



**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (1)
AGENDA**

If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing clerks@vaughan.ca, or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.

Tuesday, April 1, 2025

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Dr., Vaughan, ON

and Online via Electronic Participation

Indigenous Land Acknowledgement (prior to the commencement of the meeting)

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- 6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION INCLUDING MEMBERS RESOLUTION(S)**

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- 7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION
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ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

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Committee of the Whole (1) Report

DATE: Tuesday, April 1, 2025

WARD: 1

**TITLE: BLOCK 41-28E DEVELOPMENTS LIMITED C/O TACC
DEVELOPMENTS LTD.
DRAFT PLAN OF SUBDIVISION FILE 19T-24V004
11120 WESTON ROAD
VICINITY OF WESTON ROAD AND KIRBY ROAD**

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for an application for Draft Plan of Subdivision for the subject lands shown on Attachment 1 to facilitate the first phase of a residential subdivision comprised of 109 single detached dwellings, 432 townhouse dwellings (street, laneway access and dual frontage), 40 back-to-back townhouse dwellings, and eight (8) part-lots (future development blocks), as shown on Attachments 2 and 3.

Report Highlights

- The Owner proposes the development of the first phase of a residential subdivision comprised of 581 residential lots and 8 part lots for future development.
- A Draft Plan of Subdivision Application is required to facilitate the proposed development.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendations

1. THAT Draft Plan of Subdivision File 19T-24V004 (Block 41-28E Developments Limited c/o TACC Developments) as shown on Attachment 2, BE APPROVED, to permit the first phase of a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 5.

2. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-24V004 subject to the conditions set out in Attachment 5 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

3. THAT Draft Plan of Subdivision File 19T-24V004 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 200 units (670 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or Building Permit issuance within 36 months.

4. THAT the Subject Lands be designated as a Class 4 Area pursuant to Ministry of Environment, Conservation and Parks Noise Guidelines (NPC-300) (Stationary and Transportation Sources – Approval and Planning), and that the City’s Noise By-law 121-2021 Schedule 4 be amended subject to conditions in Attachment 5a).

Background

Location: 11120 Weston Road (the ‘Subject Lands’). The Subject Lands and surrounding land uses are shown on Attachment 1.

A Draft Plan of Subdivision Application has been submitted to permit the proposed Draft Plan.

Block 41-28E Developments Limited c/o TACC Developments (the ‘Owner’) has submitted a Draft Plan of Subdivision File 19T-24V004 (the ‘Application’) for the Subject Lands to facilitate the first phase of a residential subdivision consisting of 109 single detached dwellings, 432 townhouse dwellings (street, laneway access and dual frontage), 40 back-to-back townhouse dwellings, and eight (8) part-lots (future development blocks) (the ‘Draft Plan’), as shown on Attachments 2 and 3, as follows:

Lot/Block #	Land Use	Area (ha)
Lots 1 to 109	Residential – Single Detached Dwellings	3.89
Blocks 110 to 166	Residential – Laneway access Townhouses	5.31
Blocks 167 to 174	Residential – Dual Frontage Townhouses	0.84
Blocks 175 to 178	Residential – Back to back Townhouses	0.47
Blocks 179 to 202	Residential – Street Townhouses	2.12
203 to 210	Residential – Part Lots	0.22
Block 211	Walkway	0.02
Block 212	Road Widening	0.28
Block 213 to 332	Road Reserves	0.02
Blocks 333 to 334	Entry Features	0.01
Total		13.18

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- *Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1):* January 28, 2025
- *Location of Notice Sign:* Weston Road

Previous Reports/Authority

Previous reports related to the Application and Subject Lands can be found at the following links:

O. Reg. 644/20: Zoning Order – City of Vaughan, Regional Municipality of York
[November 6, 2020, O. Reg. 644/20 \(Ontario.ca\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:
[January 18, 2016, Committee of Whole \(Working Session\) \(Item 3, Report 4\)](#)

New Community Area – Block 41 Secondary Plan Study Public Hearing Report:
[April 2, 2019, Committee of Whole \(Public Hearing\) \(Item 3, Report 15\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:
[October 7, 2019, Committee of Whole \(Item 1, Report 29\)](#)

Block 41 Block Plan Public Hearing Report:
[February 7, 2023, Committee of the Whole \(Public Hearing\) \(Item 4, Report 08\)](#)

Block 41 Landowners Group – Block Plan Approval Committee of Whole Report:
[September 17, 2024, Committee of Whole \(Item 4, Report 30\)](#)

Analysis and Options

The Draft Plan is consistent with the Provincial Planning Statement 2024 and conforms to the Vaughan Official Plan 2010.

Provincial Planning Statement, 2024 ('PPS 2024')

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to Section 3 of the *Planning Act* that came into effect on October 20, 2024. All decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The PPS 2024 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. This is permitted and facilitated through the provision of all housing options required to meet the social, health, economic and well-being requirements of current and future residents, and all types of residential intensification.

The Subject Lands are within a Settlement Area where growth and development shall be focused. Within Settlement Areas, land use patterns should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure and public service facilities. The Draft Plan facilitates an urban community with varying dwelling types and planned municipal services. The Draft Plan is consistent with the PPS 2024.

The Greenbelt Plan, 2017 ('Greenbelt Plan')

The Greenbelt Plan is intended to identify where urbanization should not occur, to provide permanent protection to the agricultural land base, together with the ecological and hydrological features, areas and functions occurring on this landscape.

The west portion of the Subject Lands is located within the Greenbelt Plan, however this area is not subject to the Draft Plan. On this basis, the Draft Plan is not subject to the Greenbelt Plan.

York Region Official Plan 2022 ('YROP 2022')

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Community Area" on Schedule 1 – "Urban Structure" of VOP 2010
- "Greenbelt Natural Heritage System" on Schedule 4 – "Oak Ridges Moraine Conservation Plan and Greenbelt Plans Areas"
- "Low-Rise Residential Designation", "Low-Rise Mixed-Use Designation", "Mid-Rise Residential Designation", "Mid-Rise Mixed-Use Designation", "Agricultural

Designation”, and “Natural Areas Designation” on Schedule B – “Block 41 Land Use Plan” of VOP 2010, Volume 2, Section 11.14, Block 41 Secondary Plan (OPA #50) (the ‘Block 41 Secondary Plan’)

- A Co-Location Facility and Elementary School are identified on Schedule B – “Block 41 Land Use Plan” of the Block 41 Secondary Plan

The Draft Plan is proposed in the Low-Rise Residential Designation, Low-Rise Mixed-Use Designation, Mid-Rise Residential Designation and Mid-Rise Mixed-Use Designation.

- The Low-Rise Residential Designation permits single-detached dwellings and townhouse dwellings (up to 3-storeys).
- Low-Rise Mixed-Use Designation, Mid-Rise Residential Designation, and Mid-Rise Mixed-Use Residential Designation permit townhouse dwellings (up to 3-storeys).

The Draft Plan conforms to VOP 2010, the Block 41 Secondary Plan, and the Block 41 Block Plan.

Block 41 Block Plan Application

Vaughan Council, on September 17, 2024, approved the Block 41 Block Plan, subject to the fulfillment of Block Plan conditions of approval. The Block 41 Block Plan shown on Attachment 4 identifies the Subject Lands as “Low-Rise Residential (street)” and “Low-Rise Residential (lane)”. The Draft Plan conforms to the approved Block 41 Block Plan.

The Block 41 Block Plan was approved with conditions required to be satisfied prior to draft approval of the first plan of subdivision within the Block Plan. The Policy Planning & Special Programs (‘PPSP’) Department has advised that a number of conditions have been satisfied, and the remaining conditions may be satisfied through conditions of draft plan approval. The Owner shall submit the necessary studies and reports to satisfy the outstanding block plan conditions. Conditions to this effect are included in Attachment 5a).

The Subject Lands form part of a Minister’s Zoning Order (O. Reg. 644/20)

The Landowner’s Group (‘LOG’) for Block 41 submitted a Minister’s Zoning Order (‘MZO’) request to the Minister under Section 47 of the *Planning Act*, requesting special zoning provisions for residential units. The MZO was approved by the Minister on November 6, 2020 as O/Reg 644/20. The MZO sets out zoning regulations applicable to Block 41 and is considered a By-law passed under City of Vaughan Zoning By-law 1-88.

The Draft Plan complies with the MZO

Zoning:

- “Low-Rise Residential Zone”, “Low-Rise Mixed-Use Zone”, “Mid-Rise Residential Zone”, and “Mid-Rise Mixed-Use Zone” by O. Reg. 644/20, as shown on Attachment 3.
- The Draft Plan complies with the MZO.

The Development and Parks Planning Department recommends approval of the Draft Plan, subject to conditions in Attachment 5a).

Subdivision Design

The Draft Plan shown on Attachment 2 is the first phase of a residential subdivision comprised of 109 single detached dwellings, 432 townhouse dwellings (street, laneway access and dual frontage), 40 back-to-back townhouse dwellings, and 8 part-lots (future development blocks). The 8 part-lots (future development blocks) will be consolidated with lands in Draft Plan of Subdivision File 19T-24V002 to facilitate single detached dwellings. The Draft Plan will provide access from Weston Road, with connections through Block 41 via minor collector Streets ‘A’ and ‘B’, as shown on Attachment 3.

The Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 5 prior to the final Draft Plan (M-plan) being registered to legally establish the blocks/lots.

Urban Design

The Urban Design division of the Development and Parks Planning Department has no objections to the Draft Plan, and has provided the following conditions of approval which are included in Attachment 5a):

- All development within the Draft Plan is required to proceed in accordance with Approved Block 41 Architectural Design Guidelines prepared by John G. Williams Limited.
- The provision of a detailed tree preservation study, edge management plans, and soils report all to the satisfaction of the City
- Finalize the Architectural Design Guidelines and Urban Design and Sustainability Guidelines prepared by MBTW-WAI Group. The Owner shall submit and finalize the technical details of the guidelines to the satisfaction of the City
- A Master Landscape Plan is required for each property identified in the Block 41 Block Plan and the Owner shall submit a detailed Master Landscape Plan to the satisfaction of the City prior to registration of the Draft Plan.

Draft Plan Condition to this effect are included in Attachment 5a).

Parks Planning

The Owner shall submit a Parkland Dedication Summary Chart and enter into a Master Parkland Agreement prior to registration of the Draft Plan. A Draft Plan Condition to this effect is included in Attachment 5a).

Financial Impact

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

Operational Impact

The PPSP Department supports the Draft Plan, subject to conditions in Attachment 5a).

Block 41 Block Plan:

The PPSP Department requires the Owner to satisfy the following Block 41 Block Plan conditions:

- Submit a final Master Environmental Servicing Plan ('MESP'), Master Class Environmental Assessment ('MCEA'), Master Landscape Plan, updated Parklands Summary Table, and Architectural Urban Guidelines;
- Enter into a Master Parkland Agreement;
- Enter into an agreement with the City to front-end finance, construct and/or contribute it proportionate shares of the cost(s) associated with infrastructure for water distribution infrastructure, ultimate wastewater servicing infrastructure, interim wastewater servicing works as identified by Urban Water Master Class Environmental Assessment; and
- Enter into an agreement to front-end finance to construct and/or contribute share of costs(s) associated with upgrading the Pine Valley Sewage Pumping Station to accommodate the ultimate service area for western portion of Block 41.

Conditions to this effect are included in Attachment 5a).

Environmental Planning:

Environmental Planning has advised that there are no natural heritage features on the portion of the Subject Lands subject to the Draft Plan and therefore has objection to the Application.

The Owner is advised to abide by the *Migratory Birds Convention Act* for any authorized removals, and to not remove trees during the migratory bird season in Vaughan which is March 31 to August 31. Staff note that the onus is on the Owner to ensure the provisions of the *Endangered Species Act* are not contravened and it is the responsibility of the applicant to comply with the Ministry of Environment, Conservation and Parks ('MECP') regulations and guidelines to protect SAR and their habitat. Conditions to this effect are included in Attachment 5a).

Built Heritage Resources and Archaeology:

The Cultural Heritage Division has reviewed the Application and determined there are no existing built heritage concerns and advised that the Subject Lands are not identified as having archaeological potential. Cultural Heritage Staff have provided conditions of approval respecting standard archaeological clauses which are included in Attachment 5a).

The Draft Plan achieves a Bronze Sustainability Threshold Score.

The Draft Plan achieves an overall Sustainability Performance Metrics (SPM) application score of 30 (bronze level). This score meets the minimum threshold requirements.

The Development Engineering ('DE') Department supports the Draft Plan subject to conditions in Attachment 5a).

The DE Department has provided the following comments:

Municipal Servicing – Water

The Subject Lands are situated within Pressure District 7 ('PD7') of the York Water Supply System. Within the vicinity of the Subject Lands, there is an existing 400 mm diameter PD7 watermain stub at the northeast intersection of Teston Road and Weston Road. The Block 41 Landowners' Group (the 'Block 41 LOG'), via a Spine Servicing Agreement, is proposing a connection to the existing watermain stub, and upfronting the costs and the construction of a watermain northwards on Weston Road to Teston Road and west on Teston Road to the future Street 'B' intersection.

The Subject Lands will be serviced by connecting to the 400 mm diameter watermain on Weston Road at Street "A" to the east, and looping their system to the proposed internal 400 mm diameter watermain to Draft Plan of Subdivision File 19T-24V002 to the south and Draft Plan of Subdivision File 19T-24V010 to the north via Street "B".

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed water servicing strategy.

Municipal Servicing – Sanitary

Block 41 is tributary to York Region's Northeast Vaughan Sanitary Trunk Sewer and its outlet is at a proposed manhole at the northeast corner of Jane Street and Teston Road. However, the Draft Plan will be utilizing the existing 525 mm diameter sanitary sewer stub at Weston Road and Teston Road and available servicing capacity through Block's 32 and 33 West upstream of York Region's Jane Rutherford Trunk Sewer.

The Block 41 LOG, via a future Spine Servicing Agreement, is proposing to connect to the existing 525 mm diameter sanitary stub, and upfront the costs and the construction of the sanitary sewer north on Weston Road. The sanitary sewer will be sized to accommodate the tributary area in Block 41 and all external benefiting lands as identified in the City's Master Plan. The Subject Lands will connect to a future internal Block 41 sanitary sewer in Draft Plan of Subdivision File 19T-24V002 via Street "B" that will connect to the above noted Weston Road sewer and drain to its ultimate outlet.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed sanitary servicing strategy.

Municipal Servicing - Stormwater Management

Stormwater drainage for the Subject Lands will discharge to the stormwater facility south of the Subject Lands, identified as Pond 2A on Attachment 4, that is proposed to be constructed in Draft Plan of Subdivision File 19T-24V002. The stormwater facility will provide quality, quantity and erosion control for its intended drainage boundary as outlined in the Master Environmental Servicing Plan for Block 41 which includes this Draft Plan. The Block 41 LOG, via a future Spine Servicing Agreement, is proposing to construct this stormwater facility that the Draft Plan will outlet to.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed stormwater management strategy.

Sewage and Water Allocation

There is limited availability of city-wide servicing capacity to allocate at this time, and therefore allocation for only 200 units of the proposed 581 units has been included in the Recommendations section of this report. As a condition of approval, and prior to registration of the Draft Plan, the Owner shall finalize any necessary agreements and plans with the DE Department to ensure that the necessary external water distribution system and wastewater infrastructure is constructed to provide an outlet for the Draft Plan.

Allocation will be granted to the Draft Plan, and each Draft Plan of Subdivision application in Block 41, in a phased approach considering the in-service date of the external municipal services and building permit issuance timing for each phase. The Owner shall provide a phasing plan for allocation to the Draft Plan, including identifying an initial phase of approval for the Draft Plan.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed sewage and water allocation strategy.

Noise Assessment

The Owner submitted an Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated April 12, 2024 (the 'Noise Study'). The Noise Study recommends a Class 4 Area designation for a portion of first phase of the Draft Plan as shown on Attachment 2. The City retained a noise reviewer who undertook an assessment of the Noise Study and supporting documents (an addendum to the original report, Minutes of Settlement Agreement for Block 41 and TransCanada PipeLine comments) to determine if the Class 4 Area Designation was justified.

While the peer review has provided several comments to be addressed in an updated Noise Study, the peer review supports the overall conclusion that a Class 4 Area designation is appropriate for the Subject Lands. Therefore, based on DE's review of the Noise Study and peer review, a Class 4 Area designation is recommended for the Subject Lands. A condition to this effect is included in the Recommendation section of this report.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed noise mitigation strategy.

Environmental Engineering

The Owner submitted a summary document which noted that no further environmental investigation is recommended for the Subject Lands. The Owner advised that an updated Phase One Environmental Site Assessment (ESA) and Phase Two ESA for various parts of the Subject Lands will be submitted through the detailed design of the Draft Plan. A reliance letter was also submitted by the Owner, however the

Environmental Engineering department requires revisions to this letter with the submission of the updated Phase One ESA and Phase Two ESA. Conditions to this effect have been included in Attachment 5a).

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed environmental engineering strategy.

Transportation

The Draft Plan involves a road network largely in accordance with the Block 41 Block Plan and features a mixture of local and minor collector roads. Transportation Engineering anticipates that with the implementation of the Block 41 road network and required improvements, that the Draft Plan will introduce an acceptable traffic impact. There remain details surrounding the requirements and configuration of improvements to Weston Road that are subject to York Region's review and approval and, as a result, Conditions of Approval are required that these details be confirmed with York Region.

The Block 41 Collector Roads Environmental Assessment ('EA') is still subject to Ministry of Environment, Conservation and Parks ('MECP') approval and a Condition of Approval is required that the Block 41 road network be designed and implemented in accordance with the EA upon its approval by the MECP. At this time, Transportation Engineering has no concerns regarding the EA. Additional conditions of Approval including confirming details regarding the internal road network and coordination of the implementation of streets which will extend to neighbouring lands are required.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed transportation strategy.

Lot Grading

A detailed evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted for the City's review. The Owner shall inform the City of any operation and maintenance obligations for future municipal or private infrastructure including retaining walls, soil stability requirements or other proposed structures necessary to facilitate the development of the Subject Lands.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed lot grading strategy.

Parkland dedication or cash-in-lieu of parkland dedication is required.

Parkland dedication for Block 41 was determined through the Block 41 Block Plan Application. The Owner is required to enter into a Master Parkland Agreement which will set out the parkland dedication or cash-in-lieu of parkland dedication requirements for Block 41. If cash-in-lieu of parkland dedication is required for the Draft Plan, the Owner shall pay to the City of Vaughan by way of a certified cheque, cash-in-lieu of the dedication of parkland in accordance with the *Planning Act* and the City's Cash-in-lieu policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the

approved appraisal shall form the basis of the cash-in-lieu payment. Conditions to this effect are included in Attachment 5a).

TransCanada PipeLine ('TCPL') Compressor Station has no objection to the Application, Subject to conditions in Attachment 5j).

The Draft Plan abuts the TCPL Compressor Station to the north as shown on Attachment 1. Development within the Draft Plan is required to maintain a 13 m setback from the edge of the TCPL pipeline to the any parallel road within the subdivision. Additionally, permanent buildings and structures shall be located a minimum of 7 m, and temporary accessory structures shall be located a minimum of 3 m from the TCPL pipeline's right-of-way easement. Conditions to this effect are included in Attachment 5j).

The proposed Street B shown on Attachment 3 runs north/south and is divided by TCPL's private driveway and pipeline. Appropriate barriers shall be implemented at the southern edge of the Street B, to the satisfaction of TCPL and the City's Development Engineering Department. Conditions to this effect are included in Attachment 5.

All residential lots and blocks abutting the TCPL Compressor Station will be designed in accordance with the findings and specifications of the Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd., and Section 3.10 of the Block 41 Secondary Plan. The Owner shall provide necessary noise attenuation measures including but not limited to noise walls, fences, earth barriers, building and construction material as defined by Provincial NPC-300 Guidelines and appropriate building typologies to be located within the noise influence areas. The Owner shall provide the Noise Study as part of the detailed design review and prior to registration of the Draft Plan. Draft Plan conditions to this effect are included in Attachment 5.

Other external agencies and various utilities have no objection to the Development

The Development Finance Department, Parks Infrastructure Planning and Development Department, Environmental Planning, TransCanada PipeLine Limited, Canada Post, Alectra Utilities, Rogers Communications Canada Inc., Bell Canada, and Enbridge Gas Inc., have no objections to the Draft Plan, subject to conditions included in Attachment 5.

The York Catholic District School Board ('YCDSB'), By-law & Compliance Licensing & Permit Services, Building Standards, Emergency Planning, Fire & Rescue Services, Forestry and Horticulture Operations and Environmental Services Department have no objections to the Draft Plan.

Broader Regional Impacts/Considerations

The Regional Municipality of York ('York Region') has no objection to the Application, subject to conditions in Attachment 5b).

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York

Region has no objections to the approval of the Application. The Owner is required to satisfy all York Region conditions of approval as set out in Attachment 5b).

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Application, subject to conditions in Attachment 5c).

The TRCA has identified that the western portion of the Subject Lands are part of the Humber River Watershed and subject to Ontario Regulation 41/24. The Subject Lands include a portion of the Black Creek Flood plain and buffer area, which has been altered through urbanization. The Draft Plan does not contain any natural features, and the area of influence is negligible. TRCA has no objections to the approval of the Application. The Owner is required to satisfy all TRCA conditions of approval as set out in Attachment 5c).

Conclusion

The Development and Parks Planning Department is satisfied the Application is consistent with the PPS 2024, conforms to VOP 2010, and is appropriate for the development of the Subject Lands. The Draft Plan is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 5.

For more information, please contact Kaveen Fernando, Planner, at extension 8592.

Attachments

1. Context and Location Map
2. Draft Plan of Subdivision File 19T-24V004
3. Draft Plan of Subdivision File 19T-24V004 and Existing Zoning
4. Block 41 Block Plan and Draft Plan of Subdivision File 19T-24V004
5. Conditions of Draft Plan of Subdivision File 19T-24V004 (Attachments 5a to 5j)

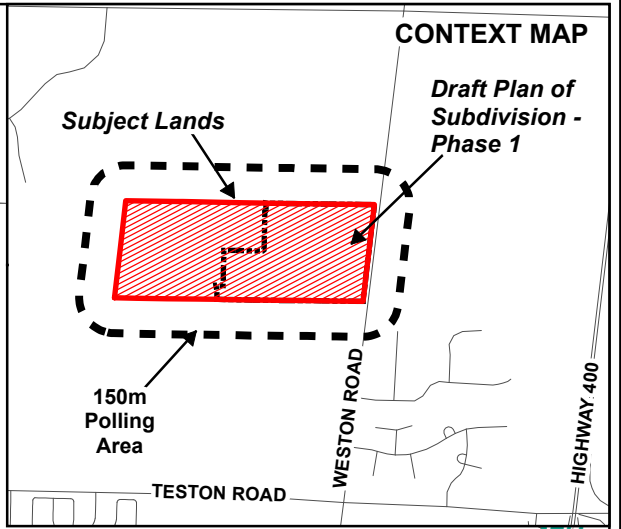
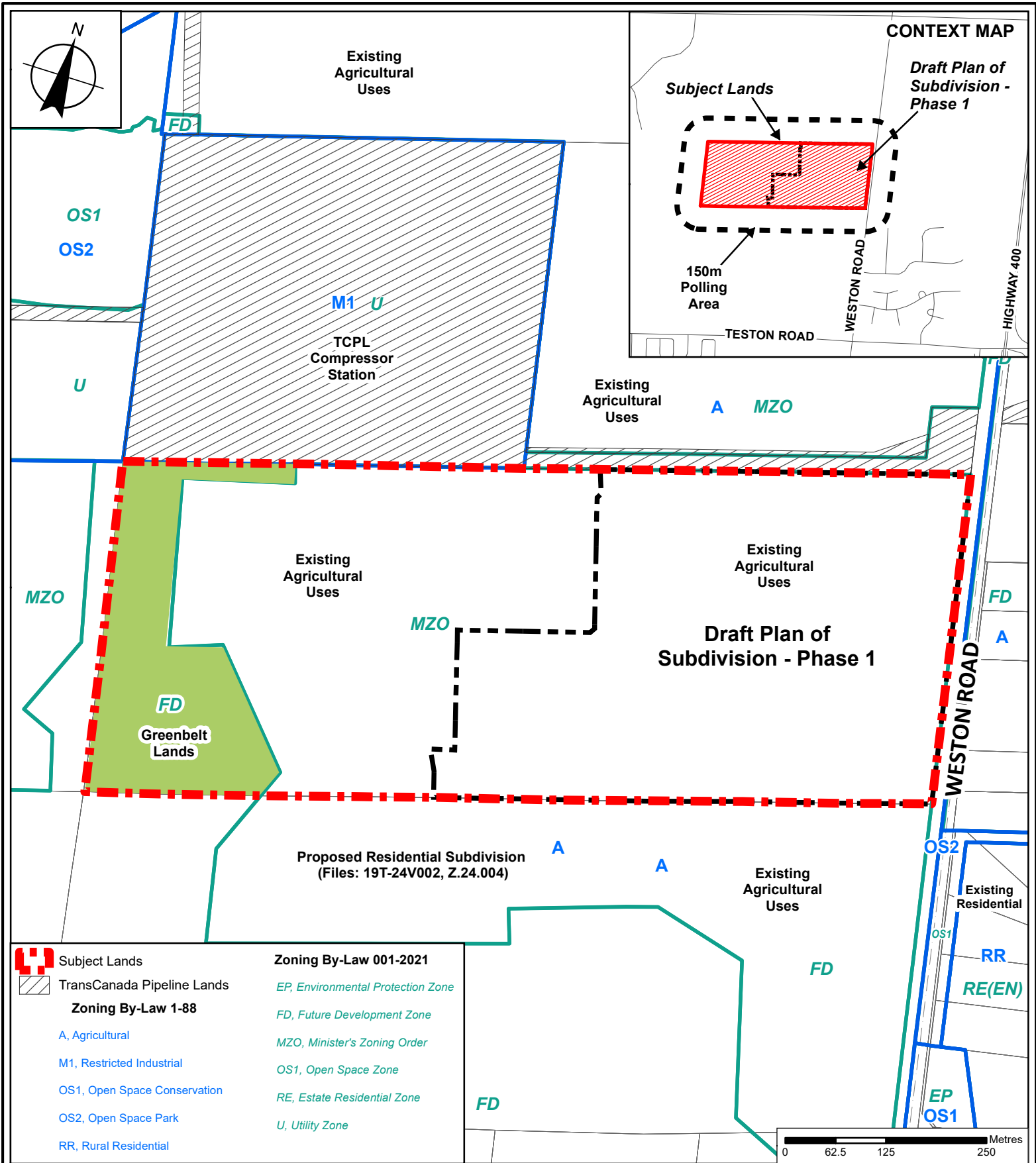
Prepared by

Kaveen Fernando, Planner, ext. 8592

Casandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



	Subject Lands	Zoning By-Law 001-2021
	TransCanada Pipeline Lands	<i>EP, Environmental Protection Zone</i>
Zoning By-Law 1-88		<i>FD, Future Development Zone</i>
A, Agricultural		<i>MZO, Minister's Zoning Order</i>
M1, Restricted Industrial		<i>OS1, Open Space Zone</i>
OS1, Open Space Conservation		<i>RE, Estate Residential Zone</i>
OS2, Open Space Park		<i>U, Utility Zone</i>
RR, Rural Residential		

Context and Location Map

LOCATION: 11120 Weston Road
Part of Lot 28, Concession 6

APPLICANT: Block 41-28E Developments
Limited c/o TACC Developments Ltd.



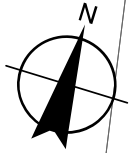
Development and
Parks Planning

Attachment

FILE:
19T-24V004

DATE:
April 1, 2025

1



FIN: 03346-0136(L,T)

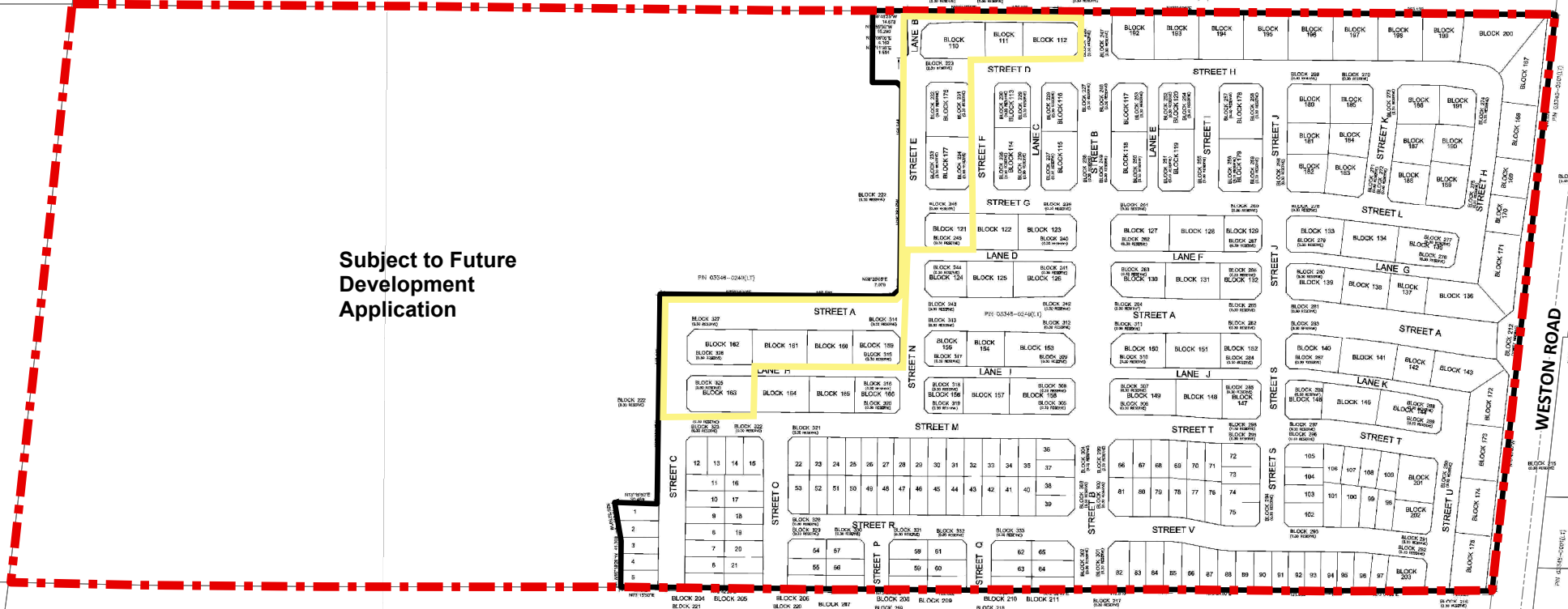
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FIN: 03346-0130(L,T)

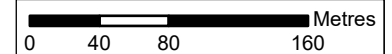
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FIN: 03346-0130(L,T)

Subject to Future Development Application



-  Phase 1
-  Subject Lands
-  Class 4 Area Designation



Draft Plan of Subdivision File 19T-24V004

Attachment

Location: 11120 Weston Road
Part of Lot 28, Concession 6

Applicant:
Block 41-28E Developments Limited c/o TACC Developments Ltd.

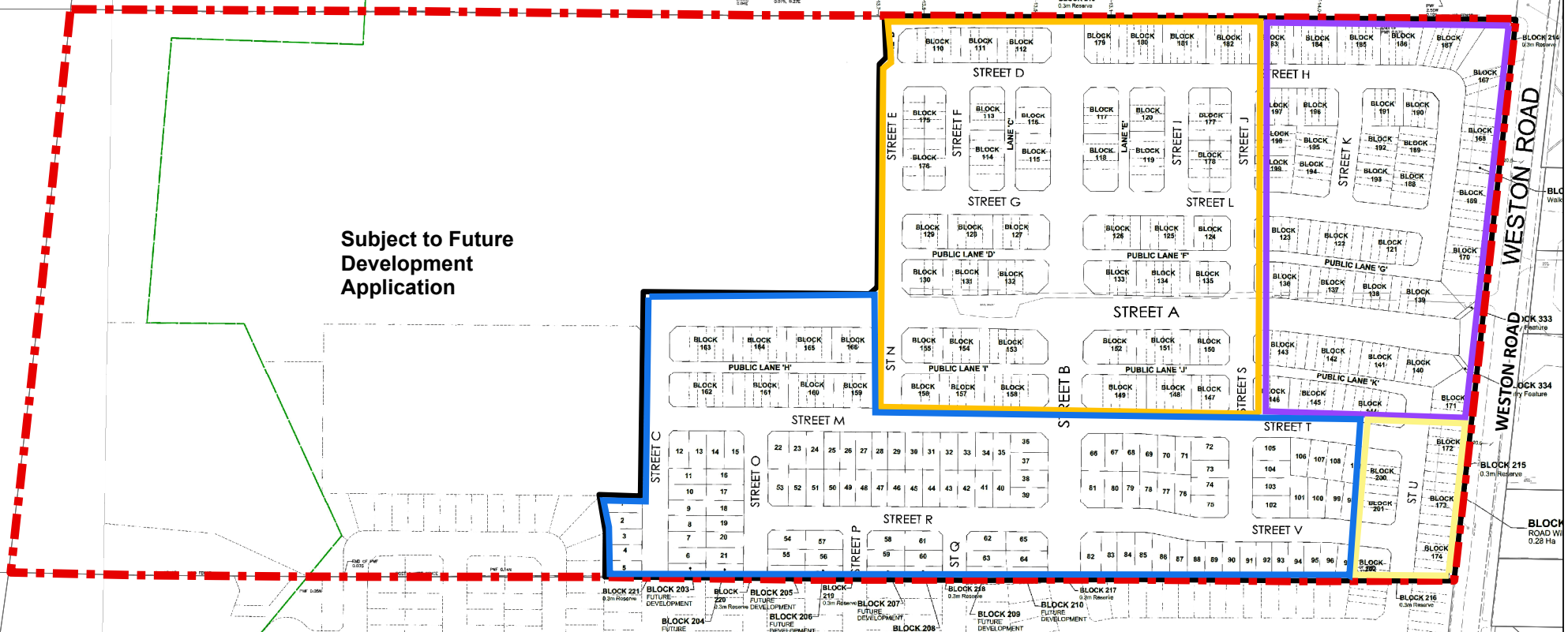
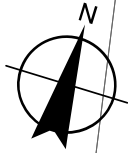


Development and
Parks Planning

File:
19T-24V004







Date:
April 1, 2025

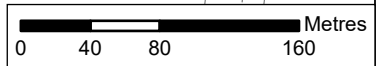
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Subject to Future
Development
Application

Legend - Map No. 249 - O. Reg. 644/20 Zones

-  Phase 1 of Draft Plan of Subdivision File 19T-24V004
-  Subject Lands
-  Low-Rise Residential Zone
-  Low-Rise Mixed-Use Zone
-  Mid-Rise Residential Zone
-  Mid-Rise Mixed-Use Zone



Draft Plan of Subdivision File 19T-24V004 and Existing Zoning

Attachment

Location: 11120 Weston Road
Part of Lot 28, Concession 6

Applicant:
Block 41-28E Developments Limited c/o TACC Developments Ltd.



Development and
Parks Planning

File:
19T-24V004
Date:
April 1, 2025

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BLOCK 41 BLOCK PLAN

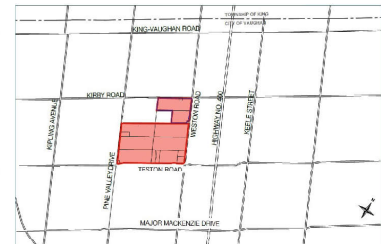
City of Vaughan

Land Use

- Secondary Plan Area
- Greenbelt Plan Boundary
- Greenbelt Plan Area
- Natural Areas outside the Greenbelt Boundary
- Low-Rise Residential (street)
- Low-Rise Residential (lane)
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- E.S. (10000) Elementary School
- S.S. (10000) Secondary School
- Heritage
- Park
- Potential Parkland
- Private Open Space
- TCPL Easement
- Vista
- Storm Water Management Facility
- Non-Participating Landowners

Note:
The Block Plan will be updated to reflect the Draft Plans of Subdivision as they are approved by City of Vaughan Council

Key Plan



MGP File: 11-2003
Date: August 21, 2014

Subject Lands (19T-24V004)

Phase 1 Lands

Block 41 Block Plan and Draft Plan of Subdivision File 19T-24V004

LOCATION: 11120 Weston Road
Part of Lot 28, Concession 6

APPLICANT: Block 41-28E Developments
Limited c/o TACC Developments Ltd.



Development and
Parks Planning

Attachment

FILE:
19T-24V004

DATE:
April 1, 2025

4

ATTACHMENT NO. 5

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-24V004 (THE 'PLAN')
BLOCK 41-28E DEVELOPMENTS LIMITED C/O TACC DEVELOPMENTS LTD. (THE
'OWNER')
11120 WESTON ROAD
PART OF LOT 28, CONCESSION 6 (THE 'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED
PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE
19T-24V004 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. 5a).
2. The Conditions of Approval of Region of York as set out on Attachment No. 5b) and dated September 27, 2024.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 5c) and dated January 27, 2025.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 5d) and dated May 17, 2024.
5. The Conditions of Approval of Hydro One Networks Inc. as set out on Attachment No. 5e) and dated May 27, 2024.
6. The Conditions of Approval of Bell Canada as set out on Attachment No. 5f) and dated May 14, 2024.
7. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 5g) and dated May 16, 2024.
8. The Conditions of Approval of Canada Post as set out on Attachment No. 5h) and dated May 24, 2024.
9. The Conditions of Approval of Rogers Communications Canada Inc. as set out on Attachment No. 5i) and dated January 17, 2025.
10. The Conditions of Approval of the TransCanada PipeLine Limited ('TC Energy') as set out on Attachment No. 5j) and dated February 3, 2025.

Clearances

1. The City shall advise in writing that Conditions on Attachment No. 5a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. Region of York shall advise in writing that the Conditions on Attachment No. 5b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. The Toronto and Region Conservation Authority shall advise in writing that the Conditions on Attachment No. 5c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. Alectra Utilities Corporation shall advise in writing that the Conditions on Attachment No. 5d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Hydro One Networks Inc. shall advise in writing that the Conditions on Attachment No. 5e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
6. Bell Canada shall advise in writing that the Conditions on Attachment No. 5f) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge Gas Inc. shall advise in writing that the Conditions on Attachment No. 5g) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
8. Canada Post shall advise in writing that the Conditions on Attachment No. 5h) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
9. Rogers Communications Inc. shall advise in writing that the Conditions on Attachment 5i) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
10. TC Energy shall advise in writing that the Conditions on Attachment No. 5j) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT No. 5a)

CITY OF VAUGHAN CONDITIONS:

Development and Parks Planning Department:

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons Planning Group, dated January 17, 2025 (the 'Plan').
2. If the Plan is not registered within three (3) years after the date upon which approval of Draft Plan of Subdivision File No. 19T-24V004 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
3. The Owner shall pay all outstanding street numbering and street naming fees in accordance with the in-effect Fees and Charges By-law.
4. The Owner shall pay any and all outstanding fees to the Development and Parks Planning and Development Engineering Departments, in accordance with the in-effect Fees and Charges By-law.
5. The Owner shall pay any and all outstanding application fees and landscape review and inspection fees to the Development and Parks Planning Department in accordance with the in-effect Fees and Charges By-law.
6. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, regarding matters as City may consider necessary, including payment of development levies, the provision of roads and municipal services, landscaping, fencing, and Class 4 Area designation surcharge fees. The said agreement shall be registered against the lands to which it applies.
7. The road allowance(s) within the Plan shall be named to the satisfaction of the City and Region of York. The proposed street name(s) shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
8. Prior to registration of the Plan, the Landowner's Group ('LOG') shall enter into a Master Parkland Agreement as per the Block 41 Secondary Plan, section 9.6.5, with the City, to the satisfaction of the Parks Planning Department. The Master Parkland Agreement will provide for conveyance of the parkland contemplated by this Plan to the City. All landowners within the area of the Plan shall be required to execute the Master Parkland Agreement under the Planning Act, R.S.O. 1990, c.P.13, as

amended, respecting the proposed development or redevelopment of their lands. Any additional densities should be satisfied with additional cash-in-lieu of parkland payment to the City. The applicant is to provide the City with a letter from the Block 41 LOG Trustee to confirm that this application is accounted for in the overall parkland dedication calculations at the application's planned land use and density and that all cash-in-lieu has requirements have been satisfied. A Block 41 parkland dedication chart shall calculations to the City's satisfaction prior to registering the draft plan.

9. Prior to registration of the Plan, the Owner shall provide the City with an up-to-date parkland dedication chart for the Subject lands and all of Block 41 development lands for review and approval to the satisfaction of the City. The Parkland Dedication chart shall include the total hectares of parkland identified to be conveyed to the City in all phases of Block 41 development.
10. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to the transfer of land.
11. Prior to registration of the Plan, the Owner shall submit a Letter of Commitment from a Qualified Person (an Architect, Engineering or BCIN Designer) to demonstrate how the Plan conforms to solar readiness requirements in accordance with City of Vaughan Official Plan, Volume 2, Section 11.14 Block 41 Secondary Plan, policy 6.3.2.3.
12. The Owner acknowledges and agrees that the Plan and associated conditions of draft plan approval may require revisions, to the satisfaction of the City, to implement or integrate any recommendations resulting from studies or submission required as a condition of draft approval.
13. The Deputy City Manager of Planning and Growth Management be delegated the authority to approve any minor revisions to the Plan or draft conditions as a result of errors, omissions, or other revisions as required through Detailed Engineering Design.
14. Prior to registration of the Plan, the Owner shall provide the final georeferenced AutoCAD drawings of the Plan, site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development and Parks Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided.

15. The following clauses shall be included in the Subdivision Agreement:

- a. Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Gaming and Ministry of Sport and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division.
- b. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the Region of York Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery and Procurement and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.
- c. The Owner shall agree in the Subdivision Agreement that the Part Lots (Blocks 203 to 210) on the Plan shall be developed only in conjunction with the abutting lands in Draft Plan of Subdivision File 19T-24V002 (1212763 Ontario Limited c/o Fieldgate Developments), to the south. The Owner shall not apply for Building Permits and the City shall not issue Building Permits for Blocks 203 to 210 until the lands are combined to the satisfaction of the City.
- d. 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, daylight 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.
- e. The Owner acknowledges and agrees to design and install appropriate barriers and/or other treatments at the edge of Street B abutting the TCPL Right-of-way to the satisfaction of TCPL, Development and Parks Planning, and Development Engineering Staff at the detailed design stage prior to the registration the Draft Plan.

16. The Owner acknowledges and agrees to necessary warning clauses on specific lots/blocks prescribed by City of Vaughan, Partner Agencies, Provincial and Federal Agencies upon further detailed review of the Subdivision Lots/blocks prior to registering the Draft Plan and to include such lots/blocks subject to warning clauses

in the Purchase and Sales and Rental Agreements as identified by appropriate review parties.

17. The Owner shall include Attachment No. 5j) – Conditions of Approvals of TC Energy in the Subdivision Agreement and Purchase and Sales and Rental Agreements to the satisfaction of TransCanada PipeLine Limited and City Staff.
18. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
 - a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
 - b. All commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment Nos. 5a, 5b, 5c, 5d, 5f, 5g, 5h, 5i and 5j for each phase proposed for registration' and further the required clearances may relate to lands to the lands not located within the phase sought to be registered.
19. Prior to release for registration of the Plan, the lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.14, as amended.

Urban Design Conditions:

20. Prior to final approval, the Owner shall provide a detailed 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 based on the arborist report recommendations.
 - a. In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
 - b. The Owner shall not remove trees without written approval by the City.
 - c. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.

21. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development and Parks Planning Department in accordance with the in-effect Fees and Charges By-law:
 - a. This fee will include staff's review and approval of proposed streetscaping/landscaping within the Plan (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
 - b. In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City.
22. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:
 - a. Urban design guidelines shall have been prepared in accordance with City Policy and approved by City Staff;
 - b. All development shall proceed in accordance with the City Staff approved urban design guidelines; and
 - c. A planning consultant shall be retained at the cost of the owner with concurrence of the City to ensure compliance with the urban design guidelines.
23. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:
 - a. Architectural guidelines shall have been prepared in accordance with City Policy and approved by City Staff;
 - b. All development shall proceed in accordance with the City Staff approved architectural design guidelines;
 - c. A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines;
 - d. Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and

- e. The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
24. Prior to final approval, the Owner shall prepare a landscape master plan. All development shall proceed in accordance with the approved landscape master plan; the plan shall address but not be limited to the following issues:
- a. Co-ordination of the urban design/streetscape elements including built form, fencing treatments, and street tree planting;
 - b. Sustainability design practices/guidelines;
 - c. The appropriate community edge treatment along Weston Road with low-maintenance plant material; and
 - d. The pedestrian urban connections between streets and built forms.
25. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City's Sustainability Metrics program.
- a. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
26. The Owner shall agree in the subdivision agreement to erect a permanent 1.8 metre high galvanized chain-link fence or approved equal along the limits of the residential lots that abut the proposed school lands within the subdivision to the immediate west.
27. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equivalent along the limits of the residential lands that abut the TransCanada PipeLines Limited lands.
28. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and blocks; to be coordinated with the environmental noise report and architectural design guidelines.
29. The Owner shall agree in the subdivision agreement to provide a soils report for all street tree pits and planting beds throughout the subdivision to the satisfaction of the City.

Development Engineering Department:

30. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.

31. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
32. Prior to final approval, the Owner shall provide easements and land dedication as may be required for access, utility servicing, drainage, construction purposes, or other municipal requirements shall be granted to the appropriate authority(ies), to their satisfaction free of all charge and encumbrance.
33. Prior to final approval, a geotechnical and soils report(s) 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.
34. The Owner shall agree in the subdivision agreement to ensure that the grading at the boundaries of the Plan match with the grading for the surrounding lands and obtain permission from abutting landowner and/or working easements to be obtained to the satisfaction of the City.
35. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit it to the City for review and approval. A detailed engineering report that describes the storm drainage system for the proposed development within this Plan, which report shall include:
 - a. plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - b. the location and description of all outlets and other facilities;
 - c. storm water management techniques which may be required to control minor and major flows; and
 - d. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction
36. Prior to final approval of the Plan or any phase thereof, the Owner may be required to revise or update the technical reports related to the development where such reports may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Traffic Impact Study, Hydrogeological Study and Noise Study.

37. 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.
38. The Owner shall agree in the subdivision agreement that no building permits will be issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
39. Prior to final approval of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
40. 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.
41. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
42. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
43. 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.
44. Prior to final approval of the Plan, the Owner shall provide confirmation satisfactory to the City that arrangements have been made with a suitable telecommunication provider to provide its services underground at the approved locations and to the satisfaction of the City. The Owner shall permit any telephone or telecommunications service provider to locate its plant agreement with the City. The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.

45. 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 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."

- b. "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
- c. "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Comprehensive Zoning By-law and the Ontario Regulation 644/20, as amended.
- d. "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office."
- e. "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."
- f. "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 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy

fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

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

- g. “Purchasers and/or tenants are advised that this plan of subdivision is designed to include catchbasins. The catchbasin is designed to receive and carry only clean stormwater. It is the purchaser and/or tenant’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 catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
- h. “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each 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.

46. The Owner shall agree to provide a Phasing Plan for servicing capacity allocation identifying the reasonable construction timing of the Plan. Prior to registration of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan, or that alternate agreements and/or arrangements are in place, to the satisfaction of the City, to confirm that adequate servicing capacity is allocated to the Plan. Phased registration may be permitted that is aligned with servicing capacity allocation for the Plan.

47. The Owner(s) shall enter into an agreement with the City to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate wastewater servicing infrastructure improvements identified in the City's Integrated Urban Water Master Plan Class Environmental Assessment, affecting the Plan. It is anticipated an area-specific development charge by-law will be passed for the ultimate wastewater benefitting area.
48. The Owner shall front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate Pressure District 7 water distribution system infrastructure improvements identified in the City's final Integrated Urban Water Master Plan Class Environmental Assessment (Project No. W005-2023), to the satisfaction of the City.
49. Prior to registration of the Plan, the Owner shall enter into a Spine Servicing Agreement with the City as part of the Block 41 Landowners' Group to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with any municipal infrastructure, internal or external, required that are necessary to benefit the Plan to the satisfaction of the City.
50. The Owner shall agree in the subdivision agreement to design and construct at no cost to the City all applicable external municipal infrastructure required that is necessary to benefit the Plan to the satisfaction of the City.
51. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the Lands to the satisfaction of the City. The Owner shall agree to provide a financial security or direct financial contribution for operation and maintenance considerations to the City, including but not limited to the non-standard sanitary sewer design and associated operation and maintenance costs, to the satisfaction of the City.
52. 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.
53. The Owner shall implement the latest Region of York's "Inflow and Infiltration Reduction Standard for Sewers Servicing New Development" document for watertight sanitary sewer construction to the satisfaction of Region of York and the City.
54. The Owner shall submit a final Master Environmental Servicing Plan, Functional Servicing Report and any other required plans or reports to the satisfaction of the City.

55. The Owner shall provide an updated Transportation Impact Study (TIS) to the satisfaction of Development Engineering addressing all outstanding comments. Any improvements identified in the updated TIS that are required to support the Plan will be the responsibility of the Owner.
56. The Owner shall, prior to the submission of detailed engineering drawings, provide updated Functional Design drawings for the transportation network to the satisfaction of Development Engineering.
57. That Streets C, D, O, P, Q and U must terminate in a cul-de-sac if built/operated prior to the development of neighbouring lands to the south at 10970 Weston Road with a revised Draft Plan submitted to the satisfaction of Development Engineering.
58. The Owner shall implement the TDM Plan as outlined in the updated Transportation Impact Study to satisfaction of Development Engineering.
59. The Owner shall provide detailed engineering drawings to satisfaction of Development Engineering.
60. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
61. Prior to final approval of the Plan, the Owner shall address and satisfy all comments provided by the Development Engineering Department, to the satisfaction of the City.
62. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 41 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, bridge structures and municipal services to support development within Block 41. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
63. Prior to final approval of the Plan, the Block 41 Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of Block 41, including any and all obligations set out in agreements (i.e., Block 41 Cost Sharing Agreements). If a Trustee is appointed to the Block 41 Landowners Group, the Trustee shall provide this written confirmation.
64. 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.

65. Prior to final approval of the Plan, and/or conveyance of land, and/or commencement 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), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to 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, Conservation, and Parks (MECP) 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 Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
- c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
- d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

66. Prior to the conveyance of land 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. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
- b. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) 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 Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.

- c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
- d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

67. The Owner shall agree in the subdivision agreement to inspect, evaluate, and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows

- a. A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the Plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - i. Bacteriological Analysis – total coliform and E-coli counts
 - ii. Chemical Analysis – Nitrate Test
 - iii. Water level measurement below existing grade
- b. In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department, and the City within twenty-four (24) hours of the test results.
- c. Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
- d. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.
- e. If the private well systems in the zone of influence deteriorate due to the servicing of the Plan, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.

68. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
69. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.
70. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
71. The Owner shall agree in the subdivision agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
72. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the City.
73. Prior to the initiation of the grading or stripping of topsoil and final approval of the Plan, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the open space and/or buffer blocks.
74. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
75. Prior to registration of the Plan, the City shall amend Schedule 4 of the City's Noise By-law No. 121-2021 to designate the Subject Lands as a Class 4 Area to the satisfaction of the Development Engineering Department.

76. Prior to registration of the Plan, the Owner shall satisfy the following requirements with respect to the Noise Study and Class 4 Area to the satisfaction of the Development Engineering Department:

- a. The Owner shall address comments raised through the per review by Jade Acoustics inc., dated February 20, 2025 and update the Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd., dated April 12, 2024 by submitting an updated Noise Impact Assessment by including all recommended noise control measures in the Noise Report to the satisfaction of Development Engineering Department;
- b. The Owner shall enter into a Subdivision Agreement with the City to ensure appropriate notices are provided to prospective purchasers informing of the dwellings that are subject to Class 4 Area and respective noise mitigation measures.
- c. The Owner shall include all the warning clauses in the Subdivision Agreement and Purchase and Sales/Rental Agreement. The Subdivision Agreement shall be registered on Title to the satisfaction of the City;
- d. The Owner shall submit a copy of the Registered Plan of Survey (R-Plan) illustrating the boundaries of the Subject Lands subject to Class 4 Area designation, to the satisfaction of the City.

Real Estate Department:

77. Prior to the issuance of a Building Permit, the Owner shall dedicate land and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law. The Owner shall submit an appraisal of the Lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law, prepared by an accredited appraiser for approval by the City's Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable.

Policy Planning and Special Program ('PPSP') Department:

78. Prior to registration of the Plan, the Owner shall address York Region's outstanding comments for the Block 41 Block Plan Application (File No. BL.41.2020) and conditions identified in Attachment 5b) to the satisfaction of PPSP Staff and Region of York.

79. Prior to registration of the Plan, the Owner shall submit a Community Energy Plan prepared by a qualified energy consultant. The Community Energy Plan will be peer

reviewed by a consultant chosen by the City and approved to the satisfaction of the City.

80. Prior to registration of the Plan, the Owner shall provide justification for the proposed trails that do not match Schedules E and F of the Block 41 Secondary Plan and/or provide a revised Trails Master Plan to the satisfaction of the City.
81. Prior to registration of the Plan, the Owner shall submit a Master Landscape Plan to the satisfaction of the City.
82. Prior to registration of the Plan, the Owner shall enter into an agreement with the City to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended water distribution system servicing infrastructure improvements identified in the City's Integrated Urban Water Master Plan Class Environmental Assessment, to the satisfaction of the City.
83. Prior to registration of the Plan, the Owner shall enter into an agreement with the City to front-end finance and construct the required interim wastewater servicing works, per the approved ISS Study (October 2021), to the satisfaction of the City. The Owner, at its own expense, shall agree to decommission interim wastewater servicing works, as appropriate, to the satisfaction of the City.
84. Prior to registration of the Plan, the Owner shall enter into an agreement with the City to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate wastewater servicing infrastructure improvements identified in the City's Integrated Urban Water Master Plan Class Environmental Assessment,. The Owner acknowledges and agrees to pay applicable area-specific development charges in accordance with anticipated development charge by-law for ultimate wastewater benefitting area.
85. Prior to registration of the Plan, the Owner shall enter into an agreement with the City to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with upgrading the Pine Valley North Sewage Pumping Station, as required, to accommodate the ultimate service area for the western portion of Block 41, to the satisfaction of the City.

Policy Planning and Special Program ('PPSP') Department - Environmental Planning

86. Prior to final approval of the Plan, the Owner shall update and provide the Compensation Plan and final values demonstrating no loss to ecological function of Natural Heritage Features (i.e. Wetlands), to the satisfaction of Environmental Planning Staff.

87. Prior to final approval of the Plan, the Owner shall submit an updated Arborist Report to the City's Environmental Planning and Urban Forestry Departments for review and approval.
88. The Owner acknowledges and agrees that this Plan may be subject to red-line revisions, if required, in order to satisfy the Environmental Planning conditions of draft plan approval, all to the satisfaction of the City.
89. The following warning clauses shall be included in the Subdivision Agreement to the satisfaction of City Staff:
 - a. The Owner shall agree in the subdivision agreement that the City of Vaughan has Species at Risk ('SAR') within its jurisdiction that are protected under the Endangered Species Act, 2007, S.O.2007 (the 'Act'). Environmental Planning staff note that the onus is on the Owner to ensure the provisions of the Act are not contravened. As such, it is the responsibility of the Owner to comply with any Ministry of Environment, Conservation and Parks regulations and guidelines to protect SAR and their habitat.
 - b. The Owner shall agree in the subdivision agreement that the City of Vaughan contains Migratory Birds within its jurisdiction that are protected under the Migratory Bird Convention Act, 1994. The Owner shall not remove any trees within the breeding bird window in Vaughan from March 31 to August 31. If tree removals are necessary, then bird nest sweeps and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.
 - c. The Owner shall agree in the subdivision agreement that should there be expected impacts proposed to fish habitat, it is the responsibility of the Owner to engage and comply with Fisheries and Oceans Canada (DFO) regulations and guidelines.
 - d. The Owner shall agree in the subdivision agreement that should there be expected impacts proposed to significant wildlife habitat, it is the responsibility of the Owner to engage and comply with any Ministry of Natural Resources regulations and guidelines.

Fire and Rescue Services

90. The Owner shall agree in the subdivision agreement to provide the following for the purpose of fire safety and firefighting operations:
 - a. Hydrant for firefighting, municipal or private, as identified in the plans and

- code requirements to be installed;
- b. Hydrant shall be unobstructed and ready for use at all times;
 - c. Access roadways shall be maintained and suitable for large heavy vehicles;
and
 - d. Temporary municipal address to be posted and visible for responding
emergency vehicles satisfactory to the City.

SUBP.24.V.0010 (19T-24V004)
(Block 41 – 28 East Developments Limited)

**Schedule of Clauses/Conditions
SUBP.24.V.0010 (19T-24V004)
Part of East Half of Lot 28, Concession 6
11120 Weston Road
(Block 41 – 28 East Developments Limited)
City of Vaughan**

Re: Malone Given Parsons, File No. 21-3008, dated March 7, 2024

Clauses to be Included in the Subdivision Agreement

1. 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.
2. The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
3. The Owner shall implement all recommendations in the revised Transportation Study, including all TDM measures and checklists, to the satisfaction of the Region.
4. The Owner shall agree that where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
5. The Owner shall agree to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
6. The Owner shall agree that, where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
7. The following warning clause shall be included with respect to the lots or blocks affected:

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

8. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence; and
 - c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.
9. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

10. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
 - A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and
 - A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
11. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and the Infrastructure Asset Management for record.
12. The Owner shall provide a drawing to show the layout of active transportation facilities and connections internal to the site and on the boundary roads.

13. The Owner shall provide preliminary designs and cost estimates for the intersection of Weston Road and Street “A,” to the satisfaction of the Region.
14. The Owner shall provide an updated Master Environmental Servicing Plan Transportation Study that is prepared to the satisfaction of the Region.
15. The Owner shall provide an updated Transportation Study to the satisfaction of the Region.
16. The Owner shall demonstrate that active transportation facilities, streetscaping and urbanization will be provided along Weston Road, between Kirby Road and Teston Road, to the satisfaction of the Region.
17. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to Development Engineering for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
18. Concurrent with the submission of the subdivision servicing application (MECP) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for the York Region’s road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
 - l) Functional Servicing Report (water, sanitary and storm services)
 - m) Water supply and distribution report;
 - n) Engineering drawings showing plan and profile views of proposed works related to
 - o) connections to or crossing of Regional watermain or sewer, including the following, as applicable:
 - Disinfection Plan
 - MECP Form 1- Record of Watermains Authorized as a Future Alteration

- p) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
19. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
20. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. One (1) set of digital engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information for the proposed Regional storm sewers and stormwater infrastructure shall be submitted to Development Engineering, Attention: Ms. Cynthia Tam, P.Eng.
21. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
22. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
23. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
24. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region Right-of-Way to be removed, preserved or relocated. The report/plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
25. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region right-of-way as required by any and/or all of the following: York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.

26. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
27. The Region requires the Owner submit a Phase One Environmental Site Assessment (“ESA”) in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended (“O. Reg. 153/04”). The Phase One ESA must be for the Owner’s property that is the subject of the application and include the lands to be conveyed to the Region (the “Conveyance Lands”). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region’s standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MECP full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner’s certified written statement.

28. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:

- a) A widening across the full frontage of the site where it abuts Weston Road of sufficient width to provide a minimum of 20.5 metres from the centreline of construction of Weston Road,
 - b) A 10 metre by 10 metre daylight triangle at the northwest and southwest corners of the intersection of Weston Road and Street “A,”
 - c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Weston Road, and
 - d) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a southbound right turn lane at the intersection of Weston Road and Street “A.”
29. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
30. The Owner shall demonstrate, to the satisfaction of Development Engineering that Street “A” shall be designed to intersect Weston Road at a right angle, or on a common tangent.
31. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street “A” shall be designed to accommodate the recommendations of the transportation report approved by York Region.
32. The intersection of Weston Road and Street “A” shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
33. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region’s road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region’s right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
34. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
35. For any applications (Site Plan or Zoning By-law Amendment) deemed complete after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all

conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.

36. The Regional Corporate Services Department shall advise that Conditions 1 to 35 inclusive, have been satisfied.

Appendix 'C': TRCA's Draft Plan Conditions

TRCA recommends approval of the Draft Plan of Subdivision, prepared by MGP, dated November 6, 2024, subject to the following conditions:

Red-line Revisions

1. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
2. Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of the TRCA.

Prior to Development

3. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit and obtain approval of engineering reports (e.g., Stormwater Management) that describe in detail the stormwater management (SWM) criteria, how the proposed storm drainage system will be designed to meet SWM criteria, and how it will comply to TRCA requirements. These reports shall include, but are not limited to:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity control and erosion control.
 - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems (i.e., identifying if it is part of an overall drainage scheme, how external flows will be captured, and the design capacity of the receiving system).
 - iii. Provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater in accordance with TRCA's current Stormwater Management Guidelines.
 - iv. Detailed plans including location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (i.e., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Section 28.1 and 28.1.2 of the Conservation Authorities Act.
 - v. Detailed grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
 - vi. Plans illustrating that all works, including all grading, site alterations, or materials associated with these activities, will not encroach, or be placed on lands outside of the development areas. These plans must also identify no grading works and fill placement within environmental protection area lands, beyond those approved by the TRCA.
 - vii. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations,

filtration media, and procedures for emergency cleanouts in adjacent drainage systems due to unanticipated sediment releases/deposition events, to the satisfaction of the TRCA, for the purposes of determining whether TRCA permit is required and whether the control of erosion and flooding may be impacted.

- viii. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
 - ix. In conjunction with information related to the temporary dewatering management on site, proposed methods for controlling or minimizing erosion and siltation on-site, including the monitoring and maintenance of existing drainage system on and around the site prior to and during construction, and/or in downstream areas during and after construction, in accordance with TRCA's Erosion and Sediment Control (ESC) guideline (dated 2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
4. That prior to any site alteration or development taking place on the subject lands, the Owner obtains a permit from the TRCA pursuant to Section 28.1 and 28.1.2 of the Conservation Authorities Act, to the satisfaction of the TRCA.

Subdivision Agreement

5. That the owner agrees in the subdivision agreement, in wording acceptable to the TRCA:
- i. To carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's Conditions of Draft Plan Approval.
 - ii. To obtain all necessary permits from TRCA pursuant to Section 28.1 and 28.1.2 of the Conservation Authorities Act, to the satisfaction of TRCA.
 - iii. To comply with the permits approved pursuant to Section 28.1 and 28.1.2 of the Conservation Authorities Act, including the approved plans, reports, conditions, and related agreements to the satisfaction of TRCA.
 - iv. To prohibit grading works within areas subject to TRCA's regulation unless approved by TRCA.



Revised: April 10, 2024

Date: May 17th 2024

Attention: Kaveen Fernando

RE: Request for Comments

File No.: 19T-24V004

Related Files:

Applicant: Block 41-28E Developments Limited c/o TACC Developments Ltd.

Location 11120 Weston Rd.



Discover the possibilities

Revised: April 10, 2024

COMMENTS:

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

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

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

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

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

- The developer shall contact Alectra Utilities Subdivisions Department to obtain a subdivision application form (SAF). The developer shall submit the SAF at least 6 months prior to the start of electrical distribution system (EDS) installation. SAF is also available by visiting <https://alectrautilities.com/find-form?parent=9> (under Construction Services).
- The developer's electrical consultant to provide load calculations / requirements for this development.
- The developer shall confirm with Alectra Utilities Subdivisions Department on the availability of adjacent plant capable of servicing this development and to discuss the electrical service installation requirements and schedule.
- The developer shall be responsible for the costs associated with the hydro plant expansion to supply this development.
- The developer's electrical consultant to contact Alectra Utilities Subdivisions Department to discuss placement of switchgear(s) and/or transformer(s) requiring adequate space for safe installation and operation.
- The developer shall be responsible for the costs of the relocation of existing plant to accommodate the new road(s) and driveway(s).
- The developer's electrical consultant to confirm the metering configuration within this development (individual / ganged metering). The developer shall provide the architectural drawings and confirm the location of the hydro meters as approved by Alectra Utilities.
- The developer shall enter into a servicing agreement (offer-to-connect) and will be responsible for the cost-sharing as detailed in the offer-to-connect.



Revised: April 10, 2024

- Any easements required by Alectra Utilities for the provision of electrical service to this development will be determined by Alectra Utilities in its sole discretion at the design stage of the project. For condominium/private developments, Alectra Utilities requires a blanket easement.

For new developments with townhouses, the installation of electrical distribution system (EDS) shall only commence after the foundation of the townhouses had been erected.

Regards,

Mitchell Penner

Supervisor, Distribution Design-Subdivisions

Phone: 416-302-6215

E-mail: Mitchell.Penner@alecrautilities.com

Subdivision Application Information Form is available by emailing Mitchell.Penner@alecrautilities.com

From: [Kevin Ayala Diaz](#)
To: [Kaveen Fernando](#)
Subject: FW: [External] Vaughan - 11120 Weston Road - 19T-24V004
Date: Thursday, May 30, 2024 11:57:41 PM
Attachments: [image001.png](#)

Hello Kaveen,

Please see attached comments.

Best Regards.

Kevin Ayala Diaz, MES, RPP
Planner, Development Planning
905-832-8585, ext. 8882 | Kevin.AyalaDiaz@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1



From: AMIN Pranav <Pranav.Amin1@HydroOne.com>
Sent: Monday, May 27, 2024 2:26 PM
To: Kevin Ayala Diaz <Kevin.AyalaDiaz@vaughan.ca>
Subject: [External] Vaughan - 11120 Weston Road - 19T-24V004

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

We are in receipt of your Plan of Subdivision application, 19T-24V004 dated May 10th, 2024. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.**

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@hydroone.com or 1-866-272-3330.

To confirm if Hydro One is your local distributor please follow the following link:
[Stormcentre \(hydroone.com\)](http://Stormcentre(hydroone.com))

Please select "Search" and locate address in question by entering the address or by zooming in and out of the map

If you have any further questions or inquiries, please contact Customer Service at 1-888-664-9376 or e-mail CustomerCommunications@HydroOne.com to be connected to your Local Operations Centre

If you have any questions please feel free to contact myself.

Thank you,

Dennis De Rango
Specialized Services Team Lead, Real Estate Department
Hydro One Networks Inc.
Tel: (905)946-6237

Email: Dennis.DeRango@HydroOne.com

From: [PrimeCities](#)
To: [Kaveen Fernando](#)
Subject: [External] Draft Plan of Subdivision (19T-24V004), 11120 Weston Rd., Vaughan
Date: Tuesday, May 14, 2024 10:56:38 PM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.



5/15/2024

Kaveen Fernando

**Vaughan
Vaughan (City)**

Attention: Kaveen Fernando

**Re: Draft Plan of Subdivision (19T-24V004), 11120 Weston Rd., Vaughan; Your File No. 19T-24V004
Our File No. DTS: 38992 / Circ: 41842**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

A rectangular box with a thin black border, containing a small blue square icon with a white question mark inside, indicating a redacted signature.

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.

Received: May 16, 2024



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

May 16, 2024

Kaveen Fernando
Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Kaveen,

Re: Draft Plan of Subdivision
Block 41-28E Developments (Phase 1) c/o TACC Developments Inc.
11120 Weston Road
City of Vaughan
File No.: 19T-24V004
Related Applications: BL-41-2020, 19T-24V001, 19T-24V002, 9T-22V016, OPA 50,
Z-24-004, Z-24-003

Enbridge Gas does not have changes to the comments or conditions previously identified under applications, BL-41-2020, 19T-24V001, 19T-24V002, 9T-22V016, OPA 50, Z-24-004, Z-24-003.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

Sincerely,

A handwritten signature in blue ink, appearing to read 'Willie Cornelio'.

Willie Cornelio CET
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-6411
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

March 21, 2024

Kaveen Fernando
Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Kaveen,

Re: Draft Plan of Subdivision, Minister's Zoning Order Amendment
1212765 Ontario Limited
4330 Teston Road
City of Vaughan
File No.: 19T-24V001, Z-24-003

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:

<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall use the [Enbridge Gas Get Connected tool](#) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.

https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F

If the gas main(s) 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 phased construction, all costs are the responsibility of the applicant.

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

Sincerely,



Casey O'Neil
Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

May 24, 2024

City of Vaughan – Planning Department

To: Kaveen Fernando, Planner, Development Planning

Reference: File: **19T-24V004** Related file: **N/A**
11120 Weston Road
Phase 1

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

Canada Post has reviewed the proposal of 596 residential dwellings, consisting of 109 detached homes and 487 townhomes and 8 part lots to be developed in the future of this Draft Plan of Subdivision Application has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes.

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

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.**

Canada Post further requests the owner/developer be notified of the following:

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA
200 – 5210 Bradco Blvd
Mississauga, ON L6W 1G7
(416) 262-2394
lorraine.farquharson@canadapost.ca



January 17, 2025

Kaveen Fernando
Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Kaveen

Re: 19T-24V004 – 11120 Weston Road (the “Subdivision”)

Rogers Communications Canada Inc. (“**Rogers**”) has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

- (1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the “**Communications Service Providers**”) to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- (2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- (3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.
- (4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact York Outside Plant Engineering.

Sincerely,

York Outside Plant Engineering
244 Newkirk Road
Richmond Hill, ON L4C 2S5
yorkcirculations@rci.rogers.com



Authorized commenting Agency for



February 3, 2025

Kaveen Fernando, Planner

City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Via email: kaveen.fernando@vaughan.ca

Dear Kaveen Fernando:

**RE: Draft Plan of Subdivision Application
11120 Weston Road, City of Vaughan**

Block 41-28E Developments Limited (c/o TACC Developments) c/o Malone Given Parsons Ltd.
Municipal File: 19T-24V004
MHBC File: PAR 50447 (PAR 44188-E)

MacNaughton Hermsen Britton Clarkson ("MHBC") are the planning consultants for TransCanada Pipelines Limited ("TCPL"). Further to our meeting with City staff on January 17, 2025, we are providing updated comments (additions are underlined below) to be included as Conditions of Draft Plan Approval and in the Subdivision Agreement between the City of Vaughan and Block 41-28E Developments Limited (individually and collectively, the "Proponent") for the lands identified as 11120 Weston Road in the City of Vaughan (the "Subject Lands").

TCPL has three (3) high-pressure natural gas pipelines contained within TCPL owned lands and certain rights-of-way ("TCPL Pipeline Right-of-Way") abutting the Subject Lands, and operates an industrial scale compressor station, known as Station 130, within TCPL's owned lands north of the Subject Lands. TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator ("CER"). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Draft Conditions:

1. The conditions, restrictions or covenants specified by TCPL shall be included in a separate agreement between TCPL and the Proponent, and the Proponent shall register notice of such agreement against title to the Subject Lands prior to registration of the subdivision plan by way of application to register notice, pursuant to the *Land Titles Act*, or any amendments thereto.

Subdivision Agreement:

1. No buildings or structures shall be installed anywhere on the TCPL Pipeline Right-of-Way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the TCPL Pipeline Right-

of-Way. Temporary or accessory structures are to be located a minimum of 3 metres from the edge of the TCPL Pipeline Right-of-Way.

2. A minimum setback of 7 metres from the nearest portion of a TCPL Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
3. The edge of any road parallel to the TCPL Pipeline Right-of-Way shall be set back a minimum of 13 metres from the edge of the closest pipe.
4. The Proponent shall circulate detailed design plans to TCPL for review and comment respecting how Street 'B' abuts the TCPL privately-owned lands and driveway. Such design considerations include, but are not limited to:
 - a. Fencing or other appropriate barriers installed parallel to the length of TCPL privately-owned lands and driveway.
 - b. Curbing along the edge of Public Lane 'A' where it meets Street 'B' along with vehicle barriers such as bollards, large rocks or guard-rails to prevent any vehicle access onto or across the TCPL privately-owned lands and driveway.
 - c. As per the Minutes of Settlement dated July 19, 2021, the Proponent is to maintain a minimum clear space of six (6) metres (except noise attenuation structures expressly agreed to by TCPL) between TCPL's perimeter fencing and any trees or other temporary or permanent structures, including a minimum clear space of three (3) metres on the Proponent's side of the property to provide a clear line of sight for security monitoring.
5. There can be no adverse effects on TCPL's Lands and the TCPL Pipeline Right-of-Way on account of drainage issues resulting from the design and slope of adjacent roads. If a culvert is required adjacent to the TCPL Pipeline Right-of-Way, the edge of the culvert must be at least 7 metres away from the edge of closest pipe. Grading outside the TCPL Pipeline Right-of-Way is required to have a maximum 3:1 slope and match the existing grade at the TCPL Pipeline Right-of-Way boundary.
6. Any proposed drainage across TCPL's pipeline(s) shall cross underneath TCPL's pipeline(s) and meet the minimum separation distances required by TCPL.

General Conditions for Crossings of TCPL Pipelines by Utilities:

- TCPL shall retain the upper position in the crossing area.
 - Minimum separation between the nearest edge of the buried facilities to the nearest edge of TCPL pipelines shall be 0.6 metres for open cut excavations and 1 metre for horizontal directional drill or other trenchless installation methods.
 - The utility depth shall be maintained for the entire width of the TCPL Pipeline Right-of-Way.
 - The utility shall have no bends within the TCPL Pipeline Right-of-Way.
 - The utility shall have no joints, splices or other connections within the TCPL Pipeline Right-of-Way.
 - Pipeline crossings should not be placed within 7 metres of a TCPL pipeline bend.
7. Written consent must be obtained from TCPL prior to undertaking the following activities:
 - a. Constructing or installing a facility across, on, along or under a TCPL Pipeline Right-of-Way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;

- b. Conducting a ground disturbance (excavation or digging) on TCPL's Pipeline Right-of-Way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
- c. Driving a vehicle, mobile equipment or machinery across a TCPL Pipeline Right-of-Way outside the travelled portion of a highway or public road;
- d. Using any explosives within 300 metres of TCPL's Pipeline Right-of-Way; and
- e. Use of TCPL's Prescribed Area for storage purposes.

How to apply for written consent:

- Determine the location of your work relative to a TCPL Pipeline Right-of-Way.
 - When planning, and before any work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through its online application form
 - Location of the work is required, along with the proximity to a TCPL Pipeline Right-of-Way
 - This information can be obtained through survey plans, or through a locate request
 - Make a locate request online to the One-Call Centre: ClickBeforeYouDig.com or ontarioonecall.ca
 - The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TCPL representative through a locate request.
 - **Apply for written consent** using TCPL's online application form: writtenconsent.tcenergy.com or call 1-877-872-5177.
 - Application assessment and consent: Once your information has been assessed and potential impacts have been evaluated, TCPL may:
 - Grant consent without any conditions
 - Grant consent that requires certain conditions to be met to assure safety, or
 - Not grant consent
8. During construction of the site, temporary fencing must be erected and maintained along the limits of the TCPL Pipeline Right-of-Way by the Proponent to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Proponent is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.
9. Permanent fencing may be required along the limits of the TCPL Pipeline Right-of-Way. The fence erected must meet TCPL's and the municipality's specifications concerning type, location, and height. Any excavations for fence posts on, or within 30 metres of the pipeline must be done by hand or hydro vac. There shall be no augers operated on the TCPL Pipeline Right-of-Way. The Proponent shall notify TCPL 3 business days prior to any excavation for fence posts located on or within 30 metres of the pipeline. All fences made of metallic materials must be approved by TCPL prior to being erected on or within 30 metres of the pipeline.
10. Storage of materials and/or equipment on the TCPL Pipeline Right-of-Way is not permitted.
11. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within the TCPL Pipeline Right-of-Way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
12. Facilities shall be constructed to ensure that drainage is directed away from the TCPL Pipeline Right-of-Way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Catchment basins, drainage swales or berms are not permitted within the TCPL Pipeline Right-of-Way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains,

manholes, catchbasins, retention walls and storm ponds) shall be setback a minimum of 7 meters from the edge of the TCPL Pipeline Right-of-Way.

13. Should pooling of water or erosion occur on the TCPL Pipeline Right-of-Way as a result of any facility installation or landscaping, the Proponent will be responsible for the remediation to TCPL's satisfaction.
14. Any large-scale excavation adjacent to the TCPL Pipeline Right-of-Way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from the TCPL Pipeline Right-of-Way and must maintain a slope of 3:1 away from the edge of the TCPL Pipeline Right-of-Way.
15. Mechanical excavation within 5.0 metres of the edge of TCPL's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
16. In no event shall TCPL be held liable to the Proponent respecting any loss of or damage to the Proponent's Facility, which the Proponent may suffer or incur as a result of the operations of TCPL. The Proponent shall be responsible for all costs involved in replacing the Proponent's Facility damaged or removed during TCPL's operations and shall indemnify and save harmless TCPL from all actions, proceedings, claims, demands and costs brought against or incurred by TCPL as a result of the presence of or damage to the Proponent's Facility on the TCPL Pipeline Right-of-Way.
17. Vehicle barriers, of a design acceptable to TCPL or as may be required by law, shall be installed across the width of the right-of-way, where public roads cross the TCPL Pipeline Right-of-Way. The location of these barriers must be approved by TCPL.
18. All display plans in the lot/home sales office shall identify the TCPL Pipeline Right-of-Way corridor and the compressor station facility.
19. The Proponent shall include notice of the following in all offers of purchase and sale:
 - a. Notice of the easement within or in proximity to the property which may be affected by development activities on the property;
 - b. Notice of the location of the TCPL compressor station facility, known as "Station 130-Maple", within 750 metres of the Subject Lands;
 - c. Notice of the 30 metre Prescribed Area as regulated by the CER Act;
 - d. The number of high-pressure natural gas pipelines within the easement and the location of the easement in relation to the development;
 - e. The setback for all permanent structures and excavations from the limits of the TCPL Pipeline Right-of-Way; and,
 - f. The One Call number 1-800-400-2255 and website ClickBeforeYouDig.com or ontarioonecall.ca
20. If TCPL's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once.
21. All associated work, signage or any other engineering protection measures must be completed by TCPL or its qualified contractors at the sole expense of the Proponent. The complete scope of work that may be required is subject to other conditions that may be necessary related to a finalized design that is approved by TCPL. Additionally, prior to TCPL or its contractors conducting any associated work, TCPL and the Proponent must execute a reimbursement agreement, including financial assurances, which provides that the entire cost of conducting this associated work is 100% reimbursable to TCPL.
22. The Proponent shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

23. Noise Easements: Per clause 19 of the Minutes of Settlement dated July 19, 2021 between the Proponent and TCPL, the Proponent will grant a noise easement in favour of TCPL. Per clause 21 (Class 4 Designation), the Proponent will be formally requesting that the City designate (or identify) the Noise Influence Area in OPA 50 as Class 4 pursuant to NPC-300.

Notwithstanding the foregoing, the new development must abide by the terms of the Memorandum of Understanding (MOU) dated November 6, 2020, and the Minutes of Settlement (MOS) dated July 19, 2021 between the Proponent and TCPL, among others, which outline the agreement of the parties including responsibilities of the Proponent as part of the Landowners Group to address TCPL's concerns.

Thank you for the opportunity to provide comments. Kindly forward a copy of the draft conditions for review prior to any decision to the undersigned by mail or by email to TCEnergy@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,

MHBC

A handwritten signature in black ink that reads "K. Webber". The signature is written in a cursive, flowing style.

Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited

Committee of the Whole (1) Report

DATE: Tuesday, April 01, 2025

WARD: 4

TITLE: 2678462 ONTARIO LTD.
DRAFT PLAN OF SUBDIVISION FILE 19T-23V002
2160 AND 2180 HIGHWAY 7
VICINITY OF HIGHWAY 7 AND KEELE STREET

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Subdivision File 19T-23V002 on the subject lands shown on Attachment 1, to create two (2) high-rise mixed-use development blocks and public roads identified as Street A and Street B, as shown on Attachment 2.

Report Highlights

- The Owner proposes a Draft Plan of Subdivision to create two (2) high-rise mixed-use development blocks and two (2) public roads on the subject lands.
- The Owner proposes to develop the subdivision in six (6) phases, with the ultimate build-out of the subject lands consisting of a total six (6) buildings, containing 10 towers with building heights ranging from 15 to 40 storeys.
- The Owner has also submitted a related Site Development Application (File DA.23.018) for the first phase of development (Block 1) located in the southeast corner of the Draft Plan of Subdivision, to permit a high-rise mixed-use building with two (2) 40-storey towers connected by a 2-storey podium, as shown on Attachments 4 to 7.
- The Development and Parks Planning Department supports the proposed development subject to the Conditions of Approval in Attachment 3.

Recommendations

1. THAT Draft Plan of Subdivision File 19T-23V002 (2678462 Ontario Ltd.) as shown on Attachment 2, BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL set out in Attachment 3, to create two (2) high-rise mixed-use development blocks and public roads, as shown on Attachment 2.

Background

Location: 2160 and 2180 Highway 7 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

The Ministry of Municipal Affairs and Housing ('MMAH') approved a Minister's Zoning Order ('MZO') through Ontario Regulation 170/21

On March 5, 2021, the MMAH approved an MZO through Ontario Regulation 170/21 and corresponding Location Map No. 260, to permit a Corporate Centre mixed-use development in the Keele and Highway 7 area, as shown on Attachment 1. The Subject Lands fall within a portion of this MZO, which effectively zones the Subject Lands as "Corporate Centre (C9*2) Exception Zone" which is the equivalent of the "C9 Corporate Centre Zone" of Zoning By-law 1-88, with additional exceptions, including but not limited to, the following:

1. A maximum building height that is the lesser of 40 storeys and 122 m.
2. A maximum floor space index ('FSI') of 7.2.
3. No maximum gross floor area ('GFA') for residential uses

A Draft Plan of Subdivision Application has been submitted

2678462 Ontario Ltd. (the 'Owner') submitted Draft Plan of Subdivision File 19T-23V002 (the 'Application') to facilitate the development of the Subject Lands with two (2) high-rise mixed-use development blocks (Blocks 1 and 2) and two (2) public roads (Street A and Street B) (the 'Draft Plan').

At full build-out, Blocks 1 and 2 of the Draft Plan will accommodate a total of six (6) buildings containing 10 towers with building heights ranging from 15 to 40 storeys (the 'Development') which will be developed over six (6) phases through individual Site Development Applications, as shown on Attachment 8. The Development is consistent with the Corporate (C9*2) Exception Zone placed on the Subject Lands by the MZO.

A related Site Development Application has also been submitted for Phase 1 of the Development

Related Site Development Application File DA.23.018, as shown on Attachments 4 to 7, has been submitted by the Owner for the first phase of the Development, which consists

of a high-rise mixed-use building with two (2) towers connected by a 2-storey podium, containing 878 residential units, and 413 m² of commercial GFA.

On July 1, 2022, Bill 109, the *More Homes for Everyone Act, 2022* ('Bill 109') required that Site Development Application approvals be delegated to municipal staff rather than municipal Council. In accordance with Bill 109, the City's Site Plan Control By-law 123-2023 was amended by By-law 141-2022, in order to delegate the approval authority to the Deputy City Manager of Planning and Growth Management or designate, for Site Development Applications submitted on or after July 1, 2022. The approval of related Site Development Application File DA.23.2018 is delegated to City staff in accordance with Bill 109 and By-law 141-2022.

The Owner is also required to submit Draft Plan of (Standard) Condominium application(s), if condominium tenure is required for the Development.

A Public Meeting is not required for the Application

On November 28, 2022, Bill 23, the *More Homes Built Faster Act, 2022* ('Bill 23') received Royal Assent. Bill 23 amended the *Planning Act* by repealing certain provisions respecting public meetings. There is no longer a statutory requirement for a municipality to hold a public meeting for Draft Plan of Subdivision applications. However, the City is required to provide notices of its decision to all entitled persons and public bodies as prescribed in the *Planning Act*.

Previous Reports/Authority

The following link is to the MZO issued by the MMAH:

[March 5, 2021, Ontario Regulation 170/21](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024 and conforms to the York Region Official Plan 2022 and Vaughan Official Plan 2010

The Application facilitates a Draft Plan for the Subject Lands which implements the MZO approved by the MMAH for the Subject Lands.

Provincial Planning Statement, 2024 ('PPS 2024')

The PPS 2024 is a policy statement issued pursuant to section 3 of the *Planning Act* and came into effect on October 20, 2024. It replaced the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended. All decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement.

The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS 2024. Development and Parks Planning staff are satisfied that the Application is consistent and does not conflict with the policies of the PPS 2024.

York Region Official Plan 2022 ('YROP 2022')

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the MMAH in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The YROP 2022 designates the Subject Lands 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within Protected Major Transit Station Area ('PMTSA') 60 – Keele BRT Station. Regional Centres and PMTSAs are focal points for the highest densities and most intensive development. The Development, which conforms to the YROP 2022, provides for a denser and more intense development on a parcel of the land near existing transit facilities.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Employment Area" and Regional Intensification Corridor within Employment Area on Schedule 1 – Urban Structure of VOP 2010

- “Employment Commercial Mixed Use” on Schedule 13 – Land Use of VOP 2010.

The “Employment Commercial Mixed-Use” designation permits mid-rise buildings with a maximum height of eight (8) storeys and FSI of 2.5 times the area of the Subject Lands.

The Development does not conform to VOP 2010; however, the MZO provides “as of right zoning permissions” to permit additional land uses and increased height and density.

A Zoning By-law Amendment Application is not required

On March 5, 2021, the MMAH approved an MZO through Ontario Regulation 170/21 and corresponding Location Map No. 260, to permit Corporate Centre mixed-use development in the Keele and Highway 7 area, as shown on Attachment 1. The Subject Lands fall within this MZO and are zoned Corporate Centre (C9*2) Exception Zone, which permits a mix and range of land uses, with a maximum building height that is the lesser of 40 storeys and 122 m, a maximum FSI of 7.2, and no maximum GFA for residential uses. The Development complies with the MZO.

The Development and Parks Planning Department recommends approval of the Application, subject to the Conditions of Approval

The Draft Plan shown on Attachment 2, is summarized as follows:

Table 1:

Blocks	Land Use	Area (ha)	Number of Residential Units
1	High-Rise Mixed-Use	0.66	878
2	High-Rise Mixed-Use	2.75	TBD
3	Sight Triangle	0.02	N/A
4	0.3 m Reserve	0.01	N/A
N/A	Streets A and B	0.47	N/A
TOTAL	N/A	3.91	878 (Block 1/Phase 1 only)

Subdivision Design

The Draft Plan shown on Attachment 2 includes two (2) high-rise mixed-use Blocks, two (2) public roads that will connect to Highway 7, 0.3 m reserves, and a sight/daylight triangle. Block 2 also accommodates a temporary emergency access easement.

The Development and Parks Planning Department is satisfied with the proposed Draft Plan design as shown on Attachment 2, subject to the Conditions of Approval in Attachment 3 of this report.

York Region required the creation of a separate daylight triangle (i.e. Block 3) on the Draft Plan, at the intersection of Street A and Highway 7 that will be dedicated to York Region.

Final Approval for registration of the Draft Plan may be issued in phases to the satisfaction of the City subject to the criteria identified in Attachment 3.

Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved City-wide Urban Design Guidelines. Urban Design conditions are included in Attachment 3.

Tree Protection Agreement

The Owner shall provide an updated Tree Inventory and Preservation Plan Report (the 'Arborist Report') to the satisfaction of the City. The updated Arborist Report shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the Arborist Report recommendations. The Owner shall also enter into a Tree Protection Agreement in accordance with City Council enacted Tree Protection By-Law 052-2018. A condition to this effect is included in the Conditions of Approval in Attachment 3.

Archaeology

The Cultural Heritage Division of the Development and Parks Planning Department has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being identified during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 3.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs ('PPSP') Department supports the Application, subject to Conditions of Approval

The PPSP Department has provided the following comments:

Land Use Compatibility

A Land Use Compatibility Study (Air Quality), dated March 6, 2023, prepared by RWDI Consulting Engineers and Scientists (the 'Air Quality Study') was submitted in support of the Application. The Air Quality Study concludes that the proposed Development on the Subject Lands is compatible with the surrounding employment uses and the transportation corridor; however, it does not recommend specific mitigation measures to be implemented. Section 4.3 (Transportation Corridors) of the Air Quality Study describes options for mitigation that may be considered during detailed design, such as

utilizing vegetation as a barrier, physical barriers, mechanical ventilation with air particle filtration, and the placement of inoperable windows facing towards traffic-related air pollution sources. The Air Quality Study also recommended mandatory air conditioning for all units, sound barriers at the outdoor amenity area, and the use of warning clauses. It also stated that the warning clauses for noise may be improved to capture potential impacts related to air pollution of traffic-related sources on Highway 7.

Gaps have been identified in the Air Quality Study with respect to evaluating all potential adverse effects that may impact future residents, such as an evaluation of Industrial Class I-III facilities that utilize hazardous substances and materials regulated under the Environmental Emergencies ('E2') Regulations. The required warning clauses with respect to the potential impact of Environmental Noise, Air Quality, and Hazards shall be included as part of all future Purchase and Sales Agreements, and that the warning clauses be established following a review of the public awareness information for E2 facilities within 500 m of the Subject Lands. Subsequent phases or stages of development applications (i.e. Site Development Application approval), will require the submission of an updated Land Use Compatibility Study (Air Quality). Conditions to this effect are included in the Conditions of Approval in Attachment 3.

Environmental Planning

The PPSP Department has advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting this Application. However, all applications regardless of their location are required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Environment, Conservation and Parks ('MECP'). As such, the Owner shall agree to comply with any MECP regulations and guidelines to protect potential Species at Risk ('SAR') and their habitat on the Subject Lands. A condition to this effect is included in Attachment 3.

The Development Engineering ('DE') Department supports the Development, subject to the Conditions of Approval

The DE Department has provided the following comments:

Water Servicing

The Subject Lands are situated within Pressure District 6 ('PD6') of the York Water Supply System. There exists two (2) local watermains, one within Highway 7 and one (1) within Keele Street connected to the PD6 system which will be utilized to ensure a proper looped system is in place. There are numerous ongoing Capital Projects along Keele Street and Highway 7 that have been initiated that impact the proposed Development. The Development is proposed to be serviced through a new municipal connection to the existing watermain on the south side of Highway 7 together with new municipal watermain infrastructure within the two (2) proposed public roads (Streets A and B), stubs for future watermain extensions to the east towards Bowes Road, west towards Keele Street and north towards Rayette Road. Two (2) individual fire/domestic

water service connections are proposed for Towers A and B within development Block 1 from future Street A to satisfy Ontario Building Code ('OBC') requirements for high-rise buildings.

The DE Department requires the Owner to address any outstanding comments for the Application through the Conditions of Approval in Attachment 3, to support a complete approval of the proposed water servicing strategy for the Development.

Sanitary Servicing

The Development will be serviced by a proposed sanitary service connection from a proposed municipal sanitary sewer located within future Streets A and B. The municipal sanitary sewers are proposed to outlet to an existing local sanitary sewer located within Highway 7. Based on the review of the City's model, full build-out of the Secondary Plan/MTSA area will require downstream improvements just upstream of York Region's Trunk Sewer.

The DE Development requires the Owner to address any outstanding comments for the Application through the Conditions of Approval in Attachment 3, to support a complete approval of the proposed sanitary servicing strategy.

Storm Servicing

The Owner proposes that stormwater management for Phase 1 will be facilitated via private underground stormwater treatment devices and storage tanks for Towers A and B as well as oversized municipal storm sewers (super-pipes) and biofilters within a future municipal road for quality and quantity control purposes.

The DE Department has reviewed the preliminary stormwater report and drawings and requires the Owner to provide more detailed studies to assess and justify the feasibility of the overall stormwater management strategy, including but not limited to, the underground stormwater facility storage tank(s) and super-pipe(s), the manufactured treatment device(s), and/or any other stormwater control measures that may be proposed. These reports shall ensure the functionality, operation and maintenance, and the applicable financial offset fees, are to the satisfaction of the City and in accordance with the City's Non-Conventional Stormwater Management Facility Policy and Procedures.

The DE Department requires the Owner to address any outstanding comments for the Application through the Conditions of Approval in Attachment 3, to support a complete approval of the proposed SWM strategy.

Flood Risk and Toronto and Region Conservation Authority (TRCA) Regulated Area

The Subject Lands are partially located within the TRCA Regulated Area. The City is in the process of initiating a comprehensive flood risk assessment study and remediation strategy for the Concord GO Centre and surrounding development area to identify the infrastructure improvements necessary to remediate the effects of the existing floodplain and unlock the development potential in the area, including the lands within the Plan. As a condition of draft plan approval, the Owner shall agree in the subdivision agreement to pay its proportionate share of the cost associated with implementing the infrastructure improvements recommended in the final approved Concord GO Centre Flood Remediation Study.

The DE Department requires the Owner to address any outstanding comments for the Application through the Conditions of Approval in Attachment 3 aims to secure full approval of the flood risk remediation strategy, ensuring it aligns with the conclusions and recommendations of the approved Concord GO Centre Flood Remediation Study.

Integrated Urban Water Master Plan ('IUW-MP') Class Environmental Assessment ('EA') Study

The City's approved Servicing Master Plan Update, Integrated Urban Water Master Plan Class EA ('IUW-MP') assesses the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City's growth pursuant to the Official Plan. A more detailed Functional Servicing Strategy Report for the Concord GO Centre / MTSA area was also prepared through this master plan update. The IUW-MP identifies infrastructure upgrades and expansions City-wide including the existing sanitary sewer system servicing the development in the Concord GO Centre area. As a condition of draft plan approval, the Owner shall agree in the subdivision agreement to pay its proportionate share of the cost associated with implementing the infrastructure improvements identified in the Concord GO Centre/MTSA Functional Servicing Strategy Report.

The DE Department requires the Owner to address any outstanding comments for the Application through the Conditions of Approval in Attachment 3, to support a complete approval of the proposed water, wastewater and stormwater servicing strategy.

Block Grading

The grading and servicing of the development blocks in the draft plan will be addressed through the subsequent subdivision servicing and site plan processes. The DE Department requires the Owner to address any outstanding comments for the Application through the Conditions of Approval in Attachment 3, to support a complete approval of the proposed subdivision grading strategy.

Noise Feasibility Study

An Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. (VCL), dated February 23, 2023 (the 'Noise Study') was submitted in support of the

Applications to investigate the potential environmental noise impact on Phase 1 of the Subject Lands from road traffic and surrounding land uses as well as the potential noise impact on the existing surrounding noise sensitive land uses. VCL recommended that a Class 4 acoustical area designation could be applied to the Phase 1 development to allow Class 1 – Ministry of Environment, Conservation and Parks (‘MECP’) NCP-300 noise level limits to be exceeded.

As detailed design drawings become available through the site plan process, an updated Noise Study will be required to confirm the requirement of the Class 4 acoustical area designation, and to confirm the proposed on-site and off-site mitigation measures. Should the need for a Class 4 acoustical area designation be confirmed in the updated Noise Study, staff will bring forward a separate report to council recommending the Class 4 Area designation for the Subject Lands.

The Noise Study also identifies that an at-source mitigation measure will be required at the adjacent property at 111 Rayette Road, occupied by Welded Tube of Canada (Welded Tube), for the proposed development to meet the Class 4 sound level criteria. VCL has proposed that a sound barrier be located on the Welded Tube property. Staff have been advised that the developer is in contact with Welded Tube and has been discussing the implementation of this sound barrier. Accordingly, the Owner shall agree in the subdivision agreement to design and construct the proposed sound barrier on the Welded Tube property, and/or any additional off-site mitigation measures as recommended in the final Noise Study for the Phase 1 lands, to the satisfaction of the City.

It should be noted that as the provided Noise Study only assesses the proposed development of the Phase 1 lands, additional investigations are required through the site plan process for the other development parcels within the Plan once design information for these parcels becomes available.

The DE Department requires the Owner to address any outstanding comments on the Application through the Conditions of Approval in Attachment 3 to support an approval of the proposed noise mitigation strategy.

Environmental Engineering

Environmental Site Assessment (‘ESA’):

The Owner has submitted a Phase One ESA Report which have been reviewed by the Environmental Engineering Division. Given that multiple potentially contaminating activities (‘PCAs’) were identified within the Subject Lands, a Phase Two ESA Report will be required to investigate any areas of potential environmental concern that are identified in the Phase One ESA Report. If contamination requiring remediation is identified in the Phase Two ESA Report, a Remedial Action Plan (‘RAP’) will be required in conformance with the City’s RAP checklist.

Since the Subject Lands are to be redeveloped from the current commercial/industrial use to a more sensitive residential land use, a Record of Site Condition ('RSC') in accordance with Ontario Regulation 153/04 (as amended) is required to be filed with the Ministry of the Environment, Conservation and Parks ('MECP'). A copy of the RSC filed on the MECP's Environmental Site Registry, including any recent or updated ESA reports with reliance from the environmental consultant will be required.

The DE Department requires the Owner to address any outstanding comments on the Application through the Conditions of Approval in Attachment 3, to support an approval of the proposed environmental strategy.

Land-Use Compatibility Study (Air Quality):

With respect to transportation corridors, the Subject Lands are adjacent to Highway 7. Due to the proximity of this corridor, the Owner's consultant notes that, "mitigation measures will need to be considered for the Subject Lands during detailed design of the proposed development."

The Owner's consultant outlined the mitigation measures described in the noise assessment for this development and noted that they are consistent with options for typical Traffic Related Air Pollution ('TRAP') mitigation.

The Owner's consultant concludes that through the incorporation of mitigation options, the design is considered compatible with the transportation corridor. However, it is unclear whether the specific measures outlined to mitigate noise impacts will be sufficient to also mitigate air quality impacts, or whether other additional mitigation measures will also be required. Therefore, the City requests that the Owner's consultant clarify the proposed mitigation measures recommended for the development.

The DE Department requires the Owner to address any outstanding comments on the Application through the Conditions of Approval in Attachment 3, to support an approval of the proposed Air Quality strategy.

Transportation Engineering

A Transportation Impact Study and Mobility Plan, for Phases 1 to 3 of the Development, was submitted in support of the Application. The Draft Plan identifies two (2) proposed local roads – Streets A and B.

Street A is aligned in a north-south direction along the east side of the Draft Plan and is intended to initially provide site access to the Development. Ultimately, Street A is proposed to facilitate a connection to Rayette Road in the future and support the redevelopment of the lands to the east. The proposed interim width of the Street A right-of-way is approximately 15.5 m, which is less than standard for a minor collector road.

On an interim basis, Street A will be constructed without a full boulevard on the east side of the road. Through the redevelopment of the lands to the east, the balance of the Street A right-of-way shall be secured so the street and east boulevard can be completed.

Street B is proposed to extend westerly through the Subject Lands with the objective of ultimately extending it through the neighbouring development parcel to connect with Keele Street. Neither Streets A or B are identified on a city-approved secondary plan or urban block plan; however, conceptually the creation of these street segments could form the basis for establishing a finer network of local road in the broader development area. The Owner shall agree in the subdivision agreement to design and phase the implementation of Streets A and B to the satisfaction of the City. Amongst other criteria, this will include designing the interim Street A (15.5 m) in a manner which does not preclude the ability for the road to be dedicated as a City-standard minor collector. In addition, the width, alignment and limits of Street B shall be determined through further transportation study and coordination with abutting development lands to the satisfaction of the City.

The DE Department is satisfied that the first phase of the Development can be supported by the existing transportation network and the construction of Street A, subject to approval by York Region. A second temporary access may be required, which will be further explored through the site plan process and additional transportation analysis.

The DE Department will require an updated Transportation Impact Study and Mobility Plan for any future phases of the Development on the Subject Lands that considers the potential redevelopment of all lands in the immediate area, and those in the Concord GO Secondary Plan Area to ensure the ultimate transportation network required to accommodate these future phases are identified, can be implemented at the time that these future phases proceed, and will not be precluded by lack of funding, available land, etc.

To ensure that the proposed Phase 1 of the Development complies with City engineering standards and to confirm design details surrounding the configuration of the proposed interim road, Conditions of Approval are included in Attachment 3.

The DE Department requires the Owner to address any outstanding comments on the Application through the Conditions of Approval in Attachment 3 to support an approval of the proposed transportation strategy.

Concord GO Rail Station

The planned development in the Concord GO Centre and surrounding development area is dependent on realizing the construction of a new GO Rail Station on the Barrie

GO Rail line located north of Highway 7 and east of the Barrie Rail Corridor (Highway 7/Concord GO Station). Metrolinx completed an initial business case for the Highway 7/Concord GO Station in 2023, which concludes the new station would have a positive Benefit-Cost Ratio and is therefore economically viable.

Pursuant to recent provincial legislation (Bill 131, *Transportation for the Future Act*), it is anticipated that the capital cost to construct the new station, shall be borne by the benefiting parties, including potentially the proposed development on the lands within the Plan. The Owner shall agree in the Subdivision Agreement to contribute its proportionate share of the cost associated with implementing the Highway 7/Concord GO Station that is attributed to the development on the lands within the Plan, if applicable, to the satisfaction of the City. A condition to this effect has been included in the Conditions of Approval in Attachment 3.

Parks and Open Space Planning have no objection to the Development

Parks and Open Space Planning staff have no objections to the Development subject to the Conditions of Approval in Attachment 3.

Other external agencies and utility companies have no objection to the Development

The York Region District School Board, York Catholic District School Board, Canada Post, Alectra Utilities, Enbridge Gas, Rogers, Bell, NavCan, and CN Rail have no objections to the Development, subject to the conditions included in Attachment 3.

The Emergency Planning Department requires warning clauses

The Development places residents in close proximity to two (2) facilities that are under the Environmental Emergencies Regulations E2 which use and store large volumes of hazardous materials on the substances list.

Warning clauses to this effect have been included in the Conditions of Approval in Attachment 3.

Furthermore, the Emergency Planning Department have identified that in a flood event, access and egress to portions of the Subject Lands are significantly impacted due to flood inundation of Highway 7 directly east and west of the Development. This is discussed in more detail in the comments and conditions provided by the TRCA in Attachment 3.

Broader Regional Impacts/Consideration

The Regional Municipality of York has provided conditions of approval

The Application has been circulated to York Region Community Planning and Development Services Department for review and comment with respect to matters of regional interest i.e. roads and servicing infrastructure. York Region has no objection to

Item 2

Page 13 of 14

the approval of the Application. The Owner shall satisfy all York Region requirements, including addressing comments and the Conditions of Approval in Attachment 3.

The TRCA has provided Conditions of Approval

The TRCA has identified that the Subject Lands are located within TRCA Regulated Area due to a flood hazard associated with a tributary of the Don River. Any development or site alteration with TRCA’s Regulated Area would be subject to a permit pursuant to Ontario Regulation 41/24.

The Owner shall satisfy all TRCA requirements, including addressing comments and the Conditions of Approval in Attachment 3.

Conclusion

The Development and Parks Planning Department is satisfied the Draft Plan is consistent with the PPS 2024, conforms with the YROP 2022 and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Application, subject to the Recommendations in this report and Conditions of Approval in Attachment 3.

For more information, please contact Mary Caputo, Senior Manager of Development Planning, at extension 8635.

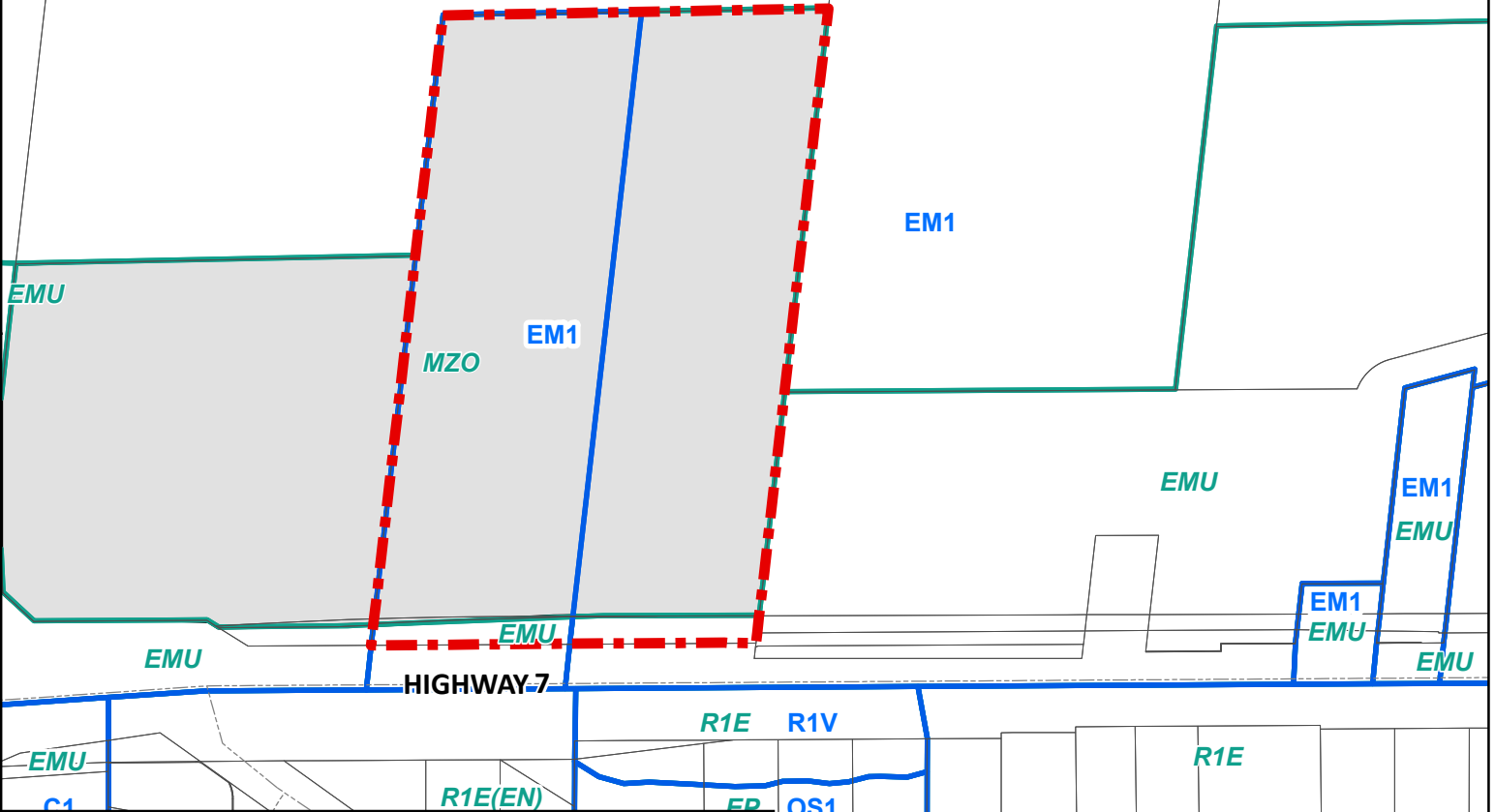
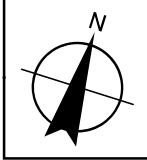
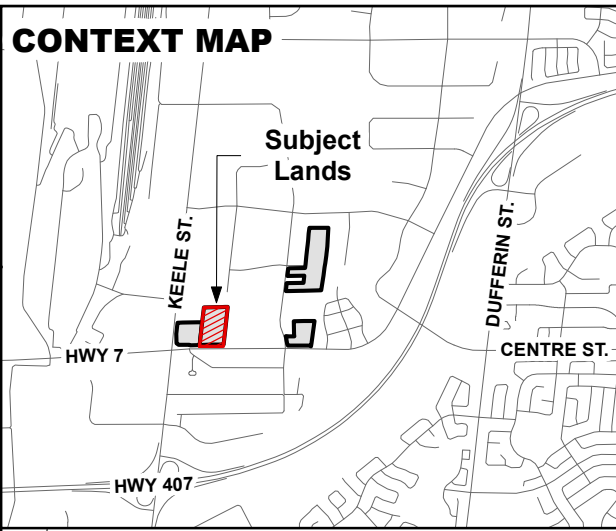
Attachments



1. Context and Location Map
2. Draft Plan of Subdivision File 19T-23V002
3. Conditions of Draft Plan of Subdivision Approval File 19T-23V002
4. Site Plan for Related File DA.23.018 (Phase 1)
5. Landscape Plan (Phase 1)
6. Proposed Building Elevations – East & South Elevation (Phase 1)
7. Proposed Building Elevations – West & North Elevation (Phase 1)
8. Overall Development Concept Draft Plan of Subdivision File 19T-23V002

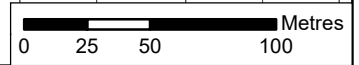
Prepared by

Mary Caputo, Senior Manager of Development Planning, ext. 8635
Nancy Tuckett, Director of Development and Parks Planning, ext. 8529

CONTEXT MAP



	Subject Lands	Zoning Legend 001-2021
	Lands Subject to Minister's Zoning Order	<i>EM1, Prestige Employment Zone</i>
Zoning Legend 1-88		<i>EM2, General Employment Zone</i>
C1, Restricted Commercial		<i>EMU, Employment Commercial Mixed-Use Zone</i>
EM1, Prestige Employment Area		<i>EP, Environmental Protection Zone</i>
EM2, General Employment Area		<i>MZO, Minister's Zoning Order</i>
OS1, Open Space Conservation		<i>R1E, First Density Residential Zone</i>
R1V, Old Village Residential		



Context and Location Map

LOCATION:
2160 and 2180 Highway 7
Part of Lot 6, Concession 3

APPLICANT:
2678462 Ontario Ltd.

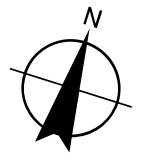


Development and
Parks Planning

Attachment

FILE:
19T-23V002
RELATED FILE:
DA.23.018
DATE:
April 1, 2025

1



BLOCK 2

Future
Mixed Use
2.75 ha

Street A

Street B

Temporary Emergency
Access Easement


BLOCK 1

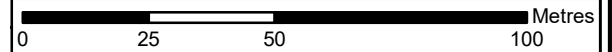
Mixed Use
0.66 ha

BLOCK 4
0.3m Reserve
0.01 ha

BLOCK 3
Sight Triangle
0.02 ha

HIGHWAY 7

 Subject Lands



Draft Plan of Subdivision

LOCATION:
2160 and 2180 Highway 7
Part of Lot 6, Concession 3



Development and
Parks Planning

APPLICANT:
2678462 Ontario Ltd.

Attachment

FILE:
19T-23V002
RELATED FILE:
DA.23.018
DATE:
April 1, 2025

2

ATTACHMENT NO. 3

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-23V002 (THE 'PLAN')
2678462 ONTARIO LTD. (THE 'OWNER')
2160 and 2180 HIGHWAY 7
PART OF LOT 6, CONCESSION 3 (THE 'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED
PRIOR TO THE RELEASE FOR REGISTRATION OF 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. 3a).
2. The Conditions of Approval of York Region as set out in Attachment 3b) and dated February 9, 2024.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment 3c) and dated March 4, 2025.
4. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment 3d) and dated May 4, 2023.
5. The Conditions of Approval of Bell Canada as set out in Attachment 3e) and dated July 26, 2024.
6. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out in Attachment 3f) and dated May 19, 2023.
7. The Conditions of Approval of Canada Post as set out in Attachment 3g) and dated May 16, 2023.
8. The Conditions of Approval of Canadian National (CN) Railway as set out in Attachment 3h) and dated May 10, 2023.

Clearances

1. Final Approval for registration may be issued in phases to the satisfaction of the City, subject to payment of all applicable fees provided that:
 - a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential

services; and

- b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment No. 3, and 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 in writing that Conditions on Attachment No. 3a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise in writing that the Conditions on Attachment No. 3b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. The Toronto and Region Conservation Authority shall advise in writing that the Conditions on Attachment No. 3c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Alectra Utilities Corporation shall advise that the Conditions contained in Attachment 3d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Bell Canada shall advise that the Conditions contained in Attachment 3e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge Gas Inc. shall advise that the Conditions contained in Attachment 3f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Canada Post shall advise that the Conditions contained in Attachment 3g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. CN Railway shall advise that the Conditions contained in Attachment 3h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT No. 3a)

CITY OF VAUGHAN CONDITIONS:

Development and Parks Planning Department or Policy Planning and Special Programs Department:

1. The final Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons, Revision 7, dated May 16, 2024 (the 'Plan') and relating to City File 19T-23V002.
2. Prior to release for registration of the Plan, the lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.14, as amended.
3. If the Plan is not registered within three (3) years after the date upon which approval of Draft Plan of Subdivision File No. 19T-23V002 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
4. The Owner shall provide the final georeferenced AutoCAD drawings of the Plan, site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development and Parks Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided.
5. The Plan shall be updated to include the approved street names to the satisfaction of the Development and Parks Planning Department, Policy Planning and Special Programs Department and York Region.
6. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Fees and Charges By-law.
7. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development and Parks Planning Department in accordance with the in-effect Fees and Charges By-law.
8. The following clauses shall be included in the Subdivision Agreement:
 - a) Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Gaming and Ministry of Sport

and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division.

If human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery and Procurement and the Vaughan Development and Parks Planning Department, Cultural Heritage Division for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.

Development Engineering Department:

STANDARD DRAFT PLAN CONDITIONS

9. 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.
10. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
11. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
12. Prior to final approval of the Plan, the Owner shall provide easements and land dedication as may be required for access, utility servicing, drainage, construction purposes, or other municipal requirements shall be granted to the appropriate authority(ies), to their satisfaction free of all charge and encumbrance.
13. Prior to final approval, a geotechnical 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.

14. The Owner shall agree in the subdivision agreement to ensure that the grading at the boundaries of the Plan match with the grading for the surrounding lands and working easements to be obtained.
15. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for review and approval the following:
 - a) A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
 - i. 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;
 - ii. the location and description of all outlets and other facilities;
 - iii. storm water management techniques which may be required to control minor and major flows; and
 - iv. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
 - b) A detailed Flooding Mitigation and Emergency Access Report required to support the development within this draft plan, which report shall include:
 - i. plans illustrating how the existing and future riverine floodplain management tie into surrounding Toronto and Region Conservation Authority regulated floodplain, and indicating whether it is part of an overall floodplain mitigation scheme identified in the approved Concord GO Centre Flood Remediation Study, how all flooding events up to and including the regulatory storm, will be accommodated, and the downstream receiving system is not impacted to the satisfaction of the City;
 - ii. describes the impact to the existing and future floodplain extents and identifies interim and ultimate mitigation strategies that aligns with approved Concord GO Centre Flood Remediation Study.
 - iii. the location of emergency access and proposed methods to ensure safe access during all flooding events up to and including the regulatory storm;
 - iv. Detailed grading plans for the subject lands and details of any on and off-site infrastructure necessary to implement any required in the approved Concord GO Centre Flood Remediation Study

16. Prior to final approval of the Plan or any phase thereof, the Owner may be required to revise or update the technical reports related to the development where such reports may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Flooding Mitigation and Emergency Access Report, Traffic Impact Study, Hydrogeological Study and Noise Study.
17. 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.
18. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
19. Prior to final approval of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
20. 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.
21. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
22. 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.
23. 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.

24. 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 hereby put on notice that the *Telecommunications Act* and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
 - b) "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."
25. 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.

SITE-SPECIFIC DRAFT PLAN CONDITIONS

26. 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.
27. 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, a Phase Two ESA report, and if required and as applicable, a Remedial Action Plan and Phase Three ESA 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. A letter of reliance in accordance with the City's reliance letter template will also be required for all reports submitted to the City.
 - b) Given the proposed change to a more sensitive land use as defined under O. Reg. 153/04 (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 MECP, covering all the lands within the Plan.

- i) Should the Phase Two ESA identify contamination requiring remediation to meet the applicable Standards set out in the Ministry of the Environment, Conservation and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*" (as amended) for any portions of lands within the Plan, the RSC(s) will be required prior to final approval of the Plan.
 - ii) Should the Phase Two ESA not identify contamination requiring remediation, the RSC(s) will be required prior to the execution of a future Subdivision Agreement.
- 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 MECP 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.
28. Prior to final approval of the Plan, the Owner shall coordinate any telephone or telecommunications service provider to locate its plant in a common trench on future Street(s) to service the proposed Development Block(s) 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 able to install its plant so as to permit connection to individual units within the subdivision, at no cost to the City.
29. The Owner shall agree in the subdivision agreement to design and construct at no cost to the City all applicable external municipal infrastructure, including flood remedial works required that are necessary to benefit the Plan to the satisfaction of the City.

30. The City's Integrated Urban Water Plan ('IUWP') Class EA, specifically the Concord GO Centre/Major Transit Station Area ('MTSA') Functional Servicing Strategy Report ('FSSR'), identifies the need to complete downstream improvements to the existing sanitary sewer system to service the planned growth in the Concord GO Centre and surrounding development lands including the lands within the Plan.

The City intends to enact an Area Specific Development Charge (ASDC) by-law(s) with respect to these necessary downstream sewer infrastructure improvements. In advance of the enactment of this ASDC(s) by-law, the Owner shall agree in the Subdivision Agreement to provide financial securities for its proportionate share of the downstream sanitary sewer improvements based on the City's latest cost estimate for the required infrastructure improvements to the satisfaction of the City. Once the ASDC by-law related to the downstream sanitary sewer infrastructure improvements is enacted, the Owner shall pay the Development Charge applicable to the lands within the Plan.

31. All proposed watercourse/roadway crossings and subsurface infrastructure including, but not limited to, sanitary, stormwater and water services shall be constructed in conjunction with this development. The timing for construction of these works shall be to the satisfaction of the City.
32. Prior to final approval of the Plan, the Owner shall prepare a comprehensive Traffic Management Plan ('TMP') based on updated traffic study. The TMP shall include the details of the future traffic calming measures, future transit routes, pedestrian network, traffic controls, phasing etc. that reflects the latest road network to the satisfaction of the City.
33. Prior to final approval of the Plan, the Owner shall prepare a comprehensive parking justification study to the satisfaction of the City.
34. Prior to final approval of the Plan, the Owner shall retain the services of a qualified Electrical Consultant to provide an updated streetlighting design and photometric analysis as part of the proposed works. The plan/analysis to be submitted to the City and Region for review and approval, shall demonstrate that adequate lighting is available for the sidewalk and roadway, and shall recommend mitigative measures for these issues, to the satisfaction of the City.
35. Prior to final approval of the Plan, the Owner shall ensure all necessary approvals to facilitate the road network in accordance with the Traffic Impact Study ('TIS'), to the satisfaction of the City. The traffic study is to analyze proposed road network and its impact to existing roadways that are also subject to approval by the Region of York.

36. Prior to final approval of the Plan, the Owner shall retain the services of a qualified Transportation Consultant to provide an updated transportation report/plan outlining the required Regional and City road improvements. The report/plan submitted to the City and Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed development, and shall explain all transportation issues and recommend mitigative measures for these issues. An updated transportation report shall include a traffic management/roadway detour plan for the proposed roadway improvements. The Owner shall agree in the subdivision agreement to implement the recommendations of the updated transportation report/Plan and TMP, to the satisfaction of the City.
37. The Owner shall agree in the subdivision agreement that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
38. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof. The analysis shall include, but not be limited to, conducting an InfoWater analysis of the lands in accordance with the recommendations set forth within the Functional Servicing Report. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security for operation, maintenance and decommissioning considerations as necessary, to be held by the City until the ultimate water servicing works are implemented by the Region to service the Subject Lands.
39. Prior to final approval of the Plan, the Owner shall conduct comprehensive sanitary sewer study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, downstream sanitary sewer design sheets and related drawings to demonstrate that the subject lands can be adequately serviced as proposed and conform to the City's comments on the sewer design. The sanitary sewer analysis shall be completed using the City standards as these lands are proposed to connect through an existing sanitary sewer network. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security for operation, maintenance and decommissioning considerations as necessary, to be

held by the City until the ultimate sanitary servicing works are implemented by the Region to service the Subject Lands.

40. Prior to final approval of the Plan, the Owner shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands, as the current design does not conform to the City Standard. This report shall describe the proposed drainage system to develop the subject lands to conform to the City Standards. This condition is to be read in conjunction with related City's standard draft plan conditions and comments related to the stormwater management design.
41. The City is in the process of initiating a comprehensive flood risk assessment study and remediation strategy for the Concord GO Centre and surrounding development area to identify the infrastructure improvements necessary to remediate the effects of the existing floodplain and unlock the development potential in the area including the lands within the Plan.

The Owner shall agree in the Subdivision Agreement to pay its proportionate share of the cost associated with implementing the infrastructure improvements identified in the conclusion and recommendations of the approved Concord GO Centre Flood Remediation Study to the satisfaction of the City. The City intends to enact an Area Specific Development Charge (ASDC) by-law(s) with respect to the required storm drainage infrastructure improvements. In advance of the enactment of this ASDC(s) by-law, the Owner shall agree in the Subdivision Agreement to provide financial securities for its proportionate share of the storm drainage and sewer infrastructure improvements based on the City's latest cost estimate for the required infrastructure improvements to the satisfaction of the City. Once the Concord GO Centre Flood Remediation ASDC by-law is enacted, the Owner shall pay the Development Charge applicable to the lands within the Plan.

Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.

42. For park/open space block(s)/stormwater management 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, Conservation and Parks ('MECP') 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 MECP, 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 MECP 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.
43. Prior to the initiation of the grading or striping of topsoil and final approval, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
 44. The Owner shall agree in the subdivision agreement to construct a 1.5-metre-high black vinyl chain link fence along the limits of the Blocks where they abut the open space, valley/woodlot, and/or park blocks to the satisfaction of the City.

45. The Owner shall agree in the subdivision agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
46. The Owner shall agree in the subdivision agreement that adequate access and municipal services will be available to service the subject Lands or demonstrate that alternative arrangements have been made for their completion to the satisfaction of the City.
47. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit detailed engineering design plans for the proposed roads within and external to the Subject Lands including, but not limited to, the intersection design with existing municipal and Regional roads, lane widths, lane configurations, curb radii, turning lanes with storage/ taper length, retaining wall details and sidewalk details to the satisfaction of the City and Region.
48. The Owner shall agree in the subdivision agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian and cycling facilities.
49. Prior to final approval of the Plan or any phase thereof, the Owner shall submit an updated environmental noise and/or vibration report ('Noise Study') to the City for review and approval, which includes addressing the following:
 - a) The Noise Study shall include the ultimate traffic volumes associated with the surrounding road network and railway in accordance with MECP Guidelines.
 - b) Should a Class 4 acoustical area designation recommendation be confirmed in the Noise Study for a phase of this Plan, the City will require our peer reviewer to evaluate these findings. As such, the Owner shall agree that as part of a Site Development application for each individual phase of development, the Owner shall submit a deposit, in an amount to be confirmed at the time of the peer review, to cover the costs of the peer review and City of Vaughan administration fees (as per the City's in-effect Fees and Charges By-Law). Any remaining budget from this deposit following the peer review will be refunded upon completion of the peer review process; should additional funds be required, they will be requested in the future.
 - c) The Owner shall address all comments provided by the Peer Reviewer to the satisfaction of the City.

- d) Should the designation of the Subject Lands as a Class 4 Area be confirmed through the peer review process to the City's satisfaction, the Owner shall agree that as part of a Site Development application for each individual phase of development, the Owner shall pay the surcharge fee in accordance with the City's Fees and Charges By-Law to amend the City's Noise By-Law to recognize the Class 4 Area designation for the Subject Lands, conditional upon the Owner satisfying the following:
 - i) Submission of a detailed noise impact assessment and provision of the recommended noise control measures, to the satisfaction of the City
 - ii) Approval of a related Site Development application by Vaughan Council or Delegated Staff Authority
 - iii) Agreement to provide notice to prospective purchasers that the dwellings are located in a Class 4 Area and that agreements respecting noise mitigation may exist, and if so, to be registered on title
 - iv) Agreement to register warning clauses on title to the satisfaction of the City, and
 - v) Submission of a copy of the registered plan of survey (i.e. R-Plan) showing the boundaries of the lands used for the designation of the Class 4 Area, to the satisfaction of the City.
 - e) The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved Noise Study to the satisfaction of the City. This agreement shall include the installation of the off-site mitigation measure, a proposed sound barrier on the adjacent property at 111 Rayette Road (including any revisions to the design of the barrier that are included in subsequent updated Noise Studies) to the satisfaction of the City (and its peer reviewer, if applicable).
 - f) The Owner shall also agree in the subdivision agreement to carry out, or cause to carry out, any additional proposed on-site or off-site noise mitigation measures as recommended in the Noise Studies for future phases of the Plan, to the satisfaction of the City (and its peer reviewer, if applicable).
50. Prior to final approval of the Plan, the Owner shall obtain confirmation from the City and Region of York that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
51. Prior to final approval of the Plan, the Owner shall obtain confirmation from the City and Toronto and Region Conservation Authority that adequate flood protection and safe emergency access are available to accommodate the proposed development.

52. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
53. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
54. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall explore waterproofing of the underground parking structure to avoid the need for permanent dewatering. Please note that the City of Vaughan is generally not supportive of any proposed active permanent dewatering (e.g. sumps in underfloor drainage systems) of the Oak Ridge Aquifer Complex.
55. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall provide a final Hydrogeological Assessment and final documentation that are required to complete a fulsome review of the development.
56. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall enter into an Encroachment Agreement Permit with the City and pay all associated Encroachment Fees related to shoring and/or tie-backs due to the existence of municipal infrastructure external to the Subject Lands (watermain and sanitary sewer).
57. Prior to final approval of the Plan and/or commencement of construction within the Plan and shall agree in the subdivision agreement to submit a Functional Design Plan including Pavement Marking & Signage Plan to the satisfaction of the Development Engineering Department which includes all proposed public roads and any proposed intersections with public roads. This includes the proposed Street A, the Street A intersection with Highway 7, all site accesses to Street A, the terminus of Street A, and the proposed emergency access road linking Highway 7 to Street A. The Functional Design Plan must demonstrate that City Engineering Standards and York Region requirements can be satisfied.

58. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall confirm access rights and any applicable easements with the neighbouring property at 2104 Highway 7 to the satisfaction of the Development Engineering Department. If required, interconnection with the neighbouring property 2104 Highway 7 must be incorporated into the design of Street A. The design of the Street A intersection with Highway 7 must also be revised recognizing the existing access to 2104 Highway 7 to Highway 7.
59. The Owner shall agree in the subdivision agreement to design and phase the implementation of Streets A and B to the satisfaction of the City.
60. Prior to final approval of the Plan, the width, alignment and limits of Street B shall be determined to the satisfaction of the City.
61. The Plan shall relate to the Draft Plan of Subdivision Drawing, prepared by KLM Planning Partners Inc., dated August 18, 2022 (revision date May 16, 2024), and shall be subject to addressing all technical comments to the satisfaction of the Development Engineering Department.
62. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.
63. The planned development in the Concord GO Centre and surrounding development area is dependent on realizing the construction of a new GO Rail Station on the Barrie GO Rail line located north of Highway 7 and east of the Barrie Rail Corridor (Highway 7/Concord GO Station). Metrolinx completed an initial business case for the Highway 7/Concord GO Station in 2023, which concludes the new station would have a positive Benefit-Cost Ratio and is therefore economically viable. Pursuant to provincial legislation (Bill 131), it is anticipated that the capital cost to construct the new station, shall be borne by the benefiting parties, including potentially the proposed development on the lands within the Plan. The Owner shall agree in the Subdivision Agreement to provide financial securities for its proportionate share of the cost associated with implementing the Highway 7/Concord GO Station that is attributed to the development on the lands within the Plan to the satisfaction of the City. Once the final cost sharing and financial strategy for the construct the Highway 7/Concord GO has been established, the Owner shall pay its proportionate share of the cost for Station, if applicable, to the satisfaction of the City.

Policy Planning and Special Programs Department:

LAND USE COMPATIBILITY CONDITIONS

64. Prior to final approval of the Draft Plan of Subdivision, the Owner shall submit an updated Land Use Compatibility Study (Air Quality) prepared by RWDI Consulting Engineers and Scientists, originally dated March 6, 2023, to the satisfaction of City.
65. The Owner shall agree to submit an addendum to the updated Land Use Compatibility Study (Air Quality) prepared by RWDI Consulting Engineers and Scientists to the satisfaction of the City as part of future Site Plan Development applications.
66. The Owner shall agree to include all recommended warning clauses from the updated Land Use Compatibility Study (Air Quality) prepared by RWDI Consulting Engineers and Scientists with respect to the potential impact of Environmental Noise, Air Quality, and Hazards in the Draft Plan of Subdivision Agreements, Site Plan Agreements, Condominium Agreements, and Purchase and Sales Agreements, as proposed by the Owner's consultants (i.e. Valcoustics Canada Ltd. and RWDI Consulting Engineers and Scientists) and to the satisfaction of the City.

ENVIRONMENTAL PLANNING CONDITIONS

67. The Owner is advised that the City of Vaughan has Species at Risk (SAR) within its jurisdiction that are protected under the *Endangered Species Act, 2007*, S.O.2007. As such, the onus is on the Owner to ensure the provisions of the *Endangered Species Act* are not contravened, and therefore the Owner shall agree in the Subdivision Agreement that it is the responsibility of the Owner to comply with any Ministry of Environment, Conservation and Parks (MECP) regulations and guidelines to protect SAR and their habitat.

Urban Design:

68. Prior to final approval, the Owner shall provide a detailed 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 based on the arborist report recommendations.
 - a) In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
 - b) The Owner shall not remove trees without written approval by the City.

- c) The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
69. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development and Parks Planning Department in accordance with the in-effect Council approved Fee and Charges By-law for Vaughan Development Applications – Landscape Plan Review:
- This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
 - In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
70. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan Urban Design Policies. The document shall address but not be limited to the following issues:
- Landscape master plan; co-ordination of the urban design/streetscape elements including built form, fencing treatments, and street tree planting.
 - The appropriate edge treatments and landscaping along Highway 7 with low-maintenance plant material.
 - Architectural control design guidelines, including appropriate flankage elevations along Highway 7.
 - The pedestrian urban connections between streets and built forms.
 - Sustainability design practices/guidelines.
71. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics Program.
- The program shall present a set of metrics to quantify the sustainability performance of new development projects.

72. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the mixed-use blocks that abut the existing employment lands to the north, to the satisfaction of the City.
73. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the mixed-use blocks that abut the existing employment lands to the west, to the satisfaction of the City.

Parks Department:

74. The Owner acknowledges and agrees that cash-in-lieu of parkland may be required and shall be paid in accordance with Section 42 and 51.1 of the *Planning Act* and conform to the City's in-effect parkland dedication by-law and amendments.
75. The applicant shall enter into an agreement with the City to secure dedication of a public park, generally 0.27 ha in size, to be located within Block 2 on approved plan of subdivision last revised [*May 16, 2024*]. The public park will be designed and conveyed to the City at a future phase of the development.
76. Prior to the registration of the Plan, the Owner shall convey a blanket easement over the whole of Block 2, in favour of the City of Vaughan, for the purposes of public access and the construction and maintenance of a future public park. The Owner and the City agree that the Blanket Easement shall remain on Block 2 until, all to the satisfaction of the City:
 - i. a reference plan showing the location of the public park, generally 0.27 ha in size, on a portion of the Blanket Easement Lands, is prepared and deposited on title to the satisfaction of the City;
 - ii. the public park is constructed to its ultimate condition; and
 - iii. the public park, as shown on a reference plan, is conveyed to the City, free of all cost and encumbrances.

Upon the occurrence of Items (i), (ii), and (iii) the Owner shall register a Transfer, Release and Abandonment of the Blanket Easement, at the sole expense of the Owner and at no cost to the City. All costs associated with the above works as it relates to the blanket easement and transfer, release and abandonment of the blanket easement shall be paid by the Owner.

Real Estate Department:

77. The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 1000 net residential units, or at a fixed rate, at Vaughan's discretion, and/or shall, convey land at the rate of 1 ha per 600 net residential units in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law.

Prior to the issuance of a Building Permit, the Owner shall pay to the City of Vaughan by way of certified cheque a community benefits charge equivalent to 4% of the value of the subject lands in accordance with Section 37 of the *Planning Act* and the City's Community Benefits Charge By-law. The Owner shall submit an appraisal of the subject lands, pursuant to the City's Community Benefits Charge By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the community benefits change payment.

Financial Planning and Development Finance Department:

78. 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 charges, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies, at the cost of the Owner.



February 9, 2024

Carol Birch
Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Carol Birch, Planner

**RE: 2nd Submission
Draft Plan of Subdivision SUBP.23.V.0014 (19T-23V002)
2160 and 2180 Highway 7
(2678462 Ontario Ltd.)
City of Vaughan**

York Region has now completed its review of the above noted revised draft plan of subdivision prepared by MGP, Project No. 19-2829, revised on September 28, 2023. The proposed development is located on the north side of Highway 7, east of Keele Street, and municipally known as 2160 and 2180 Highway 7, in the City of Vaughan. The proposal will facilitate the creation of two development blocks, with a combined total of 918 residential units, and blocks for two streets, within a 3.91 ha site.

Draft Plan of Subdivision – Required Changes

As noted in the first submission, the draft plan of subdivision does not correctly identify lands that are required to be conveyed to the Region as road allowance. The daylight trapezoid shall be a separate block from Street B. Please refer to the attached red-lined drawing.

Sanitary Water and Sewage Supply

Residential development requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation for the existing capacity assignments to date, then the development may require additional Regional infrastructure based on the conditions of future capacity assignment.

It is the Region's understanding that lands located in and around the Concord GO Station Mobility Hub planning area are contemplating higher density growth than planned in the recently approved Regional Official Plan. Please note that the Region's recently completed 2022 Water and Wastewater Master Plan has not considered the level of intensification proposed. As such, the potential impact of proposed growth in this area (and upstream and downstream areas) on the Regional infrastructure system must be monitored and addressed through various capacity

**Schedule of Clauses/Conditions
SUBP.23.V.0014 (19T-23V002)
2160 and 2180 Highway 7
(2678462 Ontario Ltd.)
City of Vaughan**

Re: MGP, Project No. 19-2829, Revised on September 28, 2023

Clauses to be Included in the Subdivision Agreement

1. 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.
2. The Owner shall implement all recommendations, including TDM measures, as recommended in the Transportation Impact Study and Mobility Plan, to the satisfaction of the Region.
3. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
4. The Owner shall agree that no site alteration and/or development works of any kind shall be undertaken on Blocks 1 and 2 without appropriate Site Plan and/or Engineering approvals from York Region.
5. The Owner shall agree that no direct access to Block 2 shall be obtained from Highway 7. Access to this block shall be obtained from internal roadways.

Conditions to be Satisfied Prior to Final Approval

6. The Owner shall provide to the Region the following documentation to confirm that unrestricted water and wastewater servicing capacity is available from the Region assigned pool and have been allocated to the subject development by the City of Vaughan:
 - A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and
 - A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.

7. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and Infrastructure Asset Management for record.
8. The Owner shall revise the Transportation Impact Study and Mobility Plan, prepared by Arcadis, dated November 1, 2023, to the satisfaction of the Region.
9. The Owner shall provide a set of engineering drawings and obtain Regional approval, for the construction of Street A and its intersection with Highway 7 to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for Street A;
 - b) Grading and Servicing;
 - c) Intersection Design
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Line Painting Plans;
 - g) Traffic Control/Management Plans;
 - h) Erosion and Siltation Control Plans;
 - i) Landscaping and Boulevard Restoration Plans; and
 - j) Tree Protection Plans.
10. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
 - a) Any additional widenings that may be required to maintain a minimum 15 metre by 15 metre daylight trapezoid at the intersection of Street B and Highway 7.
11. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
12. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to

the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

13. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
14. For any applications (Site Plan or Zoning By-law Amendment) deemed complete after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
15. The Regional Corporate Services Department shall advise that Conditions 1 to 14 inclusive, have been satisfied.



MEMORANDUM - TECHNICAL COMMENTS

RE: 2nd Submission
Draft Plan of Subdivision SUBP.23.V.0014 (19T-23V002)
2160 and 2180 Highway 7
(2678462 Ontario Ltd.)
City of Vaughan

Regional Staff have reviewed the above noted draft plan of subdivision application, as well as the supporting documents, and provide the following comments. These comments are not an approval and are intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

Development Engineering

1. Detailed comments are provided under SP.23.V.0091.
2. No part of the shoring system with the exception of tie-backs will be permitted to encroach into the road allowance of Highway 7.
3. The Owner shall submit a separate engineering application for the design and construction of proposed Street B, the servicing infrastructure underneath these roads, and the intersection design of Street B with Highway 7.
4. As noted in the first submission, the draft plan of subdivision does not correctly identify lands that are required to be conveyed to the Region as road allowance. The daylight trapezoid shall be a separate block from Street B. Please refer to the attached red-lined drawing.

Transportation Planning

1. The development of any phase with just one right-in/right-out access onto Highway 7 will result in significant U-turns on the already congested Regional intersections along Highway 7. The Study shows that intersection of Highway 7 and Keele Street will operate at or above capacity in existing and future scenarios. In our opinion, no phases of development should be allowed with just a single right-in/right-out access. At a minimum, Street A should be extended northward and connected to the existing Rayette Road from Phase 1 of the development. Additionally, the east-west road connection to Keele Street should also be protected for development phases beyond Phase 1.

2. It should be noted that Metrolinx has released an Initial Business Case (IBC) that studies the feasibility of a Highway 7/Concord GO station to be added to the Barrie GO Line. This GO Station will not be available to accommodate the initial phases of the development emphasizing the need to provide local roadway connections.
3. The deletion of east-west interconnection will remove any opportunity to provide a connection to Keele Street for this development and lands located east of this property. It is strongly recommended that a comprehensive plan is prepared for area located north of Highway 7 between Keele Street and Bowes Road to provide a local roadway network to lessen the impacts of development traffic on Highway 7.

Sustainable Mobility

1. The TDM Checklist shall include a line item identifying a PRESTO card transit incentive, pre-loaded with the value of three (3) monthly YRT passes, to be provided to each residential unit. The cost of the transit incentive is to be borne solely by the applicant and will not be the responsibility of the Region. The Region has identified this to be an appropriate TDM initiative given the context identified in the TIS. The development has significant access and connectivity to transit (Section 2.2) and active transportation infrastructure (Section 2.3) and no transportation network improvements are anticipated in the near future (Section 3.2). The applicant is advised that the average forecasted cost for transit passes is \$155/pass/month.
2. The Checklist shall include a line item for TDM Communication Strategy Outreach which shall identify a line with an estimated cost for a physical location for transit incentive distribution and sustainable transportation information. An associated cost of a rental venue for the outreach shall be provided if an on-site space is not available (e.g. condo lobby, meeting room). The applicant is responsible for the coordination and for providing a venue for the distribution of incentives. Each event, approximately 4 hours of staff time, can serve approximately 150 residential units. An estimated cost of \$3000 is recommended for a minimum of 2 outreach events. The applicant shall coordinate specific event details with York Region/York Region Transit staff allowing a minimum of 2 months' notice.

Transit

1. Existing fixed-route YRT services operating in the vicinity of the subject lands include:
 - Route 77 - Highway 7
 - Route 96 - Keele-Yonge
 - Route 107/107B - Keele and Viva Orange
2. Existing Mobility On-Request services operating in the vicinity of the subject lands include:
 - MOR 65+

3. The Owner is strongly encouraged to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the subject lands to the Regional road network. The pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the local municipality.
4. Keele Street and Highway 7 are identified as a Frequent Transit Network corridors. YRT plans to have 15-minute or better service along these corridors in the future. Increases to frequency are dependent on ridership demand and resource availability.

March 4, 2025

CFN 69277

Mary Caputo
Senior Manager of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Caputo:

**Re: Draft Plan of Subdivision 19T-23V002
Site Development Application DA.23.018
Part of Lot 6, Concession 3
2160 & 2180 Highway 7
City of Vaughan, Regional Municipality of York
2678462 Ontario Limited**

Further to our previous comments provided to you on February 14, 2025, which also detailed recommended conditions of Draft Plan of Subdivision approval and Site Development approval, the purpose of this letter is to provide revised conditions reflecting further discussions with City staff related to addressing flooding and access issues to the subject lands.

TRCA Recommendation

Based on the above and recognizing the Minister's Zoning Order (Ontario Regulation 170/21) issued for the lands on March 5, 2021, TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-23V002 and Site Development Application DA.23.018, subject to the inclusion of the recommended conditions attached in Appendices A and B. It is the expectation of TRCA that the Owner will address TRCA's interests through fulfillment of the conditions.

Please provide the Notice of Decision for the Draft Plan of Subdivision once approved. We trust these comments are of assistance and should you have any questions or comments, please contact the undersigned.

Regards,



Jason Wagler MCIP RPP
Senior Manager
Development and Engineering Services
Jason.wagler@trca.ca

Appendix A: TRCA's Draft Plan Conditions

TRCA recommends approval of the Draft Plan of Subdivision, prepared by MGP, revised May 16, 2024, subject to the following conditions:

Red-line Revisions

1. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
2. Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of TRCA.

Conditions Applicable Prior to Development of any Phase

3. That prior to any site alteration or development taking place, the Owner shall submit and obtain approval of engineering reports (e.g., Stormwater Management) that describe in detail the Stormwater Management (SWM) criteria, how the proposed storm drainage system will be designed to meet SWM criteria, and how it will comply to TRCA requirements. These reports shall include, but are not limited to:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity and erosion control.
 - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems (i.e., identifying if it is part of an overall drainage scheme, how external flows will be captured, and the design capacity of the receiving system).
 - iii. Provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater in accordance with TRCA's current Stormwater Management Guidelines.
 - iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Section 28.1.2 of Conservation Authorities Act.
 - v. Detailed grading plans for the subject lands and details of any on and off-site infrastructure necessary to implement any required Interim Floodplain Remediation Strategy, to the satisfaction of TRCA.
 - vi. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, filtration media, and procedures for emergency cleanouts in adjacent drainage systems due to unanticipated sediment releases/deposition events, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required and whether the control of erosion and flooding may be impacted.
 - vii. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
 - viii. In conjunction with information related to the temporary dewatering management on site, proposed methods for controlling or minimizing erosion and siltation on-site, including the monitoring and maintenance of existing drainage systems on and around the site prior to and during construction, and/or in downstream areas of the West Don tributaries during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated 2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
4. That prior to any site alteration or development taking place, the Owner shall obtain a permit from the TRCA pursuant to Section 28.1.2 of the Conservation Authorities Act, to the satisfaction of the TRCA.

Additional Condition Applicable Prior to Development of Block 2

5. That prior to any site alteration or development taking place on Block 2, and until such time as a comprehensive flood risk assessment and remediation strategy is completed for lands affected by flooding from the CN Rail Yard to areas in the vicinity of the Concord Go Secondary Plan, that the Owner shall submit and obtain approval of an Interim Floodplain Remediation strategy for the subject property to the satisfaction of TRCA staff. The Interim Remediation strategy, which shall include floodplain modelling, must demonstrate how the subject lands would be removed from the floodplain during construction period and remain outside the floodplain after construction without impacting flooding and increasing risk on adjacent properties.

Conditions Applicable Prior to Registration of any Phase

6. That prior to the registration of this plan or any phase thereof, the Owner shall provide confirmation by way of floodplain modelling that ingress and egress to the plan or phase is safe in accordance with provincial standards for pedestrians, vehicles, and emergency vehicles for all flooding events up to and including the regulatory storm, to the satisfaction of TRCA staff.
7. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to Section 28.1.2 of the Conservation Authorities Act, to the satisfaction of TRCA and that any obligations contained within the required permit agreement with TRCA have been fulfilled, to the satisfaction of TRCA.

Subdivision Agreement

8. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval, including any remedial works.
 - ii. To obtain all necessary permits from TRCA pursuant to Section 28.1.2 of the Conservation Authorities Act, to the satisfaction of TRCA.
 - iii. To comply with the permits approved pursuant to Section 28.1.2 of the Conservation Authorities Act, including the approved plans, reports, conditions, and related agreements to the satisfaction of TRCA.
 - iv. To prohibit grading works within areas subject to TRCA's regulation unless approved by TRCA.

Fees

9. That the Owner provides a copy of the fully executed subdivision agreement and pay TRCA the required subdivision clearance fee, and permit fees (topsoil stripping, grading, servicing, etc.).

Appendix B: TRCA's Conditions for Site Plan Approval

1. That the Owner obtains a permit from TRCA pursuant to Section 28.1.2 of the Conservation Authorities Act.
2. That the Owner agrees in the site plan agreement that prior to the proposed buildings obtaining final occupancy, the Owner demonstrates to the satisfaction of TRCA that the subject lands have been removed from the floodplain and that the subject lands have safe access during and up to a regulatory storm event and that any remediation works necessary to achieve safe access for the subject lands have been implemented, to the satisfaction of TRCA staff. This demonstration shall include the submission of as-built drawings, revised floodplain modeling, floodplain mapping, and written certification by a qualified consulting engineer.

Revised: May 11, 2020

Date: May 4th 2023

Attention: Carol Birch

RE: Request for Comments

File No.: 19T-23V002

Applicant: Mario Cortellucci, 2678462 Ontario Ltd.

Location 2160 and 2180 Highway 7

Revised: May 11, 2020

COMMENTS:

- We have reviewed the Proposal and have no comments or objections to its approval.
- We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).
- We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.
- We have reviewed the proposal and have the following concerns (attached below)
- We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

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

The owner(s), or his/her/their agent, for this plan is/are required to contact Alectra Utilities to obtain a subdivision application form (SAF) and to discuss all aspects of the above project. The information on the SAF must be accurate to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue. A subdivision application form is enclosed with this request for comments.

Alectra Utilities will prepare the electrical distribution system (EDS) design for the subdivision. The subdivision project will be assigned to an Alectra Utilities design staff upon receipt of a completed SAF. The design of the subdivision can only commence upon receiving a design prepayment and the required information outlined on the SAF.

Alectra Utilities will obtain the developer(s) approval of the EDS design, and obtain the required approvals from local government agencies for EDS installed outside of the subdivision limit. Alectra Utilities will provide the developer(s) with an Offer to Connect (OTC) agreement which will specify the responsibilities of each party and an Economic Evaluation Model outlining the cost sharing arrangement of the EDS installation between both parties. The OTC agreement must be executed by both parties and all payments, letter of credits and easements received in full before Alectra Utilities can issue the design for construction.

Town Home/Semi Detached municipal and/or private developments require a minimum set back of 3.40M from the street line to any structure such as foundations, outdoor stairs, porches, columns etc..... to accommodate standard secondary service connections.

Revised: May 11, 2020

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

All communication, street light or other pedestal(s) or equipment(s) must not be installed near Alectra Utilities transformers and/or switchgears. Enclosed with this request for comments are Alectra Utilities clearance standards.

Existing Alectra Utilities plant in conflict due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,

Mitchell Penner

Supervisor, Distribution Design-Subdivisions

Phone: 416-302-6215

E-mail: Mitchell.Penner@alectrautilities.com

Subdivision Application Information Form is available by emailing Mitchell.Penner@alectrautilities.com

Attachment 3e)



7/26/2024

Carol Birch

Vaughan

Vaughan (City)

Attention: Carol Birch

**Re: Draft Plan of Subdivision (19T-23V002) and Site Plan Application (DA.23.018), 2160 and 2180 Highway 7, Vaughan; Your File No. 19T-23V002,DA.23.018
Our File No. DTS: 36985 / Circ: 43181**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications

received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

A rectangular box with a thin border, containing a small blue square icon with a white question mark inside, indicating a redacted signature.

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.



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

May 19, 2023

Carol Birch
Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Carol,

Re: Site Development Application
2678462 Ontario Ltd.
2160 and 2180 Highway 7
City of Vaughan
File No.: DA-23-018
Related Application: 19T-23V002

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall use the [Enbridge Gas Get Connected tool](#) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.

https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F

If the gas main(s) 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 phased construction, all costs are the responsibility of the applicant.

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

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Attachment 3g)



DELIVERY PLANNING
200 – 5210 BRADCO BLVD
MISSISSAUGA, ON L4W 2G7
416-262-2394
CANADAPOST.CA

May 16, 2023

City of Vaughan – Planning Department

To: **Carol Birch**, Planner

Reference: **Files:** DA.23.018 **Related Files:** 19T-23V002
2160 and 2180 Highway 7

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

In order to provide mail service to one high-rise mix use building and one high-rise residential building with retail unit(s) at ground level, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will provide each building/tower with its own centralized mail receiving facility. This lock-box assembly must be **rear-loaded**, adjacent to the main entrance and maintained by the owner/developer in order for Canada Post to provide mail service to the tenants/residents of this project. **For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.**
- ⇒ The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

As per our National Delivery Policy, **street level residences and/or retail/commercial and/or non-residential use units will also receive mail delivery at centralized locations, not directly to their door.**

For example: If there is a common indoor entrance or connection extra mail compartments can be provided to accommodate these units in the main mailbox panel. If these units are not part of the condo/building then a separate centralized mail receiving facility/box can be set up by the developer at an alternative location.

The specifications can be found in our Delivery Standards Manual, which can be downloaded from this link: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As the project nears completion, it is requested that the Developer contact me directly for Postal Code(s) as existing postal coding will not apply and new postal codes will be issued for this development. I am also requesting the developer/owner contact me during the design stage of the above project, to discuss a suitable mailbox/mailroom location.

Canada Post further requests the owner/developer be notified of the following:

1. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
2. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
3. The complete guide to Canada Post's Delivery Standards can be found at: https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Should you require further information, please do not hesitate to contact me at the above telephone number or mailing address.

Regards,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning – GTA

Attachment 3h)

From: Saadia Jamil <Saadia.Jamil@cn.ca> on behalf of Proximity <proximity@cn.ca>
Sent: Wednesday, May 10, 2023 1:45 AM

Hi Kevin,

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is located within 1000m of CN's Rail Yard operations. CN has concerns of developing/densifying residential uses in proximity to railway operations. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area. Please refer to CN's guidelines below for the development of sensitive uses in proximity to railways. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

1. The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
2. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 1000m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 1000 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
3. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the noise isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
4. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
5. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

Please be advised that CN is currently undertaking a review of the noise report for the subject site and will be providing further comments.

Thanks,

Saadia Jamil

Urbaniste sénior / Senior Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
Urbanisme, architecture de paysage et design urbain



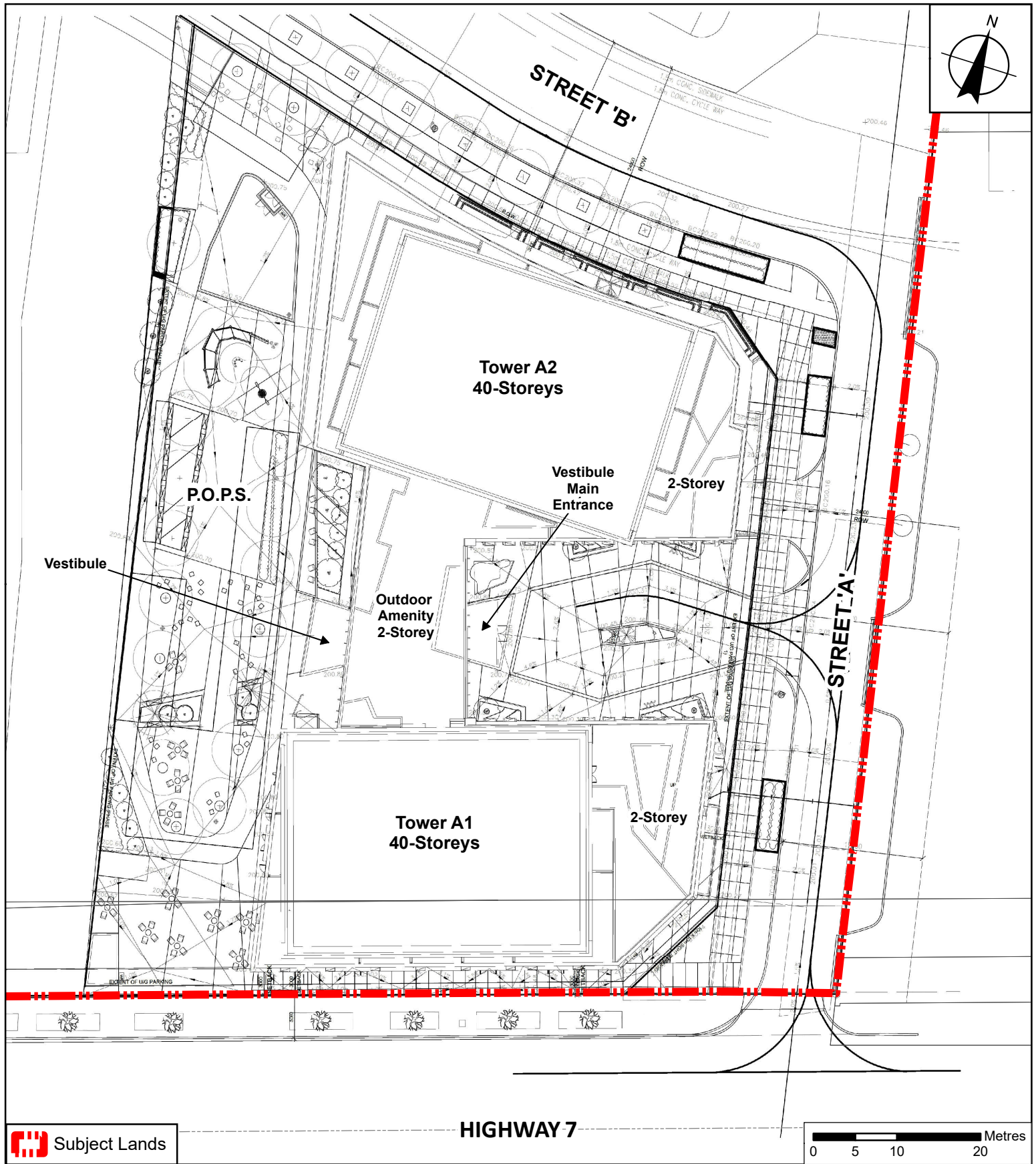
E : proximity@cn.ca

1600, René-Lévesque Ouest, 11e étage

Montréal (Québec)

H3H 1P9 CANADA

wsp.com



Site Plan for Related File DA.23.018 (Phase 1)

LOCATION:
2160 and 2180 Highway 7
Part of Lot 6, Concession 3
APPLICANT: 2678462 Ontario Ltd.

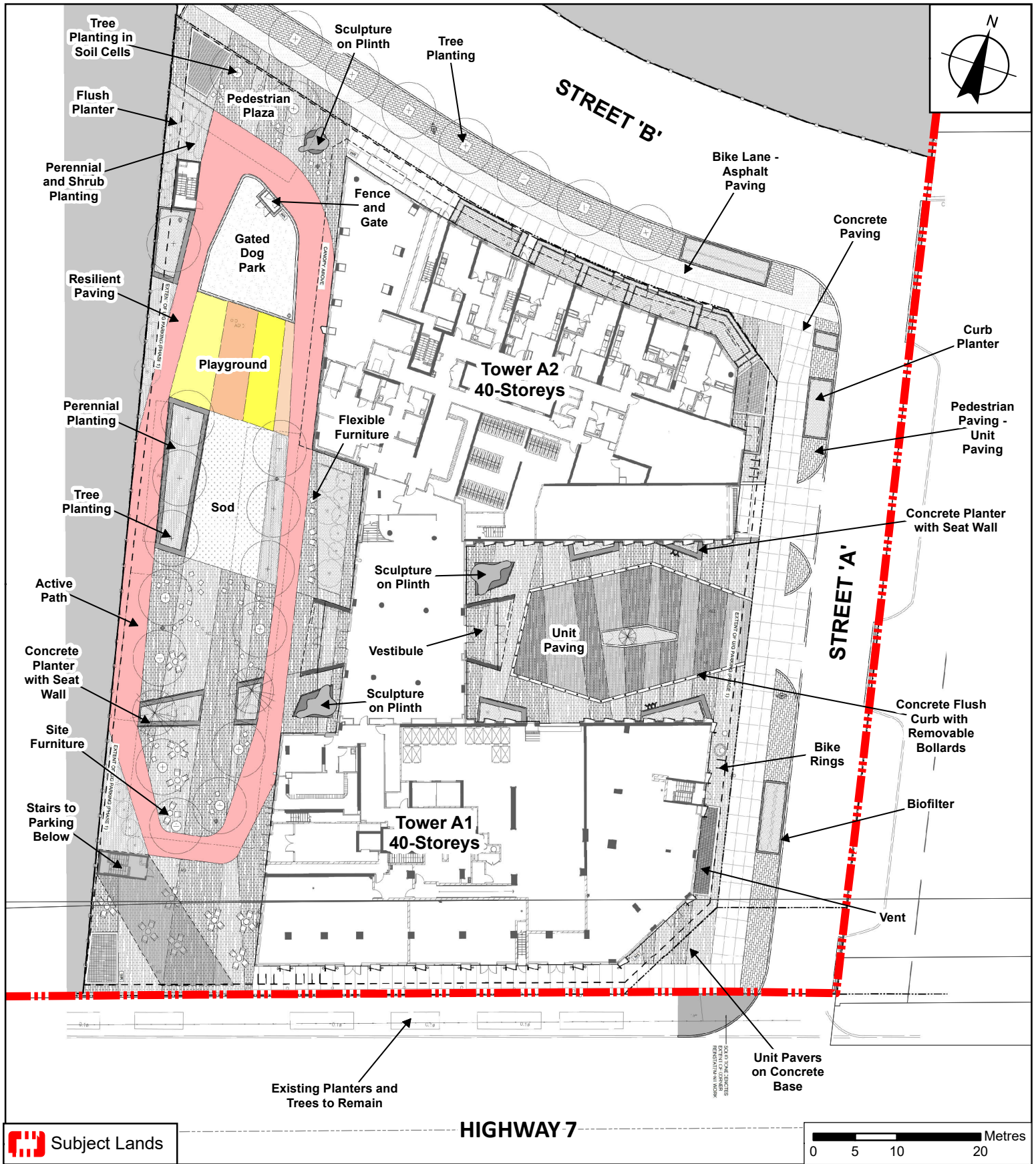


Development and
Parks Planning

Attachment

FILE:
19T-23V002
RELATED FILE:
DA.23.018
DATE:
April 1, 2025

4



Subject Lands

HIGHWAY 7

Metres
0 5 10 20

Landscape Plan

LOCATION:
2160 and 2180 Highway 7
Part of Lot 6, Concession 3

APPLICANT:
2678462 Ontario Ltd.



Development and
Parks Planning

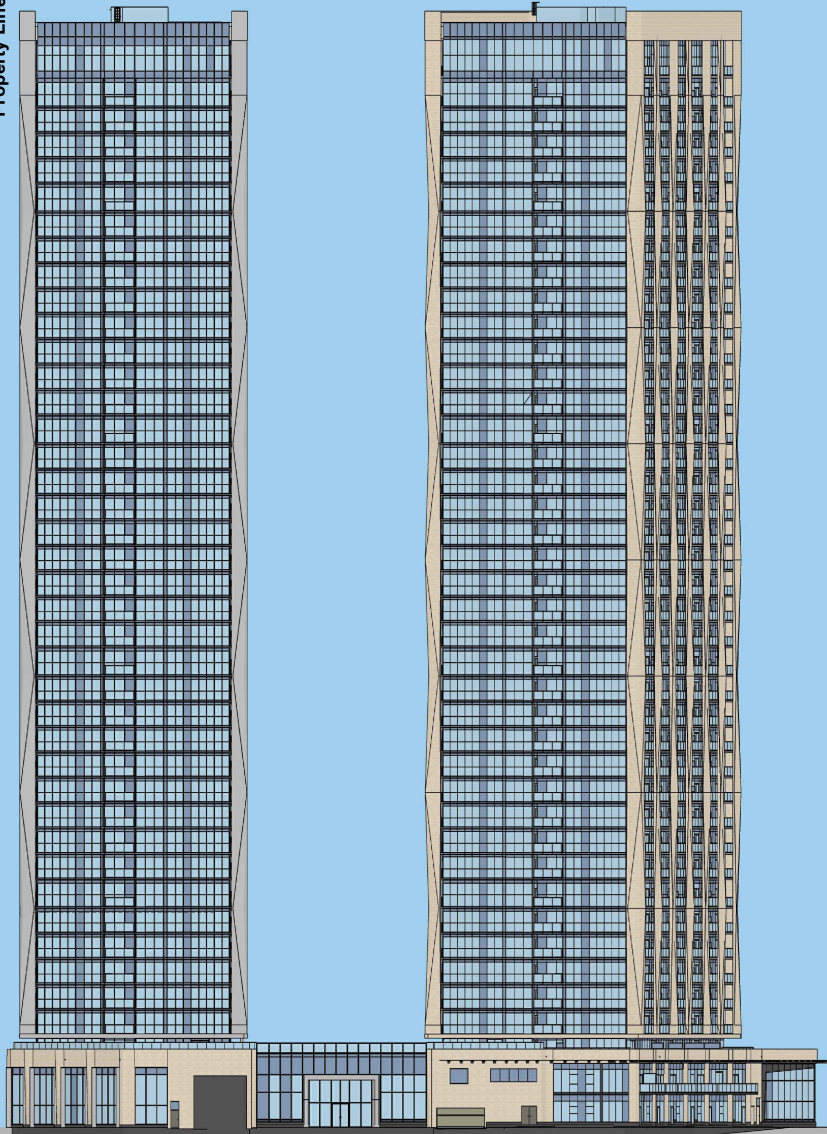
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FILE:
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RELATED FILE:
DA.23.018
DATE:
April 1, 2025

5

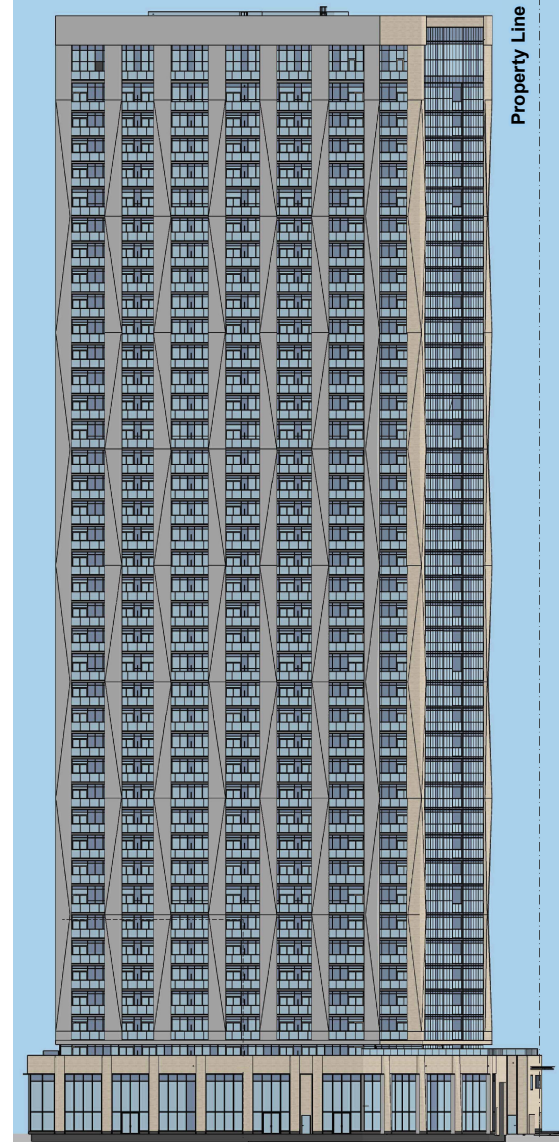
126.6 m

Property Line



Property Line

East Elevation



Property Line

South Elevation

Not to Scale

Proposed Building Elevations - East and South Elevation

LOCATION:
2160 and 2180 Highway 7
Part of Lot 6, Concession 3

APPLICANT:
2678462 Ontario Ltd.



Development and
Parks Planning

Attachment

FILE:
19T-23V002
RELATED FILES:
DA.23.018
DATE:
April 1, 2025

6

126.6 m

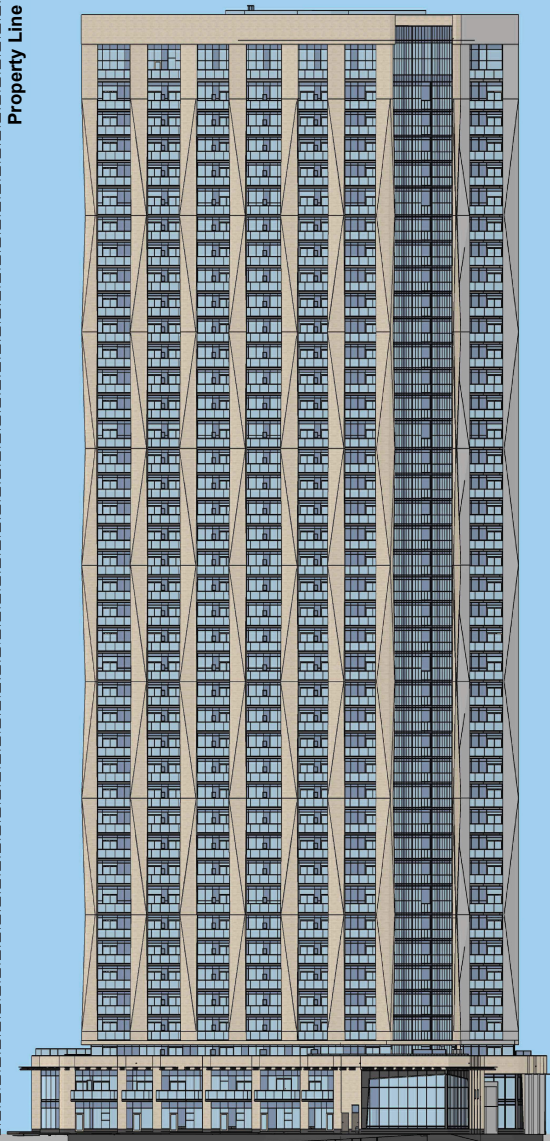
Property Line



Property Line

West Elevation

Property Line



North Elevation

Not to Scale

Proposed Building Elevations - West and North Elevation

LOCATION:
2160 and 2180 Highway 7
Part of Lot 6, Concession 3

APPLICANT:
2678462 Ontario Ltd.



Development and
Parks Planning

Attachment

FILE:
19T-23V002
RELATED FILES:
DA.23.018
DATE:
April 1, 2025

7



Overall Development Concept Draft Plan of Subdivision File 19T-23V002

Attachment

LOCATION:
2160 and 2180 Highway 7
Part of Lot 6, Concession 3



Development and
Parks Planning

APPLICANT:
2678462 Ontario Ltd.

FILE:
19T-23V002
RELATED FILE:
DA.23.018
DATE:
April 1, 2025



Committee of the Whole (1) Report

DATE: Tuesday, April 1, 2025

WARD: 2

**TITLE: 2103604 ONTARIO LIMITED C/O HARDROCK GROUP OF COMPANIES
OFFICIAL PLAN AMENDMENT FILE OP.23.012
ZONING BY-LAW AMENDMENT FILE Z.22.011
239, 245 AND 251 WOODBRIDGE AVENUE
VICINITY OF WOODBRIDGE AVENUE AND KIPLING AVENUE**

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on applications to redesignate and rezone the subject lands shown on Attachment 1 to permit a 7-storey residential building containing 32 units with a total gross floor area of 3,045 m², as shown on Attachments 2 to 6.

Report Highlights

- The Owner proposes a 7-storey residential building containing 32 units.
- Official Plan and Zoning By-law Amendment Applications are required to permit the proposed development.
- Staff are recommending approval of the proposed development to Heritage Vaughan.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendations

1. THAT Official Plan Amendment File OP.23.012 (2103604 Ontario Limited c/o Hardrock Group of Companies) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 2 – 11.11 Woodbridge Centre Secondary Plan ('WCSP'), for the subject lands shown on Attachment 1 to:
 - a. Redesignate the subject lands from "Low-Rise Mixed-Use" to "Mid-Rise Residential"; and
 - b. Increase the maximum permitted building height from 4 to 6 storeys (13 to 19 m) to 7-storeys (24.8 m).
2. THAT Zoning By-law Amendment File Z.22.011 (2103604 Ontario Limited c/o Hardrock Group of Companies) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from "WMS Main Street Mixed-Use Woodbridge Zone" ('WMS Zone') subject to site-specific Exception 14.512 to "RM1(H) Multiple Unit Residential Zone" ('RM1 Zone') with a Holding Symbol "(H)" in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Holding Symbol "(H)" shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a) The Owner shall provide the City with a public access easement over the proposed pedestrian connection to Woodbridge Avenue, including preparing and registering, at their expense, a reference plan detailing the portion of the lands subject to the easement. The City will register the legal transfer documents at the Owner's expense. A draft reference plan shall be provided to the City for review prior to depositing;
 - b) The Owner shall secure the necessary easements from 64 Abell Avenue, 259 and 275 Woodbridge Avenue (Regional Municipality of York lands) for visitor access, loading and unloading, and access, construction and maintenance of a proposed crash wall to the satisfaction of the City and York Region;
 - c) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the subject lands; and
 - d) If required, the Owner shall enter into an agreement with the City for the proposed works within the City's right-of-way, which shall include the construction of the retaining wall, sidewalk, and any other structures or improvements within the right-of-way. All such work must be completed in accordance with the City's standards and to the satisfaction of the City.

- e) The Owner shall submit a Phase Two Environmental Site Assessment ('ESA') covering all of the subject lands and any conveyance lands, along with a letter of reliance in accordance with the City's reliance template for all environmental reports prepared and submitted to the satisfaction of the City's Environmental Engineering Department. Should the findings of the Phase Two ESA require remediation of any portions of lands to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act", as amended, then a complete copy of the Record of Site Condition covering all of the subject lands acknowledged by the MECP and filed on the Environmental Site Registry is required to be submitted to the satisfaction of the City's Environmental Engineering Department.
4. THAT notwithstanding the changes to the proposed Zoning By-Law Amendment File Z.22.011 from what was proposed at the November 1, 2023 Statutory Public Meeting, that Council finds the changes to be minor and that no further notice is required in accordance with Section 34(17) of the *Planning Act*.

Background

Location: 239, 245 and 251 Woodbridge Avenue (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposed development

2103604 Ontario Limited c/o Hardrock Group of Companies (the 'Owner') has submitted Official Plan and Zoning By-law Amendment Applications (the 'Applications') for the Subject Lands to permit a 7-storey residential building containing 32 units with a total gross floor area of 3,045 m² (the 'Development') as shown on Attachments 2 to 6.

The Owner is required to submit a Site Development Application to facilitate the Development. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the Deputy City Manager, Planning, Growth Management and Housing Delivery or designate.

The tenure of the Development is not confirmed at this time. Should the Owner proceed with a condominium tenure, an application for Draft Plan of Condominium (Standard) will be required.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- *Date of Notice (Circulated 500 m from Subject Lands as shown on Attachment 1): October 6, 2023*
- *Location of Notice Sign: Woodbridge Avenue*

- *Date of Public Meeting: November 1, 2023, date ratified by Council November 14, 2023*
- *Other Meetings: Community Meeting held on February 1, 2024*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: March 26, 2025*

Public Comments were received

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

Housing

- the Development will contribute to additional housing in the area which is needed.
- Rental housing is not supported and not appropriate for the Subject Lands.

Proximity to Canadian Pacific Railway ('CPR')

- the Development is located too close to the CPR, and there are concerns for the wellbeing and safety of the proposed residents being located in proximity to the railway.

Access, Traffic and Parking

- The Development will further increase existing traffic congestion in the area and further impact vehicle and pedestrian safety.
- There is insufficient parking in the area to support the Development.

Density, Built Form, and Building Design

- The Development is too tall, too large, and is not compatible with the surrounding context and the Woodbridge Heritage Conservation District.
- The proposed height will block the views of existing residents.

Commercial Uses

- There is a lack of commercial uses (cafes, restaurants, etc.) within the existing area.
- Commercial space will sit vacant and unoccupied.
- Commercial uses are not supported in the Development as they will contribute to additional traffic on Woodbridge Avenue.

These comments are addressed throughout this report.

Previous Reports/Authority

A previous report related to the Applications and Subject Lands can be found at the following link:

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024

Provincial Planning Statement, 2024 ('PPS 2024')

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to Section 3 of the *Planning Act* that came into effect on October 20, 2024. All decisions made on or after October 20, 2024, with respect to an exercise of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The PPS 2024 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. This is permitted and facilitated through the provision of all housing options required to meet the social, health, economic and well-being requirements of current and future residents, and all types of residential intensification, including the development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units.

The Subject Lands are within a Settlement Area and Strategic Growth Area, where growth and development shall be focused. Within Settlement Areas, land use patterns should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure and public service facilities.

The Development facilitates a compact urban form within the City's Settlement Area and a Strategic Growth Area, which utilizes existing municipal infrastructure and has access to public service facilities. The Development also contributes to the provision of a range and mix of housing options within the area, and results in a net increase of residential units on the Subject Lands. The Applications are consistent with the PPS 2024.

York Region Official Plan 2022 ('YROP 2022')

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent that includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

Amendments to the Vaughan Official Plan (VOP) 2010 are required to permit the Development

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified as "Local Centres" on Schedule 1 – "Urban Structure" of VOP 2010.

Volume 2, 11.11 Woodbridge Centre Secondary Plan ('WCSP')

The WCSP provides guidance for development and investments in the Woodbridge Centre through the establishment of land uses with associated policies and development standards. The Subject Lands are identified in the WCSP as follows:

- "Low-Rise Mixed-Use on "Land Use Plan" – Schedule 2 of the WCSP
- Maximum Density (Floor Space Index) of 1.7 times the area of the lot on "Density Plan" – Schedule 3 of WCSP
- Maximum Building Height of 4 to 6 storeys (13 m to 19 m) on "Building Height Maximums" – Schedule 4 of the WCSP

The Low-Rise Mixed-Use designation permits multi-unit mixed-use buildings requiring integrated commercial and residential buildings with the commercial uses located at grade level. The following amendments to the WCSP are required to permit the Development as shown on Attachments 2 to 6:

- Redesignate the Subject Lands from "Low-Rise Mixed-Use" to "Mid-Rise Residential"
- Increase the maximum permitted building height from 6-storeys (19 m) to 7-storeys (24.8 m)

The Development and Parks Planning Department can support the proposed amendments for the following reasons:

- The Development has been revised to a stand-alone residential development to address public concerns with retail-at-grade, and to provide a welcoming lobby space for future residents and visitors that is at-grade with Woodbridge Avenue.
- The 7-storey building with a maximum height of 24.8 m is in keeping with existing and planned development in the surrounding community, specifically 248, 252, 256 and 260 Woodbridge Avenue (File DA.17.108).
- The Development is appropriate for the Subject Lands and is compatible with the existing and planned land uses.

The Development was recommended for approval by Staff to the Heritage Vaughan Committee

The Subject Lands are located within the “Woodbridge Avenue” Area of the Woodbridge Heritage Conservation District (‘WHCD’) and are protected under Part V of the *Ontario Heritage Act*. Staff recommended approval of the Development to the Heritage Vaughan Committee on March 19, 2025, subject to conditions. Vaughan Council on April 15, 2025, will ratify the recommendation from the Heritage Vaughan Committee.

Amendments to Zoning By-law 001-2021 are required to permit the Development

- WMS Zone by Zoning By-law 001-2021, subject to site-specific exception 14.512.
- This Zone does not permit the Development,
- The Owner proposes to rezone the Subject Lands to the RM1(H) Zone, delete the existing site-specific exception 14.512, and replace it with new site-specific zoning exceptions as follows, to permit the Development as shown on Attachments 2 to 6:

Table 1

	Zoning By-law 001-2021 Standard	RM1 Multiple Unit Residential Zone Requirements	Proposed Exceptions to the RM1 Multiple Unit Residential Zone Requirements
a.	Minimum Lot Area	100 m ² / unit	72 m ² / unit
b.	Minimum Front Yard Setback	4.5 m	3.7 m
c.	Minimum Interior Side Yard Setback	1.2 m	0 m for the ground floor only (west)
d.	Minimum Building Setback to the Canadian Pacific Railway	N/A	20 m with a 7 m high crash wall
e.	Maximum Building Height	11 m	24.8 m (7-storeys) excluding the mechanical penthouse
f.	Permitted Encroachments	0.6 m into any required yard (awning and canopies attached (permanent)) A retaining wall shall be setback an equal distance to the height of the highest portion of the retaining wall	1.5 m into the required front yard ((awning and canopies attached (permanent)) A retaining wall 2.4 m in height or less is permitted to be 0 m from the westerly lot line

The Development and Parks Planning Department can support the zoning exceptions on a site-specific basis for the following reasons:

- The Development is consistent with the policies of the PPS 2024.
- The building height, built form and setbacks are in keeping with other existing and planned developments in the surrounding area, as described in the VOP 2010 Section of this report.
- CPR defers to the City to implement the May 2013 Guidelines for New Development in Proximity to Railway Operations. The proposed building setback of 20 m with a 7 m high crash wall is appropriate to facilitate the Development and is consistent with other planned developments in the surrounding area and in proximity to the railway.

Minor modifications may be made to the zoning exceptions identified in Table 1 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

The Zoning By-law Amendment Application has been revised since the statutory public meeting held on November 1, 2023, to now rezone the Subject Lands to the RM1 Zone to permit a stand-alone residential building, with revised site-specific exceptions related to the RM1 Zone category. The revisions were made by the Owner following public consultation where concerns were raised with respect to parking and traffic impacts associated with retail at-grade. The RM1 Zone category is more appropriate to permit the Development as the RM1 Zone permits a stand-alone Apartment dwelling, whereas the WMS Zone permits an Apartment dwelling as a part of a mixed-use development. In addition, with the removal of the retail at-grade, the Development now complies with the parking requirements of the City's Comprehensive Zoning By-law 001-2021. The form of the Development otherwise remains the same as the proposal presented at the statutory public meeting.

Staff have included a condition in the Recommendations of this report that notwithstanding the changes to the proposed Zoning By-Law Amendment File Z.22.011 from what was proposed at the November 1, 2023, statutory public meeting, that Council finds the changes to be minor and that no further notice is required in accordance with Section 34(17) of the *Planning Act*.

A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City

A Holding Symbol “(H)” is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding issues discussed throughout this report. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

The Development does not achieve a Bronze Sustainability Threshold Score

The Development does not achieve the minimum overall Sustainability Performance Metrics (SPM). The Owner shall achieve the minimum threshold SPM score of 41 points prior to the finalization of the Site Development Application.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs ('PPSP') Department supports the Development

The PPSP Department has advised that there are no natural heritage features on the Subject Lands and therefore has no concerns with the Applications.

The Owner is advised to abide by the *Migratory Birds Convention Act* for any authorized removals, and to not remove trees during the migratory bird season in Vaughan which is March 31 to August 31. Staff note that the onus is on the Owner to ensure the provisions of the *Endangered Species Act* are not contravened and it is the responsibility of the applicant to comply with the Ministry of Environment, Conservation and Parks (MECP) regulations and guidelines to protect SAR and their habitat.

The Development Engineering ('DE') Department supports the Development, subject to the conditions in this report

The Development Engineering ('DE') Department has reviewed the Applications and provides the following comments:

Municipal Servicing – Water

The Subject Lands are located within Pressure District 4 (PD4) of the York Water Supply System. A local watermain currently exists within Woodbridge Avenue, which has been replaced and upsized as part of the City’s Capital Project between Islington Avenue and Kipling Avenue. The Development is planned to be serviced through a connection to the upsized 400 mm diameter watermain along Woodbridge Avenue. The Development proposes a new 150 mm diameter fire service and a 100 mm diameter domestic water service, with the existing service to be removed and decommissioned.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support a complete approval of the proposed water servicing strategy.

Municipal Servicing – Sanitary

The Subject Lands will be serviced via the existing sanitary service connection to the municipal sanitary sewer located within Woodbridge Avenue together with a proposed relocation of the existing control maintenance hole to the street/property line. The Functional Servicing & Stormwater Management Report prepared by Husson and dated December 2024 included a downstream analysis which confirmed there is sufficient

capacity in the downstream system in post-development conditions. Following the completion of the 2014 master plan, an Area Specific Development Charge ('ASDC') project was passed for improvements required within Woodbridge Avenue which includes downstream sanitary sewer improvements. The Owner shall contribute to the existing ASDC.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support a complete approval of the proposed sanitary servicing strategy.

Municipal Servicing - Stormwater

There is an existing 450 mm diameter storm sewer on Woodbridge Avenue, across the frontage of the Subject Lands. An existing 300 mm diameter storm service connection is provided in the northeast corner of the Subject Lands, with a control maintenance hole. The service will need to be extended to the Subject Lands.

Overland flow on the Subject Lands is generally directed from southwest to northeast, with all drainage directed to Woodbridge Avenue. The internal storm sewer system will be designed to collect drainage from the proposed rooftops and driveways for a 100-year design storm, as per the City's criteria. For storm events exceeding the capacity of the minor system, drainage will be conveyed along the driveway to a safe outlet. Since the Subject Lands naturally drains to the north, toward the right-of-way, existing flow patterns will be maintained for the major system overland flow route.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support a complete approval of the proposed stormwater management strategy.

Lot Grading

The Subject Lands will be graded to suit the City's design criteria and accommodate any constraints imposed by the storm drainage and servicing objectives. The Subject Lands will be graded such that the surface flows from the development area will be captured by catch basins and area drains and directed to the proposed cistern for stormwater management. A small area at the front of the Subject Lands will sheet drain toward Woodbridge Avenue.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support a complete approval of the proposed lot grading strategy.

Noise Assessment

The Owner submitted a Noise Impact & Vibration Feasibility Study prepared by Sirati & Partners dated October 17, 2024 (the 'Noise Study') to investigate the potential noise impact from the Subject Lands onto the closest noise-sensitive uses and compared the sound levels with the applicable Ministry of the Environment, Conservation and Parks ('MECP') noise guideline limits. The potential sound exposures from the road and rail

sources as well as from nearby commercial and industrial facilities that will be experienced on the Subject Lands need to be considered and recommendations need to be followed for noise mitigation measures to comply with the applicable MECP noise guidelines.

The following noise control measures have been identified as mandatory requirements to ensure compliance with applicable noise and vibration guidelines, protect the health and comfort of future residents, and address potential impacts from surrounding noise sources:

- Provide central air conditioning for all units.
- Include a Type D Warning Clause and a warning regarding the proximity of the rail line in Offers of Purchase and Sale, lease/rental agreements, and declarations.
- It is assumed that any necessary vibration mitigation measures will be incorporated into the design as part of structural considerations.

Deficiencies were identified with respect to the Noise Study which may alter the mitigation measures proposed but are not anticipated to affect the ability of the site to meet the MECP noise guideline limits following mitigation. In addition, based on the Development's proximity to the railway corridor, a detailed vibration assessment including additional on-site testing is required to be reviewed by and to the satisfaction of Environmental Engineering Staff.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support a complete approval of the proposed noise mitigation strategy.

Environmental Engineering

The Owner submitted a Phase One Environmental Site Assessment ('ESA'), prepared by Orbit Engineering Limited dated December 18, 2018 (the 'Phase One ESA') for the Subject Lands. The Phase One ESA recommended the completion of a Phase Two ESA. In addition to the completion of a Phase Two ESA, the Environmental Engineering Department requires a reliance letter for the Phase One ESA and Phase Two ESA prepared in accordance with the City's reliance letter template. A holding condition to this effect has been included in the Recommendations section of this report.

Should the findings of the Phase Two ESA require remediation of any portions of lands to meet the applicable Standards set out in the MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act", as amended, a holding condition requiring a complete copy of the Record of Site Condition covering all of the Subject Lands acknowledged by the MECP and filed on the Environmental Site Registry has also been included in the Recommendations section of this report.

Sewage and Water Allocation

Should the Council approve the Applications, Vaughan Council must adopt a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands.

Transportation

The Applications propose access to underground parking from Woodbridge Avenue, with a second access proposed via Abell Avenue. In support of the Development, a Traffic Impact & Parking Study prepared by GHD dated December 2024 (the 'Transportation Study') was submitted. Transportation Engineering concurs with the findings of the Transportation Study and agrees that the Development will introduce an acceptable traffic impact that can be accommodated by the existing road network. The proposed orientation and supply of parking supply is acceptable and functional for the Development.

The DE Department requires the Owner to address outstanding comments and conditions through the Site Development Application to support a complete approval of the proposed transportation strategy.

Cash-in-Lieu of the dedication of parkland is required

The Owner shall, prior to the issuance of a Building Permit, convey land at the rate of 1 ha per 600 net residential units and/or pay to Vaughan by way of certified cheque, cash in-lieu of the dedication of parkland at the rate of 1 ha per 1000 net residential units, or at a fixed unit rate, at Vaughan's discretion, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. Notwithstanding the above, such parkland contribution—whether in the form of parkland conveyance or cash-in-lieu as determined by the City—shall be subject to a cap of (i) 10% of the Lands or value of the Lands if the Lands are 5 ha or less; or (ii) 15% of the Lands or value of the Lands if the Lands are greater than 5 ha.

Community Benefits Charge ('CBC') is applicable and will be collected at Building Permit Stage

The development meets the criteria for the CBC, being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

Canadian Pacific (CP) Railway Company recommends conditions of approval

CP's approach to development in the vicinity of rail operations is encapsulated by the recommended May 2013 Guidelines for New Development in Proximity to Railway Operations developed through collaboration between the Railway Association of Canada and the Federation of Canadian Municipalities. CP defers to the City to implement these guidelines.

CP recommends that the below condition be inserted in all property and tenancy agreements and offers of purchase and sale for all dwelling units in the proposed building(s), and a condition to this effect will be included in the required Site Plan Agreement through the future Site Development Application process:

- “Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard.”

Other internal departments, external agencies and various utilities have no objection to the Development

The Development Finance department, Emergency Planning, Fire Services, Forestry division, Parks Planning, Transportation and Road Safety division, Waste Management division, Alectra Utilities and Canada Post have no objections to the Development, and outstanding comments or conditions will be addressed through the future Site Development Application.

The By-law & Compliance, Licensing & Permit Services, Enbridge, Rogers, Toronto and Region Conservation Authority, York Catholic District School Board and York Region District School Board have no objections to the Development.

Broader Regional Impacts/Considerations

Regional Municipality of York

The York Region Community Planning and Development Services Department has no objection to the Applications and considers it to be a matter of local significance.

Conclusion

The Development and Parks Planning Department is satisfied the Applications are consistent with the PPS 2024 and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Applications, subject to the recommendations in this report.

For more information, please contact Casandra Krysko, Senior Planner, at extension 8003.

Attachments

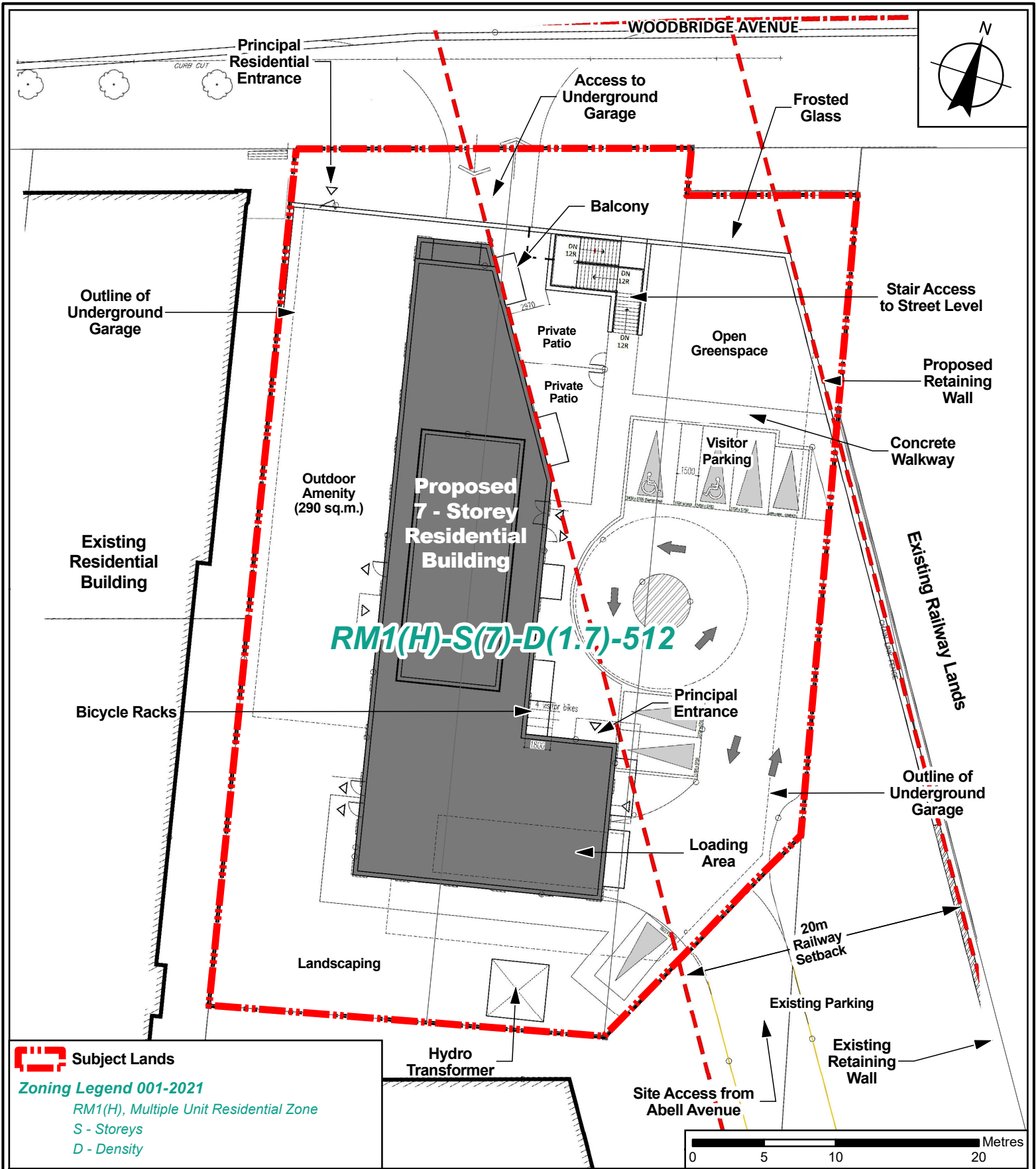
1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Conceptual Landscape Plan
4. Building Elevations North and East
5. Building Elevations South and West
6. Building Renderings

Prepared by

Casandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Conceptual Site Plan and Proposed Zoning

Location: Part of Lot 7, Concession 7
239, 245 and 251 Woodbridge Avenue
Applicant: 2103604 Ontario Limited c/o
Hardrock Group of Companies



Development and
Parks Planning

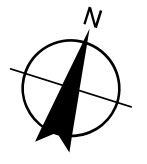
Attachment

Files:
Z.22.011 and
OP.23.012

Date:
April 1, 2025

2

WOODBRIIDGE AVENUE



Groundcover and Perennial Planting

Groundcover and Perennial Planting

Decorative Metal Guard

Concrete Seat Wall

Decorative Metal Fence

Decorative Metal Fence

1.8m High Wood Privacy Fence

BBQ and Trellis (3 locations)

Existing Residential Building

Private Outdoor Amenity Space

Dog Relief Area

Proposed 7 - Storey Residential Building

Private Patio

Parking

Bicycle Racks

Parking

Concrete Walkway

Existing Railway Lands

LOADING SPACE (min 7.5 M clear height)

Unit Paving

Loading Area

Concrete Walkway

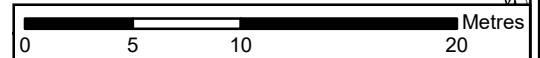
Parking

Deciduous Trees

Hydro Transformer

Coniferous Trees

Subject Lands



Conceptual Landscape Plan

Location:
Part of Lot 7, Concession 7
239, 245 and 251 Woodbridge Avenue

Applicant:
2103604 Ontario Limited c/o
Hardrock Group of Companies



Development and
Parks Planning

Attachment

Files:
Z.22.011 and
OP.23.012

Date:
April 1, 2025

3



North Elevation - Facing Woodbridge Avenue



East Elevation

Not to Scale

Building Elevations North and East

Location:
Part of Lot 7, Concession 7
239, 245, 251 Woodbridge Avenue

Applicant:
2103604 Ontario Limited c/o
Hardrock Group of Companies

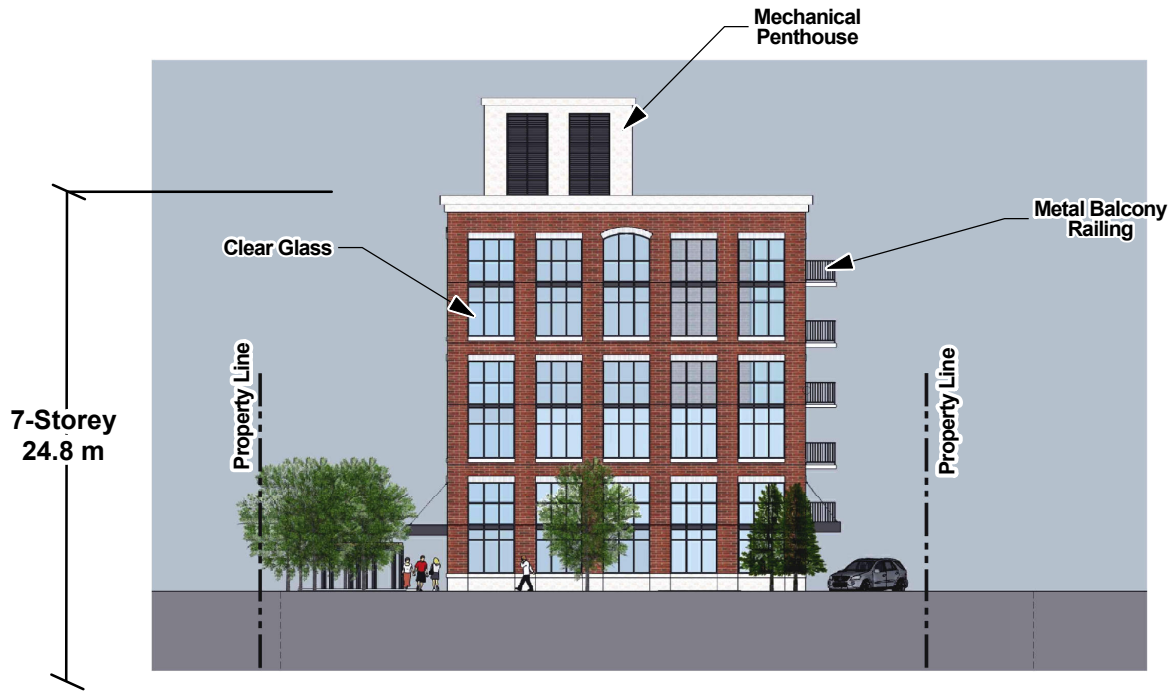


Attachment

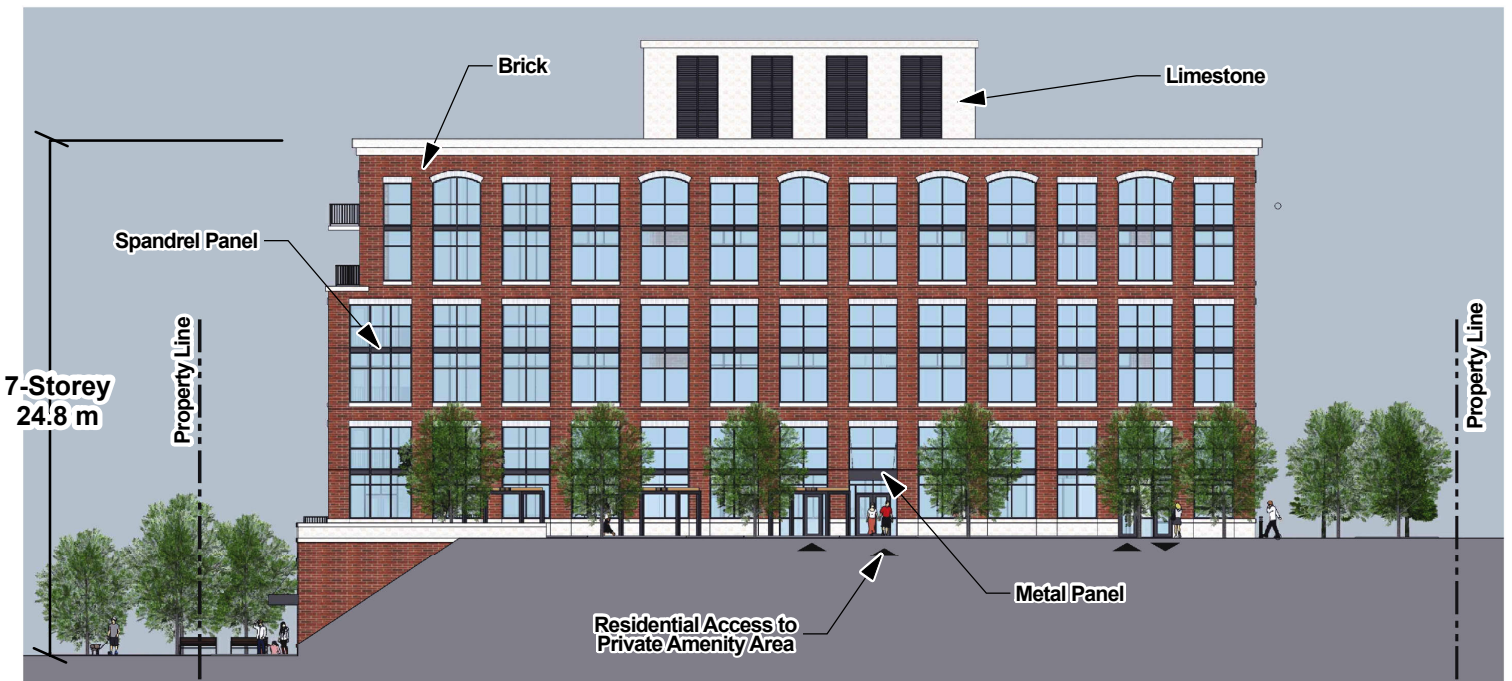
Files:
Z.22.011 and
OP.23.012

Date:
April 1, 2025

4



South Elevation



West Elevation

Not to Scale

Building Elevations South and West

Location:
Part of Lot 7, Concession 7
239, 245, 251 Woodbridge Avenue

Applicant:
2103604 Ontario Limited c/o
Hardrock Group of Companies



Attachment

Files:
Z.22.011 and
OP.23.012

Date:
April 1, 2025

5



VIEW LOOKING SOUTH WEST



VIEW LOOKING SOUTH EAST

Building Renderings

Location:
Part of Lot 7, Concession 7
239, 245, 251 Woodbridge Avenue

Applicant:
2103604 Ontario Limited c/o
Hardrock Group of Companies



Attachment

Files:
Z.22.011 and
OP.23.012

Date:
April 1, 2025

6

Committee of the Whole (1) Report

DATE: Tuesday, April 1, 2025

WARD: 1

TITLE: EAST KLEINBURG DEVELOPMENTS INC., 1045501 ONTARIO LIMITED AND TOYA INVESTMENTS LIMITED (PHASE 4) ZONING BY-LAW AMENDMENT FILE Z.22.032 DRAFT PLAN OF SUBDIVISION FILE 19T-22V009 11063 AND 11191 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND KIRBY ROAD

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on applications to rezone the subject lands to permit a residential draft plan of subdivision consisting of 103 single detached units and a 0.75 ha public park, as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes 103 single detached units and a public park on the subject lands
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposed development
- The Development Planning Department supports approval of the applications subject to the conditions as outlined in this report

Recommendations

1. THAT Zoning By-law Amendment File Z.22.032 (East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments Limited) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands from “OS2 Private Open Space Zone” subject to site-specific Exception 14.801 to “R2A(H) Second

Density Residential Zone”, “R3A(H) Third Density Residential Zone”, “R4(H) Fourth Density Residential Zone”, “R4A(H) Fourth Density Residential Zone” all with a Holding Symbol “(H)”, and the “OS1 Public Open Space Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 7.

2. THAT notwithstanding the changes to proposed Zoning By-Law Amendment File Z.22.032 from what was proposed at the January 17, 2023 Statutory Public Meeting, Vaughan Council finds the changes to be minor and that no further notice is required in accordance with Section 34(17) of the *Planning Act*.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a) as the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an agreement with the City to design and construct the works, to the satisfaction of the City;
 - b) the Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station (‘KSPS’), is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
 - c) that one of the following are met to the satisfaction of the City:
 - i. The City and York Region agree to the recommended pressure zone re-alignment to PD7, and the Owner implements all required water distributions system infrastructure to facilitate the re-alignment, to the satisfaction of the City; or
 - ii. The Owner agrees to install a local water distribution system pumping station to service the homes in Kleinburg-Nashville situated in the higher elevated area in the pressure district, to the satisfaction of the City;
 - d) external lands are required to provide service and access to the Subject Lands; therefore, the following conditions must be satisfied:
 - i. The Owner shall enter into a Developer’s Group Agreement or provide acknowledgement from the other landowners within Block 55 West 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, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;

- ii. The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55W indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and
 - iii. The Owner, through the Block 55W Developer's Group, shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise, for the construction of the municipal services for the Block, including but not limited to roads, water, wastewater, storm and storm water management ponds, land conveyances including the construction of streets and roads south of the Subject Lands or front-end the works and enter into a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the said necessary municipal services. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.
- e) the Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation and will be required to file and obtain a Ministry of the Environment Conservation and Parks ('MECP') Record of Site Condition ('RSC') for the Subject Lands. The Holding Symbol "H" removal will be conditional upon the submission of a filed MECP RSC covering the Subject Lands and associated Environmental Site Assessment reports to the City's satisfaction;
 - f) that York Region confirms additional available servicing capacity in the Kleinburg Water Resource Recovery Facility through York Region's Kleinburg Water Resource Recovery Facility Capacity Study; and
 - g) that Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands.
4. THAT Draft Plan of Subdivision File 19T-22V009 (East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments Limited) as shown on

Attachment 3, BE APPROVED, to permit a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.

5. THAT Council's approval of Draft Plan of Subdivision File No. 19T-22V009, subject to the conditions set out in Attachment 1, be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.
6. THAT the Block 55W Plan (File BL.55W.2019) approved by Council on September 26, 2023, as shown on Attachment 6, BE AMENDED, to reflect modifications made through the Draft Plan of Subdivision shown on Attachment 3.

Background

Location: 11063 and 11191 Highway 27 (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 2.

The Subject Lands represent Phase 4 of a 4-phase development with associated Official Plan Amendment files that were considered by the Ontario Land Tribunal

The Subject Lands represent Phase 4 of a comprehensive residential redevelopment that includes part of the Copper Creek Golf Course lands, as shown on Attachment 6 (the 'Block 55W Plan'). The existing clubhouse, 9 holes of the golf course and some associated accessory buildings will be retained and continue operating.

Kirby 27 Developments Limited submitted Official Plan Amendment file OP.17.007 to redesignate the Phase 1 lands from the "Agricultural" and "Natural Areas" designation to the "Low-Rise Residential" designation in Vaughan Official Plan 2010 ('VOP 2010'), and to modify the Future Transportation Network and establish minimum vegetation protection zones.

East Kleinburg Developments Inc. and 1045501 Ontario Limited submitted Official Plan Amendment file OP.17.008 to redesignate the Phases 2 to 4 lands from the "Private Open Space", "Natural Areas" and "Agricultural" designations in VOP 2010 to the "Low-Rise Residential" and "Low-Rise Mixed-Use" designations, and to establish minimum vegetation protection zones. Phases 2 to 4 include part of the lands known as the Copper Creek Golf Course.

On June 12, 2019, Vaughan Council approved Official Plan Amendment file OP.17.007 and OP.17.008, and adopted implementing OPA 47 (By-law 107-2019) and OPA 48 (By-law 108-2019). The OPAs are now in effect; however,

1. The OPAs were appealed unsuccessfully to the Local Planning Appeal Tribunal ('LPAT') (now known as the Ontario Land Tribunal – 'OLT') (Decision date: June 2021). A Motion for leave to appeal to the Divisional Court to challenge the OPAs is awaiting a hearing date.

2. A related Application for judicial review challenging the OPAs that was previously heard in Divisional Court was dismissed in April 2024. A motion for leave to appeal to the Court of Appeal challenging the OPAs was denied by the Court of Appeal in November 2024.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development

East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments Limited (the ‘Owners’) have submitted the following Zoning By-law Amendment and Draft Plan of Subdivision applications (the ‘Applications’) for the Subject Lands to permit the development of 103 single detached units and a 0.75 ha public park (the ‘Development’) as shown on Attachments 3 to 5, representing Phase 4 of the overall development as shown on Attachment 6:

1. Zoning By-law Amendment File Z.22.032 to rezone the Subject Lands from “OS2 Private Open Space Zone” (‘OS2 Zone’), subject to site-specific Exception 14.801, to “R2A(H) Second Density Residential Zone” (‘R2A(H) Zone’), “R3A(H) Third Density Residential Zone” (‘R3A(H) Zone’), “R4(H) Fourth Density Residential Zone” (‘R4(H) Zone’), “R4A(H) Fourth Density Residential Zone” (‘R4A(H) Zone’), all with the Holding Symbol, and the “OS1 Public Open Space Zone” (‘OS1 Zone’) under Zoning By-law 001-2021 in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified on Attachment 7.
2. Draft Plan of Subdivision File 19T-22V009, as shown on Attachment 3, for a Draft Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

Lot/Blocks	Land Use	Area (ha)	Units
Lots 1-83 and 99-103	Single Detached	6.24	88
Lots 84-98	Single Detached with Public Laneway	0.54	15
Block 104	Public Park	0.75	
Blocks 105-123	0.3 m Reserve	0.01	
	Public Roads/ Laneway	2.36	
Total		9.90 ha	103 units

The Development has been revised since the statutory Public Meeting

Since the statutory Public Meeting held on January 17, 2023, a minor revision was made to the Development by the Owner to reduce the size of the public park identified as Park C on Attachment 3 from 1.03 ha to 0.75 ha, and add five single-detached lots along the east border of Park C fronting onto Street D (Lots 99 to 103 as shown on Attachment 3). With this change, the parkland dedication requirements are still being met over the Block 55W Plan and the four related phases of the Copper Creek partial redevelopment. Additional minor lotting adjustments have been made to the Draft Plan in response to City comments provided on the first submission.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

- *Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 2, and to the Kleinburg and Area Ratepayers' Association): December 23, 2022*
- *Location of Notice Sign(s): Highway 27*
- *Date of Public Meeting: January 17, 2023, ratified by Council on January 24, 2023*
- *Date of Community Meeting: March 16, 2023*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: March 25, 2025*

Public Comments were received

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

Traffic Congestion and Road Improvements

- There is existing traffic congestion in the area and road improvements are desired, including expansion of Highway 27

Environmental Impacts

- Concerns that the development will pose negative environmental impacts to nearby natural features and lands within the Greenbelt

Active Transportation Linkages to Village of Kleinburg and Existing Facilities

- There's a desire for more active transportation connections in the area which the Development could provide, including connections to the Highway 27 and Kirby intersection and the Vaughan Super Trail

Proposed Density and Lot Sizes

- The proposed densities were too high/lots were too small and did not reflect the character of the Kleinburg area
- The overall reduction in density from the proposal shown at the Official Plan Amendment stage may put development pressure on other areas including the Oak Ridges Moraine

Transition to Existing Abutting Development

- The Draft Plan should provide a larger buffer to the existing abutting development to the south such as a single loaded road or linear park.

These comments are addressed throughout this report.

Previous Reports/Authority

Previous reports related to the Subject Lands can be found at the following links:

East Kleinburg Developments Inc. and 1045501 Ontario Limited File OP.17.008:
Extract from the Council Meeting Minutes of June 12, 2019 (Item 2, Report No. 20 of the
Committee of the Whole)

East Kleinburg Developments Inc., 1045501 Ontario Limited and Toya Investments
Limited Files Z.22.023 and 19T-22V009 Public Meeting:
Extract from the Council Meeting Minutes of January 24, 2023 (Item 6, Report No. 3 of
the Committee of the Whole (Public Meeting))

Block 55 Northwest Landowners Group Block Plan File BL.55W.2019:
Extract from the Council Meeting Minutes of September 26, 2023 (Item 2, Report No. 31
of the Committee of the Whole)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024 and conforms to the Vaughan Official Plan 2010, York Region Official Plan 2010, OPA 48 and the approved Block 55W Plan

Provincial Planning Statement, 2024 ('PPS 2024')

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to section 3 of the *Planning Act* which came into effect on October 20, 2024. All decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS 2024. The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands with a mix of lot sizes that efficiently use existing and planned infrastructure and services, while maintaining a low-rise built form character compatible with the area.

The provision of a new park and active transportation connections will promote healthy, active communities and publicly accessible recreational opportunities. Staff are satisfied that the Development is consistent with the PPS 2024, specifically Sections 2.2.1.c, 2.3.1.2, 2.3.1.3 pertaining to promoting densities for new housing and land use patterns that support the creation of complete communities and efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation.

The Greenbelt Plan, 2017 ('Greenbelt Plan')

The Greenbelt Plan identifies where urbanization should not occur to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions within the Greenbelt Plan area. The Greenbelt Plan includes transition provisions which recognize land uses permitted through an official plan amendment prior to December 16, 2004. The Kleinburg-Nashville Community Plan

(‘OPA 601’) was in full force and effect on October 29, 2001, which designated the Subject Lands as “Future Residential” and “Valley Area” and permitted residential uses on the “Future Residential” portion subject to the establishment of development limits.

The technical studies submitted through the review of OPA 48 established the development limits to the satisfaction of the Toronto and Region Conservation Authority (‘TRCA’). The land use permissions from OPA 601 for the Subject Lands were transitioned into VOP 2010, and therefore are transitioned under the Greenbelt Plan. Staff are satisfied that the Development conforms to the Greenbelt Plan.

York Region Official Plan 2010 (‘YROP 2010’)

The York Region Official Plan 2022 (‘YROP 2022’) replaces the YROP 2010 with respect to applications not deemed complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains the in-force Regional Plan against which conformity of the Applications is measured.

The YROP 2010 guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Towns and Villages” and “Greenbelt Protected Countryside” on Map 1 – “Regional Structure” of the YROP 2010. The Applications contribute to accommodating a minimum 40% of all residential development to the designated built-up area in accordance with Policy 8.2.3.a that is consistent with the character, form and planned function of the area in accordance with Section 5.0. The Applications conform to YROP 2010.

Although it does not apply to the Applications, it should be noted that the Subject Lands are now designated “Urban Area” on Map 1 – “Regional Structure” of the YROP 2022, which recognizes the approval of OPA 48 and redesignation for development.

VOP 2010 and OPA 48

VOP 2010 sets out the municipality’s general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 and OPA 48 as follows:

- “Community Area” and “Natural Areas and Countryside” on Schedule 1 – “Urban Structure” of VOP 2010
- Partially within the “Greenbelt Natural Heritage System” on Schedule 4 – “Oak Ridges Moraine Conservation & Greenbelt Plan Areas”
- “Low-Rise Residential” on Schedule 13 – “Land Use”

The Low-Rise Residential designation permits the proposed single-detached dwellings.

Policies 13.48.1.2.b) and 13.48.1.5 of OPA 48 require various transportation improvements be identified within the submitted Traffic Impact Study and addressed through the Development. These policies are addressed in the Operational Impact section of the report and associated conditions of approval.

Policy 13.48.1.3 of OPA 48 requires transition measures be implemented between the Development and abutting existing neighbourhood to the south through the Zoning By-law and/or a restrictive covenant. The Development will provide a minimum 10 m rear yard structural setback and a minimum 5 m soft landscape strip along the rear lot line for all proposed lots which abut the existing neighbourhood to the south, being Lots 19 to 40 as shown on Attachment 3. In addition, an Enhanced Buffer Area shall be applied to said lots along the soft landscape strip to maintain existing trees and plant additional trees in this area where feasible, which shall be agreed to by the Owner in the subdivision agreement and be shown on the final landscape master plan and tree inventory, preservation and removals plan(s), to the satisfaction of the City.

All future purchasers shall be advised by the Owner in any Offers of Purchase and Sale that they are required to protect the critical root zone of the existing trees along the southern boundary of the lot within the Enhanced Buffer Area, and are prohibited from removing trees in the Enhanced Buffer Area with the exception of hazardous or dead trees and upon removal, replace such tree(s) with a similar species of tree in the same general location. Future purchasers are also responsible for the reasonable maintenance of the Enhanced Buffer Area on their respective lots. Conditions and warning clauses to this effect are included in Attachment 1.

Policy 13.48.1.8 of OPA 48 requires the Development to implement alternative street patterns other than a grid-like system to reinforce the existing character of the area, which the Development achieves through a mixture of internal street patterns as shown throughout the Approved Block 55W Plan shown on Attachment 6.

Policies 13.48.1.15 and 13.48.1.17 of OPA 48 requires the precise limits of valley and stream corridors, woodlands and their associated vegetation protection zones ('VPZ') be established. The development limits and a 10 m VPZ have been established to the satisfaction of the TRCA, and no lands are required for conveyance to the TRCA per Policy 13.48.1.19 of OPA 48.

The Applications conform to VOP 2010 and OPA 48.

Block 55W Plan

Policy 13.48.1.2 of OPA 48 required the Owner to submit a scoped Block Plan for the lands shown on Attachment 7 to determine the layout, unit type and yield of the Development, among other technical matters. The Block 55W Plan Application (File No. BL.55W.2019) was submitted and reviewed concurrently with the Applications to inform and facilitate the overall phased development. The Block Plan shown on Attachment 6 was approved by Council on September 26, 2023. The Development conforms to the Block 55W Plan, subject to minor modifications to the lot fabric and internal street design.

Amendments to Zoning By-law 001-2021 are required to permit the Development Zoning:

- The Subject Lands are zoned OS2 Private Open Space Zone by Zoning By-law 001-2021, subject to site-specific Exception 14.801, which permits the existing private golf course and related facilities.
- The Owner proposes to rezone the Subject Lands to R2A(H) Zone, R3A(H) Zone, R4(H) Zone, R4A(H) Zone, all with the Holding Symbol “(H)”, and the OS1 Zone, together with the site-specific zoning exceptions to permit the Development, as shown in Attachment 7.
- Minor modifications have been made to these exceptions from what was identified at the January 17, 2023 Statutory Public Meeting, specifying the minimum rear yard setback for Lot 61, the minimum setback of a retaining wall, landscaping requirements for rear lane units, and the permitted encroachment for eaves.
- The existing standards approved through the related Phase 2 Zoning By-law Amendment File Z.22.030 (By-Law 157-2024) for the R2A Zone, R3A Zone, R4 Zone and R4A Zone will also apply to the Subject Lands (Phase 4) as they fall within the same site-specific exception area. These standards are also shown on Attachment 7 for reference.

The Development Planning Department can support the proposed rezoning of the Subject Lands and the site-specific zoning exceptions in Attachment 7 to implement the Development as they establish an appropriate range and mix of low-rise housing types, development standards and open spaces compatible with the surrounding area, and conform to YROP 2010, VOP 2010, OPA 48 and the approved Block 55W Plan.

Minor modifications may be made to the zoning exceptions identified in Attachment 7 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

A Holding Symbol “(H)” is recommended for the Subject Lands to satisfy the conditions of the City

A Holding Symbol “(H)” is recommended to be placed on the proposed zoning for the Subject Lands to address the outstanding matters discussed throughout this report, such as the Owners entering into agreements with the City and developers’ groups, for matters such as achieving an alternate interim sanitary and water servicing strategy, implementation of infrastructure, and cost sharing, obtaining an RSC from the MECP and receiving servicing allocation. The Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

The Development and Parks Planning Department recommends approval of the Draft Plan, subject to the Conditions of Approval

Subdivision Design

The Draft Plan shown on Attachment 3 consists of 103 single detached units, a 0.75 ha public park and a series of public streets connecting the Development to the remainder of the Block 55W Plan, Highway 27 and Kirby Road.

The Draft Plan does not abut Highway 27 and relies on access from Phase 2 of the comprehensive residential development of the Copper Creek Golf Course. On this basis, the Owner shall agree in the subdivision agreement that adequate access and municipal services will be available to service the Subject Lands or demonstrate that alternative arrangements have been made for their completion to the satisfaction of the City. A condition to this effect is included in Attachment 1a)

Parking

In addition to the required number of parking spaces being provided on each lot, areas for 82 on-street parking spaces are proposed along the internal public streets shown on Attachment 3, with the final total subject to review by the Transportation Engineering Division of the Development Engineering Department.

Landscape Plan

Boulevard plantings are proposed along the internal public roads and park as shown on Attachment 4. Sidewalks are proposed on at least one side of the street throughout the Development and along all street frontages of the public park. A multi-use path is proposed within the future expanded right-of-way of Highway 27 along its east side to accommodate expected trips to Block 55 East and the Kleinburg Community.

Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved Copper Creek Block 55 North West Architectural Design Guidelines prepared by John G. Williams Limited, Architect, as revised if required. The Owner shall satisfy all Urban Design conditions as identified in Attachment 1 a).

Archaeology

The Policy Planning and Special Programs Department, Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 1a).

Tree Inventory and Preservation Plan

A total of 1,262 inventoried trees are recommended for removal from the combined Phase 2, 3 and 4 lands, with 826 trees requiring replacement and 440 trees being dead or below the minimum replacement size. As a Condition of Draft Plan approval, the Owner shall enter into a tree protection agreement and provide a detailed tree preservation plan to the satisfaction of the City to demonstrate the tree preservation methods and quantify the value of tree replacements.

Building Elevations

A typical building elevation is shown for each proposed dwelling type on Attachment 5. The dwelling frontages will face internally to the subdivision and address the local public roads to maintain the character of the overall Kleinburg area.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs ('PPSP') Department has no objection subject to conditions of draft plan approval

The PPSP Department has no objection to the Applications provided the Draft Plan conforms with the approved Block 55W Plan and that a final Master Environment and Servicing Plan be submitted to the satisfaction of the City, York Region and TRCA, as identified in the Conditions of Draft Plan Approval in Attachment 1 a). The Environmental Planning Division of the PPSP Department also requests that efforts be made to retain mature trees and consider alternative compensation methodologies beyond standard replacement requirements. Standard natural heritage warning clauses shall be included within the subdivision agreement.

The Development achieves a Silver Sustainability Threshold Score

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 40 (silver level) which exceeds the City's minimum threshold requirements.

The Development Engineering ('DE') Department has no objection subject to conditions of draft plan approval and holding conditions

The DE Department has provided the following comments:

Road Network

The Development proposes internal public roads and rear laneways which connect to the internal road network of the adjacent phases and new intersections at Highway 27 and Kirby Road. Various road improvements and land dedications are required as part of Phases 1 to 3, including the conveyance of all necessary lands to widen Highway 27 to a four-lane cross-section. The Owner is required to address comments and conditions provided by the Transportation Division of the Development Engineering Department and York Region.

Water Servicing

The Subject Lands are within the Pressure District Kleinburg Nashville ('PDKN') of the York Water System. In general, Phases 2 to 4 and the homes situated in the higher elevated areas within the pressure district ('PD') will experience low water pressure and will not meet City design criteria. Therefore, the Block 55W Plan was analyzed comprehensively, and three water servicing options are recommended, as follows:

- The first option is a pressure district zone realignment to Pressure District 7 ('PD7') involving approval and coordination with York Region (the existing PD7 system has been set-up for the transition from PDKN to PD7);
- The second option is to maintain the Plan in the PDKN system with a local booster pumping station for the low-pressure area; or
- The third option is to maintain the Plan in the PDKN system with in-home water booster pumps for the homes located in the low-pressure area.

Discussions are ongoing with York Region, and the City's Infrastructure Planning Department is carrying the first option in its master plan update. This is the consultants recommended option. The second option to install a local booster pumping station to service the homes situated in the higher elevated area within the PD shall be carried forward as the recommended option if York Region does not approve the first option.

The DE Department supports both options and requires a Holding Condition be applied to resolve the water servicing approach.

Sanitary Servicing

Interim Wastewater Servicing

The recommended option to service the Subject Lands in the interim is to connect to the existing Nashville Sewage Pumping Station ('NSPS'). Given existing limitations, two upstream inline storage tanks are proposed to attenuate flows and to ensure the NSPS does not exceed its design capacity. The first storage location is upstream of the NSPS.

To convey flows from Block 55W to the NSPS, a new pumping station ('Kirby SPS') is required. The Kirby SPS captures flows from Block 55W (proposed and future growth) and an existing external area along Kirby Road. The second storage location is just upstream of the Kirby SPS and is consistent with the Interim Servicing Strategy Study.

Ultimate Wastewater Servicing

The Subject Lands are tributary to York Region's West Vaughan Sanitary Sewer, and its proposed outlet is at a manhole located on the Kleinburg Water Resource Recovery Facility ('KWRRF') site. A 14 km sanitary sewer route from the new Humber Sewage Pumping Station to the KWRRF is the preferred solution for future sewage servicing in West Vaughan. The sanitary sewer will be constructed in two phases.

The ultimate outlet for the Subject Lands will be available in phase 2 of the sanitary sewer, and its construction in-service date is beyond 2034. To connect to this outlet, a permanent sanitary sewer along Highway 27 is required from approximately Nashville Road to the KWRRF site. To allow for the Development to proceed ahead of the ultimate build out, the interim servicing solution identified above is proposed.

Storm Servicing

The majority of the Block 55 West Plan lands drain east towards the Humber River. Six man-made ponds and a network of private storm sewers and irrigation pipes are located on the Copper Creek Golf Course lands which service the Subject Lands. The

stormwater management ('SWM') plan comprises of employing the existing SWM pond located within the Copper Creek Golf Course, which will be upgraded to service the Block 55 West Plan area.

The City design standards dictate that the SWM pond should control the urban stormwater runoff to the target release rates established in the City's Master Plan and provide water quality treatment and erosion control. While the SWM pond will remain under private ownership, the City is requesting an easement over the lands for operations and maintenance, if required. The Owner shall provide the necessary financial security in the form of a Letter of Credit ('LC') for this arrangement, all to the satisfaction of the DE Department.

Lot Grading, Erosion and Sediment Control

A detailed evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted for the City's review. The Owner shall inform the City of any operation and maintenance obligations for future municipal or private infrastructure including retaining walls, soil stability requirements or other proposed structures necessary to facilitate the Development.

Environmental Site Assessment ('ESA')

Phase 1 and Phase 2 ESA reports were previously submitted and reviewed under related file OP.17.008, which identified that the proposed residential development on the golf course lands would require an MECP RSC due to the change to a more sensitive land use. In addition, the ESA reports indicated a number of locations with impacts exceeding the applicable MECP standards. As per the City's policy on contaminated sites for future development, the Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation along with filing and obtaining a MECP RSC for the Subject Lands. A Holding Symbol "(H)" condition will be included in the amending zoning by-law for the submission of a filed MECP RSC and associated ESA reports to the satisfaction of the DE Department.

Noise Impact Study ('NIS')

The Owner submitted an NIS prepared by Aercoustics Engineering Ltd. dated May 26, 2021 to investigate the potential environmental noise impacts on the Subject Lands from road traffic and surrounding land uses. The NIS recommended noise barriers for most of the lots and blocks abutting Highway 27 and Kirby Road as well as upgraded building exterior components, central air conditioning, and noise warning clauses to be included in Offers of Purchase and Sale or Lease and registered on title to make future occupants aware of potential noise levels. The prediction results as well as noise control recommendations presented in the NIS should be verified based on the final grading of the Development. The final NIS must be approved to the satisfaction of the DE Department and all comments and conditions be addressed through a subsequent submission.

Sewage and Water Allocation

The available servicing capacity amount tributary to the KWRRF was 2,300 persons equivalent, minus 1,040 persons equivalent formally allocated for Phase 1 and 973 persons equivalent allocated for Phase 2. The remaining 287 persons equivalent is not sufficient to accommodate Phases 3 and 4 (current Applications) and beyond. York Region has committed to completing a Kleinburg Water Resource Recovery Facility Capacity Study to determine if additional servicing capacity is available at the plant beyond the currently designed 7,505 persons equivalent. Therefore, a Holding Condition must be applied to confirm that additional servicing capacity is available and for Vaughan Council to adopt a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy.

Municipal waste collection will be provided to the Development

The Environmental Serviced Department, Solid Waste Management Division has no objection to the Development, which will be serviced by municipal waste collection.

The Parks Planning Division has no objection subject to conditions of draft plan approval

The Development contains one 0.75 ha public park (Block 104) to be conveyed to the City. The Parks Planning division of the Development and Parks Planning Department has no objection to the Applications subject to their subject to their Conditions of Draft Plan Approval included in Attachment 1a).

Cash-in-Lieu of the dedication of parkland is required

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the parkland, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. A standard condition to this effect is included in Attachment 1a).

Development Charges are applicable to the Development

The Financial Planning and Development Finance Department requires the Owner to enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise, regarding matters the City may consider necessary, including paying all applicable development charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. A standard condition to this effect is included in Attachment 1a) of this report.

Canada Post has no objection subject to conditions of draft plan approval

The Development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Canada Post has no objection to the Applications, subject to their Conditions of Draft Plan Approval identified in Attachment 1d) to satisfy their mail delivery requirements.

The utility providers have no objection to the Applications

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada and Rogers Communications Inc. have no objection to the Applications, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities (if required) prior to the commencement of any site works, and satisfying the Conditions of Draft Plan Approval in Attachments 1e).

The school boards have no objection to the Applications

The York Region District School Board and York District Catholic School Board advised that they have no objection to, or any conditions of approval for, the Applications pertaining to Phase 4 as they do not contain any school blocks. The Conseil Scolaire de District Catholique Centre-Sub have not provided comments on the Applications.

The Subject Lands are within the proximity of a TC Energy pipeline

TC Energy has provided the draft plan conditions and subdivision agreement/warning clauses contained in Attachment 1f) due to the Subject Lands’ proximity to a natural gas pipeline contained within a right-of-way located to the southeast.

Broader Regional Impacts/Considerations

York Region has no objection subject to conditions of draft plan approval

The Applications have been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. Phases 1 to 3 of the Block 55W Plan abut Highway 27 to the west, which is under the jurisdiction of York Region. All accesses to Highway 27 from the Development shall be provided through City roads. York Region requires that Highway 27 be widened to a four-lane cross-section for the portion abutting the Development prior to the Development being occupied, which will ultimately complete the planned upgrades spanning from Kirby Road to Major Mackenzie Drive (road expansion, turning lanes, active transportation facilities, etc.).

On December 20, 2022, York Region indicated that the Applications are a matter of local significance and have no objection to their approval, subject to their Conditions of Draft Plan Approval included in Attachment 1b).

The Toronto and Region Conservation Authority (TRCA) has provided conditions of approval

A portion of the Subject Lands are within the TRCA regulated area. The TRCA has no objection to the Application, subject to their conditions of draft plan approval identified in Attachment 1 c).

Conclusion

The Development and Parks Planning Department is satisfied the Applications are consistent with the PPS 2024 and conforms to the YROP 2010, VOP 2010, OPA 48 and Block 55W Plan, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned

surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Draft Plan Approval in Attachment 1.

For more information, please contact Chris Cosentino, Senior Planner, at extension 8215.

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Draft Plan of Subdivision File 19T-22V009 and Proposed Zoning
4. Conceptual Landscape Plan
5. Elevations (Typical)
6. Approved Block 55W Plan
7. Zoning By-law 001-2021 Table 1

Prepared by

Chris Cosentino, Senior Planner, ext. 8215

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-22V009 (THE 'PLAN')
1045501 ONTARIO LIMITED, EAST KLEINBURG DEVELOPMENTS INC. AND
TOYA INVESTMENTS LTD. (THE 'OWNER')
11063 AND 11191 HIGHWAY 27
PART OF LOTS 28 and 29, CONCESSION 8 (THE 'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-22V009 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 December 20, 2022.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment No. 1c) and dated June 5, 2024.
4. The Conditions of Approval of Canada Post as set out on Attachment No. 1d) and dated October 27, 2022.
5. The Conditions of Approval of Bell Canada as set out on Attachment No. 1e) and dated October 25, 2022.
6. The Conditions of Approval of TC Energy (formerly TransCanada PipeLines Limited) as set out in Attachment No. 1f) and dated November 10, 2022.

Clearances

1. The City shall advise that Conditions on Attachment No. 1a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. The Region of York shall advise that the Conditions on Attachment No. 1b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. The Toronto and Region Conservation Authority shall advise that the Conditions on Attachment No. 1c) have been satisfied; the clearance letter shall include a brief

statement detailing how each condition has been met.

4. Canada Post shall advise that the Conditions on Attachment No. 1d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise that the Conditions on Attachment No. 1e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
6. TC Energy shall advise that the Conditions on Attachment No. 1f) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT No. 1a)

CITY OF VAUGHAN CONDITIONS:

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons, dated September 21, 2023 (the 'Plan').
2. If approval of a final plan of subdivision is not given within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-22V009 was given, then the draft plan approval shall lapse unless extended by the City upon application by the Owner.
3. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*.
4. Prior to registration of the Plan, the Plan shall be updated to include the approved street names to the satisfaction of the Development and Parks Planning Department.
5. Prior to registration of the Plan, the Owner shall enter into a subdivision agreement with the City 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.
6. Prior to registration of the Plan, the Owner shall provide the final georeferenced AutoCAD drawings of the Plan, site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development and Parks Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided.
7. Prior to registration of the Plan, the Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Tariff of Fees By-law.
8. The Owner acknowledges and agrees that the Plan and associated conditions of draft approval may require revisions, to the satisfaction of the City, to implement

or integrate any recommendations resulting from studies or submissions required as a condition of draft approval.

9. The Deputy City Manager of Planning and Growth Management shall be delegated the authority to approve any minor revisions to the draft plan or draft conditions as a result of errors, omissions, or other revisions as required through detailed engineering design.
10. The Plan shall conform with the September 26, 2023, Council Approved Block 55 West Plan, subject to any minor amendments resulting from the fulfillment of conditions of Draft Plan Approval that do not constitute a formal amendment to the Block Plan.
11. Prior to Registration of the Plan, the final Master Environment and Servicing Plan shall be submitted to the satisfaction of the City, York Region and Toronto and Region Conservation Authority, prior to registration of the Plan, and shall reflect the agreed upon revisions identified through the Block Plan Application process.
12. 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 agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 1f) inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
13. Prior to registration of the Plan, the Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development and Parks Planning Department in accordance with the in-effect Tariff of Fees By-law.
14. Prior to the issuance of a Building Permit, the Owner shall dedicate land and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the subject lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu

payment, as applicable.

15. The Owner shall acknowledge in the Subdivision Agreement that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act, 2007*. The Owner is required to comply with any Ministry of Environment, Conservation and Parks ('MECP') regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to the Lands, the Owner must comply with the provisions of the *Endangered Species Act, 2007*.
16. The Owner shall acknowledge in the Subdivision Agreement that the City contains Migratory Birds within its jurisdiction that are protected under the *Migratory Bird Convention Act, 1994*. The Owner shall not remove any trees within the breeding bird window in Vaughan from March 31 to August 31. If tree removals are necessary than bird nest sweeps and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.
17. The Owner shall acknowledge in the Subdivision Agreement that should archaeological resources be found on the Subject Lands during construction activities, all work must cease, and both of the Ontario Ministry of Citizenship and Multiculturalism (or its successor) and the City of Vaughan's Development Planning, Urban Design and Cultural Heritage staff shall be notified immediately. In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar for the Funeral, Burial and Cremation Services Act, 2002, Ministry of Public Business and Service Delivery.

Parks Infrastructure Planning and Development

18. The Block 104 – Park C design, location, typology and size shall conform to and be consistent with the Vaughan Official Plan 2010 Section 7.3.2 Parks and Open Space Design and to the Active Together Master Plan ('ATMP').
19. Prior to registration of the Plan, the Owner shall provide the City with a parkland dedication chart for all Block 55 West development lands owned by the Owner, including Phases 1 to 4 (Subdivision Files: 19T-22V006, 19T-22V007, 19T-22V008, and 19T-22V009), for review and approval to the satisfaction of the City. The parkland dedication chart shall include the total hectares of parkland

identified to be conveyed to the City in all phases of the Block 55 West development. Note: The parkland dedication chart shall be used for valuating, determining, and identifying the total amount of final parkland conveyance or payment, representing the cash-in-lieu of parkland dedication, to the City based on developable lands of Block 55 West of the individual Owner lands or the development group.

20. All parkland conveyed to the City shall be conveyed in a physical condition satisfactory to the City and in accordance with the policies, practices and guidelines of the City.
21. Prior to the execution of the subdivision agreement, the Owner shall agree to develop the base requirements for the public parkland block in accordance with items listed under Base Park Conditions and Requirements. Unless otherwise agreed upon with City staff, development of the public parkland block shall be completed by no later than, within two growing seasons of the first building permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the subdivision or surrounding subdivisions served by the park.
22. Prior to registration of the Plan, the Owner shall at its sole expense complete Parkland Base Conditions and Requirements Part 1 and Part 2 as outlined below for Block 104 – Park C to the satisfaction of the City:

Part 1: General Requirements

- a. Proposed public park block(s) grading must not negatively impact adjacent properties with overland flow routes. The public park block(s) cannot be encumbered by overland flow routes from adjacent properties.
- b. The public park block(s) shall not be encumbered by any easements for utility services, transformer boxes, temporary or permanent building structural elements, building overhangs, Canada Post mailboxes and/or access, buffers, railway and pipeline safety buffers and zones, Natural Heritage Network core features and associated buffers, with the exception of cross easements for servicing, utilities, maintenance and access, unless otherwise agreed to between the parties.
- c. A storm water management brief and grading plan for all required storm water services is required to ensure that proposed grading works have been designed to accommodate storm water flows in accordance with the Engineering Department Design Manual at interim and final phases of the

public park block(s) development to the satisfaction of the City.

- d. A Park Master Plan/Facility Fit Plan to the City's standard level of service shall be prepared and include the following information:
 - i. Illustrates the proposed park program requirements and level of service to meet the projected population and demographics as determined by the City per the recommendations of the ATMP, and informed by the findings and recommendations of the Community Services and Facilities Report prepared for these subject lands;
 - ii. Demonstrates a sound design approach at locations where proposed public parks are adjacent to private development the treatment of the interface between the public park and the private development to ensure an integrated design approach is adopted towards built form, pedestrian connections, and ground floor programming to the City's satisfaction;
 - iii. Layout plan which illustrates proposed park program requirements, phasing plan based on adjacent construction activities, pedestrian circulation, and required setbacks as determined by the City; Demonstrate parkland configuration and grading to allow for the placement and development of appropriate outdoor facilities;
 - iv. Provides information on parkland development phasing to deliver the Park and associated facilities to residents consistent with the development phasing and to the City's satisfaction;
 - v. Provides boundaries of proposed parkland dedication and the total size of individual blocks;
 - vi. Provides an existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
 - vii. Provides a grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water service requirements. Provide base and ultimate grading consistent with intended uses and objectives of the park. The grading plan shall illustrate proposed storm water run-off, surface drainage patterns and sub-surface storm water service requirements;

- viii. Provides a preliminary construction cost estimate;
- ix. Required restoration works and Edge Management Plan for park block abutting open space and associated buffer; and,
- x. The plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program requirements to the satisfaction of the City.

Part 2: Public Park Base Condition Works

- a. Stage I and II Archaeological Assessments are required to determine limits of public park block(s). Proposed public park lands are to be clear of all historically significant heritage features;
- b. A geotechnical investigation and Phase 2 Environmental Site Assessment ('ESA') shall be conducted by a qualified Professional Engineer in accordance with O. Reg 153/04, as amended, assessing all public park block(s) in the Plan for conformity with the applicable MECP Site Condition Standards for parkland use to the satisfaction of the City. A minimum number of boreholes, to be determined at draft plan of subdivision or development agreement stage, are required within the park block(s). Boreholes are to be taken at regular intervals along the full length of the proposed public park block(s). Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including levels of various chemical elements and contaminants. Should additional fill be placed to meet required grading levels, the results of the Phase 2 investigation shall be supplemented with a letter report addressed to the City by the Owner's environmental consultant that includes: confirmation of the area where fill has been placed and details regarding dates, sources, volumes, and certification that the placed fill material meets the applicable MECP Site Condition Standards referenced above and compacted to the standard referenced below;
- c. A complete inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within park block(s). Drawings shall indicate the location of all existing trees, including limit of drip line, trees to be removed and trees to be maintained within the park block. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-

site;

- d. Adequately sized servicing connections are required along the main public park frontage and shall include a water chamber manhole, complete with a curb stop, sanitary manhole and a storm water manhole. All structures are to be located a minimum of 5 meters from adjacent property lines;
- e. The approved electrical distribution plan will include a 120/240 volt, single phase, three wire power supply to the public park block(s). The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the block(s). The cable feed will originate from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2"x4" wood stake, visible above grade;
- f. Public park block(s) grading shall be completed using clean engineered fill compacted to 95% Standard Proctor Dry Density (SPDD) inclusive of any civil work required such as retaining structures, rip rap, swales, and the like to meet grading levels as determined by the City approved grading plan. The park block shall generally be graded to meet and match surrounding levels and allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area;
- g. No fill shall be placed on existing topsoil and the stockpiling of topsoil is prohibited on the public park block(s). Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0pH to 7.5pH and shall be capable of sustaining vigorous plant growth. The owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Topsoil shall be placed to a minimum depth of 300mm over the entire public park block(s). Prior to placement of topsoil, the owner shall add all amendments as required to amend the existing soils to meet the recommendations of the fertility testing and demonstrate that these standards have been met;
- h. All temporary sediment control management measures are to be removed prior to rough grading;

- i. The public park block(s) shall be sodded, as approved by the City;
 - j. The Owner shall install City approved temporary fencing along the perimeter of the public park block(s). “No Dumping”, “No Trespassing”, and “Encroachment by-law” signage shall be attached to the temporary fencing; and
 - k. The Owner shall be responsible to maintain the public park block(s) until such time as the public park is conveyed to the City. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice per summer, erosion repairs, cleaning of catch basins, repair of perimeter fencing and removal of any debris that is dumped on the site, to the satisfaction of the City.
23. Prior to the execution of the subdivision agreement, the Owner shall provide the City with a Letter of Credit (‘LC’) totaling the complete cost to construct the public parkland to base conditions as per *Base Park Conditions and Requirements*, based on the approved plans and cost estimate. The LC shall be held for the estimated construction costs for the proposed site works, which shall include but is not limited to all required grading, landscape restoration, additional fill to meet approved grades, risk of contamination, removal of existing infrastructure/ structures, temporary drainage structures, servicing, and fencing. The Owner is responsible for the total cost of the construction of parkland base as per *Base Park Conditions and Requirements*, including but not limited to any works of a temporary nature.
24. Development of the park blocks are to be coordinated with residential development in order to provide park facilities to the local residents in a timely manner. The Owner is to advise the City whether or not they intend to undertake full development of and/all of the park blocks so that the City can plan and budget accordingly. In the event that the Owner and the City agree that the Owner will develop Block 104 – Park C on Schedule “A”, the Owner shall agree that the design, securities and construction for the Park will be addressed through an amending agreement in accordance with the City "Developer Build Parks Policy, No. 07.2.05".

Urban Design

25. Prior to registration of the Plan, the Owner shall provide a detailed 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 based on the arborist report recommendations.

- a. The study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol;
- b. The Owner shall not remove trees without written approval by the City; and
- c. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.

26. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development and Parks Planning Department in accordance with recent Council approved fee by-laws (commencing January 1, 2024); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.

- a. This fee will include staff's review and approval of proposed streetscaping/ landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/ management plans), and tree inventory/preservation/removals plans; and
- b. In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.

27. The Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the Vaughan Council approved Architectural Design Guidelines for the Copper Creek Block 55 North West Architectural Design Guidelines prepared by John G. Williams Limited, Architect, as revised if required, subject to the following:

- a. A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the approved architectural design guidelines;
- b. Prior to the submission of individual building permit applications, the control

architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and

- c. The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect at the expense of the Owner.

28. The Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the approved Copper Creek Block 55 North West Urban Design Guidelines and Block 55 Copper Kirby Development Landscape Master Plan prepared by the MBTW Group / MBTW-WAI, including but not be limited to the following issues:

- a. The master plan shall be updated to include an addendum for this area of development;
- b. Co-ordination of the urban design/streetscape elements including built form, fencing treatments, street tree planting, park block, vista blocks, buffer block;
- c. Sustainability design practices/guidelines;
- d. The appropriate landscaping and streetscaping treatment within the Phase 4 development including the public laneways;
- e. The appropriate landscaping and streetscaping treatment with a pedestrian trail within Block 104 – Park C; and
- f. The appropriate fencing treatment along residential boundaries abutting existing residential and golf course.

29. The Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program. The program shall present a set of metrics to quantify the sustainability performance of new development projects.

30. Prior to registration of the Plan, 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 the City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.

31. 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/blocks that abut open space areas or existing golf course.

32. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and blocks, to be coordinated with the environmental noise report.

33. Prior to registration of the Plan, the Owner shall convey Block 104 – Park C to the City, free of all cost and encumbrances.

34. Prior to registration of the Plan, the Owner shall agree in the Subdivision Agreement to maintain existing trees and plant additional trees where feasible within an Enhanced Buffer Area along the southern boundary of Lots 19 to 40. The Enhanced Buffer Area shall be generally 5 m in width along the southern boundary and be shown on the final landscape master plan and tree inventory/preservation/removals plans, to the satisfaction of the City.

35. Prior to registration of the Plan, the Owner shall agree in the Subdivision Agreement to advise purchasers of Lots 19 to 40 that they, and any future owners, are required to protect and maintain the Enhanced Buffer Area on their respective lot, and that warning clauses are included in all Offers of Purchase and Sale reflecting as such.

Development Engineering

36. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 m 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.

37. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and Region of York.

38. Prior to registration of the Plan, the Owner shall provide easements and land dedication as may be required for access, utility servicing, drainage, construction purposes, or other municipal requirements shall be granted to the appropriate authority(ies), to their satisfaction free of all charge and encumbrance.
39. Prior to registration of the Plan, a geotechnical 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.
40. The Owner shall agree in the subdivision agreement to ensure that the grading at the boundaries of the Plan match with the grading for the surrounding lands and working easements to be obtained.
41. 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 a detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
 - a. Plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - b. The location and description of all outlets and other facilities;
 - c. Storm water management techniques which may be required to control minor and major flows; and
 - d. Proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
42. Prior to registration of the Plan, the Owner may be required to revise or update the technical reports related to the development where such report may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Traffic Impact Study, Hydrogeological Study and Noise Study.
43. 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.

44. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the development.
45. Prior to registration of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
46. Prior to registration 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.
47. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
48. 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.
49. 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.
50. 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.

51. The Owner shall agree in the subdivision agreement to design and construct at no cost to the City all applicable external municipal infrastructure required that are necessary to benefit the Plan to the satisfaction of the City.
52. Prior to registration of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof. The analysis shall include, but not be limited to, conducting a WaterCAD/InfoWater analysis of the lands in accordance with the recommendations set forth within the Functional Servicing Report. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security for operation, maintenance and decommissioning considerations as necessary, to be held by the City until the ultimate water servicing works are implemented by York Region to service the Subject Lands.
53. Prior to registration of the Plan, the Owner shall conduct comprehensive sanitary sewer study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, downstream sanitary sewer design sheets and related drawings to demonstrate that the subject lands can be adequately serviced as proposed and conform to the City's comments on the sewer design. The sanitary sewer analysis shall be completed using the City standards as these lands are proposed to connect through an existing sanitary sewer network. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security or payment for operation, maintenance and decommissioning considerations for any proposed nonstandard or interim work as necessary, to the satisfaction of the City.
54. The Owner shall agree to provide the necessary financial security or payment as its contribution towards the construction of the ultimate sanitary sewer along Highway 27. This financial security or payment shall be provided in the form of a Letter of Credit or other method acceptable to the City. The financial security will be confirmed by the City prior to execution of the Subdivision Agreement upon the City's review and approval of the detailed engineering design submission of the ultimate sanitary sewer design along Highway 27, all to the satisfaction of the Development Engineering Department.

55. The Owner shall agree in the Subdivision Agreement with the City to pay its financial contribution towards any Special Area Charges related to implementation of the interim and ultimate servicing strategies identified through the Master Environmental Servicing Plan and/or the current Functional Servicing Report to service the Subject Lands.
56. The Owner shall agree in the subdivision agreement to pay its proportional financial contribution of the Kleinburg North SPS and associated sanitary forcemain works as the subject development is identified as lands external to the Kleinvit Estates Inc Subdivision (19T-08V05) (herein referred to as the "Kleinvit Lands") that is tributary to the sanitary network improvements. The pumping station was oversized through the Kleinvit Lands and any required obligations and/or required contributions to external lands will be applicable and determined through Draft Plan approval process.
57. Prior to registration of the Plan, the Owner shall provide an engineering report for the review and approval by the City that describes the proposed storm drainage system to develop the Subject Lands. The report shall include, but not be limited to, conveyance capacity analysis of proposed sewers, downstream storm sewer design sheets, hydraulic grade line analysis and related design drawings of the proposed pond to demonstrate that the subject lands can be adequately serviced to the satisfaction of the City, as the current design does not conform to the City standards. The stormwater analysis shall be completed using the City standards as these lands are proposed to be serviced by the private stormwater management pond within the lands adjacent to the Subject Lands.
58. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security or direct financial contribution for operation and maintenance considerations to the City, to the satisfaction of the City.
59. The Owner shall at their expense arrange to prepare and register a reference plan of the adjacent lands showing the proposed easements in favor of the City, over identified storm sewers, future maintenance roads, stormwater management pond and control structures within the adjacent lands, for the purposes of access, construction, operations, and maintenance related to the servicing of the subject lands to the satisfaction of Development Engineering Department. The Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.

60. The Owner shall agree in the subdivision agreement that adequate access and municipal services will be available to service the subject Lands or demonstrate that alternative arrangements have been made for their completion to the satisfaction of the City.
61. All proposed watercourse/roadway crossings and subsurface infrastructure including, but not limited to, sanitary, stormwater and water services shall be constructed in conjunction with this development. The timing for construction of these works shall be to the satisfaction of the City.
62. Prior to registration of the Plan, the Owner shall obtain confirmation from the City and Region of York that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
63. Prior to registration of the Plan, the Owner shall retain the services of a qualified Electrical Consultant to provide an updated streetlighting design and photometric analysis as part of the proposed works. The plan/analysis to be submitted to the City and Region of York for review and approval shall demonstrate that adequate lighting is available for the sidewalk and roadway, and shall recommend mitigative measures for these issues, to the satisfaction of the City.
64. The Owner shall agree in the subdivision agreement that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
65. Prior to registration of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
66. Prior to registration 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 MECP 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 MECP, 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 MECP document “Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*” (as amended); and
 - d. Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
67. For park/open space block(s)/stormwater management block(s) that are being conveyed to the City, prior to registration 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 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 MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*" (as amended), submit a RAP and a complete copy of the satisfactory registration of the RSCs filed on the Environmental Site Registry including the acknowledgement letter from the MECP, 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 MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*" (as amended); and
 - d. Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
68. Prior to registration of the Plan, the Owner shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway to according to the Ministry of the Environment, Conservation and Parks ('MECP') Guidelines. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.
69. Prior to registration of the Plan, the Owner shall ensure all necessary approvals to facilitate the road network in accordance with an updated Transportation Impact Study ('TIS'), to the satisfaction of the City. The updated TIS is to address all outstanding City comments and to analyze the proposed road network and its impact to existing roadways that are also subject to approval by the Region of York, to the satisfaction of the City.
70. Prior to registration of the Plan, the Owner shall provide updated functional design drawings followed by detailed engineering drawings of for the subject

lands which includes but not be limited to the proposed intersections, roadways, and active transportation facilities for compliance with City requirements.

71. Prior to registration of the Plan, the Owner shall prepare a comprehensive Traffic Management Plan ('TMP') based on an updated TIS. The TMP shall include the details of the future traffic calming measures, future transit routes, pedestrian network, traffic controls, phasing, etc. that reflects the latest road network to the satisfaction of the City.
72. Prior to registration of the Plan, the Owner shall retain the services of a qualified Transportation Consultant to provide an updated transportation report/plan outlining the required Regional and City road improvements. The report/plan submitted to the City and Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed development, and shall explain all transportation issues and recommend mitigative measures for these issues. An updated transportation report shall include a traffic management/ roadway detour plan for the proposed roadway improvements. The Owner shall agree in the subdivision agreement to implement the recommendations of the updated transportation report/Plan and TMP, to the satisfaction of the City.
73. Prior to registration of the Plan and/or commencement of construction within the Plan, the Owner shall submit detailed engineering design plans for the proposed roads within and external to the Subject Lands including, but not limited to, the intersection design with existing municipal and Regional roads, lane widths, lane configurations, curb radii, turning lanes with storage/ taper length, retaining wall details and sidewalk details to the satisfaction of the City and Region.
74. Prior to registration of the Plan, the Owner shall coordinate any telephone or telecommunications service provider to locate its plant in a common trench on future Street(s) to service the proposed Development Block(s) 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 able to install its plant so as to permit connection to individual units within the subdivision, at no cost to the City.
75. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
76. Prior to registration of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the

satisfaction of the City.

Warning Clauses

77. The following warning clauses shall be included in the Subdivision Agreement and all Agreements of Purchase and Sale or Lease as applicable:

- a. "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
- b. "The City has not imposed an amount of a 'Tree Fee' or any other fee which may be charged as a condition of purchase for the planting of trees. Any 'Tree Fee' paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."
- c. "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this the 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."
- d. "Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act* and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

- e. "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 001-2021, 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.
- f. "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office."
- g. "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."
- h. "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 features and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings."
- i. "Purchasers and/or tenants are advised that the City has taken a Letter of Credit from the Owner (Subdivision Developer) for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

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

- j. "Purchasers and/or tenants are advised that this plan of subdivision is designed to include catchbasins. The catchbasin is designed to receive and carry only clean stormwater. It is the purchaser/tenant'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 catchbasins are shown on the Construction Drawings and the location is subject to change without notice."
- k. "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each 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."

Adjacent to Open Space, Park and Trail, Stormwater Facility Blocks:

- l. "Purchasers and/or tenants are advised that the lot abuts a municipal park and/or multi-use municipal pathway and that lighting and noise should be expected from the use of the park and/or pathway for recreation purposes."
- m. "Purchasers and/or tenants are advised that the lot abuts a valley/open space buffer within which the City may construct a trail in the future together with satisfactory security and safety arrangements, and that noise should be expected from the active use of the trail."
- n. "Purchasers and/or tenants are advised that the neighbourhood parks may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City."
- o. "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the school site, municipal park, multi-use pathway, open space, woodlot and/or storm water management facility are prohibited."
- p. "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the school site, open space, stormwater

management facility, watercourse corridor, woodlot, and/or park is prohibited.”

- q. “Purchasers and/or tenants are advised that the lot abuts a stormwater management pond or open space valley and associated buffer which are designed for naturalization and therefore shall receive minimal maintenance.”

Lots 19 to 40:

- r. “Purchasers are advised that they are required to protect the critical root zone of the existing trees along the southern boundary of the lot within the Enhanced Buffer Area.”
- s. “Purchasers and/or tenants are:
 - i. Prohibited from removing trees in the Enhanced Buffer Area with the exception of hazardous or dead trees and upon removal, replace such tree(s) with a similar species of tree in the same general location; a replacement coniferous tree shall be a minimum of 1.75 m in height and a deciduous tree shall be a minimum 60 cm cal; and
 - ii. Responsible for the reasonable maintenance of the Enhanced Buffer Area on their respective buffer lots abutting the existing residential lots along the south property line, in accordance with good arboricultural practices.”

Schedule of Pre-Conditions
SUBP.22.V.0048 (19T-22V009)
Part of Lot 28, Concession 8
(East Kleinburg Developments Inc./1045501 Ontario Ltd.
& East Kleinburg Developments Inc./Toya Investments Ltd.)
City of Vaughan

Re: Malone Given Parsons, File No. 22-3126, dated July 7, 2022

The following pre-conditions are applicable in the event that the draft plan approval is given prior to Council approval of adequate servicing allocation to the subject development:

1. Prior to or concurrent with draft plan approval for any residential units, the owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the owner to:

A. Not enter into any agreements of purchase and sale with end users (*) for the subject lands until such time as:

a) i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,

ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the City's allocation used for the subject development;

or

b) The City approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;

or

c) The Regional Commissioner of Public Works and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City allocates the capacity to this development.

AND

B. Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the

purchaser and any subsequent purchasers to enter into a separate agreement with the City. This agreement shall be registered on title, committing the owner to the same terms as set out in item A above.

2. Prior to draft plan approval for any residential units, the owner shall enter into an indemnity agreement with York Region, which agreement shall be registered on title, acknowledging that the municipal wastewater servicing strategy for the proposed development has not been finalized at the time of issuance of these conditions, and agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision SUBP.22.V.0048 (19T-22V009), or any phase thereof, including, but not limited to claims or actions resulting from (i) sanitary sewer service not being available when anticipated, or (ii) the unavailability of sanitary sewer service. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the owner.

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

Schedule of Clauses/Conditions
SUBP.22.V.0048 (19T-22V009)
Part of Lot 28, Concession 8
(East Kleinburg Developments Inc./1045501 Ontario Ltd.
& East Kleinburg Developments Inc./Toya Investments Ltd.)
City of Vaughan

Re: Malone Given Parsons, File No. 22-3126, dated July 7, 2022

Clauses to be Included in the Subdivision Agreement

1. 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.
2. The Owner shall agree that Highway 27 will be widened to a four-lane cross-section, from Kirby Road to Major Mackenzie Drive, prior to the development being occupied.
3. The Owner shall agree to implement the recommendations of the revised Transportation Study, including TDM measures and incentives, as approved by the Region.
4. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.

Conditions to be Satisfied Prior to Final Approval

5. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
6. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
 - a) A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and
 - b) A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
7. The Owners shall enter into an agreement, to the satisfaction of the Region, in relation to the funding and implementation of upgrade works for the Kleinburg WRRF. The Owner shall

confirm with the Region there is sufficient capacity within the Kleinburg WRRF to support the development.

8. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Community Planning and Development Services and Infrastructure Asset Management for record.
9. For all lands, the Holding (“H”) provisions of Section 36 of the Ontario Planning Act shall be used in conjunction with employment zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (“H”) symbol is removed in accordance with the provisions of the Ontario Planning Act. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (“H”) symbol. Said terms shall include a minimum of the following:
 - a) The City of Vaughan approves a servicing capacity to this development that is not dependent upon the completion of any new infrastructure; or,
 - b) 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 to permit the plan registration; or,
 - c) The Regional Commissioner of Public Works confirms servicing capacity for this development by a suitable alternative method and the City of Vaughan approves the capacity to this development.
10. The Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (June 2021). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:
 - a) Petroleum-based fuels and or solvents;
 - b) Pesticides, herbicides, fungicides or fertilizers;
 - c) Chlorinated solvents;
 - d) Construction equipment;
 - e) Inorganic chemicals;
 - f) Road salt and contaminants;
 - g) The generation and storage of hazardous waste or liquid industrial waste, and a waste disposal sites and facilities;

Copper Kirby – Phase 4

- h) Organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials;
- i) Snow storage and disposal facilities;
- j) Tailings from mines; and,
- k) Dense non-aqueous phase liquids (DNAPLS).

If a SWIAMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.

11. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to Development Engineering for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
12. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
13. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
14. For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
15. The Regional Corporate Services Department shall advise that Conditions 1 to 14 inclusive, have been satisfied.



MEMORANDUM- TECHNICAL COMMENTS

**RE: Draft Plan of Subdivision SUBP.22.V.0048 (19T-22V009)
Zoning By-law Amendment ZBA.22.V.0132 (Z.22.032)
Copper Kirby – Phase 4
Part of Lot 28, Concession 8
(East Kleinburg Developments Inc./1045501 Ontario Ltd.
& East Kleinburg Developments Inc./Toya Investments Ltd.)
City of Vaughan**

Regional Staff have reviewed the above noted draft plan of subdivision application, as well as the supporting documents, and provide the following comments. These comments are not an approval and are intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

Infrastructure Asset Management

1. Wastewater Servicing

- The MESP indicates that wastewater services will be provided by a future local sewage pumping station on the northeast corner of the site, which shall ultimately discharge to the Region's Kleinburg WRRF.
- Section 5.2 of the MESP acknowledges that capacity limitations exist in the Region's Kleinburg WRRF and captures an understanding of the plant's capacity, gained from the Region's recent review of the facility as follows:

"In a meeting with York Region on May 19, 2022, York Region advised that they had completed a study of the WRRF which confirmed that the plant has a biological capacity of 7830 people, however, the study also discovered a hydraulic restriction within the plant. To increase the plant capacity beyond 7505 people, the Region advised that filter upgrades would be required to alleviate the hydraulic restriction. Prior to the filter upgrades, the WRRF has a residual capacity of approximately 2600 people available to service Block 55 West."

- While largely accurate, Regional staff provides the following corrections and clarification:
 - a) The final sentence of the paragraph implies that the Kleinburg WRRF can service 7,505 people without filter upgrades and should be revised for accuracy and

- clarity. At this time, the confirmed available capacity at the plant is 7,200 persons. The 7,505 persons of capacity being available at the plant (without filter upgrades) is subject to confirmation through future monitoring of observed flows to the plant from the remaining population to be connected. Due to the hydraulic capacity limitations of the plant, the actual peaking factor observed in flows to the plant will impact the number of people beyond 7,200 persons that can be supported by the plant.
- b) It is also noted that IAM is not aware of any capacity commitment by the City to Block 55 landowners beyond 2,300 persons and has no knowledge of any commitment to the 2,600 persons suggested in the above noted paragraph of the MESP.
- c) IAM also notes an apparent discrepancy in the number of units/persons proposed between the MESP (2,800 persons, as noted on page 27) and Block Plan statistics (746 units/2,934 persons in participating lands, 791 units/3,094 persons including non-participating lands). Please revise documents as appropriate for consistency and clarity.
- Please note that in order for Phase 4 of the development to proceed, the Kleingburg WRRF will require filter upgrades. These upgrades are not in the capital plan and a separate funding agreement will be required for implementation.

2. Water Servicing

- The MESP indicates that water services will be provided by existing local municipal infrastructure on Highway 27.
- Section 6.2 of the MESP indicates that the preferred water servicing strategy is to implement a pressure zone realignment which would convert the subject block from PDKN to PD7.
- The proposed water servicing strategy for the Block has not been accepted by the Region.
- IAM is currently reviewing the potential impacts of the proposed pressure zone realignment on the Region's PD7 system. Further comments will be provided to the applicant once the Region completes the review. The current estimated completion date is spring 2023. Please note the current estimate and may change and is provided for information purposes only.

Transportation and Infrastructure Planning

1. The Addendum Transportation Mobility Assessment Study, prepared by Poulos & Chung, dated August 25, 2022 still references the Region's 2007 Access Guidelines in Section 2.
2. It should be noted that the Region does not fund YRT monthly passes.

Transit

1. There are currently no existing fixed-route YRT services operating in the vicinity of the subject lands.
2. The subject lands fall within the service area for Mobility On-Request Kleinburg-Nashville. This service does not require bus stops.
3. The Planning Justification Report states YRT provides regular scheduled service to the communities north of Nashville Road. The current service does not operate in this area. There are currently no plans to extend services into this area.
4. Any proposed adjustments or additions to YRT services in the area are not currently planned for and will be reviewed in the future as warranted. These will be dependent on development, ridership demand, and budget availability.
5. The applicant is strongly advised to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the internal road network to the Regional road network. The pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the local municipality. The applicant is strongly advised to include the provision of sidewalk facilities on both sides of all collector roads shown in the Block Plan.

Water Resources

1. Water Resources would like to note the site is in an identified area of concern due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.
2. As such, Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at sewerusebylaw@york.ca for a dewatering permit, if required.

3. Please note the property is within Wellhead Protection Area Q (WHPA-Q) and within a Significant Groundwater Recharge Area (SGRA). As such the CTC Source Protection Plan water quantity recharge policy and York Region Official Plan Low Impact Development policy 2.3.41 will apply. The proponent will be required to maximize infiltration at the site using best management practices to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The CTC Source Protection Plan Water Balance Requirements document and TRSPA Water Balance Tool (<https://trca.ca/conservation/drinking-water-source-protection/trspa-water-balance-tool/>) should be consulted. The use of the following resource is also encouraged: Low Impact Development Stormwater Management Planning and Design Guide by Credit Valley Conservation Authority. The contact person for the scoping and review of the water balance for Source Protection Plan conformity is Don Ford at TRCA. The approving body for compliance with the policy will be the local municipality.
4. For your reference the Oak Ridges Moraine (YPDT-CAMC) Groundwater Management Tool: <https://oakridgeswater.ca/> can be accessed for geological data in support of geotechnical and hydrogeological analysis.
5. As the site is within a wellhead protection area, Water Resources does encourage the use of best management practices during construction and post construction with respect to the handling and storage of chemicals (such as used oil, degreasers and salt) on site. It is strongly recommended that Risk Management Measures are put in place with respect to chemical use and storage including spill kits, secondary containment, a spill response plan and training.

Appendix 'B' – TRCA's Draft Plan Conditions and Comments

TRCA's Conditions of Draft Plan Approval

TRCA recommends approval of Draft Plan of Subdivision 19T-22V009, Part of Lot 28, Concession 8, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons, revised dated September 21, 2023, subject to the following conditions:

Red-line Revisions

1. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
2. Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of the City of Vaughan and TRCA.

Prior to Works Commencing

3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the TRCA's Regulated Area. This submission shall include:
 - Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
 - An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
4. That prior to any development or site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit detailed engineering reports (e.g., Stormwater Management) that describes in detail the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria, and how it will comply to TRCA requirements. These reports shall include, but not limited to:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, water balance and erosion control.
 - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems (i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system).
 - iii. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quantity and volume of ground and surface water resources, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing function of all regulated features is to be maintained, consistent with TRCA's guidelines.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to Section 28.1 of Conservation Authorities Act.
- v. Design of flow dispersal measures and treatments associated with stormwater management outlets to reduce potential erosion, impacts to the regulated natural system, and maximization of potential infiltration, to the satisfaction of the TRCA.
- vi. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
- vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to: mimic pre-development site hydrology, overall site water balance, pre-development water budget to satisfy the CTC Source Protection Plan criteria, and feature-based water balance to the satisfaction of the TRCA.
- viii. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
- ix. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including dewatering necessary for the stormwater management infrastructure, including anticipated volumes, duration, discharge locations, potential impacts to wetlands, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.
- x. Grading plans for the subject lands. The plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to regulated natural features and associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
- xi. Cross-sections and details where grading and filling is proposed in, or adjacent to, the valley corridor (Other Lands Owned by Applicant) including detailed cross sections for any proposed retaining walls adjacent to the subject blocks. The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the regulated natural features, hazards and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; sediment and erosion controls; and supporting geotechnical/soils analyses to the satisfaction of TRCA.

- xii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.
5. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to Section 28.1 of Conservation Authorities Act, to the satisfaction of TRCA.
 6. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.

Subdivision Agreement

7. The Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval.
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.
 - iii. To obtain all necessary permits from TRCA pursuant to Section 28.1 of Conservation Authorities Act, to the satisfaction of TRCA.
 - iv. To comply with the permits approved pursuant to Section 28.1 of Conservation Authorities Act, including the approved plans, reports and conditions to the satisfaction of TRCA.
 - v. To erect a permanent fence along all blocks that abut the valley corridor (Other Lands Owned by Applicant) and in other areas as may be required to protect existing and future open space lands from unauthorized/non-programmed entry to the satisfaction of TRCA.
 - vi. To prohibit grading works within the valley corridor and adjacent Regulated Areas unless approved by TRCA; and
 - vii. To prohibit retaining walls in, or adjacent to, the valley corridor and adjacent Regulated Areas unless approved by TRCA.

Fees

8. That the Owner provide a copy of the fully executed subdivision agreement and pay TRCA the required draft plan of subdivision planning review fees, clearances fees and permit fees (topsoil stripping, grading, servicing, etc.) to TRCA.

City of Vaughan – Planning Department

To: **Christopher Cosentino**, Senior Planner, Development Planning Department

Reference: **File: Z.22.032 & 19T-22V009** **Related Files: PAC.22.042**
11063 & 11191 Highway 27 (Phase 4)
Ward 1

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

Canada Post has reviewed the proposal of the 98 detached residential homes for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**

Canada Post further requests the owner/developer be notified of the following:

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca

Christopher Cosentino

From: circulations@wsp.com
Sent: Tuesday, October 25, 2022 7:50 PM
To: Christopher Cosentino
Subject: [External] ZBLA (Z.22.029, Z.22.030, Z.22.031, Z.22.032) and Draft Plan of Subdivision (19T-22V006, 19T-22V007, 19T-22V008, 19T-22V009); 11063, 11191, 11363 Hwy. 27, Vaughan

Follow Up Flag: Follow up
Flag Status: Flagged

2022-10-25

Christopher Cosentino

Vaughan

''

Attention: Christopher Cosentino

Re: ZBLA (Z.22.029, Z.22.030, Z.22.031, Z.22.032) and Draft Plan of Subdivision (19T-22V006, 19T-22V007, 19T-22V008, 19T-22V009); 11063, 11191, 11363 Hwy. 27, Vaughan; Your File No. Z.22.029,19T-22V006,Z.22.030,19T-22V007,Z.22.031,19T-22V008,Z.22.032,19T-22V009

To Whom this May Concern,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

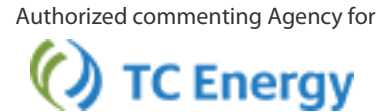
Yours truly,

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca

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KITCHENER
WOODBRIDGE
LONDON
KINGSTON
BARRIE
BURLINGTON

November 10, 2022

Christopher Cosentino
Senior Planner
Development Planning

City of Vaughan
2141 Major Mackenzie Drive,
Vaughan, Ontario,
L6A 1T1

Via email: christopher.cosentino@vaughan.ca

Dear Christopher Cosentino:

**RE: Draft Plan of Subdivision & Zoning By-law Amendment
11063 and 11191 Highway 27: Phase 4 – Block 55 West, City of Vaughan**
East Kleinburg Developments Inc., 1045501 Ontario Ltd. & Toya Investments Ltd.
Your File: Z.22.032 & 19T-22V009
Our File: PAR 36395

MacNaughton Hermsen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to a notification and request for comments for the above-noted application of residential subdivision for the lands identified as 11063 and 11191 Highway 27 in the City of Vaughan (the "Subject Lands"). TCPL has one (1) high-pressure natural gas pipeline contained within a right-of-way ("easement") in proximity to the Subject Lands.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Based upon our initial review of the Draft Plan of Subdivision and supporting technical reports, we are providing the following comments and are requesting that the noted development and regulatory requirements be included as conditions in the Draft Plan approval and Subdivision Agreement between the Municipality and the Owner. TCPL may submit additional requirements for additional requirements to be included in the Subdivision Agreement.

Draft Conditions:

1. The conditions, restrictions or covenants specified by TCPL shall be included in a separate agreement between TCPL and the Owner, and the Owner shall register such agreement against title to the Subject Lands prior to registration of the subdivision plan by way of application to register conditions, restrictions or covenants, as applicable, pursuant to the Land Titles Act, or any amendments thereto.

Subdivision Agreement:

1. No buildings or structures shall be installed anywhere on TCPL's right-of-way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the right-of-way. Temporary or accessory buildings are to be located a minimum of 3 metres from the edge of the right-of-way.
2. A minimum setback of 7 metres from the nearest portion of a TCPL pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
3. Written consent must be obtained from TCPL prior to undertaking the following activities:
 - Constructing or installing a facility across, on, along or under a TCPL right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - Conducting a ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
 - Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;
 - Using any explosives within 300 metres of TCPL's right-of-way; and
 - Use of TCPL's Prescribed Area for storage purposes.

During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the Owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Owner is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.

4. Permanent fencing may be required along the limits of TCPL's right-of-way. The fence erected must meet TCPL's and the municipality's specifications concerning type, location, and height. Any excavations for fence posts on, or within 30 metres of the pipeline must be done by hand or hydro vac. There shall be no augers operated on the right-of-way. The Owner shall notify TCPL 3 business days prior to any excavation for fence posts located on or within 30 metres of the pipeline. All fences made of metallic materials must be approved by TCPL prior to being erected on or within 30 metres of the pipeline.
5. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
6. Planting and Vegetation Plans will minimize vegetation on TCPL's right-of-way and ensure:
 - A 5 metre wide, continuous access way is provided on each side of the pipeline within the right-of-way;
 - TCPL's right-of-way is seeded with Canada #1 seed;

- No portion of a tree or shrub (including the canopy) at the time of maturity encroaches within 5 metres of the edge of TCPL's facilities;
 - No trees or shrubs that will reach a height greater than 4 metres are planted within the right-of-way;
 - Tree roots do not interfere with or cause damage to the pipeline.
 - A minimum 10 metre separation is established between all groups of trees/shrubs. A group may consist of no more than 5 trees/shrubs; and
 - Where high-pressure gas is contained within an enclosed building (such as a metre station or building housing a compressor plant), trees and shrubs should be separated from the building by a minimum of 30 metres.
7. Sidewalks/Pathways may be permitted within the right-of-way but must:
 - Not exceed 3 metres in width;
 - Maintain a minimum separation of 5 metres from the edge of the facility at all points where the pathway travels along the same direction (i.e. paralleling) as the facility within the right-of-way;
 - Cross TCPL's pipeline as close to 90 degrees as possible, but no less than 45 degrees;
 - Limit crossings to 1 per city block (approx. 200 metres)
 - Use company supplied signage for crossings installed by a Third Party; and
 - Have expansion joints installed 3 metres on either side of TCPL's pipeline(s) if the pathway is cement or asphalt.
 8. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within TCPL's right-of-way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
 9. Facilities shall be constructed to ensure that drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Catchment basins, drainage swales or berms are not permitted within TCPL's right-of-way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catchbasins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of TCPL's right-of-way.
 10. Should pooling of water or erosion occur on the right-of-way as a result of any facility installation or landscaping, the Owner will be responsible for the remediation to TCPL's satisfaction.
 11. Any large scale excavation adjacent to the right-of-way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from TCPL's right-of-way and must maintain a slope of 3:1 away from the edge of the right-of-way.
 12. Mechanical excavation within 1.5 metres of the edge of TCPL's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
 13. In no event shall TCPL be held liable to the Owner respecting any loss of or damage to the Owner's Facility which the Owner may suffer or incur as a result of the operations of TCPL. The Owner shall be responsible for all costs involved in replacing the Owner's Facility damaged or removed during TCPL's operations and shall indemnify and save harmless TCPL from all actions, proceedings, claims, demands and costs brought against or incurred by TCPL as a result of the presence of or damage to the Owner's Facility on the TCPL right-of-way.

14. All display plans in the lot/home sales office shall identify the TCPL pipeline right-of-way corridor within the proposed linear park block(s).
15. The Owner shall include notice of the following in all offers of purchase and sale:
 - Notice of the easement agreement registered against the property which may affect development activities on the property;
 - Notice of the 30 metre Prescribed Area as regulated by the CER Act;
 - The number of high pressure natural gas pipelines within the easement and the location of the easement in relation to the development;
 - The setback for all permanent structures and excavations from the limits of the right-of-way; and,
 - The local One Call number 1-800-400-2255 or www.clickbeforeyoudig.com.
16. If TCPL's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once.
17. All associated work, signage or any other engineering protection measures must be completed by TCPL or its qualified contractors at the sole expense of the Owner. The complete scope of work that may be required is subject to other conditions that may be necessary related to a finalized design that is approved by TCPL. Additionally, prior to TCPL or its contractors conducting any associated work, TCPL and the Owner must execute a reimbursement agreement, including financial assurances, which provides that the entire cost of conducting this associated work is 100% reimbursable to TCPL.
18. The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Zoning By-law Amendment:

Please be advised of the following TCPL provisions in the City of Vaughan's Zoning By-law 001-2021.

Notwithstanding any other requirements of this By-law, where any TransCanada pipeline is shown on Schedule B-5, the following requirements shall apply:

- a) *A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline easement.*
- b) *A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline easement.*
- c) *A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement shall also apply to any minimum required parking area or loading area, Final | 61 including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.*
- d) *A minimum setback of 7.0 m shall apply to any minimum required amenity area. e. A permitted encroachment of a structure or feature in accordance with Section 4.13 of this By-law shall not be permitted."*

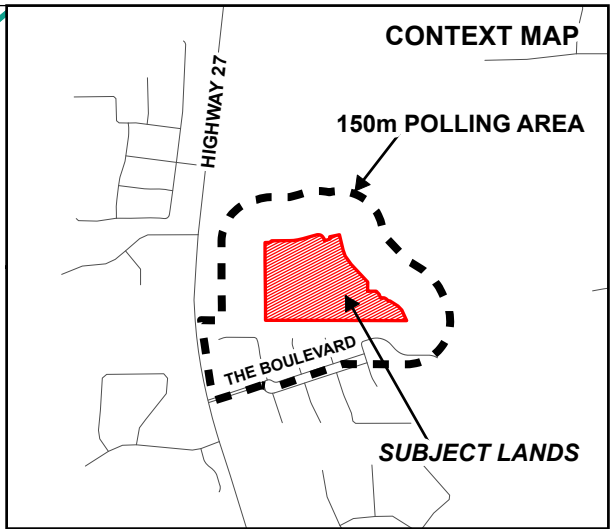
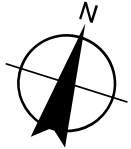
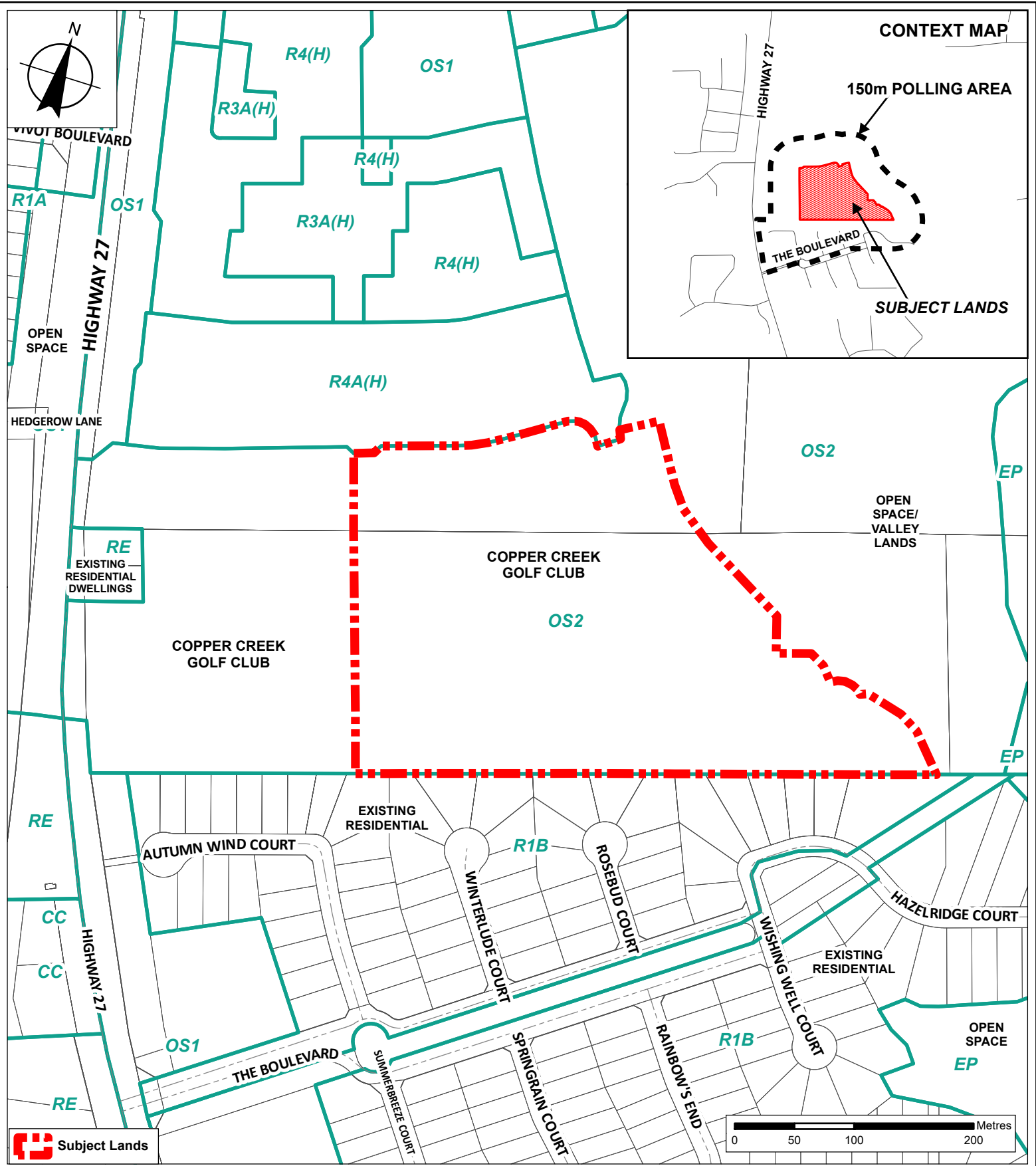
Thank you for the opportunity to provide comments. Kindly forward a copy of the draft conditions for review prior to any decision to the undersigned by mail or by email to TCEnergy@mhbcpplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads "K. Webber". The signature is written in a cursive, slightly slanted style.

Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited



Context and Location Map

LOCATION: 11063 and 11191 Highway 27
Part of Lot 28, Concession 8

APPLICANT: East Kleinburg Developments Inc.,
104551 Ontario Limited and Toya Investments Limited



Development and
Parks Planning

Attachment

FILES: Z.22.032 and
19T-22V009

DATE:
April 1, 2025

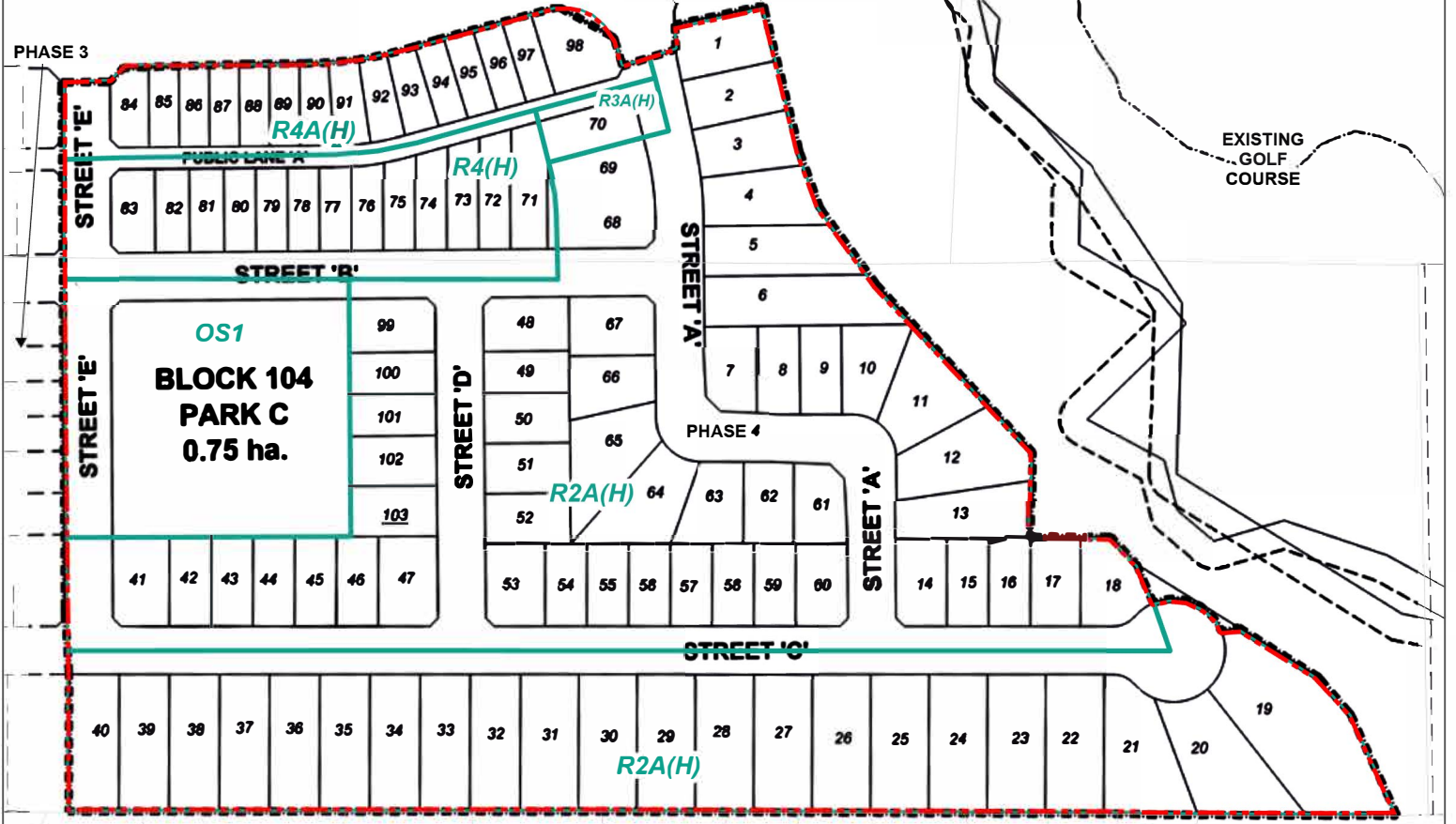
2



PHASE 2
FUTURE
RESIDENTIAL

PHASE 3

EXISTING
GOLF
COURSE



Subject Lands

Zoning By-Law 001-2021

OS1, Open Space Zone

R2A(H), Second Density Residential Zone

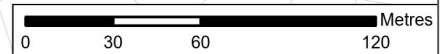
R4, Fourth Density Residential Zone

EXISTING
RESIDENTIAL

POSEBUD COURT

HAZELRIDGE COURT

THE BOULEVARD



Draft Plan of Subdivision File 19T-22V009 and Proposed Zoning

LOCATION: 11063 and 11191 Highway 27
Part of Lot 28, Concession 8

APPLICANT: East Kleinburg Developments Inc.,
1045501 Ontario Limited and Toya Investments Limited



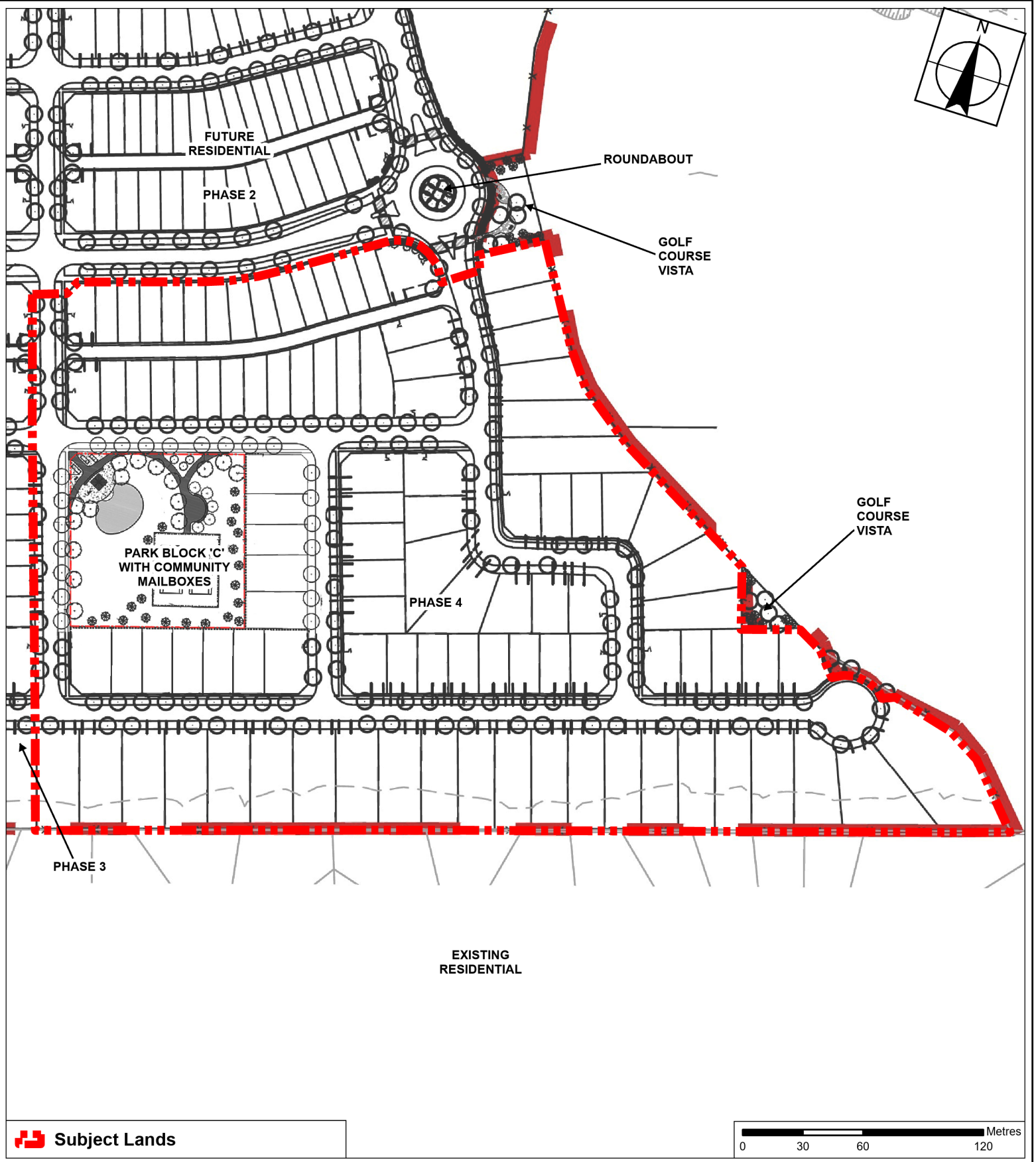
Development and
Parks Planning

Attachment

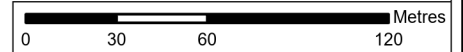
FILES: Z.22.032 and
19T-22V009

DATE:
April 1, 2025

3



 Subject Lands



Conceptual Landscape Plan

LOCATION: 11063 and 11191 Highway 27
Part of Lot 28, Concession 8

APPLICANT: East Kleinburg Developments Inc.,
1045501 Ontario Limited and Toya Investments Limited



Development and
Parks Planning

Attachment

FILES: Z.22.032 and
19T-22V009

DATE:
April 1, 2025

4

SINGLE-DETACHED ELEVATIONS - 11.6m FRONTAGE



38' SINGLE

SINGLE-DETACHED ELEVATIONS - 12.8m FRONTAGE



42' SINGLE



50'/60' SINGLE

SINGLE-DETACHED ELEVATIONS - 15.24m & 18.3m FRONTAGE



70' SINGLE

SINGLE-DETACHED ELEVATIONS - 21.3m FRONTAGE



31' REAR LANE

SINGLE-DETACHED LANE ELEVATIONS - 9.8m FRONTAGE

Not to Scale

Elevations (Typical)

LOCATION: 11063 and 11191 Highway 27
Part of Lot 28, Concession 8

APPLICANT: East Kleinburg Developments Inc.,
1045501 Ontario Limited and Toya Investments Limited



Attachment

FILES: Z.22.032 and
19T-22V009

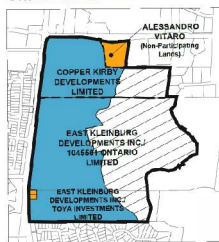
DATE:
April 1, 2025

5



BLOCK 55 NORTHWEST - BLOCK PLAN

OWNERSHIP KEY MAP



BLOCK 55 WEST RESIDENTIAL UNITS

UNIT TYPE	PHASES				TOTAL PARTICIPATING	NON PARTICIPATING OWNERS		
	Phase 1	Phase 2	Phase 3	Phase 4		Vitaro	Hwy 27	TOTAL
21.3m Single Detached	0	0	4	13	17	0	0	17
18.3m Single Detached	2	2	3	30	37	0	0	37
13.94m Single Detached	9	9	19	26	63	0	0	63
13.0m Single Detached	21	52	23	1	101	0	0	101
11.6m Single Detached	50	112	12	13	187	0	5	192
11.0m Single Detached Lane	15	30	19	15	79	0	0	79
7.0m Single Attached Lane	54	1	1	3	59	0	0	59
8.0m Single Detached Lane	71	32	0	0	103	0	0	103
4.0m Townhouses	71	30	0	0	101	0	0	101
TOTAL	298	272	78	98	746	0	5	751

*Does not include estimated additional 15 units expected in low rise mixed use block

BLOCK 55 WEST LAND USE SCHEDULE

LAND USE	TOTAL
Residential (incl. local roads)	48.02
Public Works C	3.08
Landscape Buffer	2.72
Schools	2.68
Purging Station	0.51
Volleyball / Open Space / Ex. Golf Course	40.82
Regional Road Widening	0.17
TOTAL BLOCK AREA	97.80

Block 55W Block Plan Area

LOCATION: 11063 and 11191 Highway 27
Part of Lot 28, Concession 8

APPLICANT: East Kleinburg Developments Inc.,
1045501 Ontario Limited and Toya Investments Limited



Development and
Parks Planning

Attachment

FILES:
Z.22.032 and
19T-22V009

DATE:
April 1, 2025

6

Attachment 7 – Zoning By-law 001-2021 Table 1

Building and landscaping requirements specific to the Subject Lands (Phase 4):

	Zoning By-law 001-2021 Standards	R2A Second Density Residential Zone Requirements	Proposed Exceptions to the R2A Second Density Residential Zone Requirements
a.	Minimum Rear Yard	7.5 m	10 m (Lots 19 to 40) 7 m (Lot 61)
b.	Minimum Soft Landscape Strip	No requirement	5 m width along the rear yard (Lots 19 to 40)
c.	Minimum Setback of a Retaining Wall of any Height from a Lot Line	Equal distance to the height of the highest portion of the retaining wall	0.3 m
	Zoning By-law 001-2021 Standards	R4A Fourth Density Residential Zone Requirements	Proposed Exceptions to the R4A Fourth Density Residential Zone Requirements
d.	Minimum Soft Landscaping	Where a yard with a driveway is located, the minimum landscape shall be 33%, of which 60% shall be soft landscape	Where the yard with a driveway abuts a rear laneway, the minimum landscape shall be 33%, all of which may be hard landscape
	Zoning By-law 001-2021 Standards	Requirements for all Zones	Proposed Exceptions for all Zones
e.	Permitted Encroachments into Required Yards for Eaves, Eavestroughs and Gutters	Encroachment of 0.5 m provided a minimum setback of 0.6 m from an encroachment to a lot line is maintained	Encroachment of 0.45 m with no minimum setback from an encroachment to a lot line

Previous lot and building requirements approved through Zoning By-law Amendment Z.22.030 (Phase 2 - implementing By-Law 157-2024) which shall also apply to Phase 4:

	Zoning By-law 001-2021 Standards	R2A Second Density Residential Zone Requirements	Proposed Exceptions to the R2A Second Density Residential Zone Requirements
a.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater

			Notwithstanding the above, the minimum shall be 2.4 m where it abuts a non-residential use including a walkway, greenway or stormwater management facility
b.	Minimum Exterior Side Yard	4.5 m	2.4 m
c.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
d.	Maximum Building Height	9.5 m	11 m
	Zoning By-law 001-2021 Standards	R3A Third Density Residential Zone Requirements	Proposed Exceptions to the R3A Third Density Residential Zone Requirements
e.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater Notwithstanding the above, the minimum shall be 2.4 m where it abuts a non-residential use including a walkway, greenway or stormwater management facility
f.	Minimum Exterior Side Yard	4.5 m	2.4 m
g.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
h.	Maximum Building Height	9.5 m	11 m
	Zoning By-law 001-2021 Standards	R4 Fourth Density Residential Zone Requirements	Proposed Exceptions to the R4 Fourth Density Residential Zone Requirements
i.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater
j.	Minimum Exterior Side Yard	4.5 m	2.4 m
k.	Minimum Setback to a Sight Triangle	No requirement	1.2 m

l.	Maximum Driveway Width	6 m for lots with a lot frontage of 12 m or greater	6.1 m for lots with a lot frontage of 11.6 m or greater
	Zoning By-law 001-2021 Standards	R4A Fourth Density Residential Zone Requirements	Proposed Exceptions to the R4A Fourth Density Residential Zone Requirements
m.	Minimum Lot Frontage	9 m	8 m
n.	Minimum Lot Area	225 m ²	215 m ²
o.	Minimum Front Yard	3 m	2 m
p.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
q.	Minimum Rear Yard Setback	6 m	0.6 m
r.	Minimum Interior Side Yard	1.2 m	<p>May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater</p> <p>Notwithstanding the above, the minimum shall be 2.4 m where it abuts a non-residential use including a walkway, greenway or stormwater management facility</p>
s.	Maximum Lot Coverage	55 %	75 %
t.	Maximum Building Height	9.5 m	<p>12.5 m</p> <p>An Attached Rear Yard Garage shall not exceed the height of the principal dwelling</p>
u.	Definition – Attached Rear Yard Garage	No definition	<p>Means a private garage which is accessed from the rear of a lot via a lane and is connected to the principal dwelling with an Attachment. An Attached Rear Yard Garage may have part of the principal dwelling unit or a secondary suite above the ground floor</p>
v.	Definition - Attachment	No definition	<p>Means a covered and enclosed one or two-</p>

			storey living space beside an outdoor amenity area connecting a private garage accessed by a lane to the principal dwelling. The width of an Attachment shall not exceed 50% of the lot width
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Committee of the Whole (1) Report

DATE: Tuesday, April 1, 2025

WARD: 1

TITLE: 2506937 ONTARIO INC.
DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-24V011
12370 KEELE STREET
VICINITY OF KEELE STREET AND KING-VAUGHAN ROAD

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-24V011 for the subject lands, as shown on Attachment 1. The owner is proposing to establish a standard condominium tenure for an existing multi-unit industrial building consisting of 10 employment units, and 66 parking spaces, as shown on Attachments 2 to 4.

Report Highlights

- The Owner has submitted a Draft Plan of Condominium (Standard) Application to establish a standard condominium tenure for an existing multi-unit employment building, subject to Conditions of Draft Plan of Condominium Approval.
- The Draft Plan of Condominium (Standard) consists of 10 employment units, a pylon sign unit, 66 parking spaces, a driveway and landscaped areas.
- The Development and Parks Planning Department supports the proposed Draft Plan of Condominium File 19CDM-24V011 subject to conditions as outlined in this report.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V011 (2506937 Ontario Inc.) BE APPROVED as shown on Attachments 3 and 4, subject to the Conditions of Draft Approval in Attachment 5.
2. THAT Council's approval of Draft Plan of Condominium (Standard) File 19CDM-24V011 (2506937 Ontario Inc.), subject to the conditions set out in Attachment 5, be for a period of three (3) years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 12370 Keele Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

A Site Plan Application was previously approved for the Subject Lands

Vaughan Council on April 26, 2022, approved Site Development File DA.21.003 (2506937 Ontario Inc.) to permit the development of a two-storey multi-unit industrial building with 10 units, a pylon sign, and 66 parking spaces (the 'Development') as shown on Attachment 2.

The proposed Draft Plan of Condominium (Standard) is consistent with the approved site plan.

A Draft Plan of Condominium (Standard) Application has been submitted to permit the proposed condominium

The Owner has submitted a Draft Plan of Condominium (the 'Application') for the Subject Lands to establish the standard condominium tenure for the existing multi-unit industrial building as shown on Attachment 2.

Previous Reports/Authority

The previous report related to the application can be found at the following link: 2506937 Ontario Inc. DA.21.003, Committee of the Whole Report [April 26, 2022, Committee of the Whole \(Item 4, Report 16\)](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024, and conforms to the Oak Ridges Moraine Conservation Plan 2017, and the Vaughan Official Plan 2010

Provincial Planning Statement, 2024 ('PPS 2024')

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to section 3 of the Planning Act and comes into effect on October 20, 2024. All decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 provides direction on matters of Provincial interest related to land use planning

and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within Rural Lands outside of the Delineated Built-Up Area of the Built Boundary of York Region. The Subject Lands are developed for employment uses where private water and wastewater services exist. The condominium tenure will not change the built form or use of the existing building. Staff are satisfied that the Application is consistent with the PPS 2024.

The Oak Ridges Moraine Conservation Plan 2017 ('ORMCP')

The Subject Lands are located on the Oak Ridges Moraine and are subject to the ORMCP. The ORMCP was established by the Province to provide land use and resource management direction for lands within the Oak Ridges Moraine.

The Subject Lands are located within the "Countryside" designation of the ORMCP, which promotes agricultural and other rural uses. Section 17(1) of the ORMCP permits the use of land and construction of buildings within the "Countryside" designation in accordance with the zoning by-law in effect on November 15, 2001. When the ORMCP came into effect in 2001, municipalities across Ontario were required to update their Official Plans and Zoning by-laws to conform with the ORMCP. At the time, it was determined by the Minister of Municipal Affairs and Housing that the Subject Lands satisfied the provisions of 17(1) of the ORMCP, allowing the "M1 Restricted Industrial Zone" of Zoning By-law 1-88 to continue to apply to the Subject Lands. Therefore, the Subject Lands continued to be zoned M1 under Zoning By-law 1-88, which permits industrial uses, thereby facilitating the construction of the employment building.

On this basis, the Application conforms to the ORMCP as the Development conforms to the ORMCP.

York Region Official Plan 2022 ('YROP 2022')

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statue Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Natural Areas and Countryside" with an "Oak Ridges Moraine Conservation Plan Area" overlay on Schedule 1 – "Urban Structure" of VOP 2010
- "Oak Ridges Moraine Countryside" on Schedule 4 – "Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas" of VOP 2010
- "Countryside" on Schedule 13 – "Land Use" of VOP 2010

Section 3.4.18 of VOP 2010 permits lands to be used and buildings and structures erected provided the proposal conforms to Section 17 of the ORMCP.

The Application as shown on Attachments 3 to 4 maintains the existing building, site configuration, and multi-unit employment use on the Subject Lands, and the Development conforms to Section 17 of the ORMCP. On this basis, the Application conforms to VOP 2010.

The Subject Lands are transitioned under Zoning By-law 001-2021

The Subject Lands are zoned "M1 – Restricted Industrial Zone" by Zoning By-law 1-88, and "RE – Estate Residential Zone" by Zoning By-law 001-2021 as shown on Attachment 1. The Site Plan Application was approved under Zoning By-law 1-88 and the Application is also being reviewed under Zoning By-law 1-88.

The "M1-Restricted Industrial Zone" permits the existing building, and the site complies with the requirements of Zoning By-Law 1-88.

The Development and Parks Planning Department supports the Application, subject to conditions

The Draft Plan of Condominium (Standard) shown on Attachments 3 to 4 is consistent with the existing development on the Subject Lands shown on Attachment 2. There are 10 industrial units on the first level along with exclusive use parking spaces corresponding to each unit. The second level contains mezzanine space for each unit. The Development and Parks Planning Department recommends approval of the Application as shown on Attachments 3 to 4, subject to conditions identified in Attachment 5.

Financial Impact

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

Operational Impact

Other City Departments, external agencies and various utilities have no objection to the Application subject to conditions

Financial Planning and Development Finance, Enbridge Gas Inc., Bell Canada, and Alectra Utilities, all have no objections to the Application, subject to conditions included on Attachment 5.

The Canada Post Corporation, Real Estate Department, Development Engineering Department, Toronto and Region Conservation Authority, Environmental Services, Zoning Services, Building Standards, Infrastructure Development, and Metrolinx, all have no objections to the Application.

Broader Regional Impacts/Considerations

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to the approval of the Application.

Conclusion

The Development and Parks Planning Department is satisfied the Application to create a standard condominium tenure for the existing multi-unit building on the Subject Lands is consistent with the PPS 2024, conforms to the ORMCP, YROP 2022 and VOP 2010, complies with Zoning By-law 001-2021, is consistent with the Development approved through Site Development File DA.21.003 and is appropriate for the development of the Subject Lands. Accordingly, the Development and Parks Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Draft Approval in Attachment 5.

For more information, please contact David Harding, Senior Planner, at extension 8409.

Attachments

1. Context Location Map
2. Existing Site Conditions – Site Development File DA.21.003
3. Proposed Draft Plan of Condominium File 19CDM-24V011 – Level 1
4. Proposed Draft Plan of Condominium File 19CDM-24V011 – Level 2
5. Conditions of Draft Plan of Condominium Approval File 19CDM-24V011

Prepared by

David Harding, Senior Planner, ext. 8409

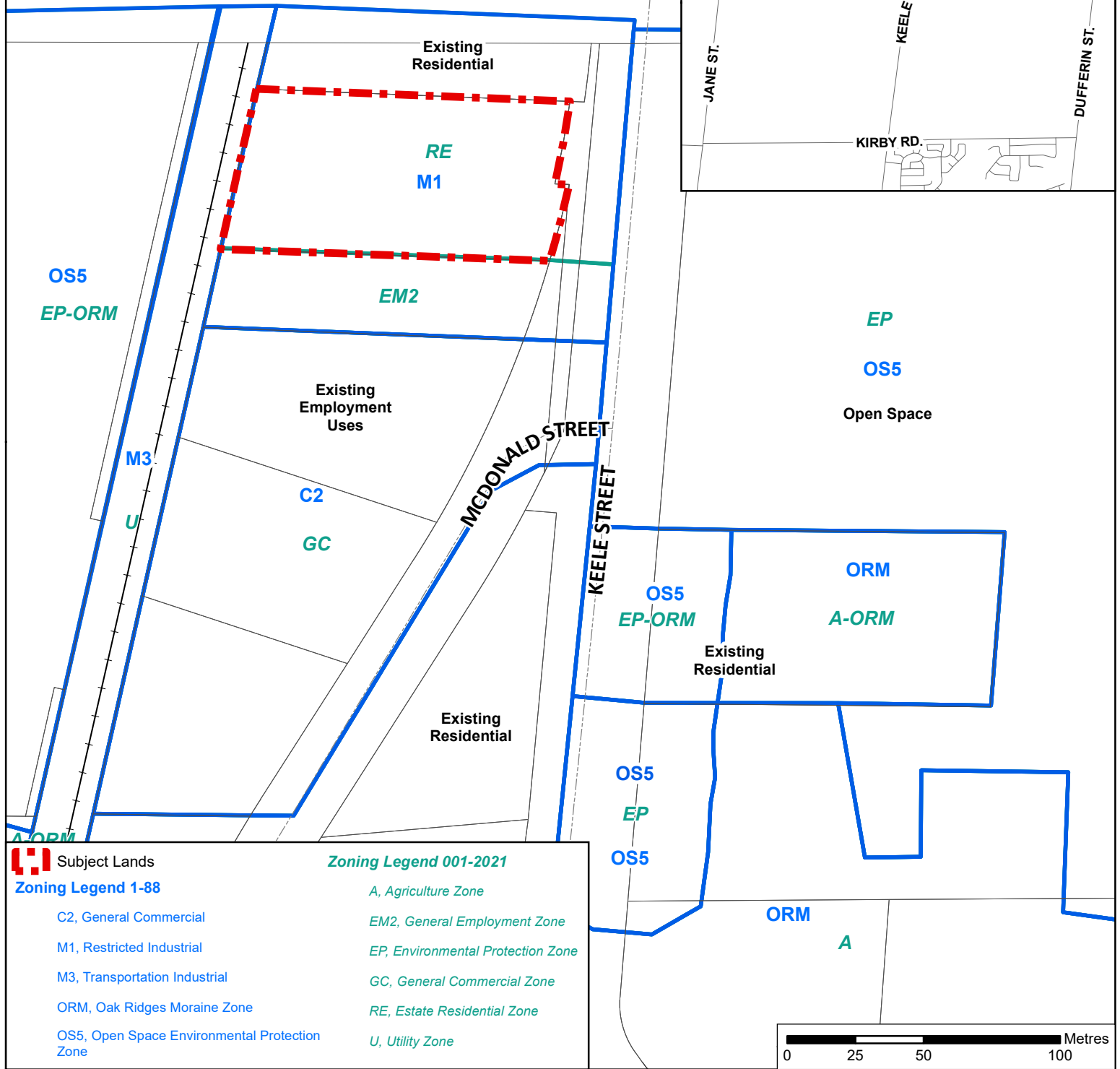
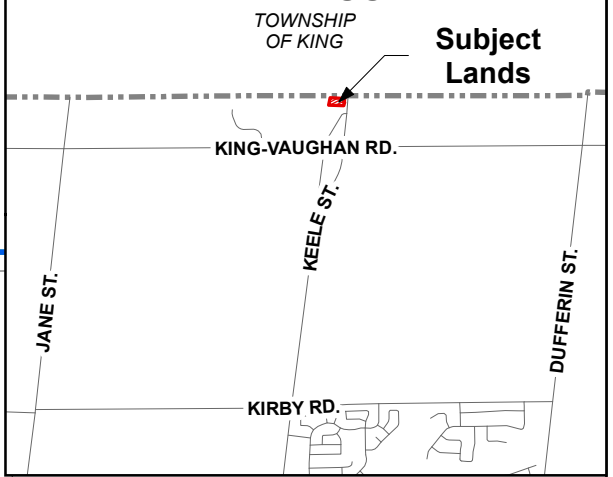
Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development and Parks Planning, ext. 8529



Township of King

CONTEXT MAP



Subject Lands

Zoning Legend 1-88

- C2, General Commercial
- M1, Restricted Industrial
- M3, Transportation Industrial
- ORM, Oak Ridges Moraine Zone
- OS5, Open Space Environmental Protection Zone

Zoning Legend 001-2021

- A, Agriculture Zone
- EM2, General Employment Zone
- EP, Environmental Protection Zone
- GC, General Commercial Zone
- RE, Estate Residential Zone
- U, Utility Zone

Context and Location Map

LOCATION:
12370 Keele Street
Part of Lot 1, Concession 4

APPLICANT:
2506937 Ontario Inc.



Development and
Parks Planning

Attachment

FILE:
19CDM-24V011

DATE:
April 1, 2025

1



2.43m High Security Chain Link Fence

2 In-ground Molok Bins

LOADING SPACE / GARBAGE PICKUP 11.00m

Loading Space / Garbage Pickup

Multi-Unit Industrial Building

1.8m High Privacy Wood Fence

PRIMARY ENTRANCE FOR FIRE DEPARTMENT USE COMPLIANCE W/ OBC 3.2.5.5 (1)

ACCESSIBLE PARKING SIGNAGE ELECTRIC/HYBRID VEHICLE ONLY SIGNAGE


6 Bicycle Parking Rack


Pylon Sign

KEELE STREET

6.00m LANDSCAPING STRIP

SOUTH 2 - REFER TO OBC MATRIX DWG A1.1

 Subject Lands

 Metres

Existing Site Conditions - Site Development File DA.21.003

LOCATION: 12370 Keele Street
Part of Lot 1, Concession 4

APPLICANT: 2506937 Ontario Inc.



Development and Parks Planning

Attachment

FILE: 19CDM-24V011

DATE: April 1, 2025

2



Exclusive Use Parking Spaces

Exclusive Use Parking Spaces

Exclusive Use Parking Spaces

PART 1
PLAN 65R-20626

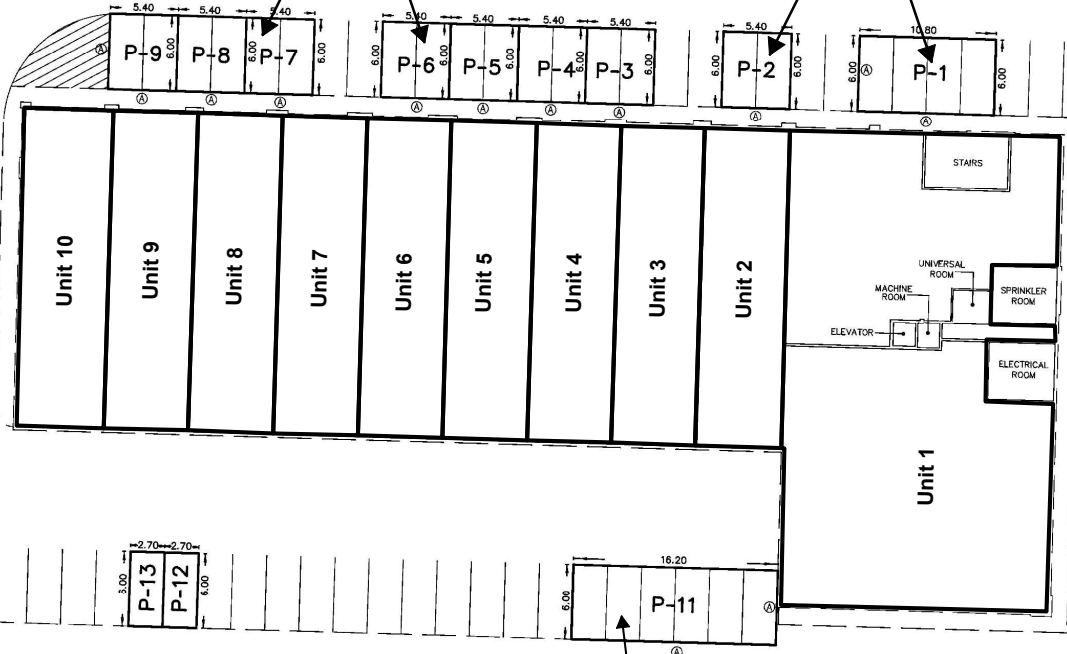
PART 2, PLAN 65R-20626

PART 3
PLAN 65R-20526

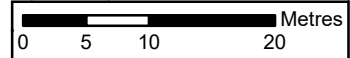
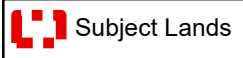
KEELE STREET

Unit 11
(Pylon Sign)

PART 4, PLAN 65R-20626



Exclusive Use Parking Spaces



Proposed Draft Plan of Condominium File 19CDM-24V011 - Level 1

LOCATION: 12370 Keele Street
Part of Lot 1, Concession 4

APPLICANT: 2506937 Ontario Inc.



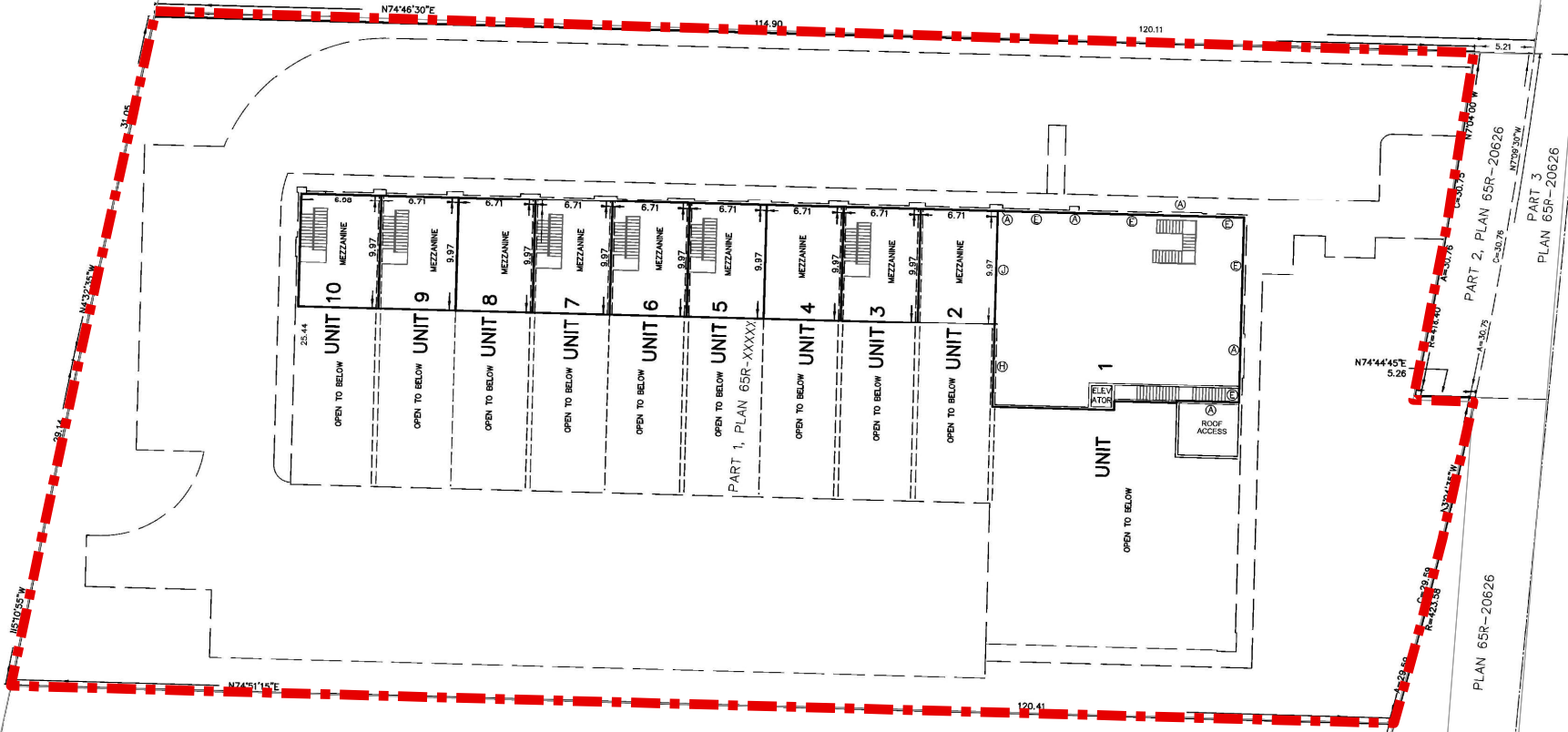
Development and
Parks Planning

Attachment


FILE:
19CDM-24V011

DATE:
April 1, 2025

3



KEELE STREET

 Subject Lands



Proposed Draft Plan of Condominium File 19CDM-24V011 - Level 2

LOCATION: 12370 Keele Street
Part of Lot 1, Concession 4

APPLICANT: 2506937 Ontario Inc.



Development and
Parks Planning

Attachment

FILE:
19CDM-24V011

DATE:
April 1, 2025

4

ATTACHMENT NO. 5

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V011 (THE 'PLAN')
2506937 ONTARIO INC. (THE 'OWNER')
12370 KEELE STREET
PART OF LOT 1, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF KING (THE
'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED
PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM FILE
19CDM-24V011 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. 5a).
2. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 5b) and dated February 27, 2025.
3. The Conditions of Approval of Bell Canada as set out on Attachment No. 5c) and dated October 7, 2024.
4. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 5d) and dated October 3, 2024.

Clearances

1. The City shall advise in writing that Conditions on Attachment No. 5a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. Alectra Utilities Corporation shall advise in writing that the Conditions on Attachment No. 5b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. Bell Canada shall advise in writing that the Conditions on Attachment No. 5c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. Enbridge Gas Inc. shall advise in writing that the Conditions on Attachment No. 5d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT No. 5a)

CITY OF VAUGHAN CONDITIONS:

Development and Parks Planning Department:

1. The final Plan shall relate to a Draft Plan of Condominium (Standard), prepared by Guido Papa Surveying Drawing 23-18-491-04, submitted to the City November 6, 2024 and relating to City File No. 19CDM-24V011.
2. If the Plan is not registered within three (3) years after the date upon which approval of Draft Plan of Condominium File No. 19CDM-24V011 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
3. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Development and Parks Planning Department.
4. The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any conditions with respect to such matters as landscaping and site development, and any other matters that the City may consider necessary, and that may be outstanding from related Site Development File DA.21.003.
5. The following clauses shall be included in the Condominium Agreement:
 - a. The Owner/Condominium Corporation shall be responsible for private waste removal.
 - b. The Owner/Condominium Corporation shall be responsible for private snow clearing and removal.
 - c. The Owner/Condominium Corporation shall be responsible for maintaining all elements within the common element block including, but not limited to, walkways, site furnishing, pedestrian lighting, parking, mailboxes, hardscaping, and/or landscaping, as approved by Site Development Application City File No. DA.21.003.
 - d. Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Gaming

and Ministry of Sport and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery and Procurement and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.

- e. The Owner shall include in the Condominium Declaration, and all Offers to Purchase, Agreements of Purchase and Sale/Lease of each individual unit, the following:
 - i. "This development will function as a standard condominium and all details and associated costs shall be presented in the sales office, and through marketing material, etc."
 - ii. "Purchasers and/or tenants are advised that the subject lands are located within the Toronto and Region Conservation Authority's (TRCA's) Regulated Area. Any development or site alteration within TRCA's Regulated Area is subject to a permit pursuant to Conservation Authorities Act – Section 28 and Ontario Regulation 41/24.
6. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
7. Immediately following the registration of the Condominium Agreement, the Owner shall register a Section 118 Restriction in a form and content satisfactory to the City which shall restrict the transfer of any unit until such time that the Owner provides the City with evidence confirming that the obligations in Condition 5 have been complied with, to the satisfaction of the City.
8. The Owner shall submit the draft Condominium Declaration for review and approval by the Development and Parks Planning Department.
9. Prior to registration of the Plan, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.

Building Standards Department:

1. Prior to registration of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department. The Owner shall submit all final plans, including fully dimensioned plans and site-statistics, confirming compliance with all By-law 1-88 and By-law 001-2021 requirements, as required, to the satisfaction of the Development and Parks Planning Department and the Zoning Division, Building Standards Department. Should any relief from Zoning By-law 1-88 and/or Zoning By-law 001-2021 be required, the Owner shall apply for and obtain the necessary approvals to address any zoning deficiencies, and satisfy any conditions of approval, if required.

Financial Planning and Development Finance Department:

1. Prior to registration of the Plan, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Financial Planning and Development Finance Department.
2. Prior to registration of the Plan, the Owner shall provide a declaration acknowledging its responsibility for the payment of all taxes levied to date, both interim and final, and for all taxes levied upon the land after execution of the Condominium Agreement, if required, until such time each unit covered under this Plan is separately assessed.



Date: February 27th 2025

Attention: **David Harding**

RE: Request for Comments

File No.:

Related Files: **19CDM-24V011**

Applicant: Louie Sebastiano - 2506937 Ontario Inc.

Location 12370 Keele St



Discover the possibilities

COMMENTS:

- We have reviewed the Proposal and have no comments or objections to its approval.
- We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).
- We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.
- We have reviewed the proposal and have the following concerns (attached below)
- We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

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

The owner, or agent, of this proposed plan is required to contact Alectra and discuss all aspects of the above project. The standard electrical supply to Industrial, Commercial, Institutional and High-Rise Condominium projects is via a pad mounted transformer. The proposed transformer shall meet Alectra's Clearance Standards, the transformer must also be located within 3-4.5m of a parking area, driveway or hard surface for access by service vehicles. The access must be from within the customer's property, not from a local roadway or adjacent properties, and must provide adequate access for a line truck. Primary voltage duct bank standards* and the transformer base and grounding standards will be provided to the customer once the primary supply point(s) have been established by Alectra, and the customer's main service size has been established by their Consultant. *(see attachment 4)

All proposed billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

The transformer precast base cannot be located over parking structures or over an underground parking garage. Where the transformer is to be situated on a graded slope, a notched-out area must be established for the transformer base to be installed, with adequate space to accommodate the grounding requirements and guard post/bollards if required.

Alectra will require one architectural site plan showing the proposed transformer location, one electrical site plan, and an electrical single-line drawing, both in hard copy (PDF file, P.Eng. approved version) and electronic AutoCAD (latest version). Additionally, a complete building elevation drawing (including subsurface excavations) is required to ensure the project is not in conflict with any existing overhead or underground components of the electrical

distribution system. Alectra also requires a letter from the owner, or the agent, stating that the proposed building-to-existing electrical distribution system clearances have been checked and are in compliance with the current requirements of the applicable standards, acts and codes referenced below.

In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

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

When the Customer is ready to submit a request for a new service, please proceed to Alectra Utilities web site and under "New Customer Set Up" select "Building a New Home or Commercial or Industrial Facility" the link has been provided below.

<https://alectrautilities.com/make-service-request>

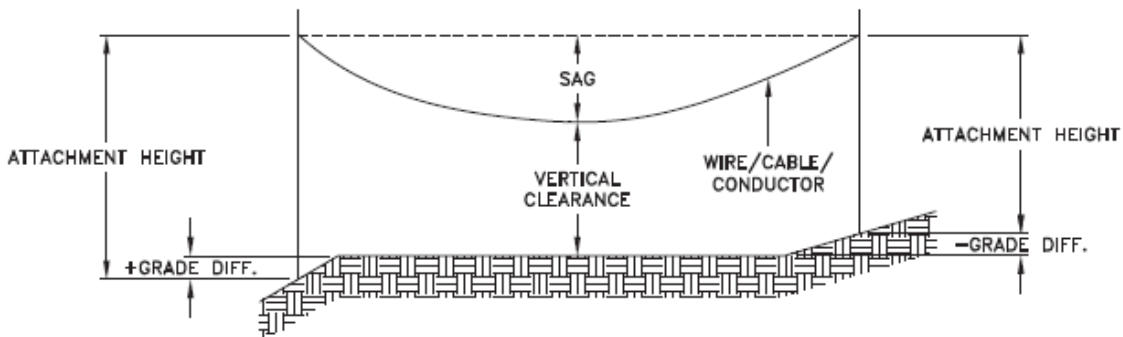
References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings), attached
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

Regards,

Emily Majdi
Supervisor, Design - ICI & Layouts (East)
Phone: 2897486828
E-mail: emily.majdi@alecrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO VEHICLES	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO PEDESTRIANS AND BICYCLES ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT RAILWAY CROSSINGS	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

REFERENCES

SAGS AND TENSIONS SECTION 02

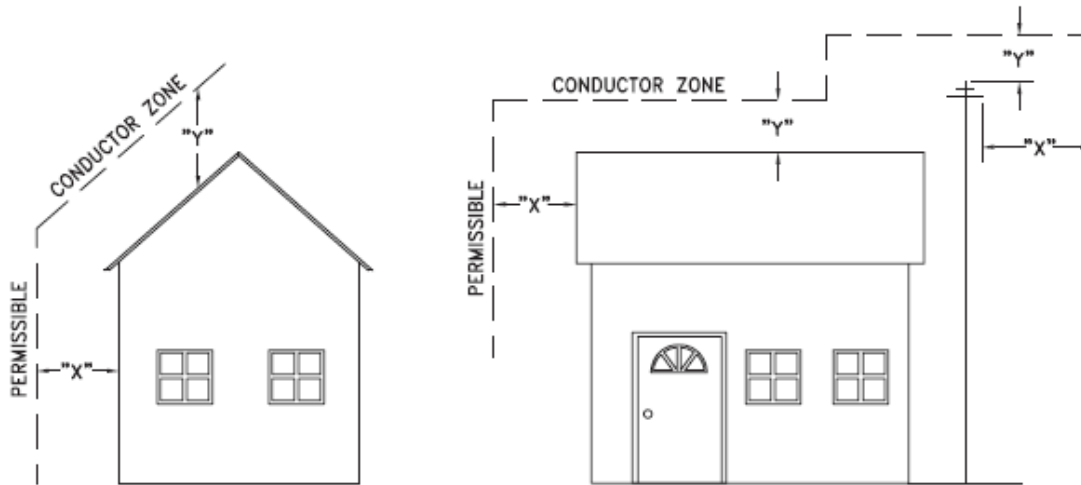
Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

Certificate of Approval
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04
Debbie Dadwani, P.Eng. 2010-MAY-05
Name Date
P.Eng. Approval By: D. Dadwani

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 8:27:02 AM, Adobe PDF

75-706 Primary and secondary lines clearances

- (1) The poles that support the phase conductor of a primary line shall be so located and of such height as to afford a clearance of 7 m measured vertically between the conductors under maximum sag conditions and the ground.
- (2) Notwithstanding Subrule (1) for high voltage line installations where plans are submitted for examination to the inspection department, the clearances listed in Table 34 are acceptable.
- (3) The primary line neutral shall be considered a secondary conductor and shall have the same minimum vertical clearance as specified in Subrule (4).
- (4) Conductors of a secondary line shall have a minimum 6.1 m measured vertically between the conductors under maximum sag conditions and the ground.
- (5) Notwithstanding Subrule (1) for high and low voltage line installations on public right of ways, for the purpose of roadway lighting systems or traffic control systems, CSA C22.3 No. 1, Overhead systems, or the Ontario Provincial Standards shall be permitted.

75-708 Clearances of conductors from buildings

- (1) An overhead primary line conductor shall be kept at least 3 m at maximum conductor swing measured horizontally from a building.
- (2) Primary line conductors shall not be installed over buildings unless the installation is lawful under Rule 2-030, and work shall not begin until the plans and specifications for the work are approved in accordance with Rule 2-010.
- (3) No building, mobile home or structure shall be placed or constructed within at least 3 m at maximum conductor swing measured horizontally from the nearest conductor of an overhead primary line.
- (4) Where the conductor swing is not known, a distance of 1.8 m shall be used.
- (5) An overhead secondary line conductor shall be kept at least 1 m measured horizontally from any building except where necessary to connect to the electrical wiring of a building.

75-710 Clearances for other structures

- (1) Notwithstanding Rule 36-110, conductors of a primary line shall
 - (a) not be located closer than 12 m measured horizontally from silos to the closest conductors, with the conductor at rest;
 - (b) not be located over wells from which pump rods may be lifted and come in contact with the conductors;
 - (c) have sufficient clearance from free-standing poles that support flood or area lighting, flagpoles, antennae, or other similar structures so as to permit the structure to fall in an arc, without touching the conductors at rest;
 - (d) not be located within 6 m, measured horizontally from wind-mills or similar structures to the closest conductor, with the conductor at rest; and
 - (e) have a minimum vertical clearance of 3.1 m above fencing at maximum sag.
- (2) Conductors of a secondary line shall not be installed closer than 1 m measured horizontally from structures.
- (3) The poles and equipment associated with a primary or secondary line shall be located and suitably protected so as to avoid the possibility of damage from contact with vehicles.

75-712 Tree trimming

- (1) The owner of a private line shall provide clearance to the line from trees and other forms of woody growth in compliance with a code or standard under a rule or by-law of the supply authority concerning tree trimming.
- (2) Where there is no applicable code or standard under a rule or by-law of the supply authority concerning tree trimming, all trees and woody growth adjacent to a line shall be trimmed so that minimum clearance to the nearest conductor horizontally at maximum conductor swing and vertically at a maximum sag shall be
 - (a) 1 m for secondary lines; and
 - (b) 4 m for primary lines.

Grounding and bonding

75-800 Grounding of equipment mounted on steel poles

- (1) A steel pole shall be permitted to be used as the grounding electrode for equipment mounted on the pole where the steel pole is directly embedded in soil and the portion of the pole in contact with the soil is not coated with any non-metallic coating or covering and such an installation is in accordance with the manufacturer's recommendations.
- (2) Where a pole is used as the ground electrode for the transformer, the transformer shall be bonded to the pole and the neutral in accordance with Specification 44 or 45.

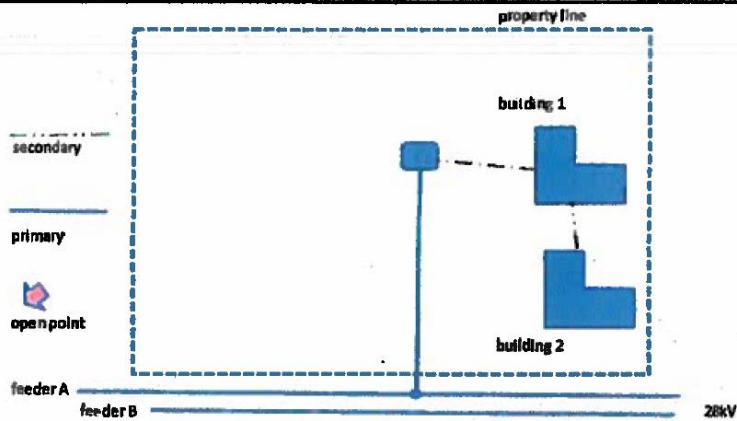


FIGURE 2: 2 BUILDING CONNECTION less than 1,000kVA

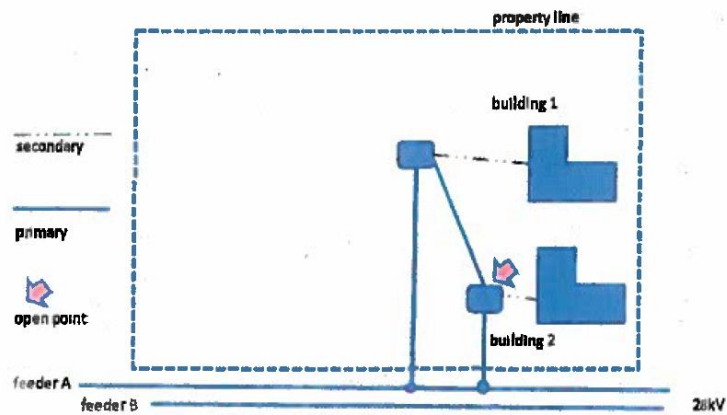


FIGURE 3: 2 BUILDING CONNECTION greater than 1,000kVA

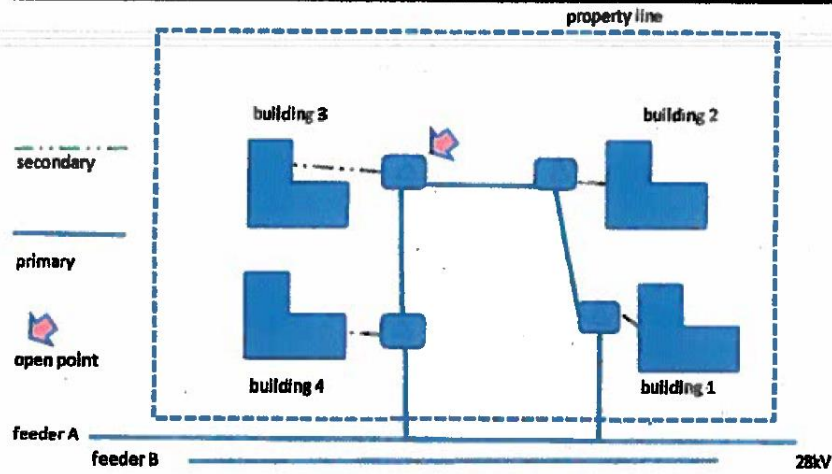


FIGURE 4: MULTI BUILDING CONNECTION greater than 1,000kVA

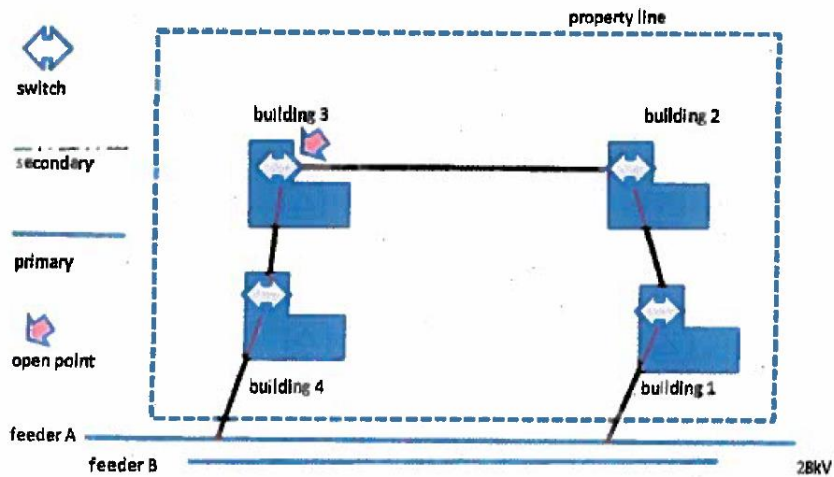


FIGURE 5: DRY TYPE TRANSFORMERS greater than 1,000kVA

Final Version, October 1, 2013



(4) Underground consumer's service raceway entry into a building

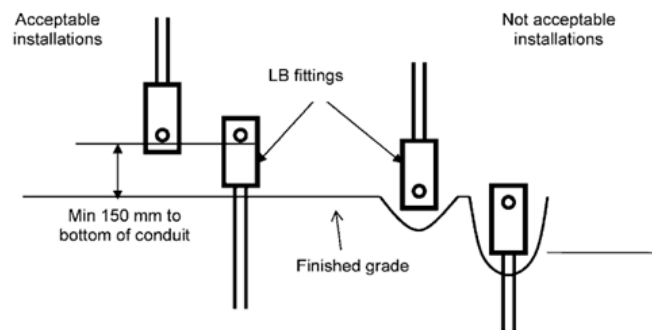
Subrule 6-300(3) requires that an underground consumer's service raceway enter a building above ground where practicable. If it is not practicable, then the raceway must be suitably drained or installed in such a way that moisture and gas will not enter the building.

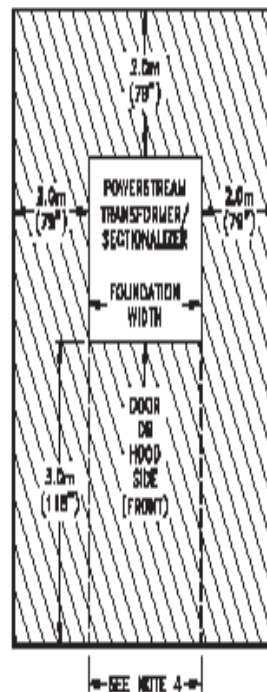
The intent of the Subrule is to prevent water leaking into either the building or the electrical service equipment and causing damage.

Questions have arisen as to how we determine "above ground" or "above grade".

Above ground or grade will be interpreted as any part of the building that is more than 150 mm above the finished grade. (See Figure B1)

Figure B1 – Interpretation of "above ground"





NOTES:

1. FINAL GRADE WITHIN THE RESTRICTED OPERATIONAL CLEARANCE ZONE (SHOWN AS "HATCHED ZONES" ABOVE) MUST NOT BE ALTERED.
2. HATCHED ZONES AROUND THE APPARATUS AND IN FRONT OF ACCESS DOORS/HOODS TO REMAIN CLEAR OF ALL SHRUBS AND TREES. WHEN THE APPARATUS IS POSITIONED WITHIN THE HATCHED ZONE, THE ZONE WITHIN OR ABOVE MUST REMAIN CLEAR OF, INCLUDING BUT NOT LIMITED TO, BUILDINGS, STRUCTURES, FENCES OR OBSTRUCTIONS INCLUDING ANY LANDSCAPING FEATURES.
3. PREFERRED SURFACE COATING WITHIN THE HATCHED ZONES IS LAWN (SEEDED OR SOG) AND WITH PRIOR WRITTEN CONSENT OF POWERSTREAM GRAVEL AND/OR PAVED WITH ASPHALT OR PAVERS OR A CONCRETE FINISH MAY BE PERMITTED.
4. ACCESS TO ALL EQUIPMENT DOORS/HOODS MUST REMAIN PERMANENTLY CLEAR OF ALL OBSTRUCTIONS.

REFERENCES

UNDERGROUND	SECTION 17
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Certificate of Approval

This certificate is valid only when the utility complies with Section 4 of Regulation 2504

By Order of the Board of Public Utilities

By Order of the Board of Public Utilities

ATTACHMENT 5c)

From: [PrimeCities](#)
To: [David Harding](#)
Subject: [External] Draft Plan of Condominium (19CDM-24V011), 12370 Keele St., Vaughan
Date: Monday, October 7, 2024 4:37:58 PM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.



10/7/2024

David Harding

Vaughan

Vaughan (City)

Attention: David Harding

Re: Draft Plan of Condominium (19CDM-24V011), 12370 Keele St., Vaughan; Your File No. 19CDM-24V011

Our File No. DTS: 20112 / Circ: 44350

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

Bell Canada Condition(s) of Approval

1) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

2) The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications

received by the Municipality and/or recirculations.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact planninganddevelopment@bell.ca directly.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. **However, all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

A rectangular box with a thin border, containing a small blue square icon with a white question mark inside, indicating a redacted signature.

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.



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

October 3, 2024

David Harding
Senior Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear David,

Re: Draft Plan of Condominium
Louie Sebastiano - 2506937 Ontario Inc.
12370 Keele Street
City of Vaughan
File No.: 19CDM-24V011

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions. This response does not signify an approval for the site/development.

Please always call before you dig, see web link for additional details:
<https://www.enbridgegas.com/safety/digging-safety-for-contractors>

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall use the [Enbridge Gas Get Connected tool](#) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.
(https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)

If the gas main(s) 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 phased construction, all costs are the responsibility of the applicant.

Please be advised easement(s) are required for all condominium developments. The applicant will provide the easement(s) to Enbridge Gas, any costs to be the responsibility of the applicant. For more details contact ONTLands@enbridge.com.

Sincerely,

Casey O'Neil

Sr Analyst Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Committee of the Whole (1) Report

DATE: Tuesday, April 01, 2025

WARD(S): ALL

TITLE: CANADA PUBLIC TRANSIT FUND – PROPOSED HOUSING SUPPLY AND AFFORDABILITY ACTION PLAN, JOINT GRANT SUBMISSION FOR JANE STREET BUS RAPID TRANSIT

FROM:

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To provide an overview of the Housing, Infrastructure and Communities Canada – Canada Public Transit Fund (CPTF), a new funding program intended to deliver future transit projects. The CPTF requires a commitment to increase the supply of housing and affordability to ensure the creation of transit-supportive, complete communities. Staff are seeking Council endorsement of the proposed Housing Supply & Affordability Action Plan and direction to continue supporting the joint grant application to the CPTF.

Report Highlights

- Housing, Infrastructure and Communities Canada has introduced a new funding program starting in 2026-2027 called the Canada Public Transit Fund (CPTF).
- The CPTF represents a \$30 billion investment over ten years and is focused on expanding public transit, with funding beginning in 2026.
- York Region Rapid Transit Corporation (YRRTC) in partnership with the Ministry of Transportation is preparing to submit an Integrated Regional Plan to the CPTF and has identified the Jane Street Bus Rapid Transit Corridor and the Highway 7 East Bus Rapid Transit Corridor in the cities of Vaughan and Markham respectively as candidate projects.
- Policy Planning and Special Programs staff have developed a proposed Housing Supply & Affordability Policy Action Plan in collaboration with YRRTC for this funding application that will aim to increase housing supply and affordability on the Jane Street corridor.

Recommendations

1. THAT Council endorse the proposed Housing Supply & Affordability Action Plan provided in Attachment 1; and
2. THAT Council direct City staff to continue to work with the York Region Rapid Transit Corporation in refining the justification for the Jane Street Bus Rapid Transit project in support of the Ministry of Transportation Integrated Regional Plan submission under the Canada Public Transit Fund.

Background

Federal Metro-Region Agreements will allocate funds to improve transit service between provinces and transit providers that have the largest public transit networks.

Housing, Infrastructure and Communities Canada (HICC), formerly known as Infrastructure Canada, is administering the Canada Public Transit Fund (CPTF), which is intended to provide long-term funding for public transit projects nationwide. The CPTF represents a \$30 billion investment over ten years and is focused on expanding public transit, with funding beginning in 2026. The Ministry of Transportation is preparing the Greater Golden Horseshoe Metro-Region Agreement Integrated Regional Plan to submit to the HICC under the new CPTF.

The Ministry of Transportation is working with several transit authorities in the Greater Golden Horseshoe to support the grant application including York Region Rapid Transit Corporation (YRRTC). In preparing the grant application, the Jane Street Bus Rapid Transit (BRT) Corridor in the City of Vaughan and the Highway 7 East BRT Corridor in the City of Markham have been identified as two priority projects eligible for this funding program. The Jane Street BRT is identified as a future project in Metrolinx's 2041 Regional Transportation Plan and Jane Street is identified as a Regional Transportation Corridor in the Vaughan Official Plan, 2010, on Schedule 10 'Major Transit Network'. As led by YRRTC, a Transit and Rail Project Assessment Process is currently underway for the Jane Street Corridor.

The Cities of Vaughan and Markham are providing inputs into the grant application through the development of individual Housing Supply & Affordability (HSA) Action Plans. City of Vaughan Policy Planning and Special Programs staff have prepared a proposed HSA Action Plan for Vaughan in collaboration with YRRTC. The proposed HSA Action Plan commits to 12 actions that meet the objectives of the CPTF criteria related to increasing new housing supply, providing for greater housing affordability, increasing access to jobs and amenities, as well as increasing suitable housing for families within transit-supportive communities on the Jane Street Corridor.

A successful application to the CPTF would establish the long-term funding necessary to design, construct and operate BRT service along the Jane Street Corridor from Highway 7 to the south to Major Mackenzie Drive to the north. A more diverse and

efficient transportation system will result in greater network capacity, producing faster, more seamless trips for residents, businesses and goods. As of December 2024, Vaughan is home to approximately 354,000 residents and as the largest economy in York Region supports nearly 20,000 businesses employing more than 220,000 workers. The expansion of the BRT will be a catalyst for additional housing supply, including affordable options and will ensure the City is able to meet future population and economic growth.

Previous Reports/Authority

- February 14, 2023 – Committee of the Whole (2) [staff report](#): Municipal Housing Target and Municipal Housing Pledge, More Homes Built Fast Act, 2023
- May 7, 2024 – Committee of the Whole (1) [staff report](#): Vaughan Official Plan Review Update Report.
- September 17, 2024 – Committee of the Whole (2) [Member’s Resolution](#): Making Housing More Affordable in Vaughn
- November 12, 2024 - Committee of the Whole (2) [staff report](#): Development Charges Reduction Options – Response to Member’s Resolution

Analysis and Options

City Staff are working collaboratively with YRRTC Staff to support the grant application submission to Housing, Infrastructure and Communities Canada.

The basis of the City of Vaughan’s proposed HSA Action Plan lies in a multi-pronged approach to accelerate the supply of housing and improve affordability near transit services. The actions identified through the proposed HSA Action Plan include a commitment to complete a range of studies that concern land use planning, transportation, and housing analysis. Included in these studies are implementation measures to realize land use planning visions developed through secondary plans, transportation-based plans, and the mechanisms and incentives necessary to securing affordable units and last-mile solutions.

A comprehensive approach to planning for the Jane Street Corridor will ensure that this corridor develops as a well-connected community served by higher-order transit. Housing-related planning tools and incentives implemented through the proposed HSA Action Plan are intended to increase housing supply within the corridor while maintaining a balanced approach to future development with greater recognition of housing affordability.

It is through the proposed HSA Action Plan that the City will:

- Analyze travel behaviors of future travelers along the Jane Street Corridor through the Central Vaughan Transportation Study;
- Review and analyze transit-supportive growth within strategic growth areas;
- Complete a Housing Needs Assessment and implement Council supported incentives and policies identified through the City’s Housing Strategy;

- Consider establishing an Inclusionary Zoning program as provided for in the draft Official Plan, which will be explored through the Housing Strategy;
- Provide innovative incentives for new and existing business owners to increase connectivity to address last-mile issues and support greater housing options as identified through the Community Improvement Plan Study; and
- Explore the feasibility of implementing a Community Planning Permit System (CPPS) for the Jane Street corridor, to consider a wide range of housing options including matters of housing affordability through the development application process.

The Community Planning Permit System is a land use planning tool that can speak to a wide range of matters including housing options

The Community Planning Permit System (CPPS) is a land-use planning tool that provides an alternative to the current planning approval process. It combines three separate planning application processes of Zoning By-law Amendments, Minor Variances, and Site Plan applications, into one application submission and approval mechanism.

Like a Zoning By-law, a CPPS By-law identifies permitted uses and, minimum and maximum development standards for a site or area. However, a CPPS By-law can set conditions to ensure future development meets those standards as well as additional conditions for planning applications requesting variances from these standards. Conditions might include infrastructure requirements, community contributions, and environmental impact mitigation among others.

Section 70.2 of the *Planning Act* and Ontario Regulation 173/16 requires provisions authorizing the implementation of a CPPS to be outlined in an Official Plan prior to passing a bylaw under section 34.

The Planning Act policies speak to the components that a CPPS bylaw must contain prior to Council approval, however, there are no conditions to what the CPPS may or may not be applied to.

- 3. (1) *The council shall not pass a community planning permit by-law for any area in the municipality unless, before the passing of the by-law, the official plan in effect in the municipality,***
- (a) identifies the area as a proposed community planning permit area;*
 - (b) sets out the scope of the authority that may be delegated and any limitations on the delegation, if the council intends to delegate any authority under the community planning permit by-law; and*
 - (c) for each proposed community planning permit area identified under clause (a),*
 - (i) contains a statement of the municipality's goals, objectives and policies in proposing a community planning permit system for the area,*
 - (ii) sets out the types of criteria that may be included in the community planning permit by-law for determining whether any class of development or any use of land may be permitted by community planning permit, and*

(iii) sets out the types of conditions that may be included in the community planning permit by-law in accordance with clause 4 (2) (i) and subsections 4 (4), (5) and (6).

Section 3 (4), does speak to additional information that may be included into an Official Plan which allows for a municipality to exempt any class of development from a CPPS bylaw only if that class is defined in Official Plan policy.

(4) The official plan may,

(a) set out information and materials that are required, in addition to those set out in Schedule 1, in an application for a community planning permit; and

(b) exempt any class of development or any use of land from any of the requirements of Schedule 1, but only if the official plan sets out what information and materials are to be provided in an application that falls within that class or use.

The draft Vaughan Official Plan 2025 includes policies on a CPPS.

The City is undertaking a number of housing-related initiatives to address housing affordability in the City of Vaughan.

The strength of the City's proposed HSA Action Plan is that it is supported by a series of ongoing City-wide housing-related initiatives. These include the Vaughan Transportation Plan 2023, Vaughan Pedestrian and Bicycle Master Plan 2020, Draft Vaughan Official Plan 2025, Housing Strategy Study 2025, DC policy changes (Surety Bonds, DC Reimbursement and Credit Policy, and DC rate reduction and deferral), and the Community Improvement Plan Study 2025.

If the CPTF application is successful, the implementation of Vaughan's proposed HSA Action Plan will include the development of key performance metrics that will monitor the supply and mix of housing across the corridor.

Financial Impact

If YRRTC and MTO are successful in obtaining the CPTF federal transit funding, all funds will be allocated to YRRTC via the Jane Street/Highway 7 East BRT projects.

The majority of Vaughan's proposed HSA Action Plan initiatives relate to ongoing studies at the City that have existing approved funding sources like the CIP and Housing Strategy. However, additional costs may be required through future budget requests to financially support any recommended incentives that are brought forward through the completion of those studies and approved by Council. In addition, a future budget request would be required for the CPPS Study.

Broader Regional Impacts/Considerations

The Ministry of Transportation is preparing an Integrated Regional Plan in collaboration with all partner governments and transit agencies including YRRTC. As the public transportation service provider in York Region, YRRTC is leading the submission to the CPTF with input from the Cities of Vaughan and Markham. If successful, YRRTC will be responsible for the design, build and operation of these new BRT systems. The City of Vaughan continues to work with York Region and YRTCC to address matters related to

Item 6

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infrastructure and servicing that are essential to support residential growth along the Jane Street corridor.

Conclusion

The City of Vaughan has been offered an opportunity to participate in the preparation of a multi-regional transit-supportive submission to secure funding for the Jane Street Bus Rapid Transit. As the City's contribution to the joint submission, the proposed commitments within the proposed HSA Action Plan have been chosen to increase housing supply and affordability over a minimum 10-year horizon through comprehensive planning and implementation measures. Federal funding for transit improvement projects is critical to financing the Jane Street BRT which is essential in connecting current and future residents to housing, jobs and services along the Jane Street Corridor and beyond.

For more information, please contact Christine Lee, Senior Planner, at extension 3611.

Attachment

1. Vaughan's proposed Housing Supply & Affordability Action Plan

Prepared by

Christine Lee, Senior Planner, ext. 3611

Cameron Balfour, Senior Planner, ext. 8411

Fausto Filippetto, Senior Manager of Policy Planning and Sustainability, ext. 8699

Shawn Persaud, Senior Manager of Policy Planning, ext. 8104

Christina Bruce, Director of Policy Planning and Special Programs, ext. 8231

Table 1 – Vaughan’s Housing Supply & Affordability Action Plan

The HSA Action Plan forms part of the City of Vaughan’s commitments as part of the Canada Public Transit Fund joint submission being undertaken by the Ministry of Transportation in collaboration with York Region.


CPTF Objectives	ID	Tools	Description	Mechanism
Increase New Housing Supply in Proximity to Transit 	1	Central Vaughan Transportation Study	Analyzing the impact of the Jane Street BRT on the travel behavior of future travelers with respect to mode choice, Vehicle Kilometres Travelled, etc.	Transportation Study
	2	Official Plan policies	Complete Official Plan consistency exercise and have resulting Official Plan Amendment approved, as applicable.	New Official Plan
	3	Official Plan policies, Zoning By-law regulations	Review Major Transit Station Areas following outcomes of the Environmental Assessment (TRPAP) process with consideration of identifying future major transit station areas along the Jane Street Corridor.	Policy Review and Studies
	4	Official Plan policies, Zoning By-law regulations	Investigate implementing the appropriate land use designations for major transit station areas.	Future Land Use Studies including Official Plan and Zoning By-law development
	5	DC By-law and related City implementation policies	<p>Implement changes to development agreements, including the use of surety bonds, and introduction of a DC reimbursement and/or credit policy.</p> <p>Implement a DC rate reduction and deferral for all residential development. Investigate additional incentives.</p>	Incentives enabled through changes to the City’s DC by-law and related policies



Table 1 – Vaughan’s Housing Supply & Affordability Action Plan

The HSA Action Plan forms part of the City of Vaughan’s commitments as part of the Canada Public Transit Fund joint submission being undertaken by the Ministry of Transportation in collaboration with York Region.

CPTF Objectives	ID	Tools	Description	Mechanism
	6	Housing Needs Assessment (HNA) Report	Vaughan’s HNA was completed in 2021/2023. Update the Housing Needs Assessment to align with the Federal HNA Template as a component of the Housing Strategy Study.	Housing Strategy Study
	7	Housing Strategy Study	Completion of the Housing Strategy Study and progress towards meeting the recommendations.	Housing Strategy Study. Includes consideration of funding Incentives and Partnerships
Increasing Affordable Housing in Proximity to Transit 	8	Separate legal agreements (registered on title) associated with development agreements	Develop agreement templates for use during the development application process and negotiation.	Ownership Housing: registered on title and for specified affordability/ term, via separate legal agreements Rental Housing: secure units through agreement with third-party/non-profit housing provider
	9	Inclusionary Zoning program as provided for in the City’s Official Plan and as explored in the Housing Strategy	To consider through the Housing Strategy establishing an Inclusionary Zoning program pursuant to Provincial Legislation, to require the development of affordable housing.	Investigate the feasibility of Inclusionary Zoning

Table 1 – Vaughan’s Housing Supply & Affordability Action Plan

The HSA Action Plan forms part of the City of Vaughan’s commitments as part of the Canada Public Transit Fund joint submission being undertaken by the Ministry of Transportation in collaboration with York Region.

CPTF Objectives	ID	Tools	Description	Mechanism
	10	Community Improvement Plan	Implement the appropriate incentives identified through the Community Improvement Plan for Affordable Units as approved by Council.	Financial and non-financial incentives and agreements for affordable units in Strategic Growth Areas
Increasing Access to Jobs and Amenities 	11	Community Improvement Plan	Implement the appropriate incentives identified through the Community Improvement Plan for Last Mile issues as approved by Council.	Financial and non-financial incentives and agreements for last-mile issues
Increase Housing Suitable for Families in Proximity to Transit 	12	Community Planning Permit System	<p>Explore feasibility of implementing a Community Planning Permit System ('CPPS') to enable the negotiation of affordable housing through the development application process.</p> <p>A CPPS is a land-use planning tool that provides an alternative to the current planning approval process.</p>	Investigate the feasibility of implementing CPPS for the Jane Street corridor

Committee of the Whole (1) Report

DATE: Tuesday, April 1, 2025

WARD(S): ALL

TITLE: PROCLAMATION – 2025 NATIONAL PUBLIC WORKS WEEK

FROM:

Emilie Alderman, Deputy City Manager, Public Works

ACTION: DECISION

Purpose

To request that Council annually proclaim the third week of May as “National Public Works Week” in the City of Vaughan and to provide an overview of the events planned in recognition of this week during 2025.

Report Highlights

- The City’s proclamation of the third week of May as “National Public Works Week” aligns with celebrations across North America to acknowledge the dedication and achievements of Public Works professionals.
- This year, an Opening Ceremony and Flag-Raising event will be held at the Joint Operations Centre and City Hall on May 20, 2025; City Hall and Council Chambers will be illuminated orange on May 20, 2025; a Staff Appreciation Barbeque will be held at the Joint Operations Centre on May 23, 2025; an Open House will be held for the public at the Joint Operations Centre on May 24, 2025; and multiple free mulch giveaways will be held at the Joint Operations Centre.
- The National Public Works Week Organizing Committee will host a series of virtual outreach and education events which will be promoted through the City’s social media channels.

Recommendations

1. That Council annually proclaim the third week of May as “National Public Works Week” in the City of Vaughan;
2. That an Opening Ceremony be held annually at the Joint Operations Centre followed by a Flag-Raising ceremony at Vaughan City Hall and the Joint Operations Centre in May to commemorate National Public Works Week;

3. That Council Chambers be illuminated orange on an identified date in May to commemorate National Public Works Week annually; and
4. That the proclamation be posted on the City's website and the Communications, Marketing and Engagement department be directed to promote the above-noted proclamation through the various corporate channels.

National Public Works Week is recognized across North America to energize and educate the public on the impacts that Public Works professionals have on their daily lives

The first week-long campaign to make the public more aware of the services that Public Works departments provide in North America took place in 1960. Since its inception, agencies, municipalities, and regions have used this week to educate, engage and inform the public about the essential role that Public Works plays in the quality of life across their communities. National Public Works Week is an opportunity to promote Public Works as a career choice and recognize those who currently serve in these public roles.

Public Works staff work diligently throughout the year to deliver service excellence to the City's residents and businesses

The City's Public Works portfolio is structured around five key objectives that drive operational excellence and align with Vaughan's 2022–2026 Term of Council Service Excellence Strategic Plan. These objectives reinforce staff engagement, enhance the citizen experience, promote good governance, and support continuous operational improvement. The five key objectives are:

1. Make our people a priority through health, safety, and wellness
2. Improve employee engagement and culture
3. Foster a culture of innovation by being business effective
4. Create WOW moments by keeping our citizens safe and our city clean and beautiful; and
5. Be a Public Works Ambassador

The Public Works team consistently advances these objectives through the development of comprehensive plans, programs, and initiatives while also supporting the 2022–2026 Term of Council Strategic Priorities. The City's Public Works professionals provide a broad range of essential services including, but not limited to:

- operation and maintenance of the City's water, wastewater and stormwater systems;
- maintenance of roadways, sidewalks and traffic management;
- collection of solid waste, including organics, recycling, yard waste and garbage collection;
- beautification of parks, open spaces, entry features and urban tree canopy; and

- maintenance of fleet and equipment to ensure operations continue to run smoothly.

Previous Reports/Authority

Proclamation – 2024 National Public Works Week Request

Proclamation – 2024 National Public Works Week (escribemeetings.com)

Proclamation – 2023 National Public Works Week Request

Proclamation – 2023 National Public Works Week (escribemeetings.com)

Proclamation – 2022 National Public Works Week Request

Proclamation of National Public Works Week 2022.pdf (escribemeetings.com)

Analysis and Options

The theme for this year’s National Public Works Week is “People, Purpose, Presence”

Every year, a special theme is announced for National Public Works Week to highlight the essential role of Public Works professionals in our communities. The theme for 2025 reflects the three fundamental principles that inspire Public Works professionals to serve with dedication each day.

Public Works professionals are often unseen, as their work ensures that essential services are delivered safely and reliably. When infrastructure and municipal operations run smoothly, their presence may go unnoticed – yet their contributions are vital to the community’s quality of life. This year’s theme underscores the importance of recognizing the individuals behind these services, the purpose that drives their commitment, and the ever-present impact of their work on the community.

Public Works professionals are responsible for the infrastructure, facilities, and services that sustain daily life. Their efforts support the operation, maintenance and enhancement of transportation networks, the drinking water system, solid waste management, public buildings, parks, forests, and other essential community assets and/or services. Whether enhancing the beauty of Vaughan’s parks and open spaces, ensuring road safety, or managing waste collection, the work of Public Works professionals is evident throughout the city.

A range of in-person and virtual events will take place this year to celebrate National Public Works Week

Planning for this year’s events began in February 2025, led by an organizing committee composed of the Public Works leadership team and select staff. The following activities will take place this year:

- in-person opening ceremony and flag raising event: Tuesday, May 20, 2025

- free mulch giveaway: Friday, May 23, 2025
- in-person staff appreciation barbeque: Friday, May 23, 2025
- in-person Open House with free mulch giveaway: Saturday, May 24, 2025
- virtual education and outreach events throughout the week: May 18 – 24, 2025

Beyond National Public Works Week, the Public Works portfolio remains dedicated to celebrating and empowering staff through the annual Golden Pylon Awards and Recognition Program, publication of the Public Works Yearbook, and the City's first women's networking group

In 2024, the Public Works portfolio commemorated the fifth year of the Golden Pylon Awards and Recognition Program, which allows staff to nominate and vote for peers and teams who exemplify excellence in alignment with the portfolio's key objectives. Award categories included the WOW Award, Health and Safety Award, Emerging Leader Award, Positive Impact Award, Leannovation Award, Women in Public Works Award, and Leadership Award. Most recently, a total of 28 Public Works professionals were recognized through this program.

The Public Works portfolio also published the 2024 Public Works Yearbook, which highlights departmental accomplishments, key initiatives, and individual contributions throughout the year. This publication serves as an ongoing record of the portfolio's commitment to service excellence and innovation.

Public Works also continued its Women Igniting Support and Empowerment (WISE) network, the City's first women's networking group. Established by Public Works, WISE provides a platform for female leaders to connect, mentor, and support one another. The network empowers women in traditionally male dominated environments and encourages career ownership, professional growth, and leadership development.

These initiatives reflect the Public Works portfolio's ongoing commitment to recognizing excellence, fostering inclusivity, and empowering staff to ensure that Public Works remains a workplace where talent is celebrated, leadership is nurtured, and professional growth is supported.

Financial Impact

There are no costs associated with this report.

Operational Impact

There are no operational impacts as a result of receiving this report for decision.

Broader Regional Impacts/Considerations

There are no broader regional impacts or considerations associated with this report.

Conclusion

National Public Works Week (NPWW) serves as an opportunity for municipalities across North America to inform, educate, and promote the critical role of Public Works in maintaining safe, clean, and vibrant communities. Through the annual proclamation of NPWW and active participation in the scheduled events this year, the City reaffirms its commitment to recognizing the essential contributions of Public Works professionals and celebrating their impact on the community.

For more information, please contact:

Emilie Alderman, Deputy City Manager, Public Works: ext. 6116,
emilie.alderman@vaughan.ca

Attachments

N/A

Prepared by

Shanon Kalra-Ramjoo, Director, Parks, Forestry and Horticulture Operations: ext. 6308

CITY OF VAUGHAN
REPORT NO. 2 OF THE
TRANSPORTATION AND INFRASTRUCTURE
ADVISORY COMMITTEE

*For consideration by the Committee of the Whole
of the City of Vaughan
on April 1, 2025*

The Transportation and Infrastructure Advisory Committee met at 9:32 a.m. on March 17, 2025, via electronic participation. The following members were present at the meeting:

Members

Councillor Rosanna DeFrancesca, Chair
Mary Proc, Vice-Chair
Regional Councillor Mario G. Racco
Aydin Yuce
Claudio Bevilacqua
Gary Papas
Logan MacGillivray

External Attendee

Justin Jones, Project Manager and Facilitator HDR Inc.

Staff

Christina Bruce, Director, Policy Planning and Special Programs
Steven Fantin, Director, Transportation & Fleet Management Services
Selma Hubjer, Director, Infrastructure Planning and Corporate Asset Management
Brenda Bisceglia, Manager, Mobility Management/MoveSmart (9:53 am)
Margie Chung, Manager of Traffic Engineering
Musa Deo, Manager, Development Engineering, VMC Program
Julie Flesch, Manager, Strategic Economic Initiatives
Christopher Tam, Manager, Transportation Planning and Engineering
Jillian Britto, Transportation Project Manager
Alicia Jakaitis, Program Manager, Transportation Planning and Research
Sari Liem, Project Manager, Transportation Projects (Traffic Engineering)
Grace Mulcahy, Project Manager and Liaison Specialist (Traffic Engineering)
Jike Wang, Project Manager, Road Safety
Nicole Birrell, Communications Advisor
Melissa Mariani, Communications Advisor
Adelina Bellisario, Legislative Specialist

**REPORT NO. 2 OF THE TRANSPORTATION AND INFRASTRUCTURE
ADVISORY COMMITTEE FOR CONSIDERATION BY THE COMMITTEE
OF THE WHOLE, APRIL 1, 2025**

The following items were dealt with:

**1. VAUGHAN METROPOLITAN CENTRE (VMC) TRANSPORTATION
MASTER PLAN**

**The Transportation and Infrastructure Advisory Committee advises
Council:**

- 1) That the presentation by Jillian Britto, Transportation Project
Manager and Communication C1, presentation material
entitled, “Vaughan Metropolitan Centre (VMC) Transportation
Master Plan”, dated March 17, 2025, were received.**

2. 30 KM COMMUNITY ENGAGEMENT AND POLICY STUDY

**The Transportation and Infrastructure Advisory Committee advises
Council:**

- 1) That the presentation by Justin Jones, Project Manager and
Facilitator HDR Inc., was received.**

3. MEMBERSHIP UPDATE

**The Transportation and Infrastructure Advisory Committee advises
Council:**

- 1. That the resignation of Mr. Elias Ferzli, be received; and**
- 2. That the vacancy created by the resignation not be filled.**

Meeting adjourned at 11:04 a.m.

Respectfully submitted,

Councillor Rosanna DeFrancesca, Chair