Zone all with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, 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, to facilitate a proposed residential Draft Plan of Subdivision for 536.5 dwelling units.
2. Draft Plan of Subdivision File 19T-03V05 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #5 consisting of the following:

Lot/Block Number	Land Use	Area (ha)	Units
Lots zoned RD1 (Attachment #4)	Detached Residential Units (21.3 m frontage)	1.347	13
Lots zoned RD1 (Attachment #4)	Detached Residential Units (18.3 m frontage)	2.850	32
Lots zoned RD2 (Attachment #4)	Detached Residential Units (15.2 m frontage)	9.605	153
Block zoned RD2 (Attachment #4)	Detached Residential Units (15 m frontage)	0.038	0.5
Blocks 451-456 (Attachment #4)	Detached Residential Units (14.3 m frontage)	0.182	3

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Lots zoned RD3 (Attachment #4)	Detached Residential Units (12.8 m frontage)	7.943	167
Blocks 445-449 and 457		0.210	3
Lots zoned RD3 (Attachment #4)	Detached Residential Units (12.5 m frontage)	0.645	13
Lots zoned RD3 (Attachment #4)	Detached Residential Units (12.2 m frontage)	2.959	64
Blocks 444 and 450		0.058	1
Block 458	Medium Density (Townhouses on a Private Road)	3.046	87
Blocks 459-461	3 Parks	3.790	
Block 462	1 Stormwater Management Pond	3.569	
Blocks 463 & 464	Valley	29.847	
Block 465	Vista	0.284	
Blocks 466-468	Open Space	0.369	
Blocks 469-474 & 548	Valley Buffers	2.927	
Blocks 475-478	Landscape Buffers	0.639	
Block 479	Neighbourhood Commercial	0.950	
Blocks 480-483	Road Widening (Pine Valley Drive & Teston Road)	0.730	
Blocks 484-545	0.3 m Reserve	0.075	
Blocks 546 & 547	Walkway	0.126	
	Roads/Streets	9.341	
	Total	81.530	536.5

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision for 536.5 dwelling units including parks and open space lands and to maintain the valleylands, as shown on Attachment #5. The Vaughan Planning Department supports the proposed Zoning By-law Amendment and Draft Plan of Subdivision since they implement the Vaughan Council approved Official Plan and is compatible with the surrounding existing and planned land uses.

Location

The subject lands are located on the east side of Pine Valley Drive and on the south side of Teston Road, known municipally as 10601, 10699 and 10733 Pine Valley Drive, and 4333 Teston Road, City of Vaughan, as shown on Attachments #2 and #3.

Provincial Policies

The subject Official Plan amendment and Block Plan approval applications were submitted in advance of the Provincial Growth Plan for the Greater Golden Horseshoe – *Places to Grow*, the Greenbelt Plan and the Provincial Policy Statement of 2005 and 2014. As such, the processing of this Plan continues under the Provincial Policies in effect at the time of the originating application.

Official Plan Amendment (OPA) #600 and #744

The subject lands are designated “Urban Area” and “Valley Lands” by OPA #600 and form part of the Vellore Urban Village and are subject to the following policies (in-part):

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- The lands designated Urban Area shall be subject to a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA #600;
- The lands or area will be planned for predominantly “executive housing” on large lots with full municipal services, with a gross density between 5.0 and 7.5 units per hectare.

The lands designated as “Urban Area” shall remain subject to the Rural Use Area, Rural-General and Agricultural Area policies of OPA #600 until such time as they are redesignated to specific urban land use categories by an approved amendment to this plan.

An application to amend OPA #600 was submitted by the Block 40/47 Developer’s Group on February 19, 2003, to redesignate the subject lands in a manner that would fulfill the requirements of OPA #600 for a Secondary Plan/Block Plan process and establish land use designations to develop the Blocks for a predominantly low residential built form. On February 18, 2014, Vaughan Council adopted site-specific Official Plan Amendment (OPA) #744 for the area designated Urban Area in Block 40/47, which includes the subject lands.

The subject lands are designated “Low Density Residential”, “Medium Density Residential/Commercial” with an overlay Neighbourhood Commercial Centre Use, “Municipal Park”, “Neighbourhood Park”, “Stormwater Management Pond” and “Valley Lands” by OPA #744, which was adopted by Vaughan Council. York Region, the approval authority of this amendment, issued its Notice of Decision to approve OPA #744 with modifications, which was subsequently appealed and is scheduled to be considered by the Ontario Municipal Board (OMB) at a Hearing commencing on September 28, 2015.

The proposed Draft Plan of Subdivision implements the Block 40/47 Plan, which facilitates the development of a complete community, with a mix of land-uses and housing types, and an overall gross density between 5.0 and 11.0 units per hectare (uph). The subdivision has an average gross density of 10.169 uph. The proposed Draft Plan of Subdivision is consistent with the Block 40/47 land use plan approved by Vaughan Council on June 24, 2014 (Attachment #6). However, should the OMB approve OPA #744, and the Board’s decision results in modifications to the Official Plan, the Block 40/47 Plan and the proposed Draft Plan of Subdivision and implementing zoning by-law must be revised to conform to the final approved Official Plan Amendment. A condition to this effect is included in the recommendation of this report and set out in the conditions of approval in Attachment #1a).

The Notice of Approval of Draft Plan of Subdivision File 19T-03V05 will not be issued until such time as OPA #744 is approved by the OMB and is in full force and effect, and a fully executed Landowner’s Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works. The final OMB approved OPA #744 will be incorporated into Vaughan Official Plan (VOP) 2010 as a site-specific amendment in Volume 2 of the VOP 2010.

Block 40/47 Plan

In February 2003, the City of Vaughan received Block Plan File BL.40/47.2003 from the Developers Group for Blocks 40 and 47, to establish the comprehensive planning framework for these blocks including, but not limited to, the proposed land uses, housing mix and densities, protection and enhancement of the natural environment, the location of parks and community facilities, servicing infrastructure, transportation (road) network, public transit, urban design, and, phasing for the Blocks to manage growth.

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The Block 40/47 Plan was originally considered by Vaughan Council at a Public Hearing on June 21, 2004. On February 18, 2014, Vaughan Council enacted By-law 18-2014 to adopt OPA #744, to establish secondary plan level policies for Block 40/47. Since the initial submission of the Block 40/47 Plan, it has been modified to respond to the policies of OPA #600, as amended by OPA #744, and to respond to comments from various public agencies, stakeholders and Ratepayers Association. OPA #744 designates the lands within the Block 40/47 Plan as required by OPA #600, to guide development in the Blocks and maintain the complex ecosystem functions and cultural heritage attributes associated with the Block Plan area.

A Public Hearing for the revised Block Plan submission, which responds to the policies of OPA #600 as amended by OPA #744, was held on February 25, 2014, and the recommendation to receive the Public Hearing report, was ratified by Vaughan Council on March 18, 2014. On June 24, 2014, Vaughan Council approved the Block 40/47 Plan, subject to York Region approval of OPA #744, and fulfillment by landowners of additional conditions, required by staff and agencies. Modifications to the Block 40/47 Plan, arising from comments from the public, external public agencies and the City, has resulted in the approval of an updated Block 40/47 Plan and conditions (Attachment #6). The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications will facilitate development that is consistent with the Vaughan Council approved Block 40/47 Plan shown on Attachment #6.

Zoning

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88, as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision, as shown on Attachment #5, an amendment to the zoning by-law is required to rezone the subject lands in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions

	By-law Standard	Zoning By-law 1-88, RD1, RD2 and RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD1, RD2 and RD3 Residential Detached Zone Requirements
a.	Fireplace or Chimney Pilaster Yard Encroachment	Sections 3.14 (a) and (d) in the By-law permit a maximum 0.5 m encroachment into a required yard, with no encroachment in an interior side yard to be closer than 1.2 m to the property line.	Permit a fireplace or chimney pilaster to encroach a maximum of 0.5m into any yard.

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b.	Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered), and Balcony	Section 4.22.2 in the By-law makes reference to “front” and “exterior side” yards, which is proposed to be changed to “rear” and “exterior side” yards.	<p>Permit a covered and unenclosed porch and/or balcony both excavated and unexcavated as permitted encroachments into the rear, yard, subject to the following:</p> <ul style="list-style-type: none"> i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres; ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the rear yard and exterior side yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a sight triangle; iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the rear yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
c.	Bay or Box Window Encroachment	Schedule “A3”, Note “D” in the By-law also includes an encroachment into the interior side yard, which is proposed to be excluded.	Bay or box windows, or similar window projections constructed with or without footings may encroach into a required front, exterior side or rear yard a maximum of 0.6 m.
d.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m

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e.	Minimum Interior Side Yard Setback Abutting a Non-Residential Use (Walkway, Open Space)	3.5 m	1.5 m
	By-law Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition - Dwelling, Townhouse	Dwelling, Townhouse – No definition for a townhouse dwelling on a freehold lot fronting onto a common element/private road.	Dwelling, Townhouse - For the purposes of the By-law shall mean a townhouse dwelling, in which each dwelling unit is situated on its own lot, which lot abuts a common element condominium road, private driveway or private road.
b.	Fireplace or Chimney Pilaster Yard Encroachment	Sections 3.14 (a) and (d) in the By-law permit a maximum 0.5 m encroachment into a required yard, with no encroachment in an interior side yard to be closer than 1.2 m to the property line.	Permit a fireplace or chimney pilaster to encroach a maximum of 0.5m in any yard.
c.	Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered), Cold Cellars, and Balconies	Section 4.22.2 in the By-law makes reference to “front” and “exterior side” yards, which is proposed to be changed to “rear” and “exterior side” yards.	<p>Permit a covered and unenclosed porch and/or balcony both excavated and unexcavated as permitted encroachments in the rear yard, subject to the following:</p> <ul style="list-style-type: none"> i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres; ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the rear yard and exterior side yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a sight triangle;

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			iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the rear yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
d.	Bay and Bay Window Encroachments	Section 4.22.2 in the By-law makes reference to “front” and “exterior side” yards, which is proposed to be changed to “rear” and “exterior side” yards.	Permit a bay or box window or similar projection with or without footings to encroach into the required front, exterior side or rear yard a maximum of 0.6 m.
e.	Minimum Parking Requirement	No By-law standard for visitor parking in an RT1 Zone.	For Townhouse Dwellings on a lot fronting onto a private driveway or common element road an additional 0.23 parking spaces per dwelling unit shall be provided for visitors.
f.	Minimum Parking and Access Requirements	<p>i) A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip; and,</p> <p>ii) An outdoor parking area shall be screened from the street and any adjacent premises. Screening shall consist of either a landscaped earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 metres. This shall not prevent the provision of access driveways through the said screening.</p>	Sections i) and ii) shall not apply

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g.	Minimum Yards	<ul style="list-style-type: none"> i) Front - 4.5 m ii) Rear - 7.5 m iii) Interior Side Abutting a Non-Residential Use (West Lot Line) - 3.5 m iv) Interior Side (End Unit) - 1.2 m v) Exterior Side – 4.5 m vi) Exterior Side Abutting a Buffer Block - 3.5 m vii) Minimum Lot Depth - 30 m 	<ul style="list-style-type: none"> i) Front (lots facing Teston Road) - 3 m Front (fronting on private/common element road) - 3 m ii) Rear - 3 m the provisions of “c” above shall not apply) iii) Interior Side Abutting a Commercial Use (West Lot Line) - 3.5 m iv) Interior Side (End Unit of a townhouse block) - 1.2 m v) Minimum Lot Depth – 22 m
h.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m
i.	Maximum Building Height	11 m	12 m
	By-law Standard	Zoning By-law 1-88, C4 Neighbourhood Commercial Zone Requirements	Proposed Exceptions to the C4 Neighbourhood Commercial Zone Requirements
a.	Minimum Parking Requirement	Shopping Centre - 6 parking spaces per 100 m ² of Gross Floor Area	Shopping Centre - 5.5 parking spaces per 100 m ² of Gross Floor Area
b.	Minimum Landscaping Requirement (Abutting Teston Road and Pine Valley Drive)	6 m	3 m
c.	Minimum Yards	Front - 11 m Rear - 15 m Interior Side - 11 m Exterior Side - 11 m Abutting a Residential Zone - 22.5 m	Front - 3 m Rear - 3 m Interior Side - 3 m Exterior Side - 3 m Abutting a Residential Zone - 3 m

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i) Proposed Zoning Exceptions

The Owner has requested exceptions to the yard encroachment requirements for the proposed residential zones in order to maximize interior dwelling floor space and provide for building articulation. An exception to allow some townhouse lots to front onto Teston Road and on the interior private common element roads is recognized for the RT1 Zone and will provide for built form closer to the public realm (street). These exceptions are similar to those approved by Vaughan Council in the Block 40 South area and are considered acceptable.

The required yards for the RT1 Zone are proposed to be reduced as indicated in Table 1 to reflect the irregular configuration of the Medium Density Block (458), which is bounded by the open space/valley lands to the south and east, and provide the opportunity for different townhouse building designs. The 10 m wide open space buffer along the south and east lot lines will compensate for the reduced yards. As the proposal will be townhouses on a private driveway/common element road, the exterior end unit requirement can be reduced as the traffic will be limited to the residents of the development and not for through traffic.

The Owner had requested a zoning exception to permit a 0.6 m rear yard in the RT1 Zone, provided a minimum exterior amenity area of 20 m² is provided. The Vaughan Planning Department does not support the proposed 0.6 m rear yard reduction in the RT1 Zone. The Owner has not provided building site plans to demonstrate how a 0.6 m rear yard would be implemented. In addition, a 0.6 m rear yard is not considered to be appropriate and would result in non-compliance with the Ontario Building Code. Accordingly, Table 1 will require a minimum rear yard in the RT1 Zone of 3 m.

The Owner is proposing to provide visitor parking at a slightly reduced standard of 0.23 parking spaces per unit instead of 0.25 parking spaces per unit which is considered to be minor.

The proposed yard reductions for the C4 Zone can be supported to permit the proposed commercial building(s) to be located closer to the street. The requested reduction to the shopping center parking requirement of 6 parking spaces per 100 m² of gross floor area (GFA) to 5.5 parking spaces per 100 m² of GFA is considered to be minor given the size of the block for the commercial use which will primarily serve the local community.

The Vaughan Planning Department is satisfied that the proposed rezoning of the subject lands in the manner shown on Attachment #4, together with the requested site-specific zoning exceptions discussed above are appropriate for the development of the subject lands.

ii) Holding Symbol “(H)”

The subject lands shall be zoned with the Holding Symbol “(H)”, as shown on Attachment #4, which shall not be removed until the following conditions are addressed:

- a) The final alignment of Teston Road is determined by York Region to the satisfaction of the City for Blocks 458 and 479, and the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary.
- b) On Lots 112 to 128 inclusive, Lots 152 to 163 inclusive, Lots 258 to 263 inclusive, and Lots 283 to 289 inclusive the Holding Symbol “(H)” shall not be removed until the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan is to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated as necessary to accommodate the final designs of the stormwater management ponds and pedestrian bridges, to the satisfaction of the City of Vaughan.

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- c) The requirements of the Remedial Action Plan (RAP) and the submission of the Ministry of the Environment and Climate Change (MOECC) Record of Site Condition to the satisfaction of the City for all Lots and Blocks on the subject lands.
- d) On Lot 151, the Holding Symbol “(H)” shall not be removed until the appropriate structural setback from the adjacent cemetery has been determined through the detailed design review of the subdivision.

Block Plan

The Owner, as a result of addressing the City and external agency requirements, and the continuous work on the detailed design as part of the Block 40/47 Plan, must submit an updated Block Plan and Master Environmental and Servicing Plan (MESP) and any related reports, to the satisfaction to the City and Toronto and Region Conservation Authority (TRCA). Conditions to this respect are included in Attachment #1a).

Subdivision Design

The 81.53 ha Draft Plan of Subdivision is comprised of lots and blocks for 536.5 dwelling units (449.5 detached, which includes blocks to developed with blocks on the adjacent lands to form 15 full lots, and 87 medium density dwelling units), a commercial block, parkland/open space and a stormwater management pond, and the maintenance of the valleylands, as shown on Attachment #5. Prior to final approval, the Owner shall prepare Architectural and Urban Design Guidelines, and all development within the Draft Plan of Subdivision shall proceed in accordance with the approved Architectural Design Guidelines and Urban Design Guidelines. Conditions to this effect are included in Attachment #1a).

The Draft Plan of Subdivision has been red-line revised, as shown on Attachment #5, with a notation to identify the location and details associated with the proposed trail along the valley wall from the future northern pedestrian bridge, given that it will also provide vehicular access, and will be subject to review through the Toronto and Region Conservation Authority permit process. A condition in this respect is included in Attachment #1a).

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

Developers' Group Agreement

It is a standard condition of Draft Plan of Subdivision approval that the participating landowners for the block execute a Developers' Group Agreement respecting the provision of servicing infrastructure, roads for the Block, parks and open spaces. The Owner of the subject lands is a member of the Block 40/47 Developers' Group, and will be required to participate in the cost sharing for the Block, which includes addressing stormwater management and other infrastructure including providing sidewalks, roads and other municipal services. In addition, on June 23, 2015, Council adopted the following motion:

“That prior to the City Clerk issuing Notice of Draft Plan Approval for any of the draft plans of subdivision in Block 40/47, the City receive confirmation that a fully executed Landowner's Cost Sharing Agreement is in place which includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works.”

The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41. Conditions to this effect are included in the recommendation section and Attachment #1a) of this report.

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Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) has provided the following comments:

a) Road Network

The Plan will have an east and west road network separated by a valley and will have two connections to Pine Valley Drive and one to Teston Road.

York Region is currently undertaking an Environmental Assessment (EA) Study for the realignment/jog elimination of Teston Road at Pine Valley Drive. The final outcome of the EA Study may require revisions to the Plan. As a result, York Region has requested the north-west portion of the Plan, specifically the Neighbourhood Commercial Block 479 and the Medium Density Block 458, be zoned with the Holding Symbol "(H)". The final lotting and local road network in this area must accommodate the final preferred Teston Road alignment and intersection improvements at Pine Valley Drive. The realignment of Teston Road will include full urbanization and signalization at the intersection with Pine Valley Drive.

The improvement and urbanization of Teston Road (including sidewalk and streetlighting) west of Pine Valley Drive, for approximately 800 m, is identified in the City's current Development Charge Background Study. The design and construction of this work shall be advanced by the Owner in conjunction with development of the Plan and to the satisfaction of the City. This work shall be coordinated with York Region's planned improvement works as noted above. All road widenings, as necessary to facilitate the roadway improvement works, shall be conveyed to the City as required and in accordance with the City's Official Plan.

Improvements and urbanization to Pine Valley Drive from Teston Road to the south limits of the Block Plan shall include sidewalk and streetlighting to the satisfaction of the City and Region.

b) Water Distribution

The subject lands are within Pressure District 7 (PD 7) of the York Water Supply System. Block 40/47 North will be serviced within PD 7 by the extension of the existing 450 mm diameter watermain on Teston Road from its current terminus just west of Weston Road. A secondary watermain feed for security and looping purposes will be provided via a connection to the existing system in Block 40 South. This secondary feed will require the crossing of the valley and the location coincides with the sanitary sewer crossing to the Pine Valley North Sewage Pumping Station (PVNSPS) from the west.

The Owner shall upfront finance the cost to design, tender and construct the required external watermain on Teston Road, west of Weston Road, taking into account the Region's plans for upgrading Teston Road, as a component of the first phase works to the satisfaction of the City. A portion of the watermain will be funded from Development Charges in accordance with the City's current Background Study.

c) Sanitary Servicing

The subject lands are ultimately tributary to the Jane-Rutherford Sanitary Trunk located within the Maple Service Area of the York-Durham Sewage System. The closest gravity sewer to the subject lands is currently located in Block 40 South at Lawford Road, north of Major Mackenzie Drive, west of Weston Road. From this point, a sanitary forcemain will be extended northerly, in conjunction with the development of Block 40 South, to the future Pine Valley North Sewage Pump Station (PVNSPS).

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d) Pine Valley North Sanitary Pump Station

The development of the westerly portion (23 ha) of Block 40 South and all of the participating Block 40/47 North, Block 55 and Block 41 lands are dependent on the construction of the PVNSPS which will discharge flows to Block 40 South. The PVNSPS will be located on the east side of Cold Creek on lands external to the Plan being Draft Plan of Subdivision File 19T-06V10, and surrounded by Open Space/Valleylands.

A Developers' Group Cost Sharing Agreement specifically for the design and construction of the PVNSPS and related trunk sewers/force main is necessary to ensure an adequate outlet is readily available for all benefitting lands. The parties to this Cost Sharing Agreement shall include all benefitting land owners within Block 40 South, Block 40/47, Block 55, and Block 41.

e) Stormwater Management

The subject lands are located within the Cold Creek basin of the East Humber River sub-watershed. The lands are traversed by three branches of Cold Creek: the west tributary runs parallel to the west limit of the lands; the central tributary runs north and is located 300 m east of Pine Valley Drive; and the east tributary runs east from the central tributary past Weston Road and Teston Road. The Stormwater Management (SWM) Plan for lands within Block 40/47 proposes the establishment of three SWM facilities, with one being within this Plan. The SWM facilities are proposed to control the urban stormwater runoff to the target release rates established for the East Humber River watershed. These facilities will also provide water quality treatment and erosion control.

In order to achieve the necessary water balance requirements for the Block, infiltration galleries are proposed within each of the stormwater management pond blocks. The proposed groundwater recharge/balance analysis included in the recent resubmission of the MESP remains under review with the Toronto and Region Conservation Authority (TRCA), Ministry of Natural Resources and Forestry (MNRF) and the City of Vaughan. Accordingly, a Holding Symbol "(H)" shall be applied to the amending zoning by-law for specific lots adjacent to the proposed stormwater management pond blocks to ensure development does not proceed until such time that the City is satisfied with the detailed design of the ponds and the infiltration galleries. Additional conditions may be included to address issues identified, including but not limited to, the presence of Species at Risk in this part of the Humber River Watershed.

f) Sewage and Water 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. Servicing capacity was reserved specifically to the Block 40/47 Trustee in the amount of 1,350 residential units (7,456 persons equivalent). Accordingly, servicing capacity to the draft plans within the Block 40/47 Plan is available and unrestricted.

g) Environmental Site Assessment

The Owner submitted an Updated Phase One Environmental Site Assessment (ESA) report, dated October 2014, and an Interim Phase Two ESA report, dated April 2015 for 4333 Teston Road and 10601 Pine Valley Drive. Based on the results of the Interim Phase Two ESA, impacts for petroleum hydrocarbon compounds were identified in the soil and groundwater at 10601 Pine Valley Drive. A Remedial Action Plan (RAP), dated June 2015 was submitted for 10601 Pine Valley Drive. As impacts were identified for the lands within the Plan, the Owner will be required to implement an acceptable RAP and obtain a Ministry of the Environment and Climate Change

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(MOECC) Record of Site Condition (RSC) as a condition of the draft plan/subdivision agreements. Accordingly, a Holding Symbol “(H)” shall be applied to the amending zoning by-law with the removal conditional upon the successful implementation of the RAP and the City’s receipt of an RSC filed and acknowledged by the MOECC.

Outstanding Phase One ESA reports are still required for subject properties located in the northwest corner of the development at 10699 and 10733 Pine Valley Drive. The Owner had indicated to the City that the initiation of Phase One ESA investigations were delayed pending the results of the Teston Road Environmental Assessment Study, which may result in alteration of the subject property boundaries. It is recommended that these lands will be zoned with the Holding Symbol “(H)” until all environmental clearances are obtained to the satisfaction of the City.

The Owner shall be required to submit a Phase Two ESA for any open space/park lands that are to be conveyed to the City, in accordance with City standards and requirements, with the investigation conducted only after certification of rough grading but prior to the placement of topsoil.

h) Environmental Noise/Vibration Impact

Acoustic measures shall be utilized to mitigate noise impacts from traffic on Pine Valley Drive and Teston Road. A Noise/Acoustic Report shall be submitted at the detailed design stage, which meets Ministry of Environment and Climate Change Guidelines and City criteria. The Owner shall implement all noise abatement measures as recommended in the report and to the satisfaction of the City and Region.

i) Streetlighting

Light-emitting diode (LED) streetlighting shall be utilized throughout the Plan in accordance with the approved Urban Design Guidelines and in accordance with the City’s latest design standards and specifications.

j) Pedestrian/Servicing Bridges

Two pedestrian/servicing bridge structures are proposed to cross the Cold Creek valley systems. These structures will provide multi-use pedestrian and cycling connectivity between the east and west neighbourhoods within Block 40 North. In addition, the structures will be used as a utility corridor to support the necessary watermain and sanitary sewer crossings of the valley. Extensive consultation with MNRF and TRCA was undertaken in order to finalize the proposed bridge and abutment locations based on existing environmental considerations within the valleys.

To date, a preliminary design of the proposed bridge structures has been prepared, peer reviewed and approved in principle. The City’s peer review Consultant will continue to assist with the review of the detailed design which may affect the approaches to the bridge structures and adjacent lots. On-going operation and maintenance/access requirements will be finalized in conjunction with the review of the detailed design to the satisfaction of the City, TRCA and MNRF.

Accordingly, a Holding Symbol “(H)” shall be applied to the amending zoning by-law for specific lots (Lots 112 to 118, Lots 152-163, Lots 258-263 and Lots 283-289, all inclusive) adjacent to the proposed pedestrian/servicing bridges to ensure development does not proceed until such time that the City is satisfied with the detailed design.

As the subject lands are within the Block 40/47 Plan, the Owner shall be required to enter into a Developers’ Group Agreement with the other participating landowners within Block 40/47, respecting all cost sharing for municipal services, such as the pedestrian/servicing bridge structures, among other matters, to the satisfaction of the City.

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The Vaughan Development Engineering and Infrastructure Planning Services Department and the Parks Development Department have no objections to the development, subject to the conditions of approval in Attachment #1a).

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department advises that the subject lands include resources that are considered culturally significant in respect of their archaeological, built heritage and heritage value. The former Purpleville Post Office Building is registered under Part IV, Section 27 of the Ontario Heritage Act. It is recommended that the building be retained in situ. Any proposed future relocation or alterations will require the review and approval of the Heritage Vaughan Committee and an approved Heritage Permit. The Owner is required to submit a revised Cultural Heritage Impact Assessment and a Heritage Conservation Plan for the former Purpleville Post Office Building, which are included as conditions of approval in Attachment #1 a) to this report. In addition, the standard archaeological resource conditions requiring notification should archaeological resources and/or human remains be found on the property during grading or construction activities, and the Owner ceasing all grading or construction activities, are included as conditions of approval in Attachment #1a).

There is an existing cemetery located to the north of Lot 151 on lands not owned by the applicant. It will be necessary to determine at the detailed design review stage of the subdivision if the 1.2 m setback for the RD3 Zone in By-law 1-88 is appropriate and/or sufficient as a structural setback on that lot, prior to the removal of the Holding provision on the lot.

Vaughan Parks Development Department

The Vaughan Parks Development Department has no objection to the proposed development, subject to the conditions of approval in Attachment #1a). The department advises that the Owner as part of the Block 40/47 Developers Group, is required to enter into an agreement with the City respecting the total amount of parkland to be conveyed and/or credited to the City, prior to the registration of the first Draft Plan of Subdivision in the Block. Also, prior to the execution of the first Subdivision Agreement, the Owner shall design and agree to construct all off-road pedestrian paths and trails in accordance with the approved Block 40/47 Landscape Master Plan, and Streetscape and Urban Design Guidelines, to the satisfaction of and at no cost to the City.

The Department advises that identified on the Draft Plan are two complete park blocks (Block 459 and 460) and one park block (Block 461) which is to be developed in conjunction with the adjacent park block in Draft Plan of Subdivision 19T-07V01. For each park block, a Landscape Master Plan must be prepared and shall include, but not be limited to, the details respecting the limits of the parks, permitted programming and planting plan, and be submitted for approval to the satisfaction of the Vaughan Parks Development Department.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that prior to final approval of the Draft Plan of Subdivision, the Owner shall be required to enter into a Developers' Group Agreement with the other participating landowners within the Block 40/47 Plan 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 the dedication of parkland, and road and municipal services within Block 40/47 Plan. This agreement shall also provide a provision for additional developers to join the Developers' Group Agreement, when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". This is included in the recommendation of this report and conditions of approval in Attachment #1a).

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Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has provided the following comments:

a) Environmental Features

Block 40/47 includes significant environmental features located within the East Humber watershed, and more specifically traversed by several tributaries of the Cold Creek system. Cold Creek is a high quality, sensitive cold water system that supports a diverse range of aquatic species and provides habitat for the endangered Redside Dace. Ground and surface water sensitivities are also present given the network of tributaries. Provincially significant valleylands, woodlands, wildlife habitat and wetlands, and tableland wetland features are present. A significant, continuous block of forest exists within the well-defined valley systems in the Block Plan, supporting a number of flora and fauna species of concern including a number of area sensitive, forest dependent breeding birds. This part of the Humber Watershed was identified as one of the “centres of biodiversity” in the City of Vaughan’s natural heritage background report for the new Official Plan, and as such provides a range of ecosystem services.

These aquatic, terrestrial, and landscape attributes combined creates a valley system considered significant within the context of the Provincial Policy Statement (PPS). As part of the City’s Natural Heritage System, it is essential that any negative impacts resulting from urbanization of the area be carefully considered through ecologically-based site design in order to protect the long term health, function and ecological services of the natural system and open space amenity within the Block Plan area, and the broader watershed landscape.

b) Block Plan

The Block Plan includes a trail along the valley wall from the future northern pedestrian bridge. The location and details associated with the trail, given that it will also provide vehicular access, will be subject to review through the permit process. The TRCA requests that this be red-lined as a notation on the plan (shown on Attachment #5).

c) Draft Plan of Subdivision

The Master Environmental and Servicing Plan (MESP) forms the background work to the Block Plan and supports the development pattern proposed. As the MESP requires further work, the TRCA requests that the Block Plan conditions related to the MESP be carried forward into the subdivision conditions. It is important to recognize that some of the outstanding matters relate to all of the subdivision plans in the Block as they drain through each other and ultimately into the valley system. The maintenance of water flow to surrounding natural features is an outstanding matter that may specifically impact the layout of the subdivisions as proposed. Given the nature of this outstanding matter, the TRCA anticipates future red-line revisions and a condition reflecting this has been included in Attachment 1c).

The TRCA notes that OPA #744 is before the OMB. The Draft Plan of Subdivision conditions are being provided on a “without prejudice” basis based on plans and information provided to date and the Plans of Subdivision referenced in each set of conditions in the TRCA correspondence dated June 12, 2015, and the Block 40/47 Plan. Should the OMB make any changes to OPA #744 (and by default the Block 40/47 Plan) that will impact the Draft Plans of Subdivision, the conditions attached hereto may no longer be valid and the TRCA will need to provide updated conditions of draft plan approval.

The TRCA has no objection to the proposal subject to the conditions of approval in Attachment #1c), which include the consolidation of matters discussed above, typical subdivision conditions (stormwater, erosion and sediment control, grading, etc.), and the conditions respecting the MESP.

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School Boards

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

Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the applications. Enbridge advises that 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 allowances 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) are required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in the conditions of approval in Attachment #1d).

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 #1e).

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

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

ii) Plan and Manage Growth & Economic Well-Being

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

iii) Enhance and Ensure Community Safety/Health and Wellness

The proposed development includes a municipal and neighbourhood public park, and pedestrian and bicycle trail systems to enhance the City's existing inventory of public amenity space.

Regional Implications

York Region has advised that the Draft Plan of Subdivision is located within the Maple North Wastewater Service Area and will be serviced from Water Pressure District PD 7. The Region understands that Vaughan Council has committed (reserved or assigned) 2013/Post 2013 water and wastewater servicing capacity allocation for 1,350 units for distribution by the Block 40/47 Group Trustee. If the City does not grant the subject development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

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- Duffin Creek Water Pollution Control Plant (WPCP) Outfall - 2017 expected completion;
- Duffin Creek Water Pollution Control Plant (WPCP) Stages 1 and 2 Upgrades - late 2017 expected completion;
- West Vaughan Sewage Servicing - 2018 expected completion;
- West Vaughan Water Servicing - 2018 expected completion;
- East Vaughan Water and Wastewater Servicing - 2021 expected completion; and,
- Other projects as may be identified in the future Water and Wastewater Master Plan Update and/or studies.

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.

York Region requires the Commercial Block 479 and the Medium Density Block 458 be zoned with the Holding Symbol “(H)” which shall not be removed until the Environmental Assessment (EA) for the jog elimination/road intersection realignment of Teston Road between Pine Valley Drive and Weston Road is completed and the conveyance of the necessary lands identified in the EA for the Teston Road intersection realignment.

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.

York Region has no objection to draft plan approval of the Plan of Subdivision subject to the conditions in Attachment #1b).

Conclusion

The Zoning By-law Amendment and Draft Plan of Subdivision applications, if approved, propose to facilitate the development of the subject lands with 536.5 dwelling units (449.5 detached dwelling units and 87 medium density dwelling units), a commercial block, parkland/open space and a stormwater management pond, and the maintenance of the valleylands to be in public ownership, as shown on Attachment #5. The proposed Draft Plan of Subdivision conforms to York Region and City approved Official Plan policies, and is in accordance with the approved Block 40/47 Plan. Should any modifications occur to the development as a result of the OMB decision on OPA #744, or to address City departments and external public agency requirements, the Draft Plan of Subdivision shall be modified to correspond to the OMB approved Official Plan and/or the updated Block 40/47 Plan which reflects any required modifications.

The Vaughan Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #5, and the 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 Planning Department can support the approval of the Zoning By-law Amendment Application and the proposed zone categories and exceptions, and the Draft Plan of Subdivision, 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. Proposed Zoning
5. Draft Plan of Subdivision File 19T-03V05
6. Approved Block 40/47 Plan

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Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791

(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.)

SPECIAL COMMITTEE OF THE WHOLE JULY 16, 2015

**ZONING BY-LAW AMENDMENT FILE Z.03.024
DRAFT PLAN OF SUBDIVISION FILE 19T-03V05
GOLD PARK HOMES INC., 840999 ONTARIO LIMITED AND
PRIMA VISTA ESTATES INC.
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

Recommendation

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

1. THAT Zoning By-law Amendment File Z.03.024 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RT1(H) Residential Townhouse Zone and C4(H) Neighbourhood Commercial Zone all with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, 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, and subject to the following:
 - a) the Holding Symbol "(H)", shall not be removed from the subject lands or portion(s) thereof until the following conditions are satisfied:
 - i) The final alignment of Teston Road is determined by York Region to the satisfaction of the City of Vaughan for Blocks 458 and 479, and the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary.
 - ii) On Lots 112 to 128 inclusive, Lots 152 to 163 inclusive, Lots 258 to 263 inclusive, and Lots 283 to 289 inclusive the Holding Symbol "(H)" shall not be removed until the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan is to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated as necessary to accommodate the final designs of the stormwater management ponds and pedestrian bridges, to the satisfaction of the City of Vaughan.
 - iii) The requirements of the Remedial Action Plan (RAP) and the submission of the Ministry of the Environment and Climate Change (MOECC) Record of Site Condition to the satisfaction of the City for all Lots and Blocks on the subject lands.
 - iv) On Lot 151, the Holding Symbol "(H)" shall not be removed until the appropriate structural setback from the adjacent cemetery has been determined through the detailed design review of the subdivision.
2. THAT Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) as red-line revised on July 16, 2015, and shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 of this report.

3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) not be issued until the implementing Official Plan Amendment (OPA) #744 is approved by the Ontario Municipal Board (OMB) and in full force and effect, and a fully executed Landowner's Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works.
4. THAT should the approval of Official Plan Amendment (OPA) #744 result in modifications to the Official Plan or the Block 40/47 Plan, the zoning and Draft Plan of Subdivision File 19T-13V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) and supporting documents including the Master Environmental Servicing Plan (MESP) shall be revised to conform to the approved OPA #744 and the Block 40/47 Plan.
5. THAT prior to the registration of the first Draft Plan of Subdivision or any phase thereof of any Draft Plan of Subdivision located within the Block 40/47 Plan, the MESP must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City of Vaughan.
6. THAT Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
7. THAT Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 536.5 residential units (1,906 persons equivalent).
8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-03V05 (Gold Park Homes Inc., 840999 Ontario Limited and Prima Vista Estates Inc.) shall include the following clause:

“The Owner shall provide parkland and/or 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 Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

Contribution to Sustainability

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

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds

Goal 2: To ensure sustainable development and redevelopment

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

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

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

a) Subdivision:

- i) A stormwater management pond with an infiltration gallery and cooling trench and on-lot infiltration trenches to reduce/remove pollutants/sediments infiltrating into the ground water;
- ii) Transportation Demand Management (TDM) measures with a pedestrian focused development approach promoting open space or park areas within a 5-minute walk to the majority of dwellings, ensuring attractive, pedestrian-scaled streets and a valley crossing system that is coordinated with the sidewalk network;

b) Heating and Ventilation:

- i) High-efficiency furnaces to save energy by reducing heating costs;

c) Water Use:

- i) High-efficiency plumbing fixtures to reduce water consumption and sewage volumes;

d) Building Materials and Technology:

- i) Energy efficient construction including steel insulated doors, basement insulation, blown insulation in the attic, high-efficiency furnaces, Energy Star equivalent standard light fixtures, Low Emissivity Energy Star windows and patio doors and locally sourced building materials where feasible;
- ii) Waste management practices to ensure that all trades work efficiently to reduce and eliminate waste, including on-site waste management, and re-use and recycling of materials;

e) Native Vegetation Protection:

- i) educate the future homeowners, where the lots abut open space lands, about the importance of maintaining the native plants and discouraging/prohibiting the installation of gates to avoid unwanted intrusion into the natural area and disposal of refuse in natural areas;
- ii) prohibit the planting of ornamental plants beyond the backyards; and,
- iii) provide native vegetation barrier plantings (ie. raspberries) in areas of higher accessibility to deter human intrusion into the natural areas.

f) Neighbourhood Connectivity:

- i) The development will include a sensitively designed pedestrian bridge to promote connectivity between neighbourhoods which in turn may reduce vehicle trips.

Economic Impact

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

Communications Plan

On August 8, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the Millwood Woodend Ratepayers' Association and the Kleinburg and Area Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of September 2, 2014 and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 9, 2014. To date, no correspondence has been received.

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.03.024 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RT1(H) Residential Townhouse Zone and C4(H) Neighbourhood Commercial Zone all with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, 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, to facilitate a proposed residential Draft Plan of Subdivision for 536.5 dwelling units.
2. Draft Plan of Subdivision File 19T-03V05 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #5 consisting of the following:

Lot/Block Number	Land Use	Area (ha)	Units
Lots zoned RD1 (Attachment #4)	Detached Residential Units (21.3 m frontage)	1.347	13
Lots zoned RD1 (Attachment #4)	Detached Residential Units (18.3 m frontage)	2.850	32
Lots zoned RD2 (Attachment #4)	Detached Residential Units (15.2 m frontage)	9.605	153
Block zoned RD2 (Attachment #4)	Detached Residential Units (15 m frontage)	0.038	0.5
Blocks 451-456 (Attachment #4)	Detached Residential Units (14.3 m frontage)	0.182	3
Lots zoned RD3 (Attachment #4)	Detached Residential Units (12.8 m frontage)	7.943	167
Blocks 445-449 and 457		0.210	3
Lots zoned RD3 (Attachment #4)	Detached Residential Units (12.5 m frontage)	0.645	13
Lots zoned RD3 (Attachment #4)	Detached Residential Units (12.2 m frontage)	2.959	64
Blocks 444 and 450		0.058	1
Block 458	Medium Density	3.046	87

Lot/Block Number	Land Use	Area (ha)	Units
	(Townhouses on a Private Road)		
Blocks 459-461	3 Parks	3.790	
Block 462	1 Stormwater Management Pond	3.569	
Blocks 463 & 464	Valley	29.847	
Block 465	Vista	0.284	
Blocks 466-468	Open Space	0.369	
Blocks 469-474 & 548	Valley Buffers	2.927	
Blocks 475-478	Landscape Buffers	0.639	
Block 479	Neighbourhood Commercial	0.950	
Blocks 480-483	Road Widening (Pine Valley Drive & Teston Road)	0.730	
Blocks 484-545	0.3 m Reserve	0.075	
Blocks 546 & 547	Walkway	0.126	
	Roads/Streets	9.341	
	Total	81.530	536.5

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision for 536.5 dwelling units including parks and open space lands and to maintain the valleylands, as shown on Attachment #5. The Vaughan Planning Department supports the proposed Zoning By-law Amendment and Draft Plan of Subdivision since they implement the Vaughan Council approved Official Plan and is compatible with the surrounding existing and planned land uses.

Location

The subject lands are located on the east side of Pine Valley Drive and on the south side of Teston Road, known municipally as 10601, 10699 and 10733 Pine Valley Drive, and 4333 Teston Road, City of Vaughan, as shown on Attachments #2 and #3.

Provincial Policies

The subject Official Plan amendment and Block Plan approval applications were submitted in advance of the Provincial Growth Plan for the Greater Golden Horseshoe – *Places to Grow*, the Greenbelt Plan and the Provincial Policy Statement of 2005 and 2014. As such, the processing of this Plan continues under the Provincial Policies in effect at the time of the originating application.

Official Plan Amendment (OPA) #600 and #744

The subject lands are designated “Urban Area” and “Valley Lands” by OPA #600 and form part of the Vellore Urban Village and are subject to the following policies (in-part):

- The lands designated Urban Area shall be subject to a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA #600;
- The lands or area will be planned for predominantly “executive housing” on large lots with full municipal services, with a gross density between 5.0 and 7.5 units per hectare.

The lands designated as “Urban Area” shall remain subject to the Rural Use Area, Rural-General and Agricultural Area policies of OPA #600 until such time as they are redesignated to specific urban land use categories by an approved amendment to this plan.

An application to amend OPA #600 was submitted by the Block 40/47 Developer's Group on February 19, 2003, to redesignate the subject lands in a manner that would fulfill the requirements of OPA #600 for a Secondary Plan/Block Plan process and establish land use designations to develop the Blocks for a predominantly low residential built form. On February 18, 2014, Vaughan Council adopted site-specific Official Plan Amendment (OPA) #744 for the area designated Urban Area in Block 40/47, which includes the subject lands.

The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial" with an overlay Neighbourhood Commercial Centre Use, "Municipal Park", "Neighbourhood Park", "Stormwater Management Pond" and "Valley Lands" by OPA #744, which was adopted by Vaughan Council. York Region, the approval authority of this amendment, issued its Notice of Decision to approve OPA #744 with modifications, which was subsequently appealed and is scheduled to be considered by the Ontario Municipal Board (OMB) at a Hearing commencing on September 28, 2015.

The proposed Draft Plan of Subdivision implements the Block 40/47 Plan, which facilitates the development of a complete community, with a mix of land-uses and housing types, and an overall gross density between 5.0 and 11.0 units per hectare (uph). The subdivision has an average gross density of 10.169 uph. The proposed Draft Plan of Subdivision is consistent with the Block 40/47 land use plan approved by Vaughan Council on June 24, 2014 (Attachment #6). However, should the OMB approve OPA #744, and the Board's decision results in modifications to the Official Plan, the Block 40/47 Plan and the proposed Draft Plan of Subdivision and implementing zoning by-law must be revised to conform to the final approved Official Plan Amendment. A condition to this effect is included in the recommendation of this report and set out in the conditions of approval in Attachment #1a).

The Notice of Approval of Draft Plan of Subdivision File 19T-03V05 will not be issued until such time as OPA #744 is approved by the OMB and is in full force and effect, and a fully executed Landowner's Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works. The final OMB approved OPA #744 will be incorporated into Vaughan Official Plan (VOP) 2010 as a site-specific amendment in Volume 2 of the VOP 2010.

Block 40/47 Plan

In February 2003, the City of Vaughan received Block Plan File BL.40/47.2003 from the Developers Group for Blocks 40 and 47, to establish the comprehensive planning framework for these blocks including, but not limited to, the proposed land uses, housing mix and densities, protection and enhancement of the natural environment, the location of parks and community facilities, servicing infrastructure, transportation (road) network, public transit, urban design, and, phasing for the Blocks to manage growth.

The Block 40/47 Plan was originally considered by Vaughan Council at a Public Hearing on June 21, 2004. On February 18, 2014, Vaughan Council enacted By-law 18-2014 to adopt OPA #744, to establish secondary plan level policies for Block 40/47. Since the initial submission of the Block 40/47 Plan, it has been modified to respond to the policies of OPA #600, as amended by OPA #744, and to respond to comments from various public agencies, stakeholders and Ratepayers Association. OPA #744 designates the lands within the Block 40/47 Plan as required by OPA #600, to guide development in the Blocks and maintain the complex ecosystem functions and cultural heritage attributes associated with the Block Plan area.

A Public Hearing for the revised Block Plan submission, which responds to the policies of OPA #600 as amended by OPA #744, was held on February 25, 2014, and the recommendation to receive the Public Hearing report, was ratified by Vaughan Council on March 18, 2014. On June 24, 2014, Vaughan Council approved the Block 40/47 Plan, subject to York Region approval of OPA #744, and fulfillment by landowners of additional conditions, required by staff and agencies.

Modifications to the Block 40/47 Plan, arising from comments from the public, external public agencies and the City, has resulted in the approval of an updated Block 40/47 Plan and conditions (Attachment #6). The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications will facilitate development that is consistent with the Vaughan Council approved Block 40/47 Plan shown on Attachment #6.

Zoning

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88, as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision, as shown on Attachment #5, an amendment to the zoning by-law is required to rezone the subject lands in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions

	By-law Standard	Zoning By-law 1-88, RD1, RD2 and RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD1, RD2 and RD3 Residential Detached Zone Requirements
a.	Fireplace or Chimney Pilaster Yard Encroachment	Sections 3.14 (a) and (d) in the By-law permit a maximum 0.5 m encroachment into a required yard, with no encroachment in an interior side yard to be closer than 1.2 m to the property line.	Permit a fireplace or chimney pilaster to encroach a maximum of 0.5m into any yard.
b.	Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered), and Balcony	Section 4.22.2 in the By-law makes reference to “front” and “exterior side” yards, which is proposed to be changed to “rear” and “exterior side” yards.	<p>Permit a covered and unenclosed porch and/or balcony both excavated and unexcavated as permitted encroachments into the rear, yard, subject to the following:</p> <ul style="list-style-type: none"> i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres; ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the rear yard and exterior side yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a sight triangle; iii) the maximum finished floor

	By-law Standard	Zoning By-law 1-88, RD1, RD2 and RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD1, RD2 and RD3 Residential Detached Zone Requirements
			elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the rear yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.
c.	Bay or Box Window Encroachment	Schedule "A3", Note "D" in the By-law also includes an encroachment into the interior side yard, which is proposed to be excluded.	Bay or box windows, or similar window projections constructed with or without footings may encroach into a required front, exterior side or rear yard a maximum of 0.6 m.
d.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m
e.	Minimum Interior Side Yard Setback Abutting a Non-Residential Use (Walkway, Open Space)	3.5 m	1.5 m
	By-law Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition - Dwelling, Townhouse	Dwelling, Townhouse – No definition for a townhouse dwelling on a freehold lot fronting onto a common element/private road.	Dwelling, Townhouse - For the purposes of the By-law shall mean a townhouse dwelling, in which each dwelling unit is situated on its own lot, which lot abuts a common element condominium road, private driveway or private road.

	By-law Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
b.	Fireplace or Chimney Pilaster Yard Encroachment	Sections 3.14 (a) and (d) in the By-law permit a maximum 0.5 m encroachment into a required yard, with no encroachment in an interior side yard to be closer than 1.2 m to the property line.	Permit a fireplace or chimney pilaster to encroach a maximum of 0.5m in any yard.
c.	Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered), Cold Cellars, and Balconies	Section 4.22.2 in the By-law makes reference to “front” and “exterior side” yards, which is proposed to be changed to “rear” and “exterior side” yards.	<p>Permit a covered and unenclosed porch and/or balcony both excavated and unexcavated as permitted encroachments in the rear yard, subject to the following:</p> <ul style="list-style-type: none"> i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres; ii) a 1.5 metre no encroachment zone shall be maintained inside the property line within the rear yard and exterior side yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a sight triangle; iii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in the rear yard or exterior side yard, or in the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, shall not exceed 1.2 metres above finished grade.

	By-law Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
d.	Bay and Bay Window Encroachments	Section 4.22.2 in the By-law makes reference to “front” and “exterior side” yards, which is proposed to be changed to “rear” and “exterior side” yards.	Permit a bay or box window or similar projection with or without footings to encroach into the required front, exterior side or rear yard a maximum of 0.6 m.
e.	Minimum Parking Requirement	No By-law standard for visitor parking in an RT1 Zone.	For Townhouse Dwellings on a lot fronting onto a private driveway or common element road an additional 0.23 parking spaces per dwelling unit shall be provided for visitors.
f.	Minimum Parking and Access Requirements	<p>i) A strip of land not less than three (3) metres in width around the periphery of an outdoor parking area and within the lot on which the said parking area is situated shall be used for no other purpose than landscaping, but this shall not prevent the provision of access driveways across the said strip; and,</p> <p>ii) An outdoor parking area shall be screened from the street and any adjacent premises. Screening shall consist of either a landscaped earthen berm, or an evergreen hedgerow, and shall have a minimum height of 1.2 metres. This shall not prevent the provision of access driveways through the said screening.</p>	Sections i) and ii) shall not apply

	By-law Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
g.	Minimum Yards	i) Front - 4.5 m ii) Rear - 7.5 m iii) Interior Side Abutting a Non-Residential Use (West Lot Line) - 3.5 m iv) Interior Side (End Unit) - 1.2 m v) Exterior Side – 4.5 m vi) Exterior Side Abutting a Buffer Block - 3.5 m vii) Minimum Lot Depth - 30 m	i) Front (lots facing Teston Road) - 3 m Front (fronting on private/common element road) - 3 m ii) Rear - 3 m the provisions of “c” above shall not apply) iii) Interior Side Abutting a Commercial Use (West Lot Line) - 3.5 m iv) Interior Side (End Unit of a townhouse block) - 1.2 m v) Minimum Lot Depth – 22 m
h.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m
i.	Maximum Building Height	11 m	12 m
	By-law Standard	Zoning By-law 1-88, C4 Neighbourhood Commercial Zone Requirements	Proposed Exceptions to the C4 Neighbourhood Commercial Zone Requirements
a.	Minimum Parking Requirement	Shopping Centre - 6 parking spaces per 100 m ² of Gross Floor Area	Shopping Centre - 5.5 parking spaces per 100 m ² of Gross Floor Area
b.	Minimum Landscaping Requirement (Abutting Teston Road and Pine Valley Drive)	6 m	3 m
c.	Minimum Yards	Front - 11 m Rear - 15 m Interior Side - 11 m Exterior Side - 11 m Abutting a Residential Zone - 22.5 m	Front - 3 m Rear - 3 m Interior Side - 3 m Exterior Side - 3 m Abutting a Residential Zone - 3 m

i) Proposed Zoning Exceptions

The Owner has requested exceptions to the yard encroachment requirements for the proposed residential zones in order to maximize interior dwelling floor space and provide for building articulation. An exception to allow some townhouse lots to front onto Teston Road and on the interior private common element roads is recognized for the RT1 Zone and will provide for built form closer to the public realm (street). These exceptions are similar to those approved by Vaughan Council in the Block 40 South area and are considered acceptable.

The required yards for the RT1 Zone are proposed to be reduced as indicated in Table 1 to reflect the irregular configuration of the Medium Density Block (458), which is bounded by the open space/valley lands to the south and east, and provide the opportunity for different townhouse building designs. The 10 m wide open space buffer along the south and east lot lines will compensate for the reduced yards. As the proposal will be townhouses on a private driveway/common element road, the exterior end unit requirement can be reduced as the traffic will be limited to the residents of the development and not for through traffic.

The Owner had requested a zoning exception to permit a 0.6 m rear yard in the RT1 Zone, provided a minimum exterior amenity area of 20 m² is provided. The Vaughan Planning Department does not support the proposed 0.6 m rear yard reduction in the RT1 Zone. The Owner has not provided building site plans to demonstrate how a 0.6 m rear yard would be implemented. In addition, a 0.6 m rear yard is not considered to be appropriate and would result in non-compliance with the Ontario Building Code. Accordingly, Table 1 will require a minimum rear yard in the RT1 Zone of 3 m.

The Owner is proposing to provide visitor parking at a slightly reduced standard of 0.23 parking spaces per unit instead of 0.25 parking spaces per unit which is considered to be minor.

The proposed yard reductions for the C4 Zone can be supported to permit the proposed commercial building(s) to be located closer to the street. The requested reduction to the shopping center parking requirement of 6 parking spaces per 100 m² of gross floor area (GFA) to 5.5 parking spaces per 100 m² of GFA is considered to be minor given the size of the block for the commercial use which will primarily serve the local community.

The Vaughan Planning Department is satisfied that the proposed rezoning of the subject lands in the manner shown on Attachment #4, together with the requested site-specific zoning exceptions discussed above are appropriate for the development of the subject lands.

ii) Holding Symbol “(H)”

The subject lands shall be zoned with the Holding Symbol “(H)”, as shown on Attachment #4, which shall not be removed until the following conditions are addressed:

- a) The final alignment of Teston Road is determined by York Region to the satisfaction of the City for Blocks 458 and 479, and the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary.
- b) On Lots 112 to 128 inclusive, Lots 152 to 163 inclusive, Lots 258 to 263 inclusive, and Lots 283 to 289 inclusive the Holding Symbol “(H)” shall not be removed until the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan is to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated as necessary to accommodate the final designs of the stormwater management ponds and pedestrian bridges, to the satisfaction of the City of Vaughan.

- c) The requirements of the Remedial Action Plan (RAP) and the submission of the Ministry of the Environment and Climate Change (MOECC) Record of Site Condition to the satisfaction of the City for all Lots and Blocks on the subject lands.
- d) On Lot 151, the Holding Symbol "(H)" shall not be removed until the appropriate structural setback from the adjacent cemetery has been determined through the detailed design review of the subdivision.

Block Plan

The Owner, as a result of addressing the City and external agency requirements, and the continuous work on the detailed design as part of the Block 40/47 Plan, must submit an updated Block Plan and Master Environmental and Servicing Plan (MESP) and any related reports, to the satisfaction to the City and Toronto and Region Conservation Authority (TRCA). Conditions to this respect are included in Attachment #1a).

Subdivision Design

The 81.53 ha Draft Plan of Subdivision is comprised of lots and blocks for 536.5 dwelling units (449.5 detached, which includes blocks to developed with blocks on the adjacent lands to form 15 full lots, and 87 medium density dwelling units), a commercial block, parkland/open space and a stormwater management pond, and the maintenance of the valleylands, as shown on Attachment #5. Prior to final approval, the Owner shall prepare Architectural and Urban Design Guidelines, and all development within the Draft Plan of Subdivision shall proceed in accordance with the approved Architectural Design Guidelines and Urban Design Guidelines. Conditions to this effect are included in Attachment #1a).

The Draft Plan of Subdivision has been red-line revised, as shown on Attachment #5, with a notation to identify the location and details associated with the proposed trail along the valley wall from the future northern pedestrian bridge, given that it will also provide vehicular access, and will be subject to review through the Toronto and Region Conservation Authority permit process. A condition in this respect is included in Attachment #1a).

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

Developers' Group Agreement

It is a standard condition of Draft Plan of Subdivision approval that the participating landowners for the block execute a Developers' Group Agreement respecting the provision of servicing infrastructure, roads for the Block, parks and open spaces. The Owner of the subject lands is a member of the Block 40/47 Developers' Group, and will be required to participate in the cost sharing for the Block, which includes addressing stormwater management and other infrastructure including providing sidewalks, roads and other municipal services. In addition, on June 23, 2015, Council adopted the following motion:

"That prior to the City Clerk issuing Notice of Draft Plan Approval for any of the draft plans of subdivision in Block 40/47, the City receive confirmation that a fully executed Landowner's Cost Sharing Agreement is in place which includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works."

The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41. Conditions to this effect are included in the recommendation section and Attachment #1a) of this report.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) has provided the following comments:

a) Road Network

The Plan will have an east and west road network separated by a valley and will have two connections to Pine Valley Drive and one to Teston Road.

York Region is currently undertaking an Environmental Assessment (EA) Study for the realignment/jog elimination of Teston Road at Pine Valley Drive. The final outcome of the EA Study may require revisions to the Plan. As a result, York Region has requested the north-west portion of the Plan, specifically the Neighbourhood Commercial Block 479 and the Medium Density Block 458, be zoned with the Holding Symbol "(H)". The final lotting and local road network in this area must accommodate the final preferred Teston Road alignment and intersection improvements at Pine Valley Drive. The realignment of Teston Road will include full urbanization and signalization at the intersection with Pine Valley Drive.

The improvement and urbanization of Teston Road (including sidewalk and streetlighting) west of Pine Valley Drive, for approximately 800 m, is identified in the City's current Development Charge Background Study. The design and construction of this work shall be advanced by the Owner in conjunction with development of the Plan and to the satisfaction of the City. This work shall be coordinated with York Region's planned improvement works as noted above. All road widenings, as necessary to facilitate the roadway improvement works, shall be conveyed to the City as required and in accordance with the City's Official Plan.

Improvements and urbanization to Pine Valley Drive from Teston Road to the south limits of the Block Plan shall include sidewalk and streetlighting to the satisfaction of the City and Region.

b) Water Distribution

The subject lands are within Pressure District 7 (PD 7) of the York Water Supply System. Block 40/47 North will be serviced within PD 7 by the extension of the existing 450 mm diameter watermain on Teston Road from its current terminus just west of Weston Road. A secondary watermain feed for security and looping purposes will be provided via a connection to the existing system in Block 40 South. This secondary feed will require the crossing of the valley and the location coincides with the sanitary sewer crossing to the Pine Valley North Sewage Pumping Station (PVNSPS) from the west.

The Owner shall upfront finance the cost to design, tender and construct the required external watermain on Teston Road, west of Weston Road, taking into account the Region's plans for upgrading Teston Road, as a component of the first phase works to the satisfaction of the City. A portion of the watermain will be funded from Development Charges in accordance with the City's current Background Study.

c) Sanitary Servicing

The subject lands are ultimately tributary to the Jane-Rutherford Sanitary Trunk located within the Maple Service Area of the York-Durham Sewage System. The closest gravity sewer to the subject lands is currently located in Block 40 South at Lawford Road, north of Major Mackenzie Drive, west of Weston Road. From this point, a sanitary forcemain will be extended northerly, in conjunction with the development of Block 40 South, to the future Pine Valley North Sewage Pump Station (PVNSPS).

d) Pine Valley North Sanitary Pump Station

The development of the westerly portion (23 ha) of Block 40 South and all of the participating Block 40/47 North, Block 55 and Block 41 lands are dependent on the construction of the PVNSPS which will discharge flows to Block 40 South. The PVNSPS will be located on the east side of Cold Creek on lands external to the Plan being Draft Plan of Subdivision File 19T-06V10, and surrounded by Open Space/Valleylands.

A Developers' Group Cost Sharing Agreement specifically for the design and construction of the PVNSPS and related trunk sewers/force main is necessary to ensure an adequate outlet is readily available for all benefitting lands. The parties to this Cost Sharing Agreement shall include all benefitting land owners within Block 40 South, Block 40/47, Block 55, and Block 41.

e) Stormwater Management

The subject lands are located within the Cold Creek basin of the East Humber River sub-watershed. The lands are traversed by three branches of Cold Creek: the west tributary runs parallel to the west limit of the lands; the central tributary runs north and is located 300 m east of Pine Valley Drive; and the east tributary runs east from the central tributary past Weston Road and Teston Road. The Stormwater Management (SWM) Plan for lands within Block 40/47 proposes the establishment of three SWM facilities, with one being within this Plan. The SWM facilities are proposed to control the urban stormwater runoff to the target release rates established for the East Humber River watershed. These facilities will also provide water quality treatment and erosion control.

In order to achieve the necessary water balance requirements for the Block, infiltration galleries are proposed within each of the stormwater management pond blocks. The proposed groundwater recharge/balance analysis included in the recent resubmission of the MESP remains under review with the Toronto and Region Conservation Authority (TRCA), Ministry of Natural Resources and Forestry (MNRF) and the City of Vaughan. Accordingly, a Holding Symbol "(H)" shall be applied to the amending zoning by-law for specific lots adjacent to the proposed stormwater management pond blocks to ensure development does not proceed until such time that the City is satisfied with the detailed design of the ponds and the infiltration galleries. Additional conditions may be included to address issues identified, including but not limited to, the presence of Species at Risk in this part of the Humber River Watershed.

f) Sewage and Water 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. Servicing capacity was reserved specifically to the Block 40/47 Trustee in the amount of 1,350 residential units (7,456 persons equivalent). Accordingly, servicing capacity to the draft plans within the Block 40/47 Plan is available and unrestricted.

g) Environmental Site Assessment

The Owner submitted an Updated Phase One Environmental Site Assessment (ESA) report, dated October 2014, and an Interim Phase Two ESA report, dated April 2015 for 4333 Teston Road and 10601 Pine Valley Drive. Based on the results of the Interim Phase Two ESA, impacts for petroleum hydrocarbon compounds were identified in the soil and groundwater at 10601 Pine Valley Drive. A Remedial Action Plan (RAP), dated June 2015 was submitted for 10601 Pine Valley Drive. As impacts were identified for the lands within the Plan, the Owner will be required to implement an acceptable RAP and obtain a Ministry of the Environment and Climate Change (MOECC) Record of Site Condition (RSC) as a condition of the draft plan/subdivision agreements. Accordingly, a Holding Symbol "(H)" shall be applied to the amending zoning by-law

with the removal conditional upon the successful implementation of the RAP and the City's receipt of an RSC filed and acknowledged by the MOECC.

Outstanding Phase One ESA reports are still required for subject properties located in the northwest corner of the development at 10699 and 10733 Pine Valley Drive. The Owner had indicated to the City that the initiation of Phase One ESA investigations were delayed pending the results of the Teston Road Environmental Assessment Study, which may result in alteration of the subject property boundaries. It is recommended that these lands will be zoned with the Holding Symbol "(H)" until all environmental clearances are obtained to the satisfaction of the City.

The Owner shall be required to submit a Phase Two ESA for any open space/park lands that are to be conveyed to the City, in accordance with City standards and requirements, with the investigation conducted only after certification of rough grading but prior to the placement of topsoil.

h) Environmental Noise/Vibration Impact

Acoustic measures shall be utilized to mitigate noise impacts from traffic on Pine Valley Drive and Teston Road. A Noise/Acoustic Report shall be submitted at the detailed design stage, which meets Ministry of Environment and Climate Change Guidelines and City criteria. The Owner shall implement all noise abatement measures as recommended in the report and to the satisfaction of the City and Region.

i) Streetlighting

Light-emitting diode (LED) streetlighting shall be utilized throughout the Plan in accordance with the approved Urban Design Guidelines and in accordance with the City's latest design standards and specifications.

j) Pedestrian/Servicing Bridges

Two pedestrian/servicing bridge structures are proposed to cross the Cold Creek valley systems. These structures will provide multi-use pedestrian and cycling connectivity between the east and west neighbourhoods within Block 40 North. In addition, the structures will be used as a utility corridor to support the necessary watermain and sanitary sewer crossings of the valley. Extensive consultation with MNRF and TRCA was undertaken in order to finalize the proposed bridge and abutment locations based on existing environmental considerations within the valleys.

To date, a preliminary design of the proposed bridge structures has been prepared, peer reviewed and approved in principle. The City's peer review Consultant will continue to assist with the review of the detailed design which may affect the approaches to the bridge structures and adjacent lots. On-going operation and maintenance/access requirements will be finalized in conjunction with the review of the detailed design to the satisfaction of the City, TRCA and MNRF.

Accordingly, a Holding Symbol "(H)" shall be applied to the amending zoning by-law for specific lots (Lots 112 to 118, Lots 152-163, Lots 258-263 and Lots 283-289, all inclusive) adjacent to the proposed pedestrian/servicing bridges to ensure development does not proceed until such time that the City is satisfied with the detailed design.

As the subject lands are within the Block 40/47 Plan, the Owner shall be required to enter into a Developers' Group Agreement with the other participating landowners within Block 40/47, respecting all cost sharing for municipal services, such as the pedestrian/servicing bridge structures, among other matters, to the satisfaction of the City.

The Vaughan Development Engineering and Infrastructure Planning Services Department and the Parks Development Department have no objections to the development, subject to the conditions of approval in Attachment #1a).

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department advises that the subject lands include resources that are considered culturally significant in respect of their archaeological, built heritage and heritage value. The former Purpleville Post Office Building is registered under Part IV, Section 27 of the Ontario Heritage Act. It is recommended that the building be retained in situ. Any proposed future relocation or alterations will require the review and approval of the Heritage Vaughan Committee and an approved Heritage Permit. The Owner is required to submit a revised Cultural Heritage Impact Assessment and a Heritage Conservation Plan for the former Purpleville Post Office Building, which are included as conditions of approval in Attachment #1 a) to this report. In addition, the standard archaeological resource conditions requiring notification should archaeological resources and/or human remains be found on the property during grading or construction activities, and the Owner ceasing all grading or construction activities, are included as conditions of approval in Attachment #1a).

There is an existing cemetery located to the north of Lot 151 on lands not owned by the applicant. It will be necessary to determine at the detailed design review stage of the subdivision if the 1.2 m setback for the RD3 Zone in By-law 1-88 is appropriate and/or sufficient as a structural setback on that lot, prior to the removal of the Holding provision on the lot.

Vaughan Parks Development Department

The Vaughan Parks Development Department has no objection to the proposed development, subject to the conditions of approval in Attachment #1a). The department advises that the Owner as part of the Block 40/47 Developers Group, is required to enter into an agreement with the City respecting the total amount of parkland to be conveyed and/or credited to the City, prior to the registration of the first Draft Plan of Subdivision in the Block. Also, prior to the execution of the first Subdivision Agreement, the Owner shall design and agree to construct all off-road pedestrian paths and trails in accordance with the approved Block 40/47 Landscape Master Plan, and Streetscape and Urban Design Guidelines, to the satisfaction of and at no cost to the City.

The Department advises that identified on the Draft Plan are two complete park blocks (Block 459 and 460) and one park block (Block 461) which is to be developed in conjunction with the adjacent park block in Draft Plan of Subdivision 19T-07V01. For each park block, a Landscape Master Plan must be prepared and shall include, but not be limited to, the details respecting the limits of the parks, permitted programming and planting plan, and be submitted for approval to the satisfaction of the Vaughan Parks Development Department.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that prior to final approval of the Draft Plan of Subdivision, the Owner shall be required to enter into a Developers' Group Agreement with the other participating landowners within the Block 40/47 Plan 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 the dedication of parkland, and road and municipal services within Block 40/47 Plan. This agreement shall also provide a provision for additional developers to join the Developers' Group Agreement, when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". This is included in the recommendation of this report and conditions of approval in Attachment #1a).

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has provided the following comments:

a) Environmental Features

Block 40/47 includes significant environmental features located within the East Humber watershed, and more specifically traversed by several tributaries of the Cold Creek system. Cold Creek is a high quality, sensitive cold water system that supports a diverse range of aquatic species and provides habitat for the endangered Redside Dace. Ground and surface water sensitivities are also present given the network of tributaries. Provincially significant valleylands, woodlands, wildlife habitat and wetlands, and tableland wetland features are present. A significant, continuous block of forest exists within the well-defined valley systems in the Block Plan, supporting a number of flora and fauna species of concern including a number of area sensitive, forest dependent breeding birds. This part of the Humber Watershed was identified as one of the “centres of biodiversity” in the City of Vaughan’s natural heritage background report for the new Official Plan, and as such provides a range of ecosystem services.

These aquatic, terrestrial, and landscape attributes combined creates a valley system considered significant within the context of the Provincial Policy Statement (PPS). As part of the City’s Natural Heritage System, it is essential that any negative impacts resulting from urbanization of the area be carefully considered through ecologically-based site design in order to protect the long term health, function and ecological services of the natural system and open space amenity within the Block Plan area, and the broader watershed landscape.

b) Block Plan

The Block Plan includes a trail along the valley wall from the future northern pedestrian bridge. The location and details associated with the trail, given that it will also provide vehicular access, will be subject to review through the permit process. The TRCA requests that this be red-lined as a notation on the plan (shown on Attachment #5).

c) Draft Plan of Subdivision

The Master Environmental and Servicing Plan (MESP) forms the background work to the Block Plan and supports the development pattern proposed. As the MESP requires further work, the TRCA requests that the Block Plan conditions related to the MESP be carried forward into the subdivision conditions. It is important to recognize that some of the outstanding matters relate to all of the subdivision plans in the Block as they drain through each other and ultimately into the valley system. The maintenance of water flow to surrounding natural features is an outstanding matter that may specifically impact the layout of the subdivisions as proposed. Given the nature of this outstanding matter, the TRCA anticipates future red-line revisions and a condition reflecting this has been included in Attachment 1c).

The TRCA notes that OPA #744 is before the OMB. The Draft Plan of Subdivision conditions are being provided on a “without prejudice” basis based on plans and information provided to date and the Plans of Subdivision referenced in each set of conditions in the TRCA correspondence dated June 12, 2015, and the Block 40/47 Plan. Should the OMB make any changes to OPA #744 (and by default the Block 40/47 Plan) that will impact the Draft Plans of Subdivision, the conditions attached hereto may no longer be valid and the TRCA will need to provide updated conditions of draft plan approval.

The TRCA has no objection to the proposal subject to the conditions of approval in Attachment #1c), which include the consolidation of matters discussed above, typical subdivision conditions (stormwater, erosion and sediment control, grading, etc.), and the conditions respecting the MESP.

School Boards

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

Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the applications. Enbridge advises that 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 allowances 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) are required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in the conditions of approval in Attachment #1d).

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 #1e).

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

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

ii) Plan and Manage Growth & Economic Well-Being

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

iii) Enhance and Ensure Community Safety/Health and Wellness

The proposed development includes a municipal and neighbourhood public park, and pedestrian and bicycle trail systems to enhance the City's existing inventory of public amenity space.

Regional Implications

York Region has advised that the Draft Plan of Subdivision is located within the Maple North Wastewater Service Area and will be serviced from Water Pressure District PD 7. The Region understands that Vaughan Council has committed (reserved or assigned) 2013/Post 2013 water and wastewater servicing capacity allocation for 1,350 units for distribution by the Block 40/47 Group Trustee. If the City does not grant the subject development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek Water Pollution Control Plant (WPCP) Outfall - 2017 expected completion;
- Duffin Creek Water Pollution Control Plant (WPCP) Stages 1 and 2 Upgrades - late 2017 expected completion;
- West Vaughan Sewage Servicing - 2018 expected completion;
- West Vaughan Water Servicing - 2018 expected completion;
- East Vaughan Water and Wastewater Servicing - 2021 expected completion; and,
- Other projects as may be identified in the future Water and Wastewater Master Plan Update and/or studies.

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.

York Region requires the Commercial Block 479 and the Medium Density Block 458 be zoned with the Holding Symbol "(H)" which shall not be removed until the Environmental Assessment (EA) for the jog elimination/road intersection realignment of Teston Road between Pine Valley Drive and Weston Road is completed and the conveyance of the necessary lands identified in the EA for the Teston Road intersection realignment.

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.

York Region has no objection to draft plan approval of the Plan of Subdivision subject to the conditions in Attachment #1b).

Conclusion

The Zoning By-law Amendment and Draft Plan of Subdivision applications, if approved, propose to facilitate the development of the subject lands with 536.5 dwelling units (449.5 detached dwelling units and 87 medium density dwelling units), a commercial block, parkland/open space and a stormwater management pond, and the maintenance of the valleylands to be in public ownership, as shown on Attachment #5. The proposed Draft Plan of Subdivision conforms to York Region and City approved Official Plan policies, and is in accordance with the approved Block 40/47 Plan. Should any modifications occur to the development as a result of the OMB decision on OPA #744, or to address City departments and external public agency requirements, the Draft Plan of Subdivision shall be modified to correspond to the OMB approved Official Plan and/or the updated Block 40/47 Plan which reflects any required modifications.

The Vaughan Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #5, and the 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 Planning Department can support the approval of the Zoning By-law Amendment Application and the proposed zone categories and exceptions, and the Draft Plan of Subdivision, 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. Proposed Zoning
5. Draft Plan of Subdivision File 19T-03V05
6. Approved Block 40/47 Plan

Report prepared by:

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Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

MAURO PEVERINI
Manager of Development Planning

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-03V05
GOLD PARK HOMES INC., 840999 ONTARIO LIMITED, AND
PRIMA VISTA ESTATES INC. (OWNER)
PART OF LOTS 24 AND 25, CONCESSION 6, 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-03V05 (THE PLAN), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of the Region of York as set out on Attachment No. 1b) and dated May 27, 2015.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated June 12, 2015.
4. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1d) and dated April 10, 2014.
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated April 30, 2014.

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 Attachments 1a), 1b), 1c), 1d) and 1e), 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 Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. The Toronto and Region Conservation Authority shall advise that the Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Enbridge Gas shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Canada Post shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)
CONDITIONS OF APPROVAL

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, Drawing No. 15.6, prepared by KLM Planning Partners Inc., dated May 26, 2015, and red-line revised on July 16, 2015, incorporating the following revisions:
 - a) provide a note on the Plan to indicate that the location and details associated with the proposed trail along the valley wall from the future northern pedestrian bridge, given that it will also provide vehicular access, will be subject to review through the Toronto and Region Conservation Authority permit process and may result in changes to the Plan.
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the Planning Act.
3. A Holding Symbol "(H)" shall be placed on the following Lots/Blocks, which shall not be removed until the conditions to allow the removal of the Holding Symbol "(H)" are addressed as follows:
 - a) The final alignment of Teston Road is determined by the Region, and the submission of the Phase One Environmental Site Assessment (ESA) reports and any other required environmental reports, and the submission of the Ministry of the Environment and Climate Change (MOECC) Record of Site Condition to the satisfaction of the City for all Lots and Blocks, and to the satisfaction of the City for Blocks 458 and 479.
 - b) Lots 112 to 128 inclusive, Lots 152 to 163 inclusive, Lots 258 to 263 inclusive, and Lots 283 to 289 inclusive shall not be developed until the detailed design of the proposed pedestrian bridges (including approaches) and stormwater management ponds/infiltration galleries throughout the Block Plan are to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA). Further, the Owner acknowledges and agrees that red-lined revisions to the Draft Plan of Subdivision may be necessary and that lots may be eliminated, as necessary, to the satisfaction of the City.
 - c) The requirements of the Remedial Action Plan (RAP) and the submission of the Ministry of the Environment and Climate Change (MOECC) Record of Site Condition to the satisfaction of the City for all Lots and Blocks on the subject lands, excluding Blocks 458 and 479, to the satisfaction of the City.
4. The Notice of Draft Plan Approval shall not be issued until such time as the implementing Official Plan Amendment (OPA) #744 is in full force and effect, and a fully executed Landowner's Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works.
5. The Owner, should the Ontario Municipal Board approval of Official Plan Amendment (OPA) #744 result in modifications to the Official Plan or the Block 40/47 Plan, shall revise the Plan to conform to the final approved Official Plan Amendment (OPA #744).
6. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Master Environmental Servicing Plan must be approved to the satisfaction of the Toronto and Region Conservation Authority, York Region and the City.

7. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Owner shall submit 6 hardcopies and 14 digital copies of the approved Block 40/47 Master Environmental Servicing Plan and Block 40/47 Block Plan Report to the Vaughan Planning Department, Policy Division.
8. Prior to the registration of the first Draft Plan of Subdivision or any phase thereof, of any Draft Plan of Subdivision located within the Block 40/47 Plan, the Owner shall ensure that any revisions made to the Block 40/47 Plan, as a result of the Ontario Municipal Board appeal of OPA #744 or detailed design be reflected in an update to the June 24, 2015, Block 40/47 Plan prepared by KLM Planning Partners Inc.
9. Prior to the registration of the first phase or any phase thereof, the Plan shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
10. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
11. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department, in accordance with the in-effect Tariff of Fees By-law.
12. 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.
13.
 - a) Prior to the registration of the first phase or any phase thereof of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 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 40/47. This agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland, if required, shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-Lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.
 - b) Prior to final approval of the Plan, the Trustee for Block 40/47 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.
14. The Owner shall have entered into a Developers' Group Cost Sharing Agreement specifically for the design and construction of the Pine Valley North Sanitary Pump Station and related trunk sewers/force main. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47, Block 55, and Block 41.
15. Prior to final approval of the Plan, the Trustee for the Pine Valley North Sanitary Pump Station Cost Sharing Agreement shall provide the City with a letter indicating the Owner has fulfilled all cost sharing obligations for this agreement.
16. The Owner shall agree in the Subdivision Agreement to upfront finance the design, tender and construction of the Pressure District 7 Teston Road Watermain, and the necessary improvements to Teston Road and Pine Valley Drive all to the satisfaction of the City and York Region.

17. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
18. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
19. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
20. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
21. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and York Region.
22. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan. Any modification to off-site driveways required to accommodate the Plan shall be coordinated and completed at the cost of the Owner.
23. 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.
24. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage, access, or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
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. The Owner acknowledges that the proposed Street "4" connection to Pine Valley Drive may be eliminated in accordance with York Region's comments regarding minimum distance-to-intersection requirements, and the Plan may be required to be revised to terminate Street "4" at its north end by means of a cul-de-sac to City standards and to the satisfaction of York Region and City.
27. 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.
28. Prior to the initiation of grading, and prior to the registration of the Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

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

- b) The location and description of all outlets and other facilities;
- c) Stormwater management techniques which may be required to control minor or major flows; and,
- d) Proposed methods of controlling or minimizing erosion and siltation 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.

- 29. The Owner shall not apply for Building Permits and the City shall not issue Building Permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.

The Owner acknowledges that the servicing of the Plan is dependent on the design and construction of municipal services and public roads on abutting Plans of Subdivision within Block 40/47 North, including the Pine Valley North Sewage Pumping Station, associated servicing and the required sanitary sewer and watermain valley crossings being incorporated into the proposed pedestrian bridges. Furthermore, the Owner acknowledges that should the design and construction of the abovementioned servicing works be required to service the Plan, the Owner shall provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.

- 30. 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.
- 31. 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 LED streetlighting to the satisfaction of the City.
- 32. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
- 33. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its Plant in a common trench within the Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
- 34. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
- 35. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other

related matters; the Owner shall enter into a Development Agreement with PowerStream Inc. which addresses the foregoing requirements.

- b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. and the City.
36. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
37. Prior to final approval of the Plan, the Block 40/47 Master Environmental Servicing Plan (MESP) shall be revised to address the following outstanding items:
- a) ensure all stormwater management ponds are sized to accommodate the drainage from the potential widening/urbanization of Teston Road and Pine Valley Drive;
 - b) ensure all stormwater management pond blocks are sized to accommodate the required infiltration galleries;
 - c) to provide additional grading detail respecting the updated development limits as established by the TRCA, including any information on proposed retaining walls along the southern limits of the Draft Plan of Subdivision File 19T-06V12;
 - d) provide a revised Environmental Noise Feasibility Analysis to reflect any changes to the Block Plan;
 - e) provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road (Block 41);
 - f) revise servicing concept to reflect the extension of a proposed Pressure District 7 400mm diameter watermain through Blocks 40 and 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan;
 - g) revise the current sanitary servicing concept for Block 40 South per the approved Block 40 MESP;
 - h) update ultimate external sanitary drainage areas (Blocks 41 and 55) tributary to the proposed Pine Valley North Sewage Pumping Station;
 - i) provide a development and infrastructure phasing plan including a traffic assessment for each phase of development. The phasing plan shall identify the required skeleton servicing for each phase including road improvements (Teston Road and Pine Valley Drive) and the extension of trunk services and spine services;
 - j) include a sanitary drainage plan with all relevant external drainage areas together with profile drawings for skeleton works with inverts;
 - k) include the current approved external sanitary drainage concept;
 - l) include revised post-development storm drainage area plans;

- m) identify any potential development charge projects associated with the servicing of the Block 40/47 Plan area including estimated costs and benefitting areas;
- n) identify all York Region infrastructure work including the Teston Road and Pine Valley Drive road widening, intersection 'jog' elimination at Teston Road and Pine Valley Drive and other system improvements that are necessary to support the development of the Block Plan area; and,
- o) include a Transportation Demand Management Plan for Block 40/47.

The Owner shall agree to implement the recommendations as noted in the aforementioned and approved MESP Report to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

38. 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.

39. 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.
- 40. Prior to final approval, an environmental noise impact study, prepared at the Owner's expense, shall be submitted to the City for review and approval. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
 - 41. 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.
 - 42. 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.
 - 43. Blocks 443 to 450, both inclusive, and Blocks 451 to 457, both inclusive, shall be developed only in conjunction with abutting lands in proposed Draft Plan of Subdivision File 19T-06V10 to the south and Draft Plan of Subdivision File 19T-07V01 to the east, respectively. The City shall not issue a Building Permit for the said Blocks until the lands are combined to the satisfaction of the City.
 - 44. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
 - 45. Construction of the pedestrian bridge structures for Block 40/47 must be substantially completed to the satisfaction of the City, as part of the first phase development of the Plan and prior to release of the first Building Permit.
 - 46. Prior to the issuance of a Building Permit for any lot or block, the Owner's consulting engineer shall certify, to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Services Department and the Vaughan Building Standards Department that the lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.

47. No Building Permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
48. The Owner shall agree to create easements for maintenance purposes for all lots providing side yards less than 1.2 m, or having roof encroachments, prior to the transfer of land.
49. Notwithstanding the provisions (Subsection 5.1) generally included within the Subdivision Agreement, the City may issue model home Building Permits provided that the land is zoned to the satisfaction of the City and the relevant conditions (Subsection 5.18) of the Subdivision Agreement are fulfilled.
50. The Owner shall agree that prior to the execution of the first Subdivision Agreement of Draft Plan of Subdivision Files 19T-03V05 and 19T-06V10, the design of the Pedestrian Utility Bridges, associated external walkway links, and servicing and maintenance access corridors shall be subject to a peer review by a consultant appointed by the City to meet requirements for construction, specifications, operations, maintenance, access in accordance with The Accessibility for Ontarians with Disability Act requirements for, but not limited to, lighting, security, safety, signage, abutments, design aesthetic details, life cycle costs, to the City's satisfaction and other authorities having jurisdiction. The Owner acknowledges that land reservations and/or appropriate securities may be required to address construction access requirements and/or future maintenance and operation of the bridges.
51. Prior to the registration of the Plan, the Owner shall agree to provide and register all necessary easements to the City of Vaughan on Valley Block 463 and associated buffer blocks which are to be determined through the detailed design process for all necessary public pedestrian and City maintenance access to the Pedestrian Utility Bridge and Municipal Park Block 460.
52. Prior to the registration of the Plan, the Owner shall agree to provide and register all necessary easements to the City of Vaughan on the Open Space Valley Blocks and associated buffer blocks which are to be determined through the detailed design process for all necessary public trails.
53. Prior to the execution of the first Subdivision Agreement within the Block 40/47 Plan, the Owner shall agree to develop the base requirements for Park Blocks 459 and 461 in coordination with Park Block 88 of Draft Plan of Subdivision File 19T-07V01 in accordance with items listed under Conditions 59 and 60 and Park Block 460 in accordance with items listed under Conditions 61 and 62. The timing of these works shall be completed by no later than, within two growing seasons of the first Building Permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the subdivision or surrounding subdivisions served by the park.
54. The Owner is to advise the City prior to the execution of the first Subdivision Agreement whether or not they intend to undertake full development of all of the Park Blocks 459 and 460, and Park Block 461 in coordination with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 in accordance with the "Developer Build Parks Policy, No. 07.2.05", so that the City can plan and budget accordingly.
55. The Owner shall agree to construct within Walkway Block 546 and Valley Block 463, and associated buffers, trails, lighting, and associated structures and facilities in accordance with the approved construction drawings to the satisfaction of the City and other authorities having jurisdiction. Trails and associated structures and facilities shall be constructed to allow pedestrian use, maintenance and emergency access to Municipal Park Block 460.
56. The Owner shall agree to construct trails, lighting, and associated structures and facilities within registered easements on Valley Block 463 and associated buffer blocks in accordance with the

approved construction drawings to the satisfaction of the City, Toronto and Region Conservation Authority (TRCA), Ministry of Natural Resources and Forestry (MNR) and any other authorities having jurisdiction. Trails and associated structures and facilities shall be constructed to allow pedestrian use, maintenance and emergency access to the Pedestrian Utility Bridge.

57. The Owner shall agree to complete a Master Plan to the City's standard level of service for Park Block 459 and Block 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 to the City's satisfaction. The Master Plan for Park Block 459 shall also be to the satisfaction of TRCA and other agencies having authority. Master Plans shall include the following information:

- a) Boundaries of proposed parkland dedication and the total size of individual blocks;
- b) Existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
- c) Layout plan which illustrates proposed park program requirements as determined by the City;
- d) Grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements;
- e) Required restoration works and Edge Management Plan for park block abutting open space and associated buffer; and,
- f) A preliminary construction cost estimate;

The plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program requirements to the satisfaction of the City.

58. The Owner shall agree to complete the following:

- a) A geotechnical investigation and Phase 2 Environmental Site Assessment to be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing park and open space blocks for contaminants of concern to the satisfaction of the City in compliance with the updated Engineering Design Criteria and Standard Drawings Manual;
- b) A minimum of 10 boreholes are required appropriately distributed between Park Block 461 and Park Block 88 in Draft Plan of Subdivision File 19T-07V01, and a minimum of 5 boreholes are required within Park Block 459. Boreholes are to be taken at regular intervals along the full length of for Park Blocks 459 and 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01. Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including the levels of various chemical elements and contaminants;
- c) An inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within Park Blocks 459 and 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01. Drawings shall indicate the location of all existing trees, including the drip line limit, trees to be removed and trees to be maintained within the park blocks. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site;
- d) Park Blocks 459 and 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 shall be graded to conform to the overall grading plan of the subdivision with clean

engineered fill compacted to 95% Standard Proctor Dry Density (SPDD), inclusive of any civil work required such as retaining walls, rip rap, swales, and the like to meet grading levels. The park block shall generally be graded to allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area. No fill is to be placed on existing topsoil and the stockpiling of topsoil on the park and open space blocks is prohibited. Spread and fine grade topsoil evenly to a depth of 300 mm over the entire park block. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0 pH to 7.5 pH and shall be capable of sustaining vigorous plant growth. The Owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Prior to placing of topsoil, the Owner shall add all amendments, such as organic matter and ph, as required, to amend the existing soil conditions to meet the recommendations of the fertility testing and demonstrate that these standards have been met.

- e) Park Blocks 459 and 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 shall be seeded with a seed mix approved by the City;
- f) The perimeter of Park Blocks 459 and 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 shall be temporarily fenced off with fencing approved by the City and "No Dumping" signs shall be placed along the perimeter of the park blocks;
- g) The Owner shall be responsible to maintain Park Blocks 459 and 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 until such time as the construction of the park commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice in summer, erosion repairs, cleaning of catchbasins, repair of perimeter fencing and removal of any debris that is dumped on the site, to the satisfaction of the City;
- h) Park Blocks 459 and 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 shall not be encumbered by any services or easements including, but not limited to, utility services, transformer boxes, Canada Post mail boxes and/or access, etc.;
- i) Park Blocks 459 and 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01 shall include adequate sized servicing connections along the main frontage of the park block, including a water chamber manhole, complete with a curb stop, sanitary manhole, and storm water manhole. All storm water structures are to be located no less than 5 metres away from property lines. A stormwater management brief and grading plan for all required storm water services is required to ensure that proposed works have been designed to accommodate storm water flows in accordance with the Engineering Department Design Manual and to the satisfaction of the City;
- j) Electrical services include a 120/240 volt, single phase, three wire power supply to Park Blocks 459 and 461 jointly with Park Block 88 in Draft Plan of Subdivision File 19T-07V01. The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the park block(s). The cable feed will originate from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2" X 4" wood stake, visible above grade; and,
- k) All temporary sediment control management measures within parks and open space blocks are to be removed prior to rough grading of the associated block.

59. The Owner shall agree to complete a Master Plan to the City's standard level of service for Park Block 460 to the satisfaction of the City, TRCA, and other agencies having authority, and shall include the following information.
- a) Boundaries of proposed parkland dedication and the total size of individual blocks;
 - b) Existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
 - c) Layout plan which illustrates proposed park program requirements as determined by the City;
 - d) Grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements;
 - e) Required restoration works and Edge Management Plan for park blocks abutting open space and associated buffer; and,
 - f) A preliminary construction cost estimate.
60. The Owner shall agree to complete the following:
- a) A geotechnical investigation and Phase 2 Environmental Site Assessment to be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing park and open space blocks for contaminants of concern to the satisfaction of the City. Ensure compliance with the updated Engineering Design Criteria and Standard Drawings Manual;
 - b) A minimum of 6 boreholes are required within Park Block 460. Boreholes are to be taken at regular intervals along the full length of Park Block 460. Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including the levels of various chemical elements and contaminants;
 - c) An inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within Park Block 460. Drawings shall indicate the location of all existing trees, including the drip line limit, trees to be removed and trees to be maintained within the park block. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site;
 - d) Park Block 460 shall be graded to conform to the overall grading plan of the subdivision. The park block shall generally be graded to allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area. No fill is to be placed on existing topsoil and the stockpiling of topsoil on the park and open space blocks is prohibited. Spread and fine grade topsoil evenly to a depth of 300 mm over the entire park block. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0 pH to 7.5 pH and shall be capable of sustaining vigorous plant growth. The Owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Prior to placing of topsoil, the Owner shall add all amendments, such as organic matter and ph, as required to, amend the existing soil conditions to meet the recommendations of the fertility testing and demonstrate that these standards have been met.

- e) Park Block 460 to be seeded with a seed mix approved by the City;
 - f) The Owner shall be responsible to maintain Park Block 460 until such time as the construction of the park commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice in summer, erosion repairs, repair of perimeter fencing and removal of any debris that is dumped on the site, to the satisfaction of the City;
 - g) Park Block 460 shall not be encumbered by any services or easements including, but not limited to utility services, transformer boxes, Canada Post mail boxes and/or access, etc.;
 - h) All temporary sediment control management measures within parks and open space blocks are to be removed prior to rough grading of the associated block.
61. Prior to the initiation of any grading/ soil disturbance on the subject lands, an archaeological resource assessment of the entire area within the lands shall be carried out and a report which identifies any significant archaeological sites shall be prepared and submitted to the City and the Ministry of Tourism, Culture and Sport for review and approval. The archaeological resource assessment fieldwork and report shall be carried out by a licensed archaeologist and prepared according to the 2011 Standards and Guidelines for Consultant Archaeologists set by the Ministry and the terms and conditions for archaeological licenses. The archaeological fieldwork and reporting shall be consistent with the conservation, protection, and preservation of the cultural heritage of Ontario. A letter of concurrence with the above requirements from the Ministry of Tourism, Culture and Sport shall be submitted to the City.
- a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department (Urban Design and Cultural Heritage Division) shall be notified immediately.
 - b) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
62. Prior to final plan approval of the Plan or any phase thereof, the Owner shall provide a revised Cultural Heritage Impact Assessment for the structure at 10733 Pine Valley Drive, which shall be prepared by a qualified heritage professional, and include options for relocation within the existing site or to another location within the Draft Plan of Subdivision to the satisfaction of the City. The relocation option must be explored given that the Teston Road realignment would cross through the property of 10733 Pine Valley Drive.
63. Prior to final approval of the Plan or any phase thereof, the Owner shall submit a Heritage Conservation Plan for the former Purpleville Post Office building at 10733 Pine Valley Drive prepared by a qualified heritage professional to the satisfaction of the City.
64. Prior to final approval of the Plan or any phase thereof, the Owner shall submit to the satisfaction of the City, an interpretation and commemoration plan for the Hamlet of Purpleville by a qualified heritage professional. The commemoration plan and interpretation plan shall include, but not be limited to, the commemoration of the name of Purpleville and the family names of Witherspoon and Stump.
65. In accordance with Regulation O. Reg. 130/92, s. 18, no building or addition is allowed under law to be constructed within 15 feet of an in-ground grave and it is an offence under the Funeral, Burial and Cremation Services Act, 2002, to disturb a burial site.

66. Prior to final approval of the Plan or any phase thereof, the Owner shall identify a lot or lots within the Plan for the relocation for the Purpleville Post Office, should it be determined that the structure needs to be relocated due to the realignment of Teston Road.
67. Prior to final approval of the Plan or any phase thereof, the Owner shall provide a Letter of Credit in the amount calculated at \$100 dollars per square foot, for the relocation (in the event the building is relocated) and conservation of the former Purpleville Post Office building at 10733 Pine Valley Drive and the implementation of the interpretative and commemorative plan for the Hamlet of Purpleville, with the following particulars:
- a) Prior to the release of the Letter of Credit, the Owner shall:
 - i) Complete the proposed work to the Purpleville Post Office building in accordance with the Conservation Plan, including if applicable, its relocation on a secure foundation, and in accordance with the approved Heritage Permit to the satisfaction of the City;
 - ii) Connect the subject building to municipal services;
 - iii) Verify that the building meets the basic standards of occupancy as confirmed by the Chief Building Official and verification that there are no deficiencies as per the Building Permit;
 - iv) Submit final as-built photographs of the exterior and significant interiors of the heritage building(s) on the subject property to the satisfaction of the City; and,
 - v) Complete the work for the implementation of the commemoration and interpretation plan, in accordance with the approved Heritage Permit to the satisfaction of the City.
68. Prior to final approval of the Plan, the Owner shall prepare architectural control design guidelines.
- a) A control architect shall be retained at the cost of the Owner, with concurrence of the City, to ensure compliance with the architectural design guidelines;
 - b) Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and,
 - c) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
69. Prior to final approval of the Plan, the Owner shall prepare urban design guidelines and a streetscape landscape master plan. The guidelines and master plan shall address but not be limited to the following issues:
- a) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
 - b) Edge restoration along Valley Blocks 463 and 464;
 - c) Preliminary design of Park Blocks 459, 460 and 461 to integrate with built-form and public realm;

- d) The appropriate landscaping within the Stormwater Management Pond Block 462;
 - e) The appropriate community edge treatment along Pine Valley Drive, including the appropriate landscaping for Buffer Blocks 477 and 478 with low-maintenance plant material;
 - f) The appropriate community edge treatment along Teston Road, including the appropriate landscaping for Buffer Blocks 475 and 476 with low-maintenance plant material;
 - g) The appropriate landscaping and streetscaping treatment within the Vista Block 465; and
 - h) Trail system and network within the valley blocks, park blocks, vista blocks, and storm pond blocks.
70. Prior to final approval of the Plan, the Owner shall provide a minimum 10 m buffer block abutting the valley blocks in accordance with TRCA policies along residential lots and residential blocks.
71. Prior to final approval of the Plan, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.
72. Prior to final approval of the Plan, the Owner shall prepare a detailed edge management plan study for the perimeter of the valley blocks. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the valley edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- a) The Owner shall provide a report for a 20 m zone within all staked valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
73. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Valley Buffer Blocks 469 to 474 and 548.
74. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots that abut Stormwater Management Pond Block 462.
75. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Park Blocks 459 and 461.
76. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots and blocks that abut Landscape Buffer Blocks 475 to 478, to the satisfaction of the City.
77. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut Commercial Block 479, to the satisfaction of the City.
78. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential lots that abut Walkway Blocks 546 and 547, to the satisfaction of the City.

79. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential lots and blocks that abut Vista Block 465, to the satisfaction of the City.
80. 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 cemetery lands and Open Space Block 466, to the satisfaction of the City.
81. 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 control design guidelines.
82. The Owner shall convey Park Blocks 459 to 461 inclusive and Landscape Buffer Blocks 475 to 478 inclusive to the City free of all cost and encumbrances.
83. The Owner shall convey Vista Block 465, Open Space Block 466 and Walkway Block 547 to the City free of all cost and encumbrances.
84. The Owner shall convey Stormwater Management Pond Block 462, Valley Blocks 463 and 464, and Walkway Block 546 to the TRCA or the City free of all cost and encumbrances.
85. The Owner shall convey Open Space Buffer Blocks 467 and 468, Valley Buffer Blocks 469 to 474 inclusive and Block 548 to the TRCA or the City free of all cost and encumbrances.
86. Prior to final approval of the Plan, the Owner shall design and construct all off-road pedestrian paths and trails in accordance with approved Block 40/47 Landscape Master Plan, and Streetscape and Urban Design Guidelines to the satisfaction of the City, and at no cost to the City.
87. No part of any noise attenuation feature or any other fence shall be constructed partly on or within any public highway, park or open space. Fences adjacent to public lands shall be constructed entirely on private lands. The maintenance of noise attenuation features 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 in the Plan. Thereafter, the maintenance by the noise attenuation fence shall be the sole responsibility of the lot owner. Landscaping provided on the 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.
88. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:
 - a) "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
 - b) "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
 - c) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan/development area, however, internal streets may be subject to public transit bus traffic."

- d) "Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
- e) "Purchasers and/or tenants are advised that the Owner/Builder shall provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable)."
- f) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

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

- g) "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."

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

- i) "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:

- i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

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

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

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

- j) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as required by Canada Post. The location of the mailbox shall be shown on the Community Plan provided by the Owner in its Sales Office.”
- k) “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.”
- l) “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.”
- m) “Purchasers and/or tenants are advised that fencing 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, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.

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

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or York Region and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter, the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on 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.”

- n) “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.”
- o) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this Subdivision Agreement. The City has taken this contribution from the

Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

89. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for Lots 167, 168 and 169:
- a) "Purchasers and/or tenants are advised that the proposed finished lot grading may not meet the City of Vaughan lot grading criteria in the side and rear yards. Although the minimum rear yard amenity area will be provided as required by the grading criteria, the remaining areas of the side and rear yard may have slopes exceeding City criteria in order to maintain existing topographical conditions."
90. 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 Plan abutting or in proximity of any open space lands (park/walkway/buffer/valleylands/stormwater management facility) or school:
- a) "Purchasers and/or tenants are advised that the lot and/or block abutting or in proximity of a "Neighbourhood Park" or school of which noise and lighting may be of concern due to the nature of the park or school for active recreation."
 - b) "Purchasers and/or tenants are advised that the lot and/or block abutting or in proximity of valley/open space/buffer lands within which the City shall construct a trail to access a pedestrian utility bridge together with satisfactory security and safety arrangements, and that noise and lighting should be expected from the active use of the trail and occasional operation and maintenance of the bridge with necessary equipment."
 - c) "Purchasers and/or tenants are advised that the lot abuts a pedestrian walkway block and that noise and lighting should be expected from the use of the walkway. A 1.5m high black vinyl chain link fence and a 1.8m high wood privacy fence is to be constructed abutting the walkway boundary with all fencing material, including foundations, wholly on the lot as per City Walkway Standard to delineate the boundary of the walkway and to screen the rear yard amenity area on the lot."
91. 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 Plan abutting or in proximity of any open space lands (park/buffer/valleylands/stormwater management facility):
- a) "Purchasers and/or tenants are advised that the adjacent open space lands (park/buffer) may be left in a naturally vegetated condition and receive minimal maintenance."
92. 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 Plan abutting or in proximity of any open space lands (park/buffer/valley lands/stormwater management facility) or school block:
- a) "Purchasers and/or tenants are advised that the installation of any gate or access point from the lot and/or block to open space lands, valleylands or school block is prohibited."

- b) "Purchasers and/or tenants, respecting encroachment and/or dumping are advised that any encroachments and/or dumping from the lot to the open space, valleylands, woodlot, park, school block and/or stormwater management facility are prohibited."
93. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the offers of purchase and sale or lease for such lot or block.
94. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
- The block plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
 - The location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
 - The location of parks, open space, stormwater management facilities and trails.
 - The location of institutional uses, including schools, places of worship, community facilities.
 - The location and type of commercial sites.
 - Colour-coded residential for singles, semis, multiples, and apartment units.
 - The following notes in BOLD CAPITAL TYPE on the map:

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

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

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

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

REGION OF YORK

May 27, 2015

**Schedule of Conditions
19T-03V05 (Revised)
4333 Teston Road
10601, 10699 & 10733 Pine Valley Drive
Part of Lots 24 & 25, Concession 6
(Gold Park Homes Inc., 840999 Ontario Ltd., Prima Vista Estates Inc.)
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2172, Last Revised May 26, 2015

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region
2. Prior to final approval, York Region shall confirm that adequate water supply and sewage servicing 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. Prior to final approval, 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. Prior to final approval, 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, and engineering drawings showing details of the connection shall be submitted to Infrastructure Asset Management Branch for approval.
6. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
 - The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,

- York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 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 agree to provide direct walking and cycling connections to boundary roadways and adjacent developments to promote the usage of non-auto travel modes. York Region and the City of Vaughan will not assume any financial responsibility for implementing the provision of the pedestrian and cycling connections and facilities.
8. Prior to final approval, the Owner shall agree to submit an updated Traffic Impact Study (TIS) to the satisfaction of the Transportation Services Department.
9. The Owner shall agree in the Subdivision Agreement to place Block 458 and Block 479 under a Holding Symbol (H) pursuant to the provision of Section 36 of the Ontario Planning Act, which shall prohibit the development of the lands until the (H) Symbol has been lifted. The conditions of lifting the (H) symbol shall include:
- a) Completion of the Teston Road Schedule C Class Environmental Assessment, from Pine Valley Drive to Weston Road for the potential jog elimination at Pine Valley Drive and Teston Road intersection.
 - b) Conveyance of sufficient lands free of cost and encumbrances along the Teston Road and Pine Valley Drive frontages as identified in the Teston Road Schedule C Class Environmental Assessment from Pine Valley Drive to Weston Road to accommodate the intersection realignment.
10. The Owner shall agree in the Subdivision Agreement, that access to Blocks 458 and 479 may not be permitted to Teston Road and/or Pine Valley Drive. The Region will review proposed access to Blocks 458 and 479 through future site plan applications.
11. The Owner shall agree in the Subdivision Agreement, that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
- a) A widening across the full frontage of the site where it abuts Teston Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Teston Road,
 - b) A widening across the full frontage of the site where it abuts Pine Valley Drive of sufficient width to provide a minimum of 18 metres from the centreline of construction of Pine Valley Drive,

- c) A 15 metre by 15 metre daylight triangle at the southeast and northeast corners of Street “1” and Pine Valley Drive,
 - d) A 15 metre by 15 metre daylight triangle at the northeast corner of Street “4” and Pine Valley Drive,
 - e) A 15 metre by 15 metre daylight triangle at the south west and south east corners of Street “9” and Teston Road,
 - f) A 0.3 metre reserve across the full frontages of the site, except at the approved access locations, adjacent to the above noted widening, where it abuts Pine Valley Drive and Teston Road,
 - g) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a northbound right turn lane at the intersection of Pine Valley Drive and Street “1”,
 - h) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of an eastbound right turn lane at the intersection of Teston Road and Street “10”.
12. The Owner shall agree in the Subdivision Agreement, to provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
13. Prior to final approval, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I Environmental Site Assessment prepared and signed by a qualified professional, of the Owner's entire lands including the lands to be conveyed to York Region (the “Assessment”). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.
14. Prior to final approval, the Owner shall certify, in wording satisfactory to the Community Planning and Development Services Division, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities

applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.

15. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, 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.
16. York Region anticipates the construction of Pine Valley Drive Bridge/Culvert Rehabilitation Project south to this site in 2015. Should there be a conflict with the development accesses and the York Region Project, the accesses to the property may be closed at the sole discretion of York Region.
17. York Region anticipates the reconstruction of Teston Road Project adjacent to this site in 2019. Should there be a conflict with the development accesses and the York Region Project, the accesses to the property may be closed at the sole discretion of York Region.
18. York Region anticipates the reconstruction of Teston Road adjacent to this site in the year 2019. Should the Owner require the above noted road and access improvements prior to the completion of the adjacent capital works projects of York Region, the Owner shall co-ordinate the construction of the road and access improvements to the satisfaction of the Community Planning and Development Services Division and its contractors keeping in mind the requirements of the Occupational Health and Safety Act, relating to constructor co-ordination issues.
19. Construction of the proposed access and lane turning lanes cannot occur simultaneously as part of the York Region Teston Road Reconstruction Project, unless constructed by York Region's Contractor. The applicant is advised to contact Jackson Marin, Project Manager, at (905) 830-4444, extension 75131 to co-ordinate the construction of the proposed access and turning lanes with the York Region road works.
20. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Community Planning and Development Services Division for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
21. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division to implement the recommendations of the functional transportation report/plan as approved by the Community Planning and Development Services Division.
22. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Community Planning and Development Services Division for review and approval, that

incorporate the recommendations of the functional transportation report/plan as approved by the Community Planning and Development Services Division. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.

23. 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 the Community Planning and Development Services Division, Attention: Mrs. Eva Pulnicki, P.Eng.
24. Prior to final approval, the location and design of the construction accesses for the subdivision work shall be completed to the satisfaction of the Community Planning and Development Services Division and illustrated on the Engineering Drawings.
25. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that all existing driveways along the Regional road frontages of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
26. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that elevations along the streetline shall be 0.3 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Community Planning and Development Services Division.
27. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the Owner will provide the installation of visual screening along Streets "2", "3" and "5" adjacent to Pine Valley Drive, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the Right-of-Way of Streets "2", "3" and "5" respectively. The Owner shall submit to the Community Planning and Development Services Division for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
28. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the Owner will provide the installation of visual screening along Street "13" adjacent to Teston Road, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the Right-of-Way of Street "14". The Owner shall submit to the Community Planning and Development Services Division for review and approval, landscape plans showing the proposed planting for headlight screening purposes.

29. 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 Regional 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 required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.

30. 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 the Community Planning and Development Services Division recommending noise attenuation features.

31. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Community Planning and Development Services Division.

32. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division, 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.

33. The following noise 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".

34. Where noise attenuation features will abut a York Region Right-of-Way, the Owner shall agree in the Subdivision Agreement, in wording satisfactory to York Region's Community Planning and Development Services Division, 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-Ways 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 the Community Planning and Development Services Division and shall be maintained by the area municipality with the exception of the usual grass maintenance.
35. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that Street "1" shall be designed to intersect Pine Valley Drive at a right angle, or on a common tangent.
36. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that Street "10" shall be designed to intersect Teston Road at a right angle, or on a common tangent.
37. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the throat width of Street "9" shall be designed to accommodate one 5.0 metre inbound lane, a 2.0 metre centre median and two 3.5 metre outbound lanes for a distance of 60.0 metres from the widened limit of Teston Road; no intersection or non-residential access shall be permitted on Street "10" within 60.0 metres of the widened limit of Teston Road.
38. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that the throat width of Street "1" shall be designed to accommodate one 5.0 metre inbound lane, a 2.0 metre centre median and two 3.5 metre outbound lanes for a distance of 60.0 metres from the widened limit of Pine Valley Drive; no intersection or non-residential access shall be permitted on Street "1" within 60.0 metres of the widened limit of Pine Valley Drive.
39. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that pedestrian access to Pine Valley Drive shall be provided from Street "1".

40. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, that pedestrian access to Teston Road shall be provided from Street “9”.
41. Prior to final approval, the intersections of Street “1” and Pine Valley Drive, and Street “10” and Teston Road, shall be designed to the satisfaction of the Community Planning and Development Services Division with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Community Planning and Development Services Division.
42. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division, 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.
43. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Community Planning and Development Services Division 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.
44. Prior to final approval, the Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadways listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality’s standards, and be provided by the Owner along the subject lands’ frontage onto roadway that will have transit services.

Future YRT/Viva transit services are planned for the following roadways or sections of:

- Pine Valley Drive
- Teston Road

45. Prior to final approval, the Owner shall satisfy the Regional Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway to the Regional roadway as follows:
 - From Street “10” to Teston Road
 - From Street “14” to Teston Road
 - From Street “1” to Pine Valley Drive

- From Street “4” to Pine Valley Drive
- From Street “5” to Pine Valley Drive

The concrete pedestrian access connection shall meet the local municipality’s standards for sidewalks and shall be owned and maintained by the area municipality.

46. The Owner shall agree in the subdivision agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 45 above.
47. The Owner shall satisfy the Regional Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide passenger standing areas/shelter pads identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing areas/shelter pads shall be owned and maintained by the Region and that the local municipality shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT/Viva, passenger standing area and shelter pad shall be provided at the following locations:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Teston Road	Street “10”	SW corner	YRT-1.02 or YRT-1.03	
Teston Road	Street “14”	SW corner of the east leg of Street 14 adjacent to lot 378	YRT-1.02 or YRT-1.03	
Pine Valley Drive	Teston Road	SE corner	YRT-1.03	
Pine Valley Drive	Street “5”	North leg of Street 5 adjacent to lot 145	YRT-1.02 or YRT-1.03	
Pine Valley Drive	Street “1”	SE corner	YRT-1.02 or YRT-1.03	

The passenger standing areas/shelter pads shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region - Road Works development charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the Owner/consultant shall confirm with YRT/Viva the final bus stop locations/requirements. The Owner/consultant is to contact YRT/Viva Facilities Supervisor (tel. 905-762-2111) to confirm final details.

48. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.
49. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the future introduction of transit services in this development as identified in Condition 44. 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.
50. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which will have transit services, sidewalks, pedestrian access and bus stop locations.
51. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Community Planning and Development Services Division, outlining all requirements of the Community Planning and Development Services Division.
52. 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.
53. The Regional Community Planning and Development Services Division shall advise that Conditions 1 to 52 inclusive, have been satisfied.

ATTACHMENT NO. 1. c)



Appendix C

Prima Vista/Gold Park 19T-03V05 – CFN 50916

TRCA respectfully requests that the following conditions of draft plan approval be included within the City's decision:

1. That prior to site alteration, the MESP be completed in support of the Block Plan to the satisfaction of the TRCA including the following:
 - a. Environmental Impact Study including mitigation strategies,
 - b. Headwater Drainage Feature Assessment, that confirms pre-development ground and surface water flows will be maintained post-development from the headwater drainage features which may be proposed to be removed or realigned.
 - c. An approximate overall post-development water balance calculation demonstrating any infiltration deficit or surface water surplus will be mitigated to protect the features and functions.
 - d. A feature based Water Balance for all woodlands, wetlands and watercourses, and demonstrated maintenance of the hydroperiod for natural features to be retained. Including any proposed mitigation measures demonstrating that there will not be a negative impact on the features and functions and the hydroperiod of the natural features.
 - e. A Hyrdogeological Report including current monitoring results and future monitoring recommendations and adaptive management strategies.
 - f. A Complete Conceptual Stormwater Management Report that includes phasing for construction based on the provision of facilities.
 - g. An Adjacent Land Analysis including mitigation and buffers on all plans between the valley system and all land uses, including Parks.
 - h. A Compensation Analysis for features to be altered including details related to the proposed location and feasibility and viability.
 - i. Conceptual Grading and Geotechnical Plans
 - j. And the proposed water and sanitary servicing scheme has been demonstrated to be feasible, minimizes impacts on the natural heritage system and has demonstrated that it can be installed with minimal risk to the environment (now and in the future),
 - k. That the MESP be completed including a final section that outlines the details of conditions, actions and requirements to be carried forward into the development process.
2. That once approved by the City, a final complete copy of the MESP be provided to the TRCA.

3. That these conditions relate to the Draft Plan of Subdivision prepared by KLM Planning, dated May 25, 2015.
4. That prior to site alteration the applicant shall develop and implement a surface and groundwater monitoring plan, including the final Terms of Reference, future responsibility, timing and budgeting agreements, to the satisfaction of the TRCA. Monitoring shall address wetland features and functions and assessment of the woodland edges and water quality and quantity for both ground and surface water.
5. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit a detailed report for the review and approval of the TRCA that describes the storm drainage system (quantity, quality and erosion), in accordance with the approved MESP for this area (Block 40/47) to the satisfaction of TRCA. This report shall include:
 - a. A description of the storm drainage system (quality, quantity and erosion) for the proposed development
 - b. 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 will external flows be accommodated? What is the capacity of the receiving system or feature?;
 - c. stormwater management techniques which may be required to control minor or major flows;
 - d. appropriate Stormwater Management Practices (SWMPs) to be used to treat/manage stormwater, to mitigate the impacts of development on the quality, quantity and erosion of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial;
 - e. proposed methods and plan for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - f. location and description and impact analysis of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
 - g. overall grading plans for the subject lands;
 - h. demonstrate that the stormwater management systems are designed to maintain the groundwater and surface water functions(hydroperiod) of the existing Provincially Significant Wetlands and Woodlands and watercourses during and after construction.
 - i. a detailed Lot Grading Plan be submitted that complies with the approved conceptual grading plan.
 - j. Detailed functional servicing report.
 - k. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - l. Proposed measures to mitigate the potential erosive impacts of development on the natural heritage system, both on and off-site;
 - m. geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms;

- n. Proposed measures to promote infiltration to maintain water balance for the plan area taking into account the feature based water balance requirements;
 - o. Proposed measures to maintain feature-based water balance/ hydroperiod and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development and related infrastructure;
 - p. A subsurface investigation (including assessment of groundwater levels) at the locations of the stormwater management ponds and for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
 - q. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
 - r. Detailed plans and supporting calculations for all watercourse crossings for the Peninsula access.
6. That the applicant complete and submit an Edge Management Plan and Detailed Restoration Planting Plans including: drainage, buffers, hazard trees, tree protection/removals and restoration, existing vegetation, species planting lists and densities for the back of the residential lots and the perimeter of Open Space and Buffer Blocks, incorporating comprehensive plantings of native, non-invasive species, to the satisfaction of the TRCA, prior to site alteration.
 7. That prior to topsoil stripping and prior to the registration of this Plan or any phase thereof, the Owner shall prepare a tree protection and preservation plan for the site that examines opportunities for the retention of larger trees and the means of protecting retained trees/forest edges from development activities to the satisfaction of the TRCA. The recommendations of the tree protection and preservation plan shall be implemented by the Owner to the satisfaction of the TRCA prior to topsoil stripping.
 8. That this draft plan of subdivision be subject to red-line revisions in order to meet the requirements of the TRCA. Revisions may be the result of, but not limited to, the implementation measures necessary to maintain water balances across the Block Plan Area.
 9. That Block 463 and all Buffer Blocks be dedicated to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
 10. That the implementing zoning by-law recognize Block 463 and all Buffer Blocks as OS1 Open Space Conservation, which has the effect of prohibiting development, to the satisfaction of the TRCA.
 11. That the owner in the subdivision agreement, in wording acceptable to the TRCA:
 - a. carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the MESP and all technical reports referenced in these conditions including Edge Management and Restoration Planting Plans;

- b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourse) from the TRCA;
 - d. To comply with all Permits approved under Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA
 - e. to erect a permanent fence adjacent to residential lots that abut Open Space Buffer and Valley Blocks as required by TRCA.
 - f. To prohibit grading works within the Valley and Buffer Blocks unless approved by TRCA;
 - g. To prohibit retaining walls in or adjacent the Valley and Buffer Blocks unless approved by TRCA
 - h. To provide an access as required by TRCA.
 - i. To provide future residents with education pamphlets about natural features in the area and good stewardship practices.
12. That the owner agree in the subdivision agreement that an Archaeological Assessment will be completed for those areas where infrastructure and trails are proposed within the Valley.
13. That within the subdivision agreement the owner agree to complete a detailed erosion assessment for all locations where drainage facilities will be accommodated in the valley. The Assessment shall include mitigation measures to meet values and assess all impacts associated with maintenance roads and other municipal requirements and ensure all impacts on site and downstream are mitigated. Facility and location details shall be provided. The design shall match pre to post and shall be verified based on three years of continuous monitoring. An Adaptive Management Plan shall be established and implemented based on the monitoring results to the satisfaction of TRCA.
14. Prior to registration or site alteration a feature based water balance shall be completed in accordance with the requirements of TRCA and mitigation measures, if required, designed and implemented to the satisfaction of TRCA. This may result in the alteration of the stormwater management block sizes and the number of lots.
15. Prior to site alteration the location and size of Block 543 shall be subject to the review and approval of the TRCA.
16. That prior to registration a facility fit be completed demonstrating that the proposed park use can be accommodated outside of the Buffer Blocks to be added to the plan prior to registration.
17. That the applicant submit a copy of the fully executed subdivision agreement and required clearance fees to the TRCA, in order to obtain clearance of conditions of draft approval.



ENBRIDGE GAS DISTRIBUTION INC.

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

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

APRIL 10TH, 2014

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

Dear Judy Jeffers:

**RE: DRAFT OF SUBDIVISION AND ZONING BY-LAW AMENDMENT
10390, 10460, & 10640 PINE VALLEY DRIVE
PART LOTS OF 24 AND 25, CONCESSION 7
CITY OF VAUGHAN
FILE NO.: 19T-03V25 and Z-03-107**

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

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

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

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

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

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

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

Regards,

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

Nikki DeGroot

Municipal Advisor | GD SA&D, Long Range Plng

TEL: 416-758-4754

municipalnotices@enbridge.com

www.enbridgegas.com

Integrity. Safety. Respect.

ND: se

April 30, 2014

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

Attention: Judy Jeffers - Planner

**Re: GOLD PARK HOMES INC., 840999 ONTARIO LIMITED AND PRIMA VISTA ESTATES INC.
SOUTH SIDE OF TESTON ROAD, ON THE EAST SIDE OF PINE VALLEY DRIVE PART OF LOTS 24
& 25, CONCESSION 6 (MUNICIPALLY KNOWN 4333 TESTON RD/10601, 10699 & 10733 PINE VALLEY
DRIVE)
19T-03V05 & Z.03.024 WARD 1 & 3 POSTAL DELIVERY AREA: WOODBROIDGE**

Dear Sir/Madam:

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

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

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

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

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

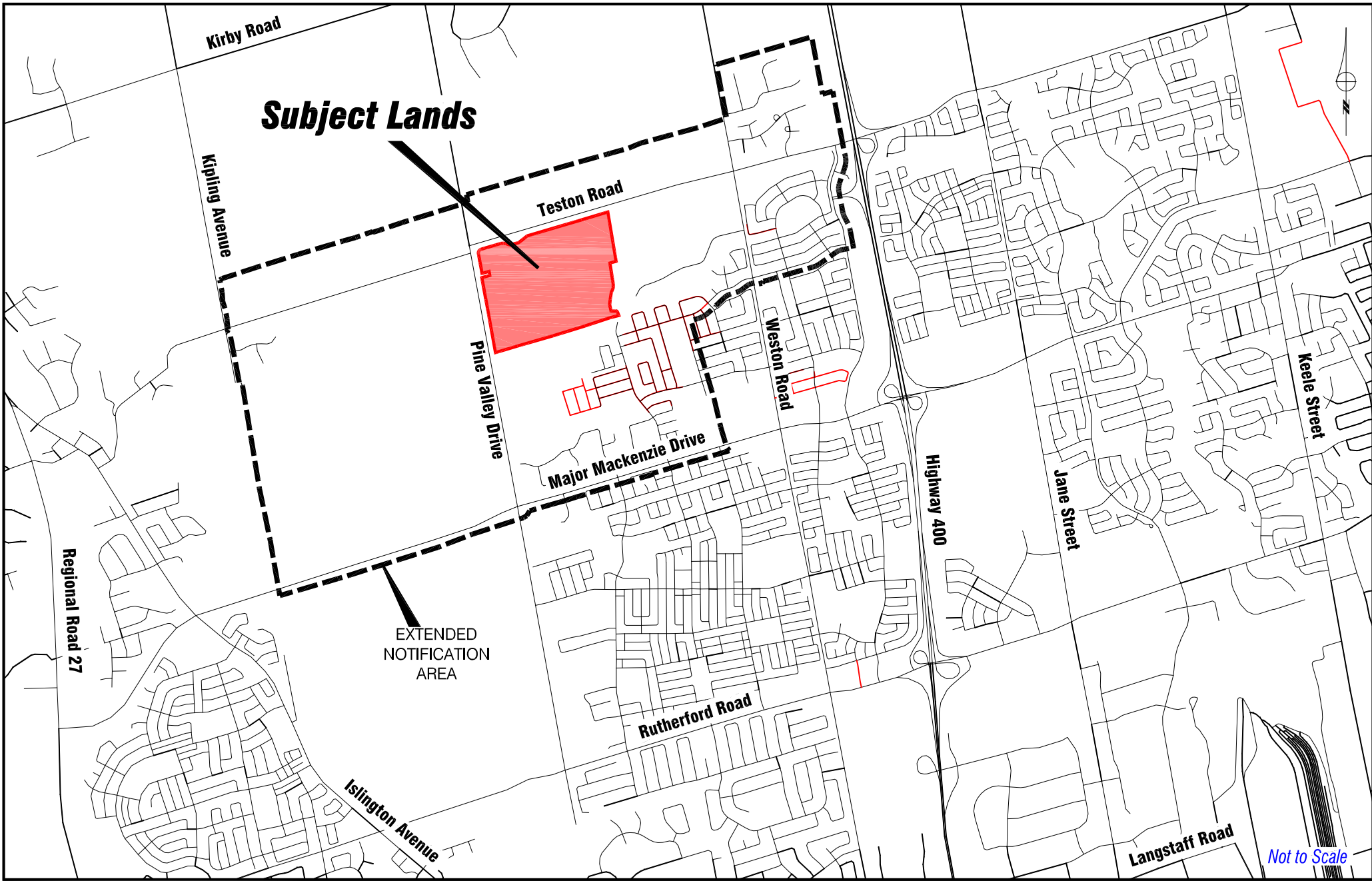
The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail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

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

Sincerely,

Patrick Brown

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



Context Location Map

LOCATION:
Part of Lots 24 and 25, Concession 6

APPLICANT:
Gold Park Homes Inc., 840999 Ontario Limited, Prima Vista Estates Inc.

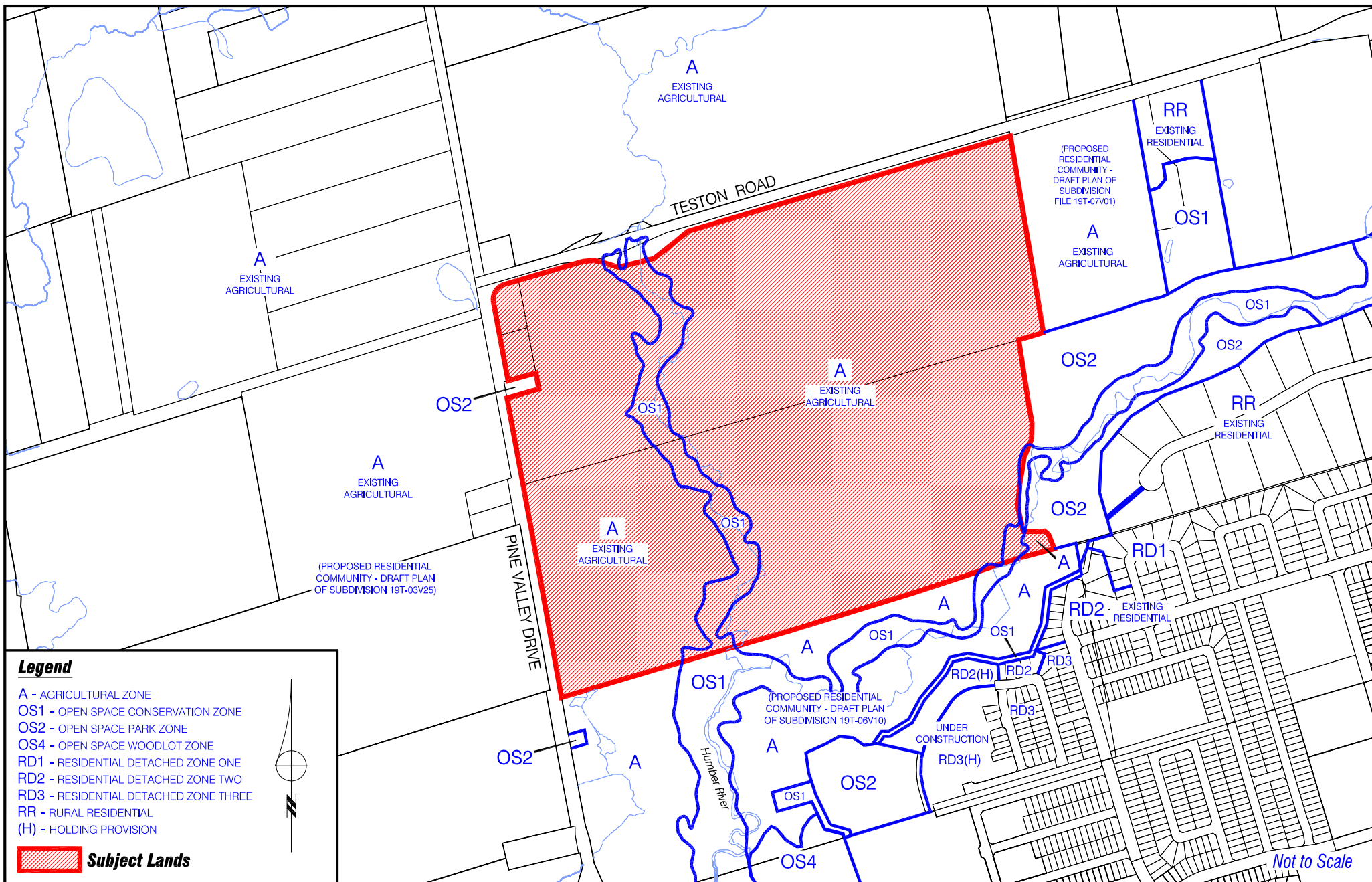


Attachment

FILES:
19T-03V05, Z.03.024

DATE:
July 16, 2015

2



Location Map

LOCATION:
Part of Lots 24 and 25, Concession 6

APPLICANT:
Gold Park Homes Inc., 840999 Ontario Limited, Prima Vista Estates Inc.

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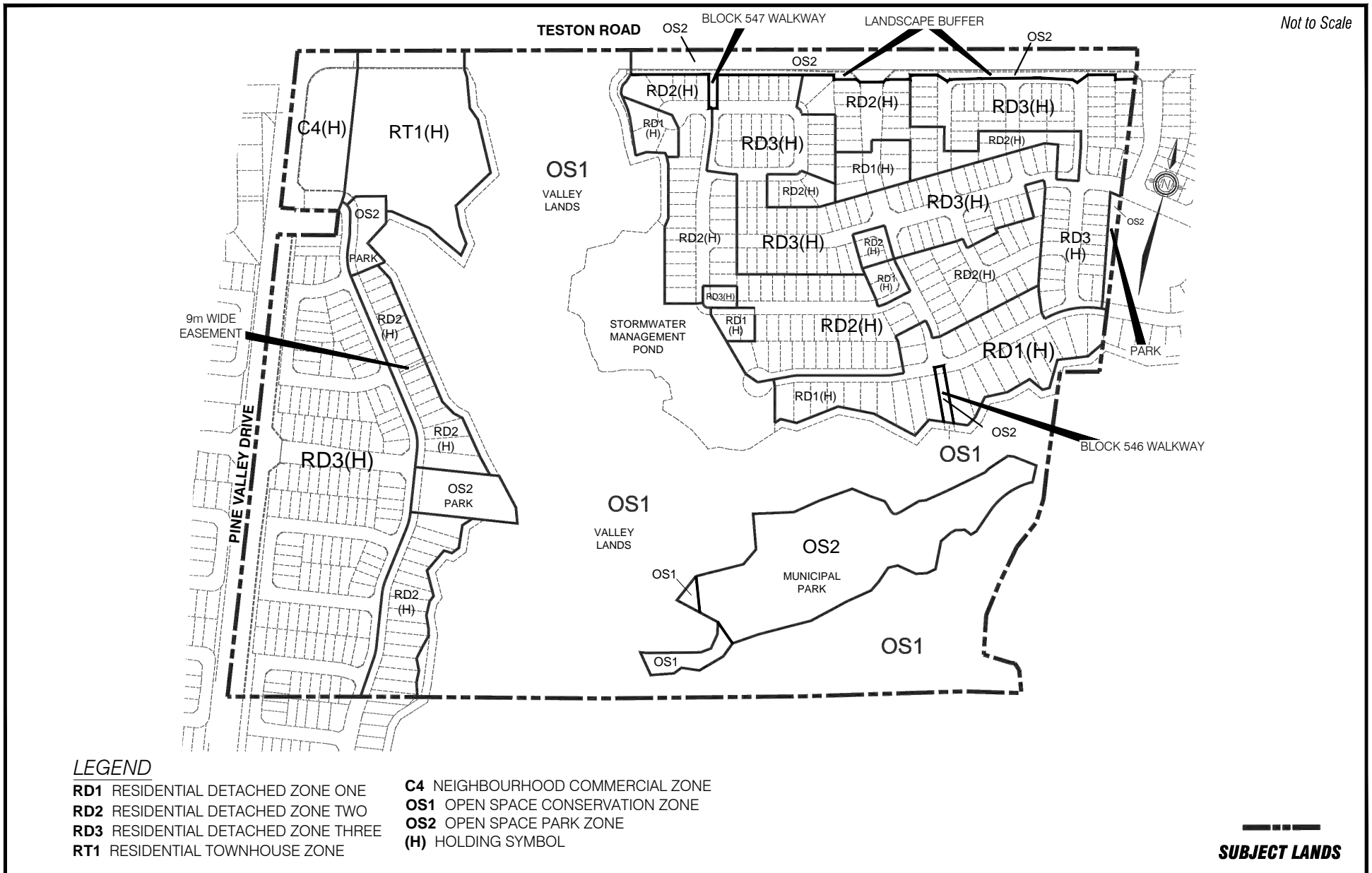


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FILES:
19T-03V05, Z.03.024

DATE:
July 16, 2015

3



Proposed Zoning for Draft Plan of Subdivision File 19T-03V05

APPLICANT: Gold Park Homes Inc.,
840999 Ontario Limited,
Prima Vista Estates Inc.

LOCATION:
Part of Lots 24 and 25,
Concession 6

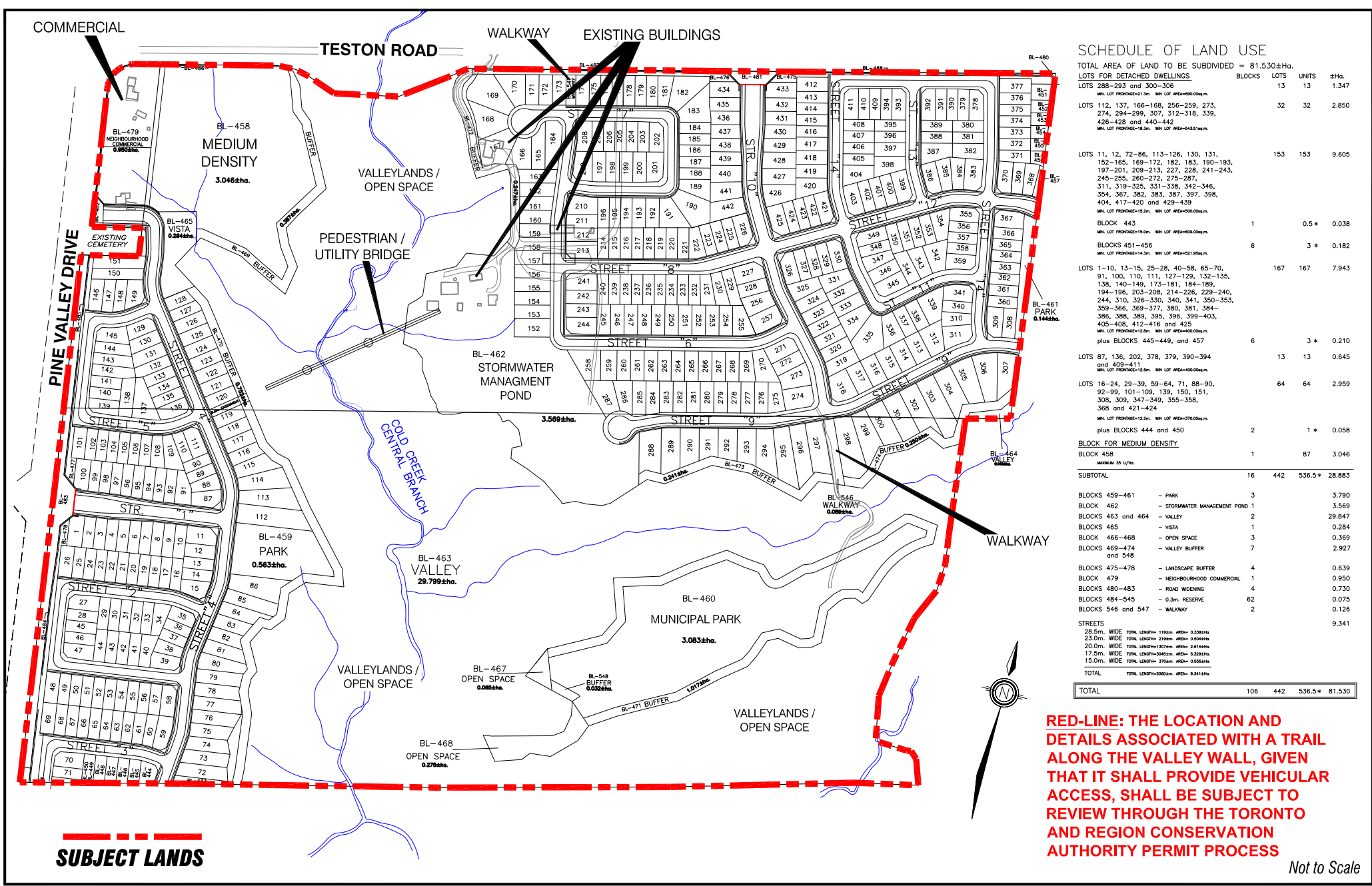


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FILES:
19T-03V05, Z.03.024

DATE:
July 16, 2015

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SCHEDULE OF LAND USE				
TOTAL AREA OF LAND TO BE SUBDIVIDED = 81,530±Hq.				
LOTS FOR DETACHED DWELLINGS				
LOTS 288-293 and 300-306	BLOCKS	LOTS	UNITS	±Hq.
MIN LOT FRONTAGE=12.3m. MIN LOT AREA=890.00sq.m.		13	13	1.347
LOTS 112, 137, 166-168, 256-259, 273, 274, 294-299, 307, 312-318, 339, 426-428 and 440-442		32	32	2.850
MIN LOT FRONTAGE=15.3m. MIN LOT AREA=543.5sq.m.				
LOTS 11, 12, 72-86, 113-126, 130, 131, 152-165, 169-172, 182, 183, 190-193, 197-201, 209-213, 227, 228, 241-243, 245-255, 260-272, 275-287, 311, 319-325, 331-338, 342-346, 354, 367, 382, 383, 387, 397, 398, 404, 417-420 and 429-439		153	153	9.605
MIN LOT FRONTAGE=15.3m. MIN LOT AREA=600.00sq.m.				
BLOCK 443		1	0.5 *	0.038
MIN LOT FRONTAGE=15.0m. MIN LOT AREA=600.00sq.m.				
BLOCKS 451-456		6	3 *	0.182
MIN LOT FRONTAGE=14.0m. MIN LOT AREA=511.35sq.m.				
LOTS 1-10, 13-15, 25-28, 40-58, 65-70, 91, 100, 110, 111, 127-129, 132-135, 138, 140-149, 173-181, 184-189, 194-196, 203-208, 214-226, 229-240, 244, 310, 328-330, 340, 341, 350-353, 359-366, 369-377, 380, 381, 384-386, 388, 389, 395, 396, 399-403, 405-408, 412-416 and 425		167	167	7.943
MIN LOT FRONTAGE=12.3m. MIN LOT AREA=400.00sq.m.				
plus BLOCKS 445-449, and 457		6	3 *	0.210
LOTS 87, 136, 202, 378, 379, 390-394 and 409-411		13	13	0.645
MIN LOT FRONTAGE=12.3m. MIN LOT AREA=600.00sq.m.				
LOTS 16-24, 29-39, 59-64, 71, 88-90, 92-99, 101-109, 139, 150, 151, 308, 309, 347-349, 355-358, 368 and 421-424		64	64	2.959
MIN LOT FRONTAGE=12.3m. MIN LOT AREA=370.00sq.m.				
plus BLOCKS 444 and 450		2	1 *	0.058
BLOCK FOR MEDIUM DENSITY				
BLOCK 458		1	87	3.046
MINIMUM 35 U/Hq.				
SUBTOTAL	16	442	536.5 *	28.883
BLOCKS 459-461 - PARK				
BLOCK 462 - STORMWATER MANAGEMENT POND	3		3.790	
BLOCKS 463 and 464 - VALLEY	2		29.847	
BLOCKS 465 - VISTA	1		0.284	
BLOCK 466-468 - OPEN SPACE	3		0.369	
BLOCKS 469-474 and 548 - VALLEY BUFFER	7		2.927	
BLOCKS 475-478 - LANDSCAPE BUFFER				
BLOCK 479 - NEIGHBOURHOOD COMMERCIAL	1		0.639	
BLOCKS 480-483 - ROAD WIDENING	4		0.730	
BLOCKS 484-545 - 0.3m. RESERVE	62		0.075	
BLOCKS 546 and 547 - WALKWAY	2		0.126	
STREETS				
28.5m. WIDE TOTAL LENGTH= 1198m. AREA= 0.339Hq.				
23.0m. WIDE TOTAL LENGTH= 178m. AREA= 0.504Hq.				
20.0m. WIDE TOTAL LENGTH= 1307m. AREA= 2.614Hq.				
17.5m. WIDE TOTAL LENGTH= 2065m. AREA= 0.329Hq.				
15.0m. WIDE TOTAL LENGTH= 370m. AREA= 0.558Hq.				
TOTAL				
TOTAL LENGTH= 5000.0m. AREA= 8.241Hq.				
TOTAL	106	442	536.5 *	81.530

RED-LINE: THE LOCATION AND DETAILS ASSOCIATED WITH A TRAIL ALONG THE VALLEY WALL, GIVEN THAT IT SHALL PROVIDE VEHICULAR ACCESS, SHALL BE SUBJECT TO REVIEW THROUGH THE TORONTO AND REGION CONSERVATION AUTHORITY PERMIT PROCESS

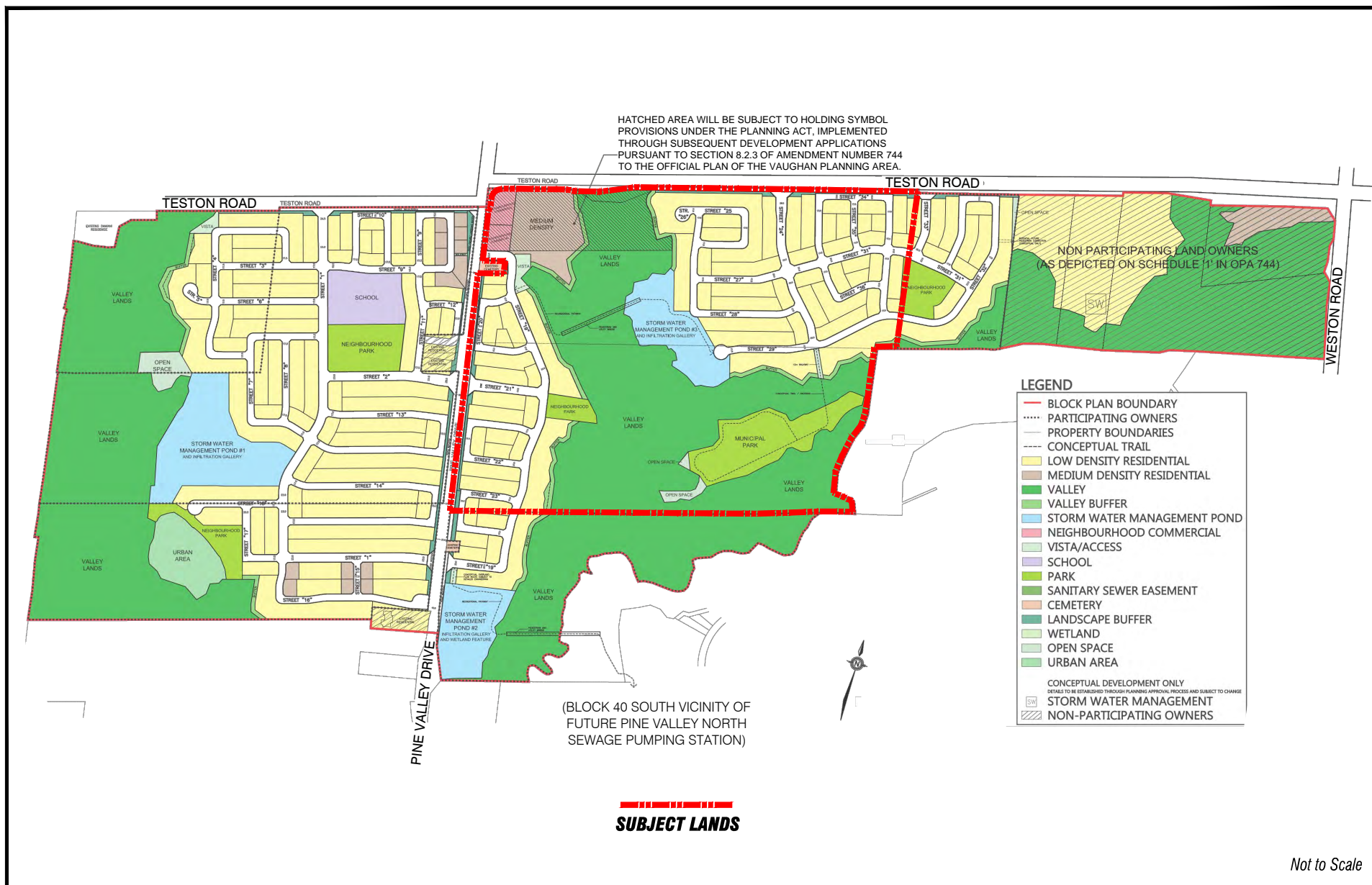
Not to Scale

Draft Plan of Subdivision (Red-Line Revised) File 19T-03V05

APPLICANT: Gold Park Homes Inc.,
840999 Ontario Limited,
Prima Vista Estates Inc.

LOCATION:
Part of Lots 24 and 25,
Concession 6





Vaughan Council Approved
Block 40/47 Plan (May 19, 2015)

APPLICANT: Gold Park Homes Inc., 840999 LOCATION: Part of Lots 24
Ontario Limited, Prima Vista Estates Inc. and 25, Concession 6



Attachment
FILES:
19T-03V05, Z.03.024

DATE:
July 16, 2015

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