

CITY OF VAUGHAN

EXTRACT FROM SPECIAL COUNCIL MEETING MINUTES OF JULY 16, 2015

Item 12, 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.03.107
DRAFT PLAN OF SUBDIVISION FILE 19T-03V25
1387700 ONTARIO LIMITED, ROYBRIDGE HOLDINGS LIMITED,
LINDVEST PROPERTIES (PINE VALLEY) LIMITED AND
LINDVEST PROPERTIES (PINE VALLEY RB) LIMITED
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.03.107 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) 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 to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the Holding Symbol "(H)", RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, 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 condition is satisfied:
 - i) On Lots 1 to 13 inclusive, Lots 359 to 372 inclusive and Block 373 until the detailed design of the stormwater management ponds/infiltration galleries in the Plan is to the satisfaction of the City of Vaughan and the 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 design of the stormwater management pond, to the satisfaction of the City of Vaughan.
2. THAT Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited), as shown on Attachment #5, as red-line revised on July 16, 2015, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 to this report.
3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) not be issued until the implementing Official Plan Amendment (OPA) #744 is approved by the Ontario Municipal Board (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.

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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-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited)) 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-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
7. THAT Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 418 residential units (1,474 persons equivalent).
8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) 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

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

- 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 the 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.

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 an extended polling area to all property owners beyond 150 m (Attachment #2) 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

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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.03.107 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the Holding Symbol "(H)", RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, 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 418 dwelling units.
2. Draft Plan of Subdivision File 19T-03V25 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	Detached Residential Units (18.3 m frontage)	2.373	31
Block 373		0.060	0.5
Lots Zoned RD2 (Attachment #4)	Detached Residential Units (15.2 m frontage)	8.162	143
Blocks 375, 377, 380, 381 & 387- 392		0.326	5
Blocks 374, 385 & 386	Detached Residential Units (13.7 m frontage)	0.093	1.5
Lots Zoned RD3 (Attachment #4)	Detached Residential Units (12.8 m frontage)	8.844	190
Blocks 376, 378, 379 & 382-384		0.194	3
Blocks 199-206	Street Townhouses (6 m frontage)	1.106	44
Block 393	Open Space	0.254	
Block 394	Park	2.181	
Block 395	School	2.430	
Block 396	Stormwater Management Pond	6.084	
Block 397	Walkway	0.019	
Block 398	Valleylands	9.273	
Blocks 399-403	Landscape Buffers	0.466	
Blocks 404-406	Road Widening (Pine Valley Drive & Teston Road)	0.990	
Blocks 407-409	Future Development	0.125	
Block 410	Entry Feature / Landscape Buffer	0.119	
Block 411-471	0.3 m Reserve	0.025	
	Roads/Streets	8.651	
	Total	51.775	418

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Background – Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision for 418 dwelling units including a school block, parks and open space lands and to maintain the valleylands, as shown on Attachment #5. The Vaughan Planning Department supports the Zoning By-law Amendment and Draft Plan of Subdivision since they implement the Vaughan Council approved Official Plan and the proposed development is compatible with the surrounding existing and planned land uses.

Location

The subject lands are located on the west side of Pine Valley Drive and on the south side of Teston Road, known municipally as 10460 and 10640 Pine Valley Drive, 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 Developers’ 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 Block 40/47 planning area 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”, “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 scheduled to be considered by the Ontario Municipal Board (OMB) at a Hearing commencing on September 28, 2015.

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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 8.07 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 OMB's decision results in modifications to the Official Plan, the Block 40/47 Plan and the proposed Draft Plan of Subdivision and implementing zoning 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-03V25 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 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 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 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:

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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 0.5 m 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 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.

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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
	By-law Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse 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 0.5 m in any yard.
b.	Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered), and Architectural Features 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 a 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.
c.	Bay or Box Window Encroachments	Schedule "A3", Note "D" in the By-law also includes an encroachment into the interior side yard, which is proposed to be excluded.	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.
d.	Definition - Front Lot Line (Blocks 200-203 inclusive)	Means the street line being Street "5" (Attachment #5) on the Plan.	Means the lot line abutting Pine Valley Drive or the OS2 Open Space Zone (Landscape Buffer).
e.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m
f.	Maximum Building Height	11 m	12 m

i) Proposed Zoning Exceptions

The Owner has requested exceptions to the yard encroachment and the minimum yard requirements for the proposed residential zones in order to maximize interior dwelling floor space and provide for building articulation. These exceptions are similar to those approved by Vaughan Council for the Block 40 South area and are considered acceptable.

The Owner has also requested that the proposed building height for the townhouse dwelling units increase from 11 m to 12 m to provide flexibility in the house designs including those with increased roof pitches. The building height increase of 1 m (from 11m to 12 m) is minor and is considered appropriate from an urban design perspective. In addition, the lands will be subject to review through the Vaughan Council approved Architectural and Urban Design Guidelines, to ensure appropriate built form.

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.

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ii) Holding Symbol “(H)”

The Vaughan Planning Department recommends that portions of the subject lands be zoned with the Holding Symbol “(H)”, as shown on Attachment #5, which shall not be removed until the conditions to allow the removal of the Holding Symbol “(H)” are addressed as follows:

- a) On Lots 1 to 13 inclusive, Lots 359 to 372 inclusive and Block 373, the Holding Symbol “(H)” shall not be removed until the detailed design of the proposed stormwater management ponds/infiltration galleries in the 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 design of stormwater management pond, to the satisfaction of the City of Vaughan.

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, Master Environmental and Servicing Plan (MESP), and any related reports, to the satisfaction to the City and TRCA. Conditions to this respect are included in Attachment #1a).

Subdivision Design

The 51.775 ha Draft Plan of Subdivision is comprised of lots and blocks for 418 dwelling units (374 detached dwellings, which includes blocks to developed with blocks on the adjacent lands to form 20 full lots) and 44 townhouse dwelling units), an elementary school block, parkland/open space, 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).

Blocks 200-203 inclusive on the proposed Draft Plan of Subdivision provide for townhouse units fronting onto landscape Buffer Block 410. The Development Planning Department, Urban Design and Cultural Heritage Division has advised that these units should front directly onto Pine Valley Drive and that Block 410 should be consolidated to form part of each residential Block. In addition, walkway Block 397 must be red-lined to extend to Pine Valley Drive. The Draft Plan of Subdivision has been red-lined, as shown on Attachment #5 to reflect these changes.

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:

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“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 includes roads that connect to Pine Valley Drive and Teston Road. The internal local and minor collector roads will connect to and provide two of the three accesses from the above-noted arterial roads for proposed Draft Plans of Subdivision Files 19T-14V004 and 19T-06V13 to the west and south, respectively.

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 co-ordinated 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. The Owner shall agree in the Subdivision Agreement to carry out these works to the satisfaction of the City.

b) Water Distribution

The subject lands are within Pressure District (PD) 7 of the York Water Supply System. Block 40/47 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.

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c) Sanitary Servicing

The 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, 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/forcemain 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, 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 re-submission of the MESP remains under review by the Toronto and Region Conservation Authority (TRCA), Ministry of Natural Resources and Forestry (MNR) and City. Accordingly, a Holding Symbol "(H)" shall be applied to the amending zoning by-law for Lots 1 to 13 inclusive, Lots 359 to 372 inclusive and Block 373 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.

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g) Environmental Site Assessment

The Owner submitted an Updated Phase One Environmental Site Assessment (ESA) report dated March 2015, which the City determined to be acceptable. The Owner shall submit a Phase Two ESA for any open space/park lands that are to be conveyed to the City of Vaughan, in accordance with the City's standards and requirements, with the investigation conducted only after the 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 Teston Road and Pine Valley Drive. A Noise/Acoustic Report shall be submitted at the detailed design stage that meets Ministry of Environment 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 York 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

The subject lands are part of the Block 40/47 Plan, where 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 the Ministry of Natural Resources and Forestry (MNRF) and the Toronto and Region Conservation Authority (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 review of the detailed design to the satisfaction of the City of Vaughan, the TRCA and the MNRF.

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 objection 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, given the local and cultural value of the subject lands, the Owner is required to undertake an archaeological resource assessment within the Plan, to the satisfaction

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of the City. Further, the Owner is required to submit a revised Cultural Heritage Evaluation and Assessment for the East Humber River Tributary, which shall include a survey plan identifying the limits of the Cultural Heritage Landscape and a commemorative and interpretative strategy for the Cultural Heritage Landscape, to be to the satisfaction of the City, the Toronto and Region Conservation Authority, and in consultation with the Huron-Wendat Nation. These requirements are included as conditions of approval in Attachment #1a) 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).

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 one park block (Block 394) is identified on the Draft Plan. 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 a standard condition of Draft Plan of Subdivision approval that the participating landowners for the block execute a Developers' Group Cost Sharing 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 is required to participate in the cost sharing for the Block, which includes addressing stormwater management and providing sidewalks. In addition, the Owner shall enter 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 land owners within Block 40 South, Block 40/47, Block 55, and Block 41. Conditions are included in Attachment #1a) of this report regarding the Trustees for the Block 40/47 Developers' Group and the Pine Valley North Sanitary Pump Station advising the City in a letter that all cost sharing for the provision of parks, cash-in-lieu of parkland, roads, municipal services and sanitary pump station have been addressed.

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

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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.

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 of approval 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 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 Catholic District School Board advises that a 2.4 ha site (Block 394) is required for a future elementary school within the Plan, which has frontage on a minor collector road (Street “1”) and a local road (Street “5”), as shown on Attachment #5. The conditions of approval regarding the future school site are included in Attachment #1d) to this report.

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The York Region District (Public) 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 objection 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 Enbridge Gas Distribution's conditions of approval in Attachment #1e).

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 #1f).

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 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. York 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;

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- 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 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 File Z.03.107 and Draft Plan of Subdivision File 19T-03V25, if approved, will facilitate the development of the subject lands with 418 dwelling units (374 detached dwellings, which include blocks to developed with blocks on the adjacent lands to form 20 full lots) and 44 townhouse dwelling units), an elementary school block, parkland/open space, a stormwater management pond, and the maintenance of the valleylands to be in public ownership, as shown on Attachment #5. The zoning and 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 proposed zoning and Draft Plan of Subdivision must 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 and the Draft Plan of Subdivision Applications, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning
5. Draft Plan of Subdivision File 19T-03V25 (Red-lined Revised July 16, 2015)
6. Approved Block 40/47 Plan (May 19, 2015)

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.)

**ZONING BY-LAW AMENDMENT FILE Z.03.107
DRAFT PLAN OF SUBDIVISION FILE 19T-03V25
1387700 ONTARIO LIMITED, ROYBRIDGE HOLDINGS LIMITED,
LINDVEST PROPERTIES (PINE VALLEY) LIMITED AND
LINDVEST PROPERTIES (PINE VALLEY RB) LIMITED
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.03.107 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) 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 to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the Holding Symbol "(H)", RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, 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 condition is satisfied:
 - i) On Lots 1 to 13 inclusive, Lots 359 to 372 inclusive and Block 373 until the detailed design of the stormwater management ponds/infiltration galleries in the Plan is to the satisfaction of the City of Vaughan and the 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 design of the stormwater management pond, to the satisfaction of the City of Vaughan.
2. THAT Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited), as shown on Attachment #5, as red-line revised on July 16, 2015, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1 to this report.
3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) not be issued until the implementing Official Plan Amendment (OPA) #744 is approved by the Ontario Municipal Board (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.
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-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited)) 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-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
7. THAT Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 418 residential units (1,474 persons equivalent).
8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) 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 the 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.

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 an extended polling area to all property owners beyond 150 m (Attachment #2) 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.03.107 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD1(H) Residential Detached Zone One with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD2(H) Residential Detached Zone Two with the Holding Symbol "(H)", RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, 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 418 dwelling units.
2. Draft Plan of Subdivision File 19T-03V25 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	Detached Residential Units (18.3 m frontage)	2.373	31
Block 373		0.060	0.5
Lots Zoned RD2 (Attachment #4)	Detached Residential Units (15.2 m frontage)	8.162	143
Blocks 375, 377, 380, 381 & 387- 392		0.326	5
Blocks 374, 385 & 386	Detached Residential Units (13.7 m frontage)	0.093	1.5
Lots Zoned RD3 (Attachment #4)	Detached Residential Units (12.8 m frontage)	8.844	190
Blocks 376, 378, 379 & 382-384		0.194	3
Blocks 199-206	Street Townhouses (6 m frontage)	1.106	44
Block 393	Open Space	0.254	
Block 394	Park	2.181	
Block 395	School	2.430	
Block 396	Stormwater Management Pond	6.084	
Block 397	Walkway	0.019	
Block 398	Valleylands	9.273	
Blocks 399-403	Landscape Buffers	0.466	
Blocks 404-406	Road Widening (Pine Valley Drive & Teston Road)	0.990	
Blocks 407-409	Future Development	0.125	
Block 410	Entry Feature / Landscape Buffer	0.119	
Block 411-471	0.3 m Reserve	0.025	
	Roads/Streets	8.651	
	Total	51.775	418

Background – Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision for 418 dwelling units including a school block, parks and open space lands and to maintain the valleylands, as shown on Attachment #5. The Vaughan Planning Department supports the Zoning By-law Amendment and Draft Plan of Subdivision since they implement the Vaughan Council approved Official Plan and the proposed development is compatible with the surrounding existing and planned land uses.

Location

The subject lands are located on the west side of Pine Valley Drive and on the south side of Teston Road, known municipally as 10460 and 10640 Pine Valley Drive, 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 Developers’ 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 Block 40/47 planning area 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”, “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 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 8.07 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 OMB's decision results in modifications to the Official Plan, the Block 40/47 Plan and the proposed Draft Plan of Subdivision and implementing zoning 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-03V25 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 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 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 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 0.5 m 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 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, RD1, RD2 and RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD1, RD2 and RD3 Residential Detached Zone Requirements
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

	By-law Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse 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 0.5 m in any yard.
b.	Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered), and Architectural Features 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 a 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;

	By-law Standard	Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
			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 Encroachments	Schedule "A3", Note "D" in the By-law also includes an encroachment into the interior side yard, which is proposed to be excluded.	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.
d.	Definition - Front Lot Line (Blocks 200-203 inclusive)	Means the street line being Street "5" (Attachment #5) on the Plan.	Means the lot line abutting Pine Valley Drive or the OS2 Open Space Zone (Landscape Buffer).
e.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m
f.	Maximum Building Height	11 m	12 m

i) Proposed Zoning Exceptions

The Owner has requested exceptions to the yard encroachment and the minimum yard requirements for the proposed residential zones in order to maximize interior dwelling floor space and provide for building articulation. These exceptions are similar to those approved by Vaughan Council for the Block 40 South area and are considered acceptable.

The Owner has also requested that the proposed building height for the townhouse dwelling units increase from 11 m to 12 m to provide flexibility in the house designs including those with increased roof pitches. The building height increase of 1 m (from 11m to 12 m) is minor and is considered appropriate from an urban design perspective. In addition, the lands will be subject to review through the Vaughan Council approved Architectural and Urban Design Guidelines, to ensure appropriate built form.

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 Vaughan Planning Department recommends that portions of the subject lands be zoned with the Holding Symbol “(H)”, as shown on Attachment #5, which shall not be removed until the conditions to allow the removal of the Holding Symbol “(H)” are addressed as follows:

- a) On Lots 1 to 13 inclusive, Lots 359 to 372 inclusive and Block 373, the Holding Symbol “(H)” shall not be removed until the detailed design of the proposed stormwater management ponds/infiltration galleries in the 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 design of stormwater management pond, to the satisfaction of the City of Vaughan.

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, Master Environmental and Servicing Plan (MESP), and any related reports, to the satisfaction to the City and TRCA. Conditions to this respect are included in Attachment #1a).

Subdivision Design

The 51.775 ha Draft Plan of Subdivision is comprised of lots and blocks for 418 dwelling units (374 detached dwellings, which includes blocks to developed with blocks on the adjacent lands to form 20 full lots) and 44 townhouse dwelling units), an elementary school block, parkland/open space, 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).

Blocks 200-203 inclusive on the proposed Draft Plan of Subdivision provide for townhouse units fronting onto landscape Buffer Block 410. The Development Planning Department, Urban Design and Cultural Heritage Division has advised that these units should front directly onto Pine Valley Drive and that Block 410 should be consolidated to form part of each residential Block. In addition, walkway Block 397 must be red-lined to extend to Pine Valley Drive. The Draft Plan of Subdivision has been red-lined, as shown on Attachment #5 to reflect these changes.

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 includes roads that connect to Pine Valley Drive and Teston Road. The internal local and minor collector roads will connect to and provide two of the three accesses from the above-noted arterial roads for proposed Draft Plans of Subdivision Files 19T-14V004 and 19T-06V13 to the west and south, respectively.

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 co-ordinated 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. The Owner shall agree in the Subdivision Agreement to carry out these works to the satisfaction of the City.

b) Water Distribution

The subject lands are within Pressure District (PD) 7 of the York Water Supply System. Block 40/47 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 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, 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/forcemain is necessary to ensure an adequate outlet is readily available for all benefitting lands. The parties to this Cost Sharing Agreement shall include all benefiting 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, 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 re-submission of the MESP remains under review by the Toronto and Region Conservation Authority (TRCA), Ministry of Natural Resources and Forestry (MNRF) and City. Accordingly, a Holding Symbol "(H)" shall be applied to the amending zoning by-law for Lots 1 to 13 inclusive, Lots 359 to 372 inclusive and Block 373 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 March 2015, which the City determined to be acceptable. The Owner shall submit a Phase Two ESA for any open space/park lands that are to be conveyed to the City of Vaughan, in accordance with the City's standards and requirements, with the investigation conducted only after the 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 Teston Road and Pine Valley Drive. A Noise/Acoustic Report shall be submitted at the detailed design stage that meets Ministry of Environment 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 York 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

The subject lands are part of the Block 40/47 Plan, where 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 the Ministry of Natural Resources and Forestry (MNRF) and the Toronto and Region Conservation Authority (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 review of the detailed design to the satisfaction of the City of Vaughan, the TRCA and the MNRF.

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 objection 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, given the local and cultural value of the subject lands, the Owner is required to undertake an archaeological resource assessment within the Plan, to the satisfaction of the City. Further, the Owner is required to submit a revised Cultural Heritage Evaluation and Assessment for the East Humber River Tributary, which shall include a survey plan identifying the limits of the Cultural Heritage Landscape and a commemorative and interpretative strategy for the Cultural Heritage Landscape, to be to the satisfaction of the City, the Toronto and Region Conservation Authority, and in consultation with the Huron-Wendat Nation. These requirements are included as conditions of approval in Attachment #1a) 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).

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 one park block (Block 394) is identified on the Draft Plan. 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 a standard condition of Draft Plan of Subdivision approval that the participating landowners for the block execute a Developers' Group Cost Sharing 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 is required to participate in the cost sharing for the Block, which includes addressing stormwater management and providing sidewalks. In addition, the Owner shall enter 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 land owners within Block 40 South, Block 40/47, Block 55, and Block 41. Conditions are included in Attachment #1a) of this report regarding the Trustees for the Block 40/47 Developers' Group and the Pine Valley North Sanitary Pump Station advising the City in a letter that all cost sharing for the provision of parks, cash-in-lieu of parkland, roads, municipal services and sanitary pump station have been addressed.

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.

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 of approval 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 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 Catholic District School Board advises that a 2.4 ha site (Block 394) is required for a future elementary school within the Plan, which has frontage on a minor collector road (Street “1”)

and a local road (Street “5”), as shown on Attachment #5. The conditions of approval regarding the future school site are included in Attachment #1d) to this report.

The York Region District (Public) 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 objection 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 Enbridge Gas Distribution's conditions of approval in Attachment #1e).

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 #1f).

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 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. York 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 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 File Z.03.107 and Draft Plan of Subdivision File 19T-03V25, if approved, will facilitate the development of the subject lands with 418 dwelling units (374 detached dwellings, which include blocks to developed with blocks on the adjacent lands to form 20 full lots) and 44 townhouse dwelling units), an elementary school block, parkland/open space, a stormwater management pond, and the maintenance of the valleylands to be in public ownership, as shown on Attachment #5. The zoning and 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 proposed zoning and Draft Plan of Subdivision must 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 and the Draft Plan of Subdivision Applications, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning
5. Draft Plan of Subdivision File 19T-03V25 (Red-lined Revised July 16, 2015)
6. Approved Block 40/47 Plan (May 19, 2015)

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-03V25
1387700 ONTARIO LIMITED, ROYBRIDGE HOLDINGS LIMITED,
LINDVEST PROPERTIES (PINE VALLEY) LIMITED AND
LINDVEST PROPERTIES (PINE VALLEY RB) LIMITED (OWNER)
PART OF LOTS 24 AND 25, CONCESSION 7, 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-03V25 (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 the York Catholic District School Board as set out on Attachment No. 1d) and dated April 16, 2014.
5. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1e) and dated April 10, 2014.
6. The Conditions of Approval of Canada Post as set out on Attachment No. 1f) 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 Nos. 1a), 1b), 1c), 1d), 1e) and 1f), 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. The York Catholic District School Board 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. Enbridge Gas Distribution Inc. 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.
7. Canada Post shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

CONDITIONS OF APPROVAL

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, Drawing No. 15:7, prepared by KLM Planning Partners Inc., dated May 4, 2015, as revised July 16, 2015, incorporating the red-line revisions as follows:
 - a) Eliminate landscape Buffer Block 410 and extend the property limits of Blocks 200-203 inclusive to Pine Valley Drive; and,
 - b) Extend Walkway Block 397 to Pine Valley Drive.
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 Lots 1 to 13 inclusive, Lots 359 to 372 inclusive and Block 373 and 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 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 of Vaughan.
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 May 19, 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. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
15. 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/forcemain. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41.
16. 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.
17. 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.
18. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
19. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
20. 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.

21. 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.
22. 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.
23. 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.
24. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.
25. 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.
26. 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.
27. The Owner shall convey road widenings free and clear of all costs and encumbrances as necessary to facilitate the roadway improvement works along Teston Road, west of Pine Valley Drive in accordance with the City's Official Plan.
28. The Owner shall upfront finance the design, tender and construction of the necessary improvement and urbanization of Teston Road (including sidewalk and streetlighting) for approximately 800 m west of Pine Valley Drive in conjunction with development of the Plan and to the satisfaction of the City.
29. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
30. Prior to the initiation of grading, and prior to the registration of 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.

- 31. 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 above mentioned 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.

- 32. 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.
- 33. 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.
- 34. 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.
- 35. 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.
- 36. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
- 37.
 - 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.

38. 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.
39. 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 40S 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).

- 40. 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.

- 41. 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.
- 42. 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.
 - 43. 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.
 - 44. 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.
 - 45. Blocks 373 to 392 both inclusive, shall be developed only in conjunction with abutting lands in proposed Draft Plan of Subdivision File 19T-06V12 to the south and Draft Plan of Subdivision File 19T-14V004 to the west, and Blocks 407 to 409 inclusive shall be developed only in conjunction with abutting lands, at 10590 and 10620 Pine Valley Drive. The City shall not issue a Building Permit for the said Blocks until the lands are combined to the satisfaction of the City.
 - 46. 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.
 - 47. Construction of the pedestrian bridge structures must be substantially completed to the satisfaction of the City, as part of the first phase development of the Plan and prior to issuance of the first Building Permit.
 - 48. 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.
 - 49. 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.
 - 50. 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.

51. 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.
52. Prior to the execution of the first Subdivision Agreement, the Owner shall agree to develop the base requirements for Park Block 394 in accordance with items listed under Conditions 55 and 57. 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.
53. 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 and/all of the Park Block 394 in accordance with the "Developer Build Parks Policy, No. 07.2.05", so that the City can plan and budget accordingly.
54. The Owner shall agree to complete a Master Plan to the City's standard level of service for Park Block 394 to the City's satisfaction, 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 stormwater run-off, surface drainage patterns and sub-surface stormwater servicing requirements;
 - e) Required restoration works and Edge Management Plan for any park block abutting an open space and associated buffer; and,
 - f) A preliminary construction cost estimate.

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

55. The Owner shall agree to complete the following:
- a) A geotechnical investigation and Phase 2 Environmental Site Assessment shall 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 10 boreholes are required within Park Block 394 in Draft Plan of Subdivision File 19T-07V01. Boreholes are to be taken at regular intervals along the full length of Park Block 394. 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 394 in Draft Plan of Subdivision File 19T-07V01. Drawings shall indicate the location of all existing trees, including the limit of the dripline,

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 394 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 the 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 394 in Draft Plan of Subdivision File 19T-07V01 to be seeded with a seed mix approved by the City;
- f) The perimeter of Park Block 394 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 Block 394 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 the summer, erosion repairs, cleaning of catchbasins, repairing of perimeter fencing and removing any debris that is dumped on the site, to the satisfaction of the City;
- h) Park Block 394 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 Block 394 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 stormwater structures are to be located no less than 5 metres away from property lines. A stormwater management brief and grading plan for all required stormwater services is required to ensure that proposed works have been designed to accommodate stormwater flows in accordance with the Engineering Department Design Manual and to the satisfaction of the City;
- j) Electrical services shall include a 120/240 volt, single phase, three wire power supply to Park Block 394 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.
- 56. Prior to the initiation of any grading/soil disturbance on the Plan, an archaeological resource assessment of the entire area within the Plan 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 (MTCS) 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 MTCS 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 MTCS 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 MTCS and the Vaughan Development Planning Department (Urban Design and Cultural Heritage Division) shall be notified immediately.
 - b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- 57. Prior to final approval of the Plan, a revised Cultural Heritage Evaluation and Assessment for the East Humber River Tributary within the Block 40/47 Plan shall be submitted to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. The Cultural Heritage Evaluation and Assessment shall include, but not be limited to, the following:
 - a) An electronic and hard copy of a survey plan identifying the limits of the area that comprises the Cultural Heritage Landscape. Information associated with the legal description of the lands and graphically identifying the location of viewpoints, view sheds and vistas that are significant and add to the understanding of the connected natural and cultural value of the area shall be included. The survey plan shall include the identification of the buffer and sensitive areas that may restrict soil disturbance and/ or require special treatment.
 - b) The report shall include information respecting Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) lands.
 - c) In order for a final clearance of archaeological concerns to be issued by the MTCS, information related to the Cultural Heritage Landscape of the East Humber River within the Block 40/47 Plan shall be provided, to the satisfaction of the MTCS and the Vaughan Development Planning Department (Urban Design and Cultural Heritage Division).
- 58. Prior to final approval of the Plan, given the local and provincial cultural value of the Plan, the Owner is required to circulate the Cultural Heritage Evaluation and Assessment for the East Humber River Tributary within Block 40/47 Plan to the Toronto and Region Conservation Authority (TRCA) and Huron-Wendat Nation for their information and comment, in order for them to provide input related to the commemoration and interpretative strategy for the Plan.
- 59. Prior to final approval of the Plan, a commemoration and interpretative strategy for the Cultural Heritage Landscape of the East Humber River, prepared by a qualified heritage consultant in the subject area of expertise, shall be submitted by the Owner to the satisfaction of the City, TRCA, and in consultation with the Huron-Wendat Nation, including, but not limited to:

- a) That the strategy be put together in consultation with stakeholders of the lands and interest groups in accordance with the Provincial Policy Statement (PPS) 2014 policy, in accordance with the Standards and Guidelines for Archaeologists and the York Region Archaeological Management.

The Owner shall implement the commemoration and interpretation plan for the subject lands, for the Cultural Heritage Landscape of the East Humber River within the Plan, to the satisfaction of the City, TRCA, and in consultation with the Huron-Wendat Nation.

- 60. The Owner shall implement the commemoration and interpretation plan for the Cultural Heritage Landscape of the East Humber River within the Plan, to the satisfaction of the City, TRCA, and in consultation with the Huron-Wendat Nation.
- 61. The Owner shall acknowledge, in accordance with Regulation O. Reg. 130/92, s. 18, that no building or addition is allowed under law to be constructed within 4.57 m (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. Any cemetery or burial site shall have a 4.57 m (15 feet) buffer from all directions from any grave.
- 62. Prior to the final approval of the Plan, a copy of the Draft Plan of Subdivision shall be sent to the Ministry of Government and Consumer Services, Registrar of Cemeteries for review and comment. The Ministry shall be provided 90 days to provide comments.
- 63. The Owner agrees and acknowledges that the lotting pattern may be subject to change to accommodate new information relating to archaeology, cemeteries and cultural heritage matters including cultural heritage landscape.
- 64. Prior to final approval of the Plan, the Owner shall prepare Architectural Control Design Guidelines and address the following.
 - a) A control architect shall be retained at the cost of the Owner, with concurrence of the City, to ensure compliance with the Architectural Control 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 Control Design Guidelines; and,
 - c) The City may undertake periodic reviews to ensure compliance with the Architectural Control 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.
- 65. 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 Block 398 and Open Space Block 393;
 - c) Preliminary design of Park Block 394 to integrate with built-form and public realm;
 - d) The appropriate landscaping within Stormwater Management Pond Block 396;

- e) The appropriate community edge treatment along Pine Valley Drive, including the appropriate landscaping for Buffer Blocks 399, 400 and 401 with low-maintenance plant material;
 - f) The appropriate community edge treatment along Teston Road, including the appropriate landscaping for Buffer Blocks 402 and 403 with low-maintenance plant material; and;
 - g) The trail system and network within the valley blocks, open space blocks, park blocks, and stormwater management pond blocks.
66. Prior to final approval of the Plan, the Owner shall provide a minimum 10 m buffer block abutting the valley block and open space block in accordance with TRCA policies along residential lots.
 67. 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.
 68. Prior to final approval of the Plan, the Owner shall prepare a detailed edge management plan study for the perimeter of the valley and open space 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 and open space 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.
- The Owner shall provide a report for a 20 m zone within all staked valley and open space edges to the satisfaction of the TRCA and the 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.
69. 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 Stormwater Management Pond Block 396.
 70. 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 Park Block 394.
 71. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.8 m high galvanized chain-link fence or approved equal along the limits of the residential lots that abut School Block 395.
 72. 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 Landscape Buffer Blocks 399 to 403 inclusive, to the satisfaction of the City.
 73. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut Walkway Block 397, to the satisfaction of the City.
 74. 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.
 75. The Owner shall convey Park Block 394, Landscape Buffer Blocks 399 to 403 inclusive, and Walkway Block 397 to the City free of all cost and encumbrances.

76. The Owner shall convey Open Space Block 393 and Valley Block 398 to the TRCA or the City free of all cost and encumbrances.
77. The Owner shall convey Stormwater Mangement Pond Block 396 to the TRCA or the City free of all cost and encumbrances.
78. 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, Streetscape and Urban Design Guidelines to the satisfaction of the City, and at no cost to the City.
79. 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 York Region 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 York Region and maintained by the City with the exception of the usual grass maintenance.
80. 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 the 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 Telecommunications Commission (CRTC) authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

- 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.

- 81. 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/trail/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", open space or school of which noise and lighting may be of concern due to the nature of the park, open space 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/stormwater management facility that noise and lighting should be expected from the active use of the trail and operation and maintenance of the associated structures and facilities."
 - 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 1.5 m high black vinyl chain link fence and a 1.8 m 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."
82. 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."
83. 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."
84. 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.
85. 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

**Schedule of Conditions
19T-03V25 (Revised)
Part of Lots 24 & 25, Concession 7
(1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley)
Limited, Lindvest Properties (Pine Valley RB Limited))
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2174, Last Revised May 4, 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. 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.
 10. 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.
 11. 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.
 12. 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.
 13. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Community Planning and Development Services Division and illustrated on the Engineering Drawings.
 14. 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

frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.

15. 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.
16. 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 “3”, “12”, and “13” 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 “3”, “12”, and “13”. 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.
17. 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 “5”, and “6” 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 Streets “5”, and “6”. 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.
18. 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.

19. 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.

20. 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.
21. 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.
22. The following warning clause shall be included in a registered portion of the Subdivision Agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
23. 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.
24. Prior to final approval, the Owner shall agree 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 Pine Valley Drive of sufficient width to provide a minimum of 18 metres from the centreline of construction of Pine Valley Drive,
 - b) A 15 metre by 15 metre daylight triangle at the southwest and northwest corners of Street "2" and Pine Valley Drive,

- c) A 20 metre by 20 metre daylight triangle at the southwest corner of Pine Valley Drive and Teston Road,
 - d) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Pine Valley Drive.
25. Prior to final approval, the Owner shall 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.
26. 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 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 to 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.
27. 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.
28. 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.
29. York Region anticipates the construction of Teston Road Project adjacent to this site in 2019. Should a conflict arise with the development access and the York Region Project, the access to the property may be closed at the sole discretion of the Region.
30. 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 the Region, the Owner shall co-ordinate

the construction of the road and access improvements to the satisfaction of Community Planning and Development Services and its contractors keeping in mind the requirements of the Occupational Health and Safety Act, relating to constructor co-ordination issues.

31. Construction of the proposed access and lane turning lanes cannot occur simultaneously as York Region Teston Road Reconstruction Project, unless constructed by York Region's Contractor. The applicant is advised to contact Paul Acquaah at (905) 830 4444, extension 71948 to co-ordinate the construction of the proposed access and turning lanes with the York Region road works.
32. The Owner shall agree in the Subdivision Agreement, that prior to the development approval of Block 200, that direct vehicle access from Block 200 to Pine Valley Drive will not be permitted. Access must be obtained through the internal road network.
33. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Community Planning and Development Services Division that Street "2" shall be designed to intersect Pine Valley Drive at a right angle, or on a common tangent.
34. 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 "2" 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 "2" within 60.0 metres of the widened limit of Pine Valley Drive.
35. 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 "2".
36. Prior to final approval, the intersection of Street "2" and Pine Valley Drive 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.
37. 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.
38. 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.

39. 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 roadways that will have transit services.

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

- Teston Road
- Pine Valley Drive
- "Street 1"
- "Street 2"

40. 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 roadways to the Regional roadway as follows:

- From "Street 1" to Teston Road
- From "Street 2" to Pine Valley Drive
- From "Street 3" to Pine Valley Drive
- From "Street 12" 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.

41. 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 40 above.
42. 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 areas and shelter pads shall be provided at the following locations:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Street 1	Street 8	SW corner between lots 288 and 289	YRT-1.01	
Street 1	Street 2	NW corner adjacent to lot 346	YRT-1.01	
Street 2	Pine Valley Drive	SW corner	YRT-1.01	
Pine Valley Drive	Street 2	SW corner adjacent to lot 123	YRT-1.02 or YRT-1.03	
Pine Valley Drive	Street 3	Just south of lot 191	YRT-1.02 or YRT-1.03	
Pine Valley Drive	Teston Road	SW corner adjacent to Block 202	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.

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.

43. 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.
44. "Street 1" and "Street 2" shall be designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. The minimum pavement width for transit vehicles is 3.5 m. The minimum curb radius for transit vehicles is 15 m. These standards are according to the Canadian Transit Handbook and the Ontario Urban Transit Association.
45. 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 39. 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.

46. 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.
47. 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.
48. 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.
49. The Regional Community Planning and Development Services Division shall advise that Conditions 1 to 48 inclusive, have been satisfied.

ATTACHMENT NO. 1c)



June 12, 2015

Plan 19T-03V25 – CFN 50914

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
2. That once approved by the City, a final complete copy of the MESP be provided to the TRCA.
3. These conditions relate to the Draft Plan of Subdivision prepared by KLM Planning, dated May 4, 2015 subject to the removal of Block 393 and the buffer being added to all Blocks abutting the Valley Blocks including Park and Vista Blocks.

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.
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 the Block 398 (including the deleted Block 393) and all Buffer Blocks, including those added by red line revision 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 398 (including Block 393) and all Buffer Blocks including those added by red line revision 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 shall 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. 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.



York Catholic District School Board

Catholic Education Centre, 320 Bloomington Road West, Aurora, Ontario L4G 0M1
Tel: 905-713-2711, 416-221-5050, 1-800-363-2711, Automated Lines: 905-713-1211, 416-221-5051
Fax: 905-713-1272 • www.ycdsb.ca

April 16, 2014

Judy Jeffers
Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan ON L6A 1T1

Via Email and Mail

Dear Mrs Jeffers,

**RE: Request for Comments
Z.03.107 & 19T-03V25
1387700 Ontario Ltd
Part of Lots 24 and 25, Concession 7, City of Vaughan
10390, 10460 & 10640 Pine Valley Drive**

Thank you for your letter dated January Mach 20, 2014 regarding the above referenced application.

The York Catholic District School Board is in agreement with the Catholic Elementary School site as shown in Plan of Subdivision 19T-03V25, Block 395, 2.422 Hectares, dated 06/12/13. The acceptability of the site is subject to a site inspection, and the following conditions must be included in any draft plan approval for these lands:

1. That the Owner shall enter into an agreement satisfactory to the York Catholic District School Board for the transfer of Block 395, (2.422 ha).
2. That the Owner shall agree in the subdivision agreement in wording satisfactory to the York Catholic District School Board that prior to final approval:
 - a.
 - i. That the owner shall provide to the Board copies of its servicing, grading, drainage and landscape plans of Plan of Subdivision 19T-03V25 prior to their finalization for the Board's approval, such approval not to be unreasonably withheld or delayed.
 - ii. To grade the school site to conform to the overall grade plan of the subdivision and in doing so shall replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands. If, in compliance with this clause, the addition of engineered fill, the removal of existing soil, or, in any way, the alteration of existing grading results in increased costs of construction to the Board, then, and in that event, the Owner shall, upon demand, reimburse the Board for such additional costs.
 - iii. That if the removal of existing soil is greater than 4 feet in depth, remediation will be monitored and inspected by a qualified 3rd party consultant.
 - b. To remove all trees and structures on Block 395, as determined by the Board.
 - c. That Block 395 shall not be used for any interim control measures, including, but not limited to stockpiling of topsoil and other materials, storage of construction equipment

as well as environmental control measures such as storm water management and siltation ponds.

d. The Owner will, at its expense:

- i. Construct and maintain temporary post and wire fencing on all boundaries of the Lands no later than the date of application of the base coat of asphalt on such roads on which the Lands abut to the specifications outlined in "*Schedule B*";
- ii. Prior to the occupancy of adjacent residential lands, replace the temporary post and wire fencing along the boundary between the Lands and such adjacent residential lands with a 9 gauge galvanized chain link fence 1.8 metres in height , the side of which fence facing such residential lands to be placed two (2") inches inside the Lands from the boundary thereof, with the mesh on the Board side of the property;
- iii. Prior to Completion, replace the temporary post and wire fencing then remaining with a 9 gauge galvanized chain link fence 1.8 metres in height on all other boundaries of the Lands as the Board may, no less than 60 days prior to Completion, direct.

e. To erect on the school site at such time as the school access street is constructed a visible sign with the dimensions and containing the words in the order, form and configuration as duly required. (Please refer to the attached "*Schedule C*")

f. To post "*No Dumping*" signs with the by-law number posted along the perimeter fence as required by the Board.

g. To provide the foregoing at no cost to the Board.

3. That the Owner shall submit, at no cost to the Board, a report from a qualified consultant concerning:

- a. The suitability of Block 395 for construction purposes relating to soil bearing factors, surface drainage and topography and or grading plan. There shall be a minimum of 12 boreholes on the school site, in locations as approved by the Board.
- b. Phase 1 Environmental Testing reports for the school site to ensure the site is clear and free of all contaminates and unfit soil, as well as Phase 2 if required.
- c. The availability of natural gas, electrical, water, storm sewer, sanitary sewer, telephone and cable television services in a location along the property line. The location and specification of the above services shall be approved by the Board prior to installation. If these services are to be installed following the initial phase(s) of development, the Owner shall submit a letter to the Board, stating that the Owner will consult the Board prior to installation of services and obtain Board approval.

d. A complete Transportation Master Plan

4. That the Owner shall submit, at no cost to the Board, a certificate from the **City of Vaughan** confirming the following as they relate to a new school facility:

- a. The availability of a satisfactory water supply (both domestic and fire).
- b. An acceptable method of sewage disposal.
- c. Adequacy of electrical services
- d. The availability of a satisfactory natural gas supply.

- e. That an adequate storm water management facility has been designed to accommodate a school site and ensure that water retention will not be required on this site.
5. The Owner shall supply the Board a certificate, from the local hydro authority, confirming an adequate capacity for a new school and that the Board will not incur future upstream costs.
6. That the Owner shall agree in words acceptable to the York Catholic District School Board, that the services referred to in Condition 4, complete with inspection manholes shall be installed at the property line of said school site and positioned as designated by the Board, at no cost to the Board, allowing time for Board approval of the design of said services prior to the registration of the plan.
7. That the Owner covenants and agrees to insert in every Transfer of lands abutting the Lands a Tenement running with the lands, and applying to any subdivision of the lands, which prohibits the installation and use of any gate or access point from such abutting lands to the Lands;
8. That the Owner covenants and agrees that a clause will be inserted in all Agreements of Purchase and Sale of residential lots and units within the Subdivision a clause providing as follows: "The construction of a Catholic School on a designated site is not guaranteed. Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. The Board will in its discretion designate pick-up points for students who qualify for transportation".
9. That the Owner covenants and agrees that a clause will be inserted in all Agreements of Purchase and Sale for residential lots and units abutting the Lands stating that "temporary facilities/portables may be placed on the Lands in order to accommodate students in excess of the capacity of the school building".
10. That in order to support walkable communities and School Travel Planning, sidewalks are to be provided throughout the community, at a minimum of 1 side of each municipal roadway within Plan of Subdivision 19T-03V25.
11. That roundabouts shall not be located adjacent to Block 395.
12. That prior to final approval, the owner agrees to coordinate a site walk with Board staff to visually inspect Block 395.

If you require any additional information, please do not hesitate to contact me at 905.713.1211, x12379.

Sincerely,



Adam McDonald
GIS Analyst and Planner

SCHEDULE "B"

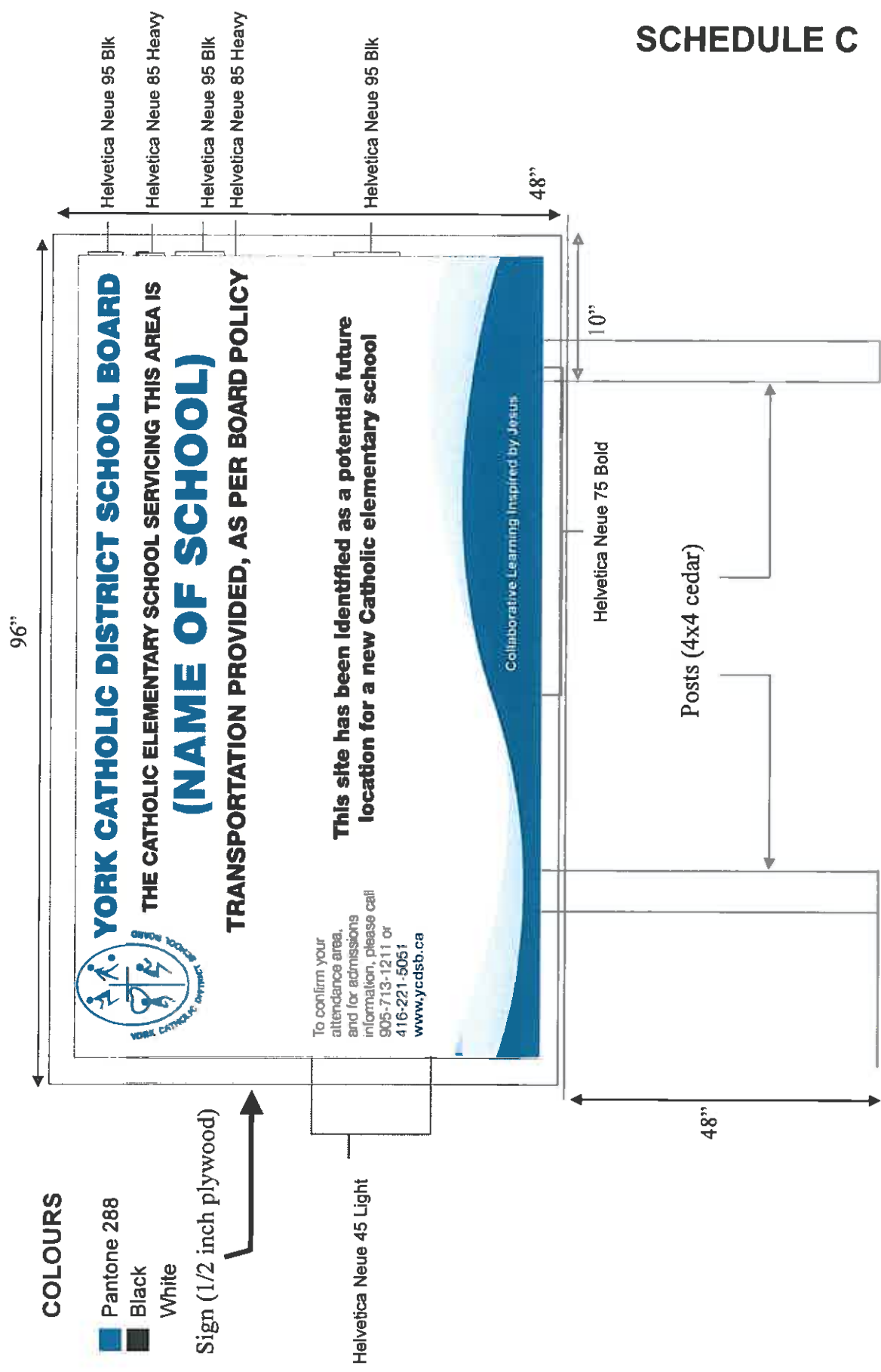
Specifications for fencing pursuant to Paragraph 2d:

Posts: Six (6) inch in diameter wooden posts installed at intervals of ten (10) feet, to a minimum depth of twenty-four (24) inches below ground level.

Fencing: Standard farm wire fencing securely fastened to posts.

Access: Standard farm wire gate

SCHEDULE C





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 PLAN OF SUBDIVISION & ZONING BY-LAW AMENDMENT
GOLD PARK HOMES INC., 840999 ONTARIO LIMITED &
PRIMA VISTA ESTATES INC.
4333 TESTON ROAD / 10601, 10699 & 10733 PINE VALLEY DR
S/S OF TESTON ROAD, ON THE EAST SIDE OF PINE VALLEY DR
PART OF LOTS 24 & 25, CONCESSION 6
CITY OF VAUGHAN
FILE NO.: 19T-03V05 & Z-03-024**

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

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

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

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

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: rv

April 30, 2014

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

Attention: Judy Jeffers - Planner

**Re: 1387700 ONTARIO LIMITED, ROYBRIDGE HOLDINGS LIMITED, LINDVEST PROPERTIES (PINE VALLEY) LIMITED & LINDVEST PROPERTIES (PINE VALLEY RB) LIMITED
SOUTH SIDE OF TESTON ROAD, ON THE WEST SIDE OF PINE VALLEY DRIVE PART OF LOTS 24
& 25, CONCESSION 7 (MUNICIPALLY KNOWN 10390, 10460 & 10640 PINE VALLEY DRIVE)
19T-03V25 & Z.03.107 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.

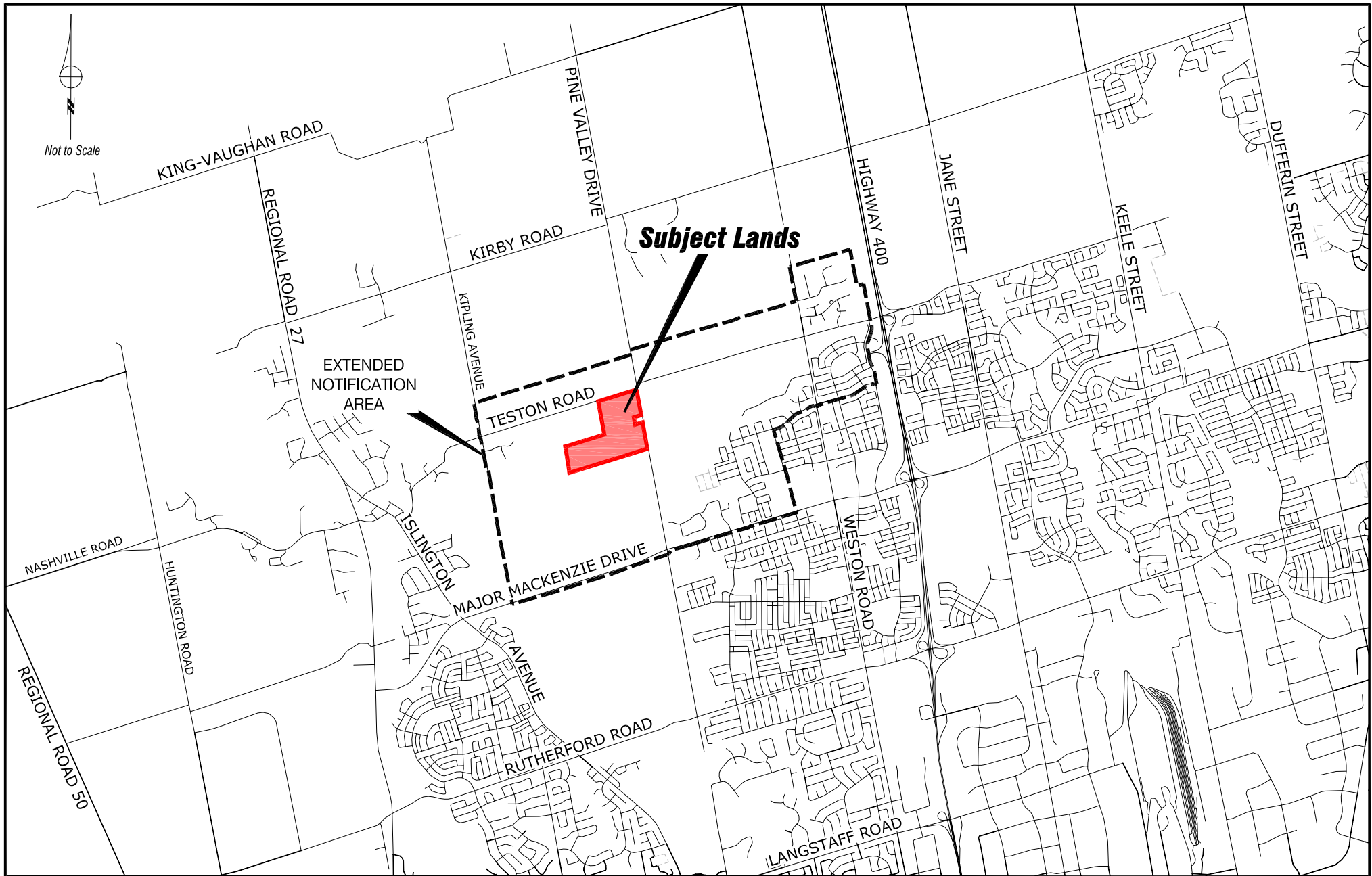
The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail 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 & 25, Concession 7
APPLICANT:
1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest
Properties (Pine Valley) Limited, and Lindvest Properties (Pine Valley RB) Limited



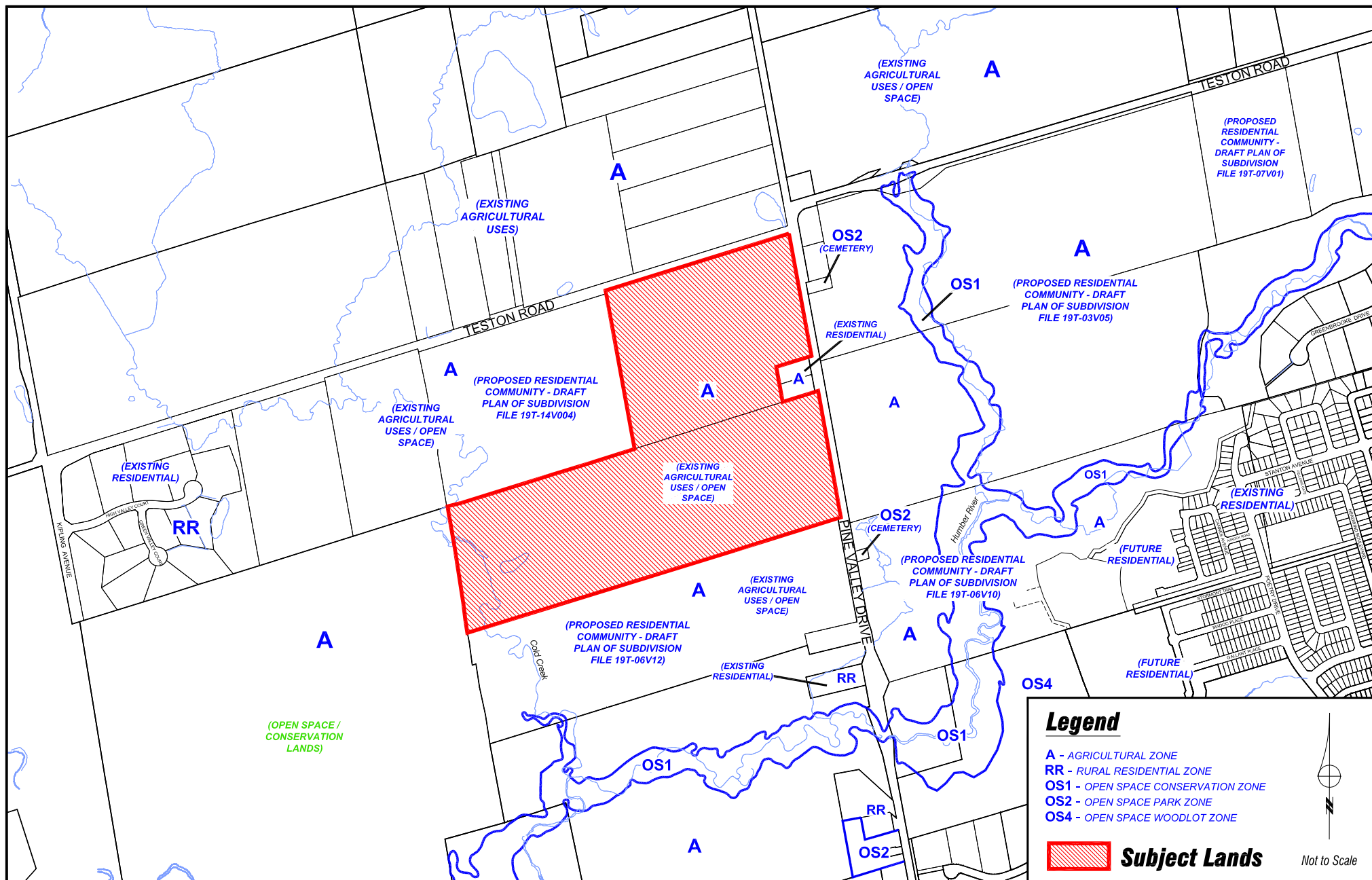
Attachment

FILES: 19T-03V25 & Z.03.107

RELATED FILES: OP.03.008 & BL 40/47.2003

DATE: July 16, 2015

2



Location Map

LOCATION:
Part of Lots 24 & 25, Concession 7
APPLICANT:
1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest
Properties (Pine Valley) Limited, and Lindvest Properties (Pine Valley RB) Limited



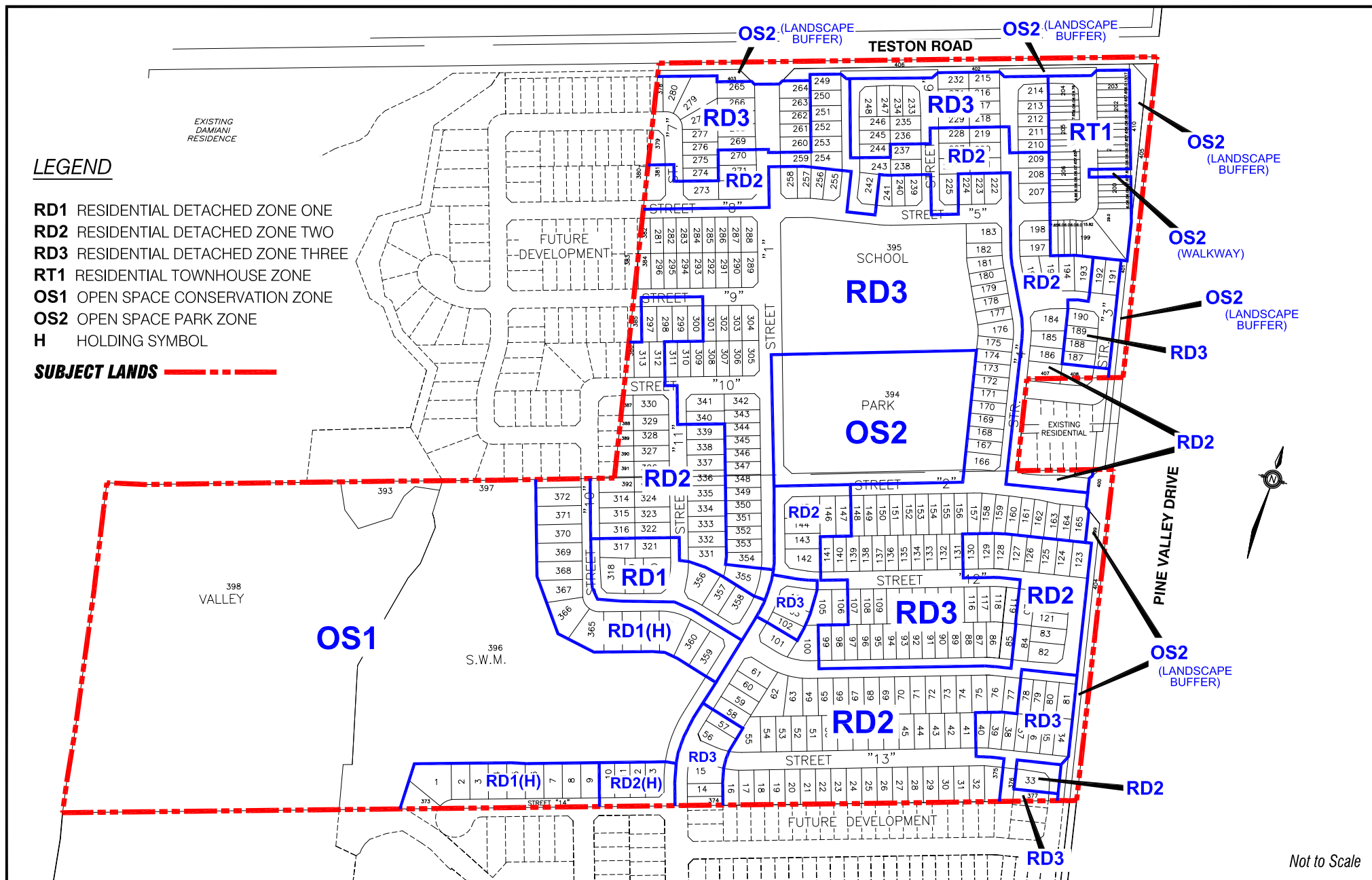
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FILES: 19T-03V25 & Z.03.107

RELATED FILES: OP.03.008 & BL 40/47.2003

DATE: July 16, 2015

3



Proposed Zoning for Draft Plan of Subdivision File 19T-03V25

LOCATION:
Part of Lots 24 & 25, Concession 7

APPLICANT:
1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited, and Lindvest Properties (Pine Valley RB) Limited



FILES: 19T-03V25 & Z.03.107

RELATED FILES: OP.03.008 & BL 40/47.2003

DATE: July 16, 2015

Attachment

4

