

**CITY OF VAUGHAN**

**EXTRACT FROM SPECIAL COUNCIL MEETING MINUTES OF JULY 16, 2015**

Item 14, 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.

**14**

**ZONING BY-LAW AMENDMENT FILE Z.14.010  
DRAFT PLAN OF SUBDIVISION FILE 19T-14V004**

**LILIANA DAMIANI  
WARD 3 - VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE**

**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.14.010 (Liliana Damiani) 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, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", A Agricultural Zone, OS1 Open Space Conservation Zone and OS2(H) Open Space Park Zone with the Holding Symbol "(H)", 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 4 inclusive, Lot 93, Lot 94 and Block 110 the Holding Symbol "(H)" shall not be removed until the Ministry of Tourism, Culture and Sport approves all outstanding reports respecting archeological assessment, to the satisfaction of the City of Vaughan.
2. THAT Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani), as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) 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-14V004 (Liliana Damiani) 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.

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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-14V004 (Liliana Damiani) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.
7. THAT Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 101 residential units (362 persons equivalent).
8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) shall include the following clause:

“The Owner shall pay to the City of Vaughan, by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the 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 the 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) Mitigation of Water Balance Impacts through the following LID measures:
  - i) Infiltration Trenches - Split draining lots which direct minor overland flow from the rear yards to infiltration trenches located across the back of lots connected to rear lot catch basin inlets. Overflow pipes from the catch basins will convey extraneous flows to the municipal storm sewer.

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- ii) Increased Topsoil Depths - at pervious areas (i.e. front and rear yards) to increase the amount of storage for infiltration and evapotranspiration, which will be considered on a per lot basis with topsoil depths to a maximum of 0.30m. This will reduce the amount of topsoil to be exported off-site, which will also reduce costs and energy consumption.
- b) Home Design/Construction Features
  - i) low energy consumption lightbulbs
  - ii) programmable thermostats
  - iii) high efficiency furnaces and air conditioners
  - iv) low flush aerators on facets
  - v) dual flush toilets
  - vi) use of Tyvek or Typar house wrap weather resistant barrier on exterior walls
  - vii) R40 insulation in attic spaces
  - viii) EnergyStar rated appliances
- c) 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
  - 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 beyond 150 m (Attachment #2) and to the Millwood Ratepayers Association, Rimwood Estates Homeowners 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](http://www.vaughan.ca) and a Notice Sign was 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.12.049 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 1 with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", A Agricultural Zone, OS1 Open Space Conservation Zone and OS2(H) Open Space Park Zone with the Holding Symbol "(H)" in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report, to facilitate a proposed residential Draft Plan of Subdivision for 94 detached dwelling units and to maintain an existing residential dwelling (Lot 95), as shown on Attachment #5.

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2. Draft Plan of Subdivision File 19T-14V004 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #3, consisting of the following:

<b>Lots/Blocks</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Units</b>
Lots 1 to 94	Detached Residential Units (Min. 12 m frontage)	5.97	27
	Detached Residential Units (Min. 13 m frontage)		22
	Detached Residential Units (Min. 15 m frontage)		18
	Detached Residential Units (Min. 18 m frontage)		27
Blks 96-109	Residential Part Lots (To be developed with adjacent lands to create 14 full lots )	0.32	7
Lot 95	Existing Residential	1.14	1
Blks 110	Vista/ Block	0.10	
Blks 111	Open Space Valley	10.15	
Blk 112	Open Space Buffer Block	0.59	
Blk 113	Landscape Buffer Block	0.09	
Blks 114-129	0.3 m Reserves	0.01	
	Roads/Streets (Streets “A” to “E” inclusive)	1.86	
	<b>Total</b>	<b>20.23</b>	<b>102</b>

#### **Background - Analysis and Options**

##### *Synopsis:*

*The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 101 detached dwelling units and to maintain 1 existing estate residential lot inclusive of open space and buffer blocks, as shown on Attachment #5. The Vaughan Planning Department supports the proposed Draft Plan of Subdivision since it implements the Vaughan Council approved Official Plan and is compatible with the surrounding existing and planned land uses.*

##### Location

The subject lands shown on Attachments #2 and #3, are located on the south side of Teston Road, west of Pine Valley Drive, known municipally as 4801 Teston Road, City of Vaughan,

##### Provincial Policies

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

##### Official Plan Amendment (OPA) #600 and #744

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

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

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

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

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

The proposed Draft Plan of Subdivision implements the Block 40/47 Plan, which facilitates the development of a complete community, with a mix of land-uses and housing types, and an overall gross density between 5.0 and 11.0 units per hectare (uph). This subdivision has an average gross density of 10.695 uph. The proposed Draft Plan of Subdivision is consistent with the Block 40/47 land use plan approved by Vaughan Council on May 19, 2015 (Attachment #6). However, should the OMB approve OPA #744 and the Board’s decision results in modifications to the Official Plan, the Block 40/47 Plan and the proposed Draft Plan of Subdivision and implementing zoning must be revised to conform to the final approved Official Plan Amendment. A condition to this effect is included in the recommendation section 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-14V004 will not be issued until such time as OPA #744 is approved by the OMB and is in full force and effect, and a fully executed Landowner’s Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works. The final OMB approved OPA #744 will be incorporated into Vaughan Official Plan (VOP) 2010 as a site-specific amendment in Volume 2 of the VOP 2010.

#### Block 40/47 Plan

In February 2003, the City of Vaughan received Block Plan File BL.40/47.2003 from the Developer’s 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 Block 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

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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 Associations.

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

#### Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88 (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. The Owner has also requested the following site-specific zoning exceptions:

Table 1 - Proposed Zoning Exceptions

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, Agricultural Zone Requirements</b>	<b>Proposed Exception to the A Agricultural Zone Requirements</b>
a.	Minimum Lot Area	10 ha	1.14 ha (existing residential dwelling on Lot 95)

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

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b.	Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered), and Balcony	Section 4.22.2 in the By-law makes reference to “front” and “exterior side” yards, which is proposed to be changed to “rear” and “exterior side” yards.	<p>Permit a covered and unenclosed porch and/or balcony both excavated and unexcavated as permitted encroachments in the rear yard, subject to the following:</p> <ul style="list-style-type: none"> <li>i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 m, and eaves, gutters and steps may encroach an additional 0.5 m;</li> <li>ii) a 1.5 m no <i>encroachment</i> 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;</li> <li>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 1.2m above finished grade.</li> </ul>
c.	Bay or Box Window Encroachment	Schedule “A3”, Note “D” in the By-law also includes an encroachment into the interior side yard, which is proposed to be excluded.	Bay or box windows, or similar window projections constructed with or without footings may encroach into a required front, exterior side or rear yard a maximum of 0.6 m.
d.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m

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The Owner has requested a zoning exception to maintain an existing dwelling (Lot 95) with a lot area of 1.14 ha whereas a minimum of 10 ha is required. This is considered acceptable as the lot is now being decreased in size through the development of the subject lands for the proposed plan of subdivision, which includes the conveyance of the surrounding 10.15 ha open space block (Block 111) to the Toronto and Region Conservation Authority.

The Owner has also requested exceptions to the yard encroachment requirements and side yard abutting a sight triangle for the proposed residential zones in order to maximize interior floor space and provide for building articulation. These exceptions are similar to those that have been approved by Vaughan Council in the Block 40 South area and are considered acceptable. Specifically, Lots 1 to 4 inclusive and Lots 93, 94 and Block 110 will be zoned with the Holding Symbol “(H)”, as shown on Attachment #4, which shall not be removed until the Ministry of Tourism, Culture and Sport approve all outstanding archaeological assessment reports, to the satisfaction of the City of Vaughan.

The Vaughan Planning Department is satisfied that the requested rezoning and site-specific zoning exceptions are appropriate to facilitate the development of the Draft Plan of Subdivision shown on Attachment #5.

#### Block Plan

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

#### Subdivision Design

The 20.23 ha Draft Plan of Subdivision is comprised of 1 existing residential lot (Lot 95), 94 lots for detached dwellings, and 14 residential blocks (7 lots) to be combined with adjacent lands to the east, to create full lots, as shown on Attachment #5. The existing lot is separated from the new lots by open space/buffer blocks (10.74 ha) that will be dedicated to the TRCA. A landscape buffer block along the Teston Road frontage (0.09 ha) and a Vista Block (0.10 ha) will be dedicated to the City. 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 and Urban Design Guidelines. Conditions to this effect are included in Attachment #1a).

The Vaughan Planning Department is satisfied with the proposed subdivision design, subject to the comments in this report and the 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.”



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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) provides the following comments:

a) Road Network

The existing residential lot will continue to have access from Teston Road and the proposed lots and blocks will be served by internal local roads that will connect to the proposed roads in the adjacent plan to the east and south (Plan of Subdivision File 19T-03V25), ultimately having access to Teston Road and Pine Valley Drive.

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

b) Water Distribution

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

The Owner shall upfront finance the cost to design, tender and construct the required external watermain on Teston Road, west of Weston Road, 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 (PVNSPS)

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

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

#### e) Stormwater Management

The lands are located within the Cold Creek basin of the East Humber River Sub-watershed. The lands are traversed by three (3) branches of Cold Creek; the west tributary runs parallel to the west limit of the lands, the central tributary runs north and is located 300m east of Pine Valley Drive, and the east tributary runs east from the central tributary to past Weston Road and Teston Road. The storm water management (SWM) plan for lands within Block 40/47 North proposes the establishment of three (3) SWM facilities, one (1) being within Block 47 North, located immediately to the south within Draft Plan of Subdivision File 19T-03V25, which services this Plan. The SWM facilities are proposed to control the urban storm water 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 TRCA, Ministry of Natural Resources and Forestry (MNRF) and the City of Vaughan.

#### f) Sewage and Water Allocation

On May 19, 2015, Vaughan Council reserved servicing capacity for 1,350 residential units to the Block 40/47 Developers' Group Trustee. Allocation to individual Plans within the Block will be provided by Vaughan Council resolution in conjunction with Draft Plan Approval. The allocation reserved for the Block is unrestricted. Accordingly, the Owner is not required to enter into a no pre-sale agreement with the City of Vaughan and a Holding Symbol for the purpose of securing future allocation capacity is not required.

#### g) Environmental Site Assessment

The Owner submitted a Phase One Environmental Site Assessment (ESA) report dated May 2014, which the City found acceptable. The Owner is required to submit a Phase Two ESA for any open space/park lands that will be conveyed to the City, in accordance with City 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. A Noise/Acoustic Report shall be submitted at the detailed design stage which meets Ministry of Environment and Climate Change Guidelines and City criteria. The Owner shall implement all noise abatement measures as recommended in the report and to the satisfaction of the City and Region.

#### i) Streetlighting

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

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j) Pedestrian/Servicing Bridges (Block 40/47)

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

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

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

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

Vaughan Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Planning Department advises that there are outstanding reports and Ministry of Tourism, Culture and Sports approvals for the subject lands. There are specific areas that were not subject to archaeological assessment and are located in an area of high archaeological potential, and required to be assessed by a licensed archaeologist.

Specifically, these lands are located at the northern end of the subject lands within the "Valley Lands" designation, with a small portion located within the "Low Rise Residential" designation being, Lots 1 to 4 inclusive, Lots 93, 94 and Block 110. The Owner is advised that these lots and block will be subject to a Holding Symbol "(H)" until all outstanding reports are approved by the Ministry of Tourism, Culture and Sport, to the satisfaction of the City of Vaughan. Further detailed information is required to be submitted as outlined in the Conditions of Approval in Attachment 1a).

Vaughan Parks Development Department

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

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Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that prior to final approval of the Draft Plan of Subdivision, the Owner shall be required to enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 to the satisfaction of the City of Vaughan. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of the dedication of parkland, and road and municipal services within Block 40/47. This agreement shall also provide a provision for additional developers to join the Developers' Group Agreement, when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The requirement is included in the recommendation of this report and in conditions of approval in Attachment #1a).

Toronto and Region Conservation Authority (TRCA)

The TRCA provides 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 table land 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. This TRCA comment is applicable to other draft plans in the Block 40/47 area, but not this particular draft plan.

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

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matter that may specifically impact the layout of the subdivisions as proposed. Given the nature of this outstanding matter, the TRCA anticipates future red-line revisions and a condition reflecting this has been included in Attachment 1c).

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

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

#### School Boards

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

#### Enbridge Gas Distribution

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

#### Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the conditions of approval included in Attachment #1e).

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

##### i) Lead and Promote Environmental Sustainability

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

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##### 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.

##### **Regional Implications**

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

- Duffin Creek Water Pollution Control Plant (WPCP) Outfall - 2017 expected completion;
- *Duffin Creek 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 the draft approval of the Plan of Subdivision subject to the conditions in Attachment #1b).

##### **Conclusion**

The Zoning By-law Amendment and Draft Plan of Subdivision applications, if approved, propose to facilitate the development of the subject lands with 101 detached dwelling units, maintain 1 existing dwelling, and the protection of valleylands to be in public ownership, as shown on Attachment #5. The proposed Draft Plan of Subdivision conforms to York Region and City approved Official Plan policies, and is in accordance with the approved Block 40/47 Plan. Should any modifications occur to the development as a result of the OMB decision on OPA #744, or to address City departments and external public agency requirements, the 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 Application and Draft Plan of Subdivision subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

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**Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning
5. Plan of Subdivision File 19T-14V004
6. Approved Block 40/47 Plan

**Report prepared by:**

Carmela Marrelli, Senior Planner, ext. 8791

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

**SPECIAL COMMITTEE OF THE WHOLE JULY 16, 2015**

**ZONING BY-LAW AMENDMENT FILE Z.14.010  
DRAFT PLAN OF SUBDIVISION FILE 19T-14V004  
LILIANA DAMIANI  
WARD 3 - VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE**

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.14.010 (Liliana Damiani) 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, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", A Agricultural Zone, OS1 Open Space Conservation Zone and OS2(H) Open Space Park Zone with the Holding Symbol "(H)", 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 4 inclusive, Lot 93, Lot 94 and Block 110 the Holding Symbol "(H)" shall not be removed until the Ministry of Tourism, Culture and Sport approves all outstanding reports respecting archeological assessment, to the satisfaction of the City of Vaughan.
2. THAT Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani), as shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) 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-14V004 (Liliana Damiani) 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-14V004 (Liliana Damiani) shall be consistent with the approved Master Environmental Servicing Plan and Block 40/47 Plan.



7. THAT Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 101 residential units (362 persons equivalent).
8. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V004 (Liliana Damiani) shall include the following clause:

“The Owner shall pay to the City of Vaughan, by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the 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 the 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) Mitigation of Water Balance Impacts through the following LID measures:

- i) Infiltration Trenches - Split draining lots which direct minor overland flow from the rear yards to infiltration trenches located across the back of lots connected to rear lot catch basin inlets. Overflow pipes from the catch basins will convey extraneous flows to the municipal storm sewer.
- ii) Increased Topsoil Depths - at pervious areas (i.e. front and rear yards) to increase the amount of storage for infiltration and evapotranspiration, which will be considered on a per lot basis with topsoil depths to a maximum of 0.30m. This will reduce the amount of topsoil to be exported off-site, which will also reduce costs and energy consumption.

b) Home Design/Construction Features

- i) low energy consumption lightbulbs
- ii) programmable thermostats
- iii) high efficiency furnaces and air conditioners
- iv) low flush aerators on facets
- v) dual flush toilets
- vi) use of Tyvek or Tytar house wrap weather resistant barrier on exterior walls
- vii) R40 insulation in attic spaces
- viii) EnergyStar rated appliances

c) 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
- 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 beyond 150 m (Attachment #2) and to the Millwood Ratepayers Association, Rimwood Estates Homeowners 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](http://www.vaughan.ca) and a Notice Sign was 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.12.049 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 1 with the Holding Symbol "(H)", RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", A Agricultural Zone, OS1 Open Space Conservation Zone and OS2(H) Open Space Park Zone with the Holding Symbol "(H)" in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report, to facilitate a proposed residential Draft Plan of Subdivision for 94 detached dwelling units and to maintain an existing residential dwelling (Lot 95), as shown on Attachment #5.
2. Draft Plan of Subdivision File 19T-14V004 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #3, consisting of the following:

<b>Lots/Blocks</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Units</b>
Lots 1 to 94	Detached Residential Units (Min. 12 m frontage)	5.97	27
	Detached Residential Units (Min. 13 m frontage)		22
	Detached Residential Units (Min. 15 m frontage)		18
	Detached Residential Units (Min. 18 m frontage)		27
Blks 96-109	Residential Part Lots (To be developed with adjacent lands to create 14 full lots )	0.32	7
Lot 95	Existing Residential	1.14	1
Blks 110	Vista/ Block	0.10	
Blks 111	Open Space Valley	10.15	
Blk 112	Open Space Buffer Block	0.59	
Blk 113	Landscape Buffer Block	0.09	
Blks 114-129	0.3 m Reserves	0.01	
	Roads/Streets (Streets "A" to "E" inclusive)	1.86	
	<b>Total</b>	<b>20.23</b>	<b>102</b>

### **Background - Analysis and Options**

#### *Synopsis:*

*The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 101 detached dwelling units and to maintain 1 existing estate residential lot inclusive of open space and buffer blocks, as shown on Attachment #5. The Vaughan Planning Department supports the proposed Draft Plan of Subdivision since it implements the Vaughan Council approved Official Plan and is compatible with the surrounding existing and planned land uses.*

#### Location

The subject lands shown on Attachments #2 and #3, are located on the south side of Teston Road, west of Pine Valley Drive, known municipally as 4801 Teston Road, City of Vaughan,

#### Provincial Policies

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

#### Official Plan Amendment (OPA) #600 and #744

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

- The lands designated Urban Area shall be subject to a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA #600;

- The lands or area will be planned for predominantly “executive housing” on large lots with full municipal services, with a gross density between 5.0 and 7.5 units per hectare;

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

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

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

The proposed Draft Plan of Subdivision implements the Block 40/47 Plan, which facilitates the development of a complete community, with a mix of land-uses and housing types, and an overall gross density between 5.0 and 11.0 units per hectare (uph). This subdivision has an average gross density of 10.695 uph. The proposed Draft Plan of Subdivision is consistent with the Block 40/47 land use plan approved by Vaughan Council on May 19, 2015 (Attachment #6). However, should the OMB approve OPA #744 and the Board's decision results in modifications to the Official Plan, the Block 40/47 Plan and the proposed Draft Plan of Subdivision and implementing zoning must be revised to conform to the final approved Official Plan Amendment. A condition to this effect is included in the recommendation section 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-14V004 will not be issued until such time as OPA #744 is approved by the OMB and is in full force and effect, and a fully executed Landowner's Cost Sharing Agreement is in place that includes the funding arrangements and conveyances for the Block 40/47 Sanitary Pumping Station and associated works. The final OMB approved OPA #744 will be incorporated into Vaughan Official Plan (VOP) 2010 as a site-specific amendment in Volume 2 of the VOP 2010.

#### Block 40/47 Plan

In February 2003, the City of Vaughan received Block Plan File BL.40/47.2003 from the Developer's 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 Block 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 Associations.

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

### Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88 (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. The Owner has also requested the following site-specific zoning exceptions:

Table 1 - Proposed Zoning Exceptions

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, Agricultural Zone Requirements</b>	<b>Proposed Exception to the A Agricultural Zone Requirements</b>
a.	Minimum Lot Area	10 ha	1.14 ha (existing residential dwelling on Lot 95)

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

	By-law Standard	Zoning By-law 1-88, RD2 and RD3 Residential Detached Zone Requirements	Proposed Exceptions to the RD2 and RD3 Residential Detached Zone Requirements
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 in the rear yard, subject to the following:</p> <ul style="list-style-type: none"> <li>i) an unenclosed porch (covered or uncovered) to a maximum of 2.5 m, and eaves, gutters and steps may encroach an additional 0.5 m;</li> <li>ii) a 1.5 m no <i>encroachment</i> 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;</li> <li>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 1.2m above finished grade.</li> </ul>
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.

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RD2 and RD3 Residential Detached Zone Requirements</b>	<b>Proposed Exceptions to the RD2 and RD3 Residential Detached Zone Requirements</b>
d.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m

The Owner has requested a zoning exception to maintain an existing dwelling (Lot 95) with a lot area of 1.14 ha whereas a minimum of 10 ha is required. This is considered acceptable as the lot is now being decreased in size through the development of the subject lands for the proposed plan of subdivision, which includes the conveyance of the surrounding 10.15 ha open space block (Block 111) to the Toronto and Region Conservation Authority.

The Owner has also requested exceptions to the yard encroachment requirements and side yard abutting a sight triangle for the proposed residential zones in order to maximize interior floor space and provide for building articulation. These exceptions are similar to those that have been approved by Vaughan Council in the Block 40 South area and are considered acceptable. Specifically, Lots 1 to 4 inclusive and Lots 93, 94 and Block 110 will be zoned with the Holding Symbol "(H)", as shown on Attachment #4, which shall not be removed until the Ministry of Tourism, Culture and Sport approve all outstanding archaeological assessment reports, to the satisfaction of the City of Vaughan.

The Vaughan Planning Department is satisfied that the requested rezoning and site-specific zoning exceptions are appropriate to facilitate the development of the Draft Plan of Subdivision shown on Attachment #5.

#### Block Plan

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

#### Subdivision Design

The 20.23 ha Draft Plan of Subdivision is comprised of 1 existing residential lot (Lot 95), 94 lots for detached dwellings, and 14 residential blocks (7 lots) to be combined with adjacent lands to the east, to create full lots, as shown on Attachment #5. The existing lot is separated from the new lots by open space/buffer blocks (10.74 ha) that will be dedicated to the TRCA. A landscape buffer block along the Teston Road frontage (0.09 ha) and a Vista Block (0.10 ha) will be dedicated to the City. 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 and Urban Design Guidelines. Conditions to this effect are included in Attachment #1a).

The Vaughan Planning Department is satisfied with the proposed subdivision design, subject to the comments in this report and the 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) provides the following comments:

#### a) Road Network

The existing residential lot will continue to have access from Teston Road and the proposed lots and blocks will be served by internal local roads that will connect to the proposed roads in the adjacent plan to the east and south (Plan of Subdivision File 19T-03V25), ultimately having access to Teston Road and Pine Valley Drive.

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

#### b) Water Distribution

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

The Owner shall upfront finance the cost to design, tender and construct the required external watermain on Teston Road, west of Weston Road, 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 (PVNSPS)

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

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 landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41.

e) Stormwater Management

The lands are located within the Cold Creek basin of the East Humber River Sub-watershed. The lands are traversed by three (3) branches of Cold Creek; the west tributary runs parallel to the west limit of the lands, the central tributary runs north and is located 300m east of Pine Valley Drive, and the east tributary runs east from the central tributary to past Weston Road and Teston Road. The storm water management (SWM) plan for lands within Block 40/47 North proposes the establishment of three (3) SWM facilities, one (1) being within Block 47 North, located immediately to the south within Draft Plan of Subdivision File 19T-03V25, which services this Plan. The SWM facilities are proposed to control the urban storm water 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 TRCA, Ministry of Natural Resources and Forestry (MNRF) and the City of Vaughan.

f) Sewage and Water Allocation

On May 19, 2015, Vaughan Council reserved servicing capacity for 1,350 residential units to the Block 40/47 Developers' Group Trustee. Allocation to individual Plans within the Block will be provided by Vaughan Council resolution in conjunction with Draft Plan Approval. The allocation reserved for the Block is unrestricted. Accordingly, the Owner is not required to enter into a no pre-sale agreement with the City of Vaughan and a Holding Symbol for the purpose of securing future allocation capacity is not required.

g) Environmental Site Assessment

The Owner submitted a Phase One Environmental Site Assessment (ESA) report dated May 2014, which the City found acceptable. The Owner is required to submit a Phase Two ESA for any open space/park lands that will be conveyed to the City, in accordance with City 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. A Noise/Acoustic Report shall be submitted at the detailed design stage which meets Ministry of Environment and Climate Change Guidelines and City criteria. The Owner shall implement all noise abatement measures as recommended in the report and to the satisfaction of the City and Region.

i) Streetlighting

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

j) Pedestrian/Servicing Bridges (Block 40/47)

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

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

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

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

Vaughan Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Planning Department advises that there are outstanding reports and Ministry of Tourism, Culture and Sports approvals for the subject lands. There are specific areas that were not subject to archaeological assessment and are located in an area of high archaeological potential, and required to be assessed by a licensed archaeologist.

Specifically, these lands are located at the northern end of the subject lands within the "Valley Lands" designation, with a small portion located within the "Low Rise Residential" designation being, Lots 1 to 4 inclusive, Lots 93, 94 and Block 110. The Owner is advised that these lots and block will be subject to a Holding Symbol "(H)" until all outstanding reports are approved by the Ministry of Tourism, Culture and Sport, to the satisfaction of the City of Vaughan. Further detailed

information is required to be submitted as outlined in the Conditions of Approval in Attachment 1a).

Vaughan Parks Development Department

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

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that prior to final approval of the Draft Plan of Subdivision, the Owner shall be required to enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 to the satisfaction of the City of Vaughan. The Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of the dedication of parkland, and road and municipal services within Block 40/47. This agreement shall also provide a provision for additional developers to join the Developers' Group Agreement, when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The requirement is included in the recommendation of this report and in conditions of approval in Attachment #1a).

Toronto and Region Conservation Authority (TRCA)

The TRCA provides 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 table land 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. This TRCA comment is applicable to other draft plans in the Block 40/47 area, but not this particular draft plan.

c) Draft Plan of Subdivision

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

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

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

School Boards

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

Enbridge Gas Distribution

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

Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the conditions of approval included in Attachment #1e).

### **Relationship to Vaughan Vision 2020/Strategic Plan**

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

i) **Lead and Promote Environmental Sustainability**

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

ii) **Plan and Manage Growth & Economic Well-Being**

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

### **Regional Implications**

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

- Duffin Creek Water Pollution Control Plant (WPCP) Outfall - 2017 expected completion;
- *Duffin Creek 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 the draft approval of the Plan of Subdivision subject to the conditions in Attachment #1b).

### **Conclusion**

The Zoning By-law Amendment and Draft Plan of Subdivision applications, if approved, propose to facilitate the development of the subject lands with 101 detached dwelling units, maintain 1 existing dwelling, and the protection of valleylands to be in public ownership, as shown on Attachment #5. The proposed Draft Plan of Subdivision conforms to York Region and City approved Official Plan policies, and is in accordance with the approved Block 40/47 Plan. Should any modifications occur to the development as a result of the OMB decision on OPA #744, or to address City departments and external public agency requirements, the 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 Application and Draft Plan of Subdivision subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

**Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning
5. Plan of Subdivision File 19T-14V004
6. Approved Block 40/47 Plan

**Report prepared by:**

Carmela Marrelli, Senior Planner, ext. 8791

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Manager of Development Planning

/LG

## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-14V004  
LILIANA DAMIANI (OWNER)  
PART OF THE EAST HALF OF LOT 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-14V004 (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 26, 2015.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated June 12, 2015.
4. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1d).
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated May 14, 2014.

#### **Clearances**

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

**ATTACHMENT NO. 1a)**

**CONDITIONS OF APPROVAL**

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision prepared by Templeton Planning Limited, last revised May 9, 2015.
2. The lands within the Plan shall be appropriately zoned by a zoning by-law, which has come into effect in accordance with the provisions of the Planning Act.
3. The 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 conveyance for the Block 40/47 Sanitary Pumping Station and associated works.
5. Should the Ontario Municipal Board (OMB) approval of Official Plan Amendment (OPA) #744 result in modifications to the Official Plan or the Block 40/47 Plan, the Owner 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/force main. 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 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 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.
28. 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.
29. 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.

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

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

31. 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.
32. 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.
33. 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.
34. 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.
35. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
36.
  - 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.
37. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
38. 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 Plan of Subdivision File 19T-06V12;

- d) provide a revised Environmental Noise Feasibility Analysis to reflect any changes to the Block Plan;
- e) provide an updated water supply analysis which takes into account external developable lands immediately north of Teston Road (Block 41);
- f) revise servicing concept to reflect the extension of a proposed Pressure District 7 400mm diameter watermain through Blocks 40 and 47 to Teston Road in accordance with the recommendations of the City's Water/Wastewater Master Plan;
- g) revise the current sanitary servicing concept for Block 40 South per the approved Block 40 South 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 40/47N 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 North.

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).

39. 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.
40. 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.
41. 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.
42. 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.

43. 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.
44. Blocks 96 to 109, both inclusive, shall be developed only in conjunction with abutting lands in proposed Draft Plan of Subdivision File 19T-03V25. The City shall not issue a Building Permit for the said Blocks until the lands are combined to the satisfaction of the City.
45. 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.
46. Construction of the pedestrian bridge structures for Block 40/47 must be substantially completed to the satisfaction of the City, as part of the first phase development of the Plan and prior to release of the first Building Permit.
47. 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.
48. 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.
49. 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.
50. 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.
51. 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.
52. 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.
53. Prior to the initiation of any grading/soil disturbance on the Plan, an archaeological resource assessment of the entire area within the lands shall be carried out and a report which identifies any significant archaeological sites shall be prepared and submitted to the City and the Ministry of Tourism, Culture and Sport for review and approval. The archaeological resource assessment fieldwork and report shall be carried out by a licensed archaeologist and prepared according to the 2011 Standards and Guidelines for Consultant Archaeologists set by the Ministry and the terms and conditions for archaeological licenses. The archaeological fieldwork and reporting shall be consistent with the conservation, protection, and preservation of the cultural heritage of Ontario. A letter of concurrence with the above requirements from the Ministry of Tourism, Culture and Sport shall be submitted to the City.

- a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department (Urban Design and Cultural Heritage Division) shall be notified immediately.
  - b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Region of York Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
54. Prior to Final Approval of the Plan, a revised Cultural Heritage Evaluation and Assessment for the East Humber River Tributary within Block 40/47 proposed Block 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) Provide an electronic and hard copy of a survey plan identifying the limits of the area that comprises the Cultural Heritage Landscape. Include information associated with 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. The survey plan is required to include the identification of buffer and sensitive areas that may restrict soil disturbance and/ or require special treatment.
  - b) Include in the report information on the Plan and resubmit the report for review and approval.
  - c) A final clearance of archaeological concerns has not been issued by the Ministry of Tourism, Culture and Sport and reports are outstanding. Any pertinent information in these missing reports related to the Cultural Heritage Landscape of the East Humber River within the Block Plan lands should be included in the resubmittal.
55. Prior to final approval of the Plan, given the local and provincial cultural value of the lands, the Owner is required to circulate the Cultural Heritage Evaluation and Assessment for the East Humber River Tributary within Block 40/47 proposed Block Plan report to the Toronto and Region Conservation Authority (TRCA) and Huron-Wendat Nation for their information and comment in order to provide input related to the commemoration and interpretative strategy for the area.
56. 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.
57. The Owner acknowledge, in accordance with Regulation O. Reg. 130/92, s. 18, 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.

58. Prior to final approval of the Plan, a Site Disposition Agreement is required for the Damiani burial site to the satisfaction of the Ministry of Government and Consumer Services, Registrar of Cemeteries.
59. The Owner agrees and acknowledges that the lotting pattern, including but not limited to Lots 1 to 4 inclusive, Lot 93, Lot 94 and Block 110 may be subject to change to accommodate new information relating to archaeology, cemeteries and cultural heritage matters including cultural heritage landscapes.
60. Prior to final approval of the Plan, the Owner shall prepare Architectural Control Design Guidelines.
- a) A control architect shall be retained at the cost of the Owner, with concurrence of the City, to ensure compliance with the Architectural 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 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.
61. Prior to final approval of the Plan, the Owner shall prepare Urban Design Guidelines and a Streetscape Landscape Master Plan. The guidelines and the 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 the open space lands;
  - c) The appropriate community edge treatment along Teston Road, including the appropriate landscaping for Buffer Block 113 with low-maintenance plant material;
  - d) Trail system and network within the open space blocks and vista blocks.
62. Prior to final approval, the Owner shall provide a minimum 10 m buffer block abutting the open space blocks along residential lots and residential blocks.
63. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.
64. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/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 metre zone within all staked woodlot and open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety



and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.

65. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of Lot 95 that abuts Open Space Block 111.
66. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Open Space Buffer Block 112.
67. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Vista Block 110.
68. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential lots and blocks that abut landscape buffer Block 113, to the satisfaction of the City.
69. 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.
70. The Owner shall convey Landscape Buffer Block 113 to the City free of all cost and encumbrances.
71. The Owner shall convey Vista Block 110 to the City free of all cost and encumbrances.
72. The Owner shall convey Open Space Block 111 to the TRCA (Toronto and Region Conservation Authority) or the City free of all cost and encumbrances.
73. The Owner shall convey Open Space Buffer Block 112 to the TRCA or the City free of all cost and encumbrances.
74. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:
  - a) "Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
  - b) "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
  - c) "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan/development area, however, internal streets may be subject to public transit bus traffic."
  - d) "Purchasers and/or tenants are advised that the collector and primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
  - e) "Purchasers and/or tenants are advised that the Owner/Builder shall provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the

Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable).”

- f) “Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

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

- g) “Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

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

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

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

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

- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

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

<sup>1</sup>The 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.

<sup>2</sup>The 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 in accordance with the requirements of 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 and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing, 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 York 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.

75. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for Lots 73 to 78 inclusive, Lots 81 to 86 inclusive, Lots 90 to 94 inclusive and Lot 1, adjacent to open space valley and associated buffer:

"Purchasers and/or tenants are advised that the lot abuts open space valley and associated buffer, and are designed for naturalization and therefore, shall receive minimal maintenance."

"Purchasers and/or tenants are advised that the lot abuts an open space valley and associated buffer, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities."

"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 is strictly prohibited."

"Purchasers and/or tenants, respecting encroachment and/or dumping are advised that any encroachment and/or dumping from the lot to the open space are prohibited."

76. 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.

77. 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.]

**ATTACHMENT NO. 1 b)**  
**REGION OF YORK**

19T-14V04  
Liliana Damiani

Schedule of Conditions  
19T-14V04  
Part of Lot 25, Concession 7  
4801 Teston Road  
(Liliana Damiani)  
City of Vaughan

Re: Templeton Planning Ltd., Last Revised April 6, 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 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. Engineering drawings showing details of the connection shall be submitted for approval.
6. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
  - The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
  - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
  - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.

# **ATTACHMENT NO. 1 b)**

## **REGION OF YORK**

19T-14V04  
Liliana Damiani

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 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 roadway listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadway that will have transit services.

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

- Teston Road
10. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location to the satisfaction of York Region.
  11. 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 9. This includes potential transit routes. 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.
  12. The Owner shall satisfy the Regional 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 have or will have transit services, sidewalks, and pedestrian access.
  13. 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.
  14. 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.
  15. The Regional Community Planning and Development Services Division shall advise that Conditions 1 to 14 inclusive, have been satisfied.

# **ATTACHMENT NO. 1 c)**

## **TRCA**

### ***Appendix B***

***Damiani 19T-14V04 – CFN 50915***

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 Hydrogeological 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 and approved including a final section that outlines the details of conditions, actions and requirements to be carried forward into the development process.
2. That once approved by the City, a final complete copy of the MESP be provided to the TRCA.
3. These conditions relate to the Draft Plan of Subdivision prepared by Templeton Planning Limited, last revised May 9, 2015.
4. That the prior to site alteration the applicant shall develop and implement a surface and groundwater monitoring plan , including the final the Terms of Reference, future responsibility, timing and budgeting agreements, to the satisfaction of the TRCA. Monitoring shall address wetland features and



# **ATTACHMENT NO. 1 c)**

## **TRCA**

functions and assessment of the woodland edges and water quality and quantity of 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;

## **ATTACHMENT NO. 1 c)**

### **TRCA**

- 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 Blocks 111 and 112 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 111 and Block 112 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 the Edge Management and Restoration Plan;
  - 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;

**ATTACHMENT NO. 1 c)**  
**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 prior to final approval an area within Block 112 be identified and access and such other requirements as necessary be provided in accordance with the Cemeteries Act, as amended, in the vicinity of Lot 91.
  - 13. 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.
  - 14. 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.
  - 15. 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.
  - 16. 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.

# **ATTACHMENT NO. 1 d)**

## **ENBRIDGE GAS**

### Conditions of Approval

1. 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.
2. 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.
3. 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.
4. 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.

# **ATTACHMENT NO. 1 e)**



May 14, 2014

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

Attention: Eugene Fera - Planner

**Re: LILIANA DAMIANI**

**LOT 25, CONCESSION 7 & PART 1, REFERENCE PLAN NO.: 65R-33861 (4801 TESTON ROAD)  
19T-14V004 RELATED FILE: Z.14.010**

**THE CITY OF VAUGHAN WARD 1 POSTAL DELIVERY AREA: WOODBRIDGE**

Dear Sir/Madam:

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

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

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

## **ATTACHMENT NO. 1 e)**

-2-

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.

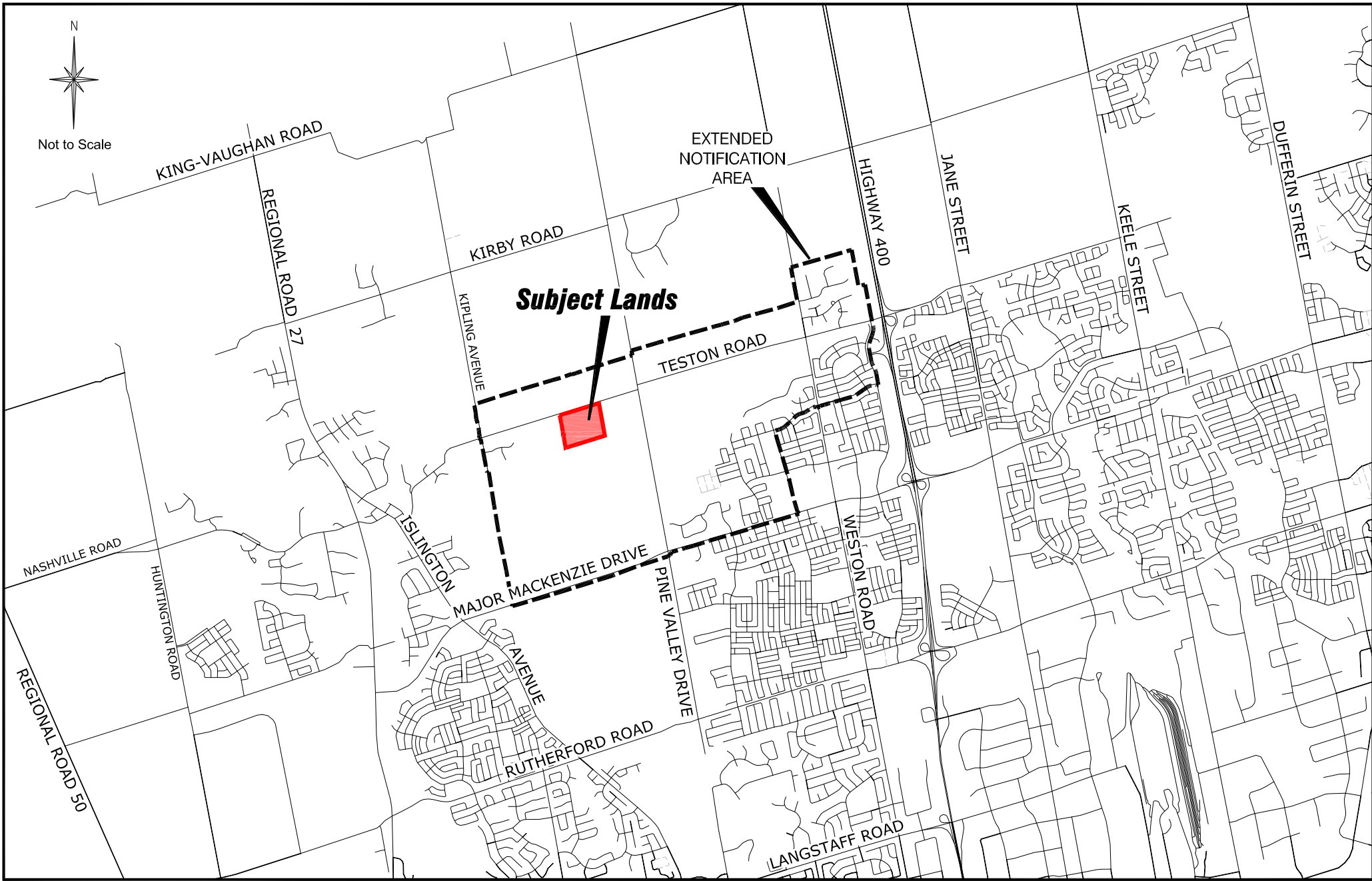
I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

*Patrick Brown*

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Patrick Brown  
Delivery Planning Officer  
Canada Post  
1860 Midland Ave 2<sup>nd</sup> Fl  
Scarborough On M1P 5A1  
416-751-0160 Ext 2019  
[Patrick.brown@canadapost.ca](mailto:Patrick.brown@canadapost.ca)



# Context Location Map

LOCATION:  
Part of Lot 25, Concession 7

APPLICANT:  
Liliana Damiani

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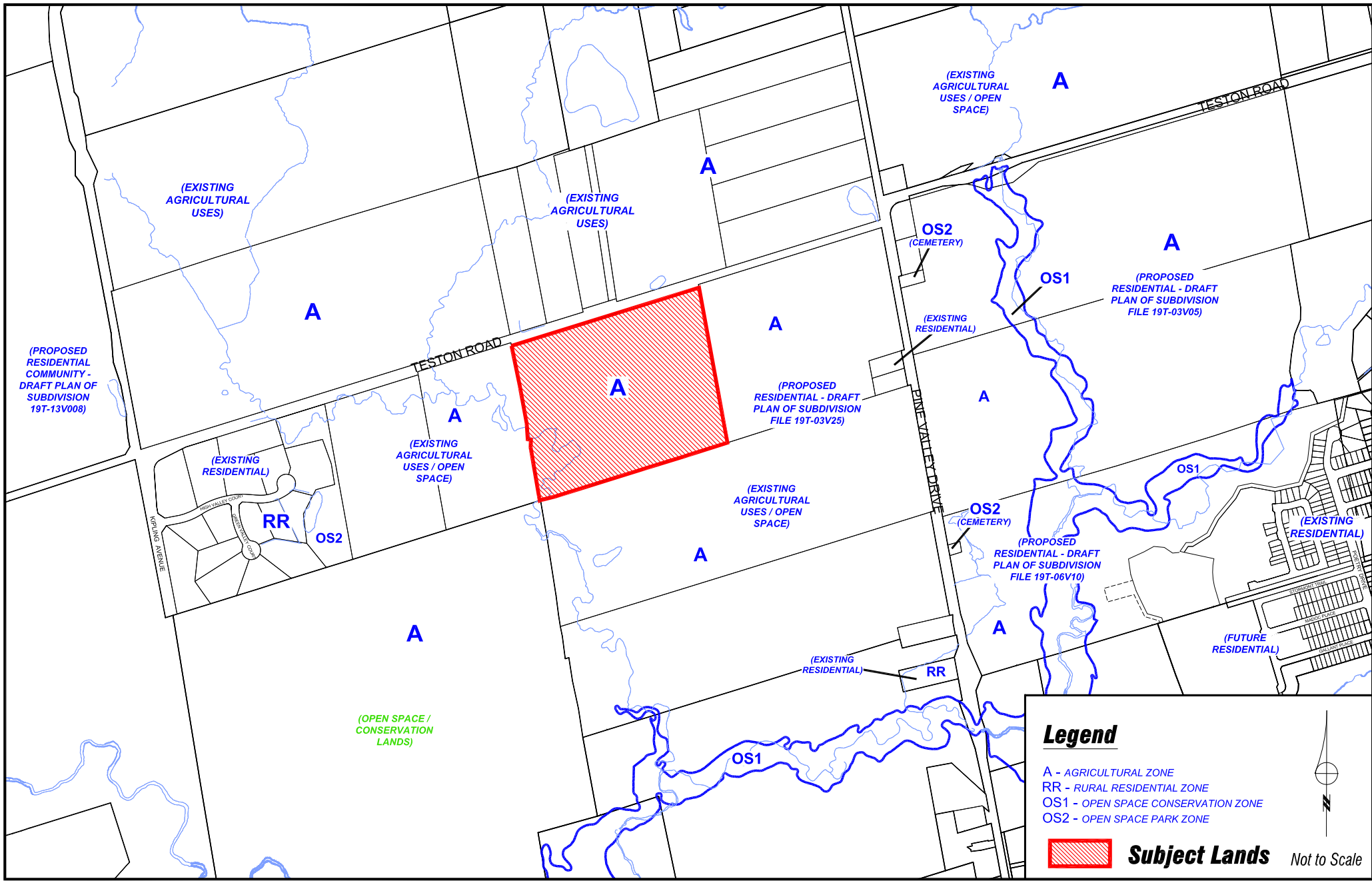
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FILES: Z.14.010 &  
19T-14V004

DATE:  
July 16, 2015

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# Location Map

LOCATION:  
Part of Lot 25, Concession 7

APPLICANT:  
Liliana Damiani

N:\DFT\1 ATTACHMENTS\19\19t-14v004a.dwg



# Attachment

FILES: Z.14.010 &  
19T-14V004

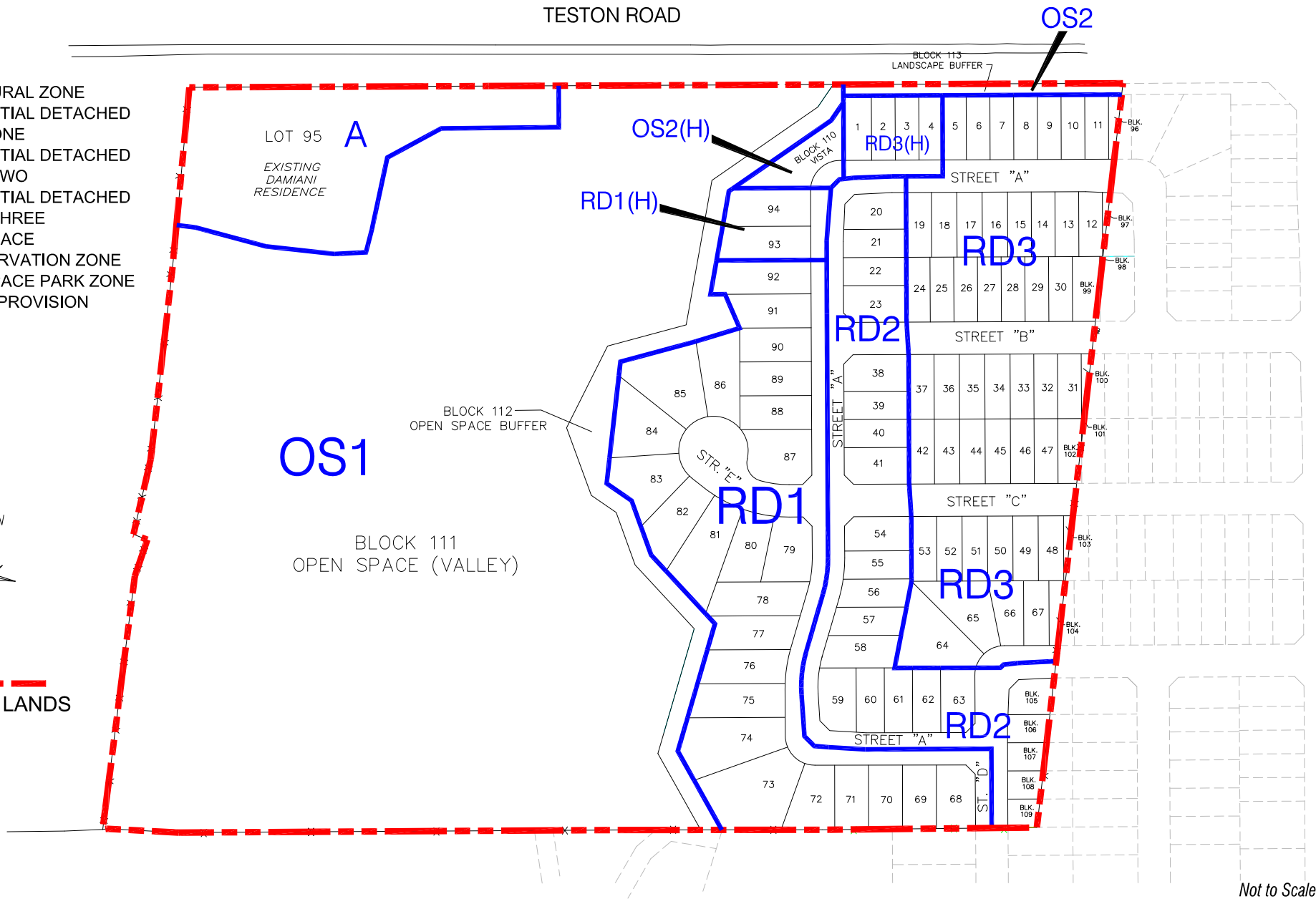
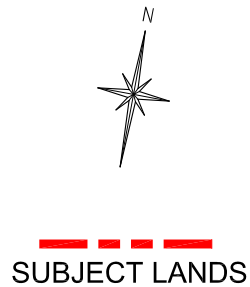
DATE:  
July 16, 2015

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## LEGEND

- A** - AGRICULTURAL ZONE
- RD1** - RESIDENTIAL DETACHED ZONE ONE
- RD2** - RESIDENTIAL DETACHED ZONE TWO
- RD3** - RESIDENTIAL DETACHED ZONE THREE
- OS1** - OPEN SPACE CONSERVATION ZONE
- OS2** - OPEN SPACE PARK ZONE
- (H)** - HOLDING PROVISION



## Proposed Zoning

LOCATION:  
Part of Lot 25, Concession 7

APPLICANT:  
Liliana Damiani

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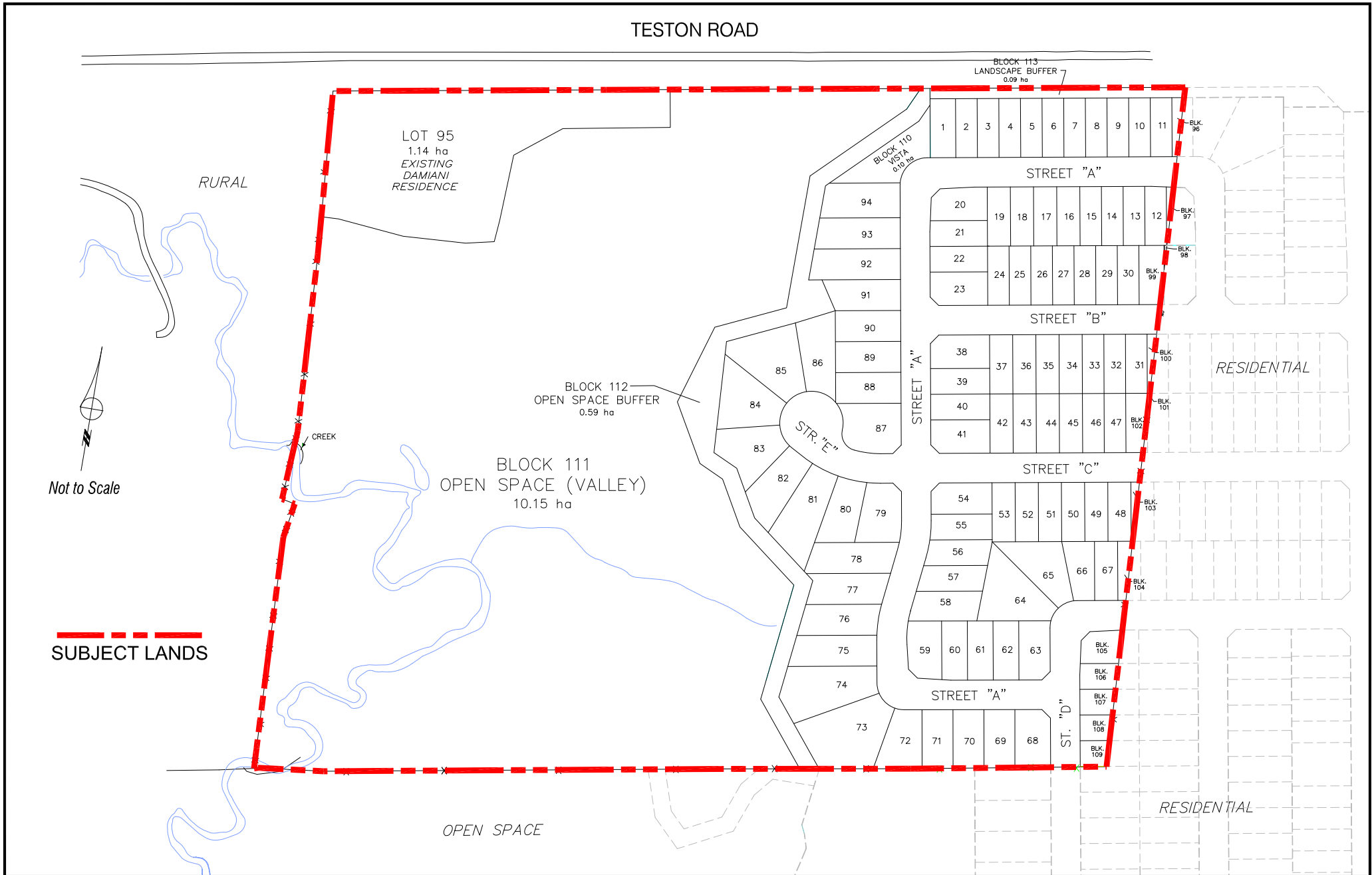


## Attachment

FILES: Z.14.010 &  
19T-14V004

DATE:  
July 16, 2015

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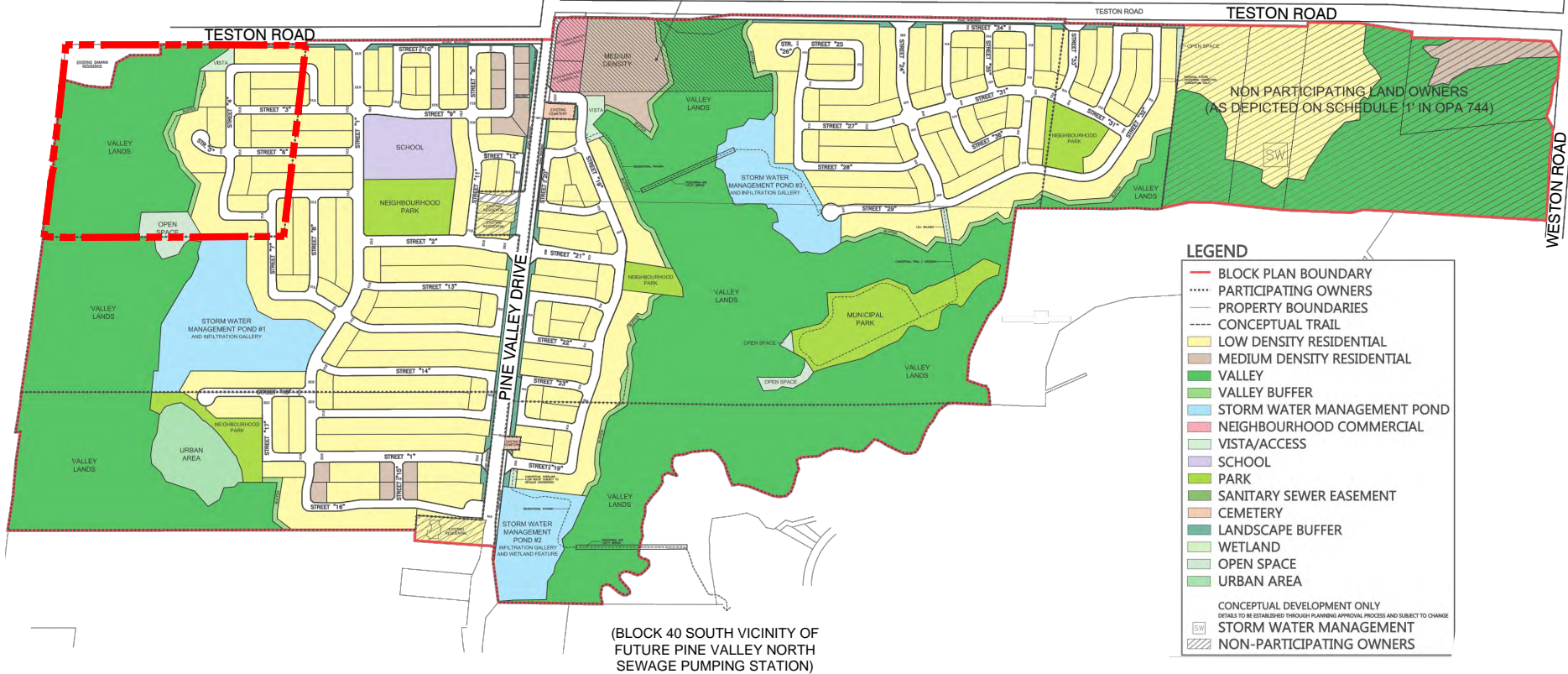
# Plan of Subdivision File 19T-14V004

APPLICANT: Liliana Damiani  
LOCATION: Part of Lot 25, Concession 7



Attachment  
FILES: Z.14.010 & 19T-14V004  
DATE: July 16, 2015  
**5**

HATCHED SHALL BE SUBJECT TO HOLDING SYMBOL PROVISIONS UNDER THE PLANNING ACT, IMPLEMENTED THROUGH SUBSEQUENT DEVELOPMENT APPLICATIONS PURSUANT TO SECTION 8.2.3 OF AMENDMENT NUMBER 744 TO THE OFFICIAL PLAN OF THE VAUGHAN PLANNING AREA.



**SUBJECT LANDS**

Not to Scale

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

APPLICANT: Liliana Damiani  
LOCATION: Part of Lot 25, Concession 7



## Attachment

FILES: Z.14.010 &  
19T-14V004

DATE:  
July 16, 2015

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