

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 17, 2022

Item 2, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 17, 2022.

2. 2225703 ONTARIO LIMITED – ZONING BY-LAW AMENDMENT FILE Z.15.029, DRAFT PLAN OF SUBDIVISION FILE 19T-15V010, SITE DEVELOPMENT FILE DA.15.071: 10316 KEELE STREET

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated May 3, 2022, be approved;**
- 2) That the comments from Mr. Maurizio Rogato, Blackthorn Development Corp., Kleinburg on behalf of the applicant, be received; and**
- 3) That the coloured elevations submitted by the applicant be received.**

Recommendations

1. THAT Zoning By-law Amendment File Z.15.029 (2225703 Ontario Limited) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 4, together with site-specific exceptions in Table 1 of this report;
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law;
3. THAT Draft Plan of Subdivision File 19T-15V010 (2225703 Ontario Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to create one residential development block (Block 1) and one block to be conveyed to York Region for road widening and sight triangle purposes (Block 4) with 0.3 m reserves (Blocks 2 and 3), as shown on Attachment 4;
4. THAT Site Development File DA.15.071 (2225703 Ontario Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit the development of 20, three-storey freehold townhouse units, as shown on Attachments 5 to 8; and

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5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.15.071 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for 20 residential units (61 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.”

Committee of the Whole (1) Report

DATE: Tuesday, May 3, 2022

WARD: 1

TITLE: 2225703 ONTARIO LIMITED
ZONING BY-LAW AMENDMENT FILE Z.15.029
DRAFT PLAN OF SUBDIVISION FILE 19T-15V010
SITE DEVELOPMENT FILE DA.15.071
10316 KEELE STREET

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Files Z.15.029, 19T-15V010 and DA.15.071 for the subject lands shown on Attachment 3. The Owner proposes to rezone the subject lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone” to create a single block through a plan of subdivision for 20, three-storey freehold townhouse units accessed by a privately owned and maintained common element condominium road, as shown on Attachments 4 to 8.

Report Highlights

- The Owner proposes to amend Zoning By-law 1-88 to permit a residential development consisting of 20, three-storey freehold townhouse units accessed by a privately owned and maintained common element condominium road.
- Zoning By-law Amendment, Draft Plan of Subdivision and Site Development applications are required to implement the proposed development.
- The Development Planning Department supports the approval of the applications, as they are consistent with the Provincial Policy Statement 2020, conforms to a Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019, the York Region Official Plan 2010 and Vaughan Official Plan 2010.

Recommendations

1. THAT Zoning By-law Amendment File Z.15.029 (2225703 Ontario Limited) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 4, together with site-specific exceptions in Table 1 of this report;
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law;
3. THAT Draft Plan of Subdivision File 19T-15V010 (2225703 Ontario Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to create one residential development block (Block 1) and one block to be conveyed to York Region for road widening and sight triangle purposes (Block 4) with 0.3 m reserves (Blocks 2 and 3), as shown on Attachment 4;
4. THAT Site Development File DA.15.071 (2225703 Ontario Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit the development of 20, three-storey freehold townhouse units, as shown on Attachments 5 to 8; and
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.15.071 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for 20 residential units (61 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.”

Background

The subject lands (the ‘Subject Lands’) are municipally known as 10316 Keele Street and are located on the west side of Keele Street, north of McNaughton Road. The surrounding land uses are shown on Attachment 3.

Gracegreen Real Estate Development Ltd. in November 2015 submitted the subject applications for 19, three-storey freehold townhouse units accessed by a common element road as shown on Attachment 9. Council considered the applications at a

Public Hearing on May 31, 2016. Vaughan Council on June 7, 2016, approved the recommendation of the Committee of the Whole to receive the applications.

Since the May 31, 2016, Public Hearing, the Subject Lands were sold to the current Owner (2225703 Ontario Limited) (the "Owner"). In accordance Vaughan Official Plan 2010 ('VOP 2010'), Policy 10.1.4.1, "A new public meeting for a planning application(s) shall automatically be required when... any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting." These applications were heard at a public hearing over 4 years ago and were reconsidered at a statutory public hearing on June 23, 2020.

Zoning By-law Amendment, Draft Plan of Subdivision and Site Development applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands to permit the development of 20, three-storey freehold townhouse units accessed by a private common element condominium road, as shown on Attachments 5 to 8 (the 'Development'):

1. Zoning By-law Amendment File Z.15.029 to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "A Agricultural Zone" to "RT1 Residential Townhouse Zone", together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V010 to permit one residential development (Block 1) and one block to be conveyed to York Region for road widening and site triangle purposes (Block 4) with a 0.3 m reserve (Blocks 2 and 3), as shown on Attachment 4.
3. Site Development File DA.15.071 to permit the Development shown on Attachments 5 to 8.

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

The City on June 2, 2020, circulated a Notice of Public Meeting (the 'Notice') for the Zoning By-law Amendment and Draft Plan of Subdivision Applications to all property owners within 150 m of the Subject Lands and to the following individuals requesting notification:

- Debra Walker, MHBC Planning, Urban Design & Landscape Architecture
- Steven Ferri, Loopstra Nixon, LLP
- John Zipay, John Zipay and Associates

A copy of the Notice was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on June 29, 2020, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of June 23, 2020, and to forward a comprehensive technical report to a future Committee of the Whole meeting. Deputations were made by the following individuals at the Public Meeting and written comments were received by the Development Planning Department:

Deputations

Mr. Maurizio Rogato, Blackthorn Development Group, representing the applicant

Written Submissions

Ms. Jessica Ferri, CRH Canada Group Inc., Steeles Avenue, Concord, dated June 22, 2020

The following is a summary of the comments received which are addressed throughout the report:

Concern that the Development will bring sensitive residential land uses within 150 m of a Class II Industrial Land Use (concrete batching plant operation on CRH Canada Group Inc.'s lands – 10351 Keele Street) and within approximately 318 m of a Class II Industrial Land Use (asphalt plant operation on Coco Paving's lands – 10431 and 10445 Keele Street).

CRH requested the Owner of the Subject Lands demonstrate through the appropriate studies and necessary information that the Development is appropriately designed in a manner that prevents land use incompatibility and potential adverse effects.

The Development Planning Department on April 26, 2022, emailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the Applications.

Previous Reports/Authority

Previous reports relating to the Subject Lands and the Applications are available at the following link:

[June 7, 2016 Committee of the Whole \(Public Hearing\) Council Extracts](#)

[June 23, 2020 Committee of the Whole \(Public Hearing\) Report](#)

[November 9, 2021 Heritage Vaughan Committee](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020 ('PPS')

In accordance with Section 3 of the Planning Act, all land use decisions in Ontario "shall be consistent" with the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes the importance of the local context and character. Policies are outcome oriented, and some policies provide flexibility in their implementation provided Provincial interests are upheld. The *Planning Act* requires that Council's planning decisions be consistent with the PPS.

The Subject Lands are located within a settlement area defined by the PPS. The Development achieves is consistent with the Settlement Areas and Housing policies of the PPS, by making more efficient use of the Subject Lands as it minimizes land consumption, proposes a housing typology that will help meet projected housing needs, utilizes existing servicing and infrastructure and avoids the need for the uneconomical expansion of services (Policy 1.1.3.2). The Development also provides a different housing type for the community, thereby contributing to the range of housing types to meet the needs of the City (Policy 1.4.3).

The Subject Lands are located on the west side of Keele Street, opposite to industrial uses located east of Keele Street and are within the Maple Heritage Conservation District Plan ('MHCDP') boundary. The orientation of the townhouse units and their amenity spaces have been designed to ensure compatibility with adjacent uses. The Development was recommended for approval by the Heritage Vaughan Committee and Vaughan Council endorsed Heritage Vaughan's recommendation on November 16, 2021. In addition, a Heritage Conservation District Conformity Report was completed in support of the Development, as well as the future entry feature containing the commemorative plaque which provides a history of the Subject Lands (Policy 2.6.4).

The Owner has also submitted a Land Use Compatibility - Air Quality Assessment Report and a Noise Feasibility Study for the Development, which have been reviewed by the Development Engineering ('DE') Department, to support the Development (Policy 1.2.6.1).

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan'), as amended

The Growth Plan is intended to guide decision making on the development of land by encouraging a compact built-form, transit supportive communities, diverse land uses, and a range of mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas and promotes the development of complete communities offering a mix of housing types, access to local amenities and connections to municipal water and wastewater systems.

The Development is located within a Settlement Area, as defined by the Growth Plan, and will utilize existing municipal water and sanitary servicing connections located on Keele Street (Policy 2.2.1.2.a). The Development provides for a mix of housing types and will assist in accommodating the needs of all household sizes (Policy 2.2.1.4c).

The Heritage Vaughan Committee ('HVC') on October 20, 2021, recommended approval of the Development. Vaughan Council on November 16, 2021, ratified HVC's recommendation (Policy 4.2.7). The Development conforms to the Growth Plan.

The Development conforms to the Ministry of Environment, Conservation and Parks D-1 and D-6 Compatibility Guidelines between Industrial Facilities and Sensitive Land Uses

The D-1 and D-6 Guidelines are intended to be applied in the land use planning process to prevent or minimize future land use conflicts due to the encroachment of sensitive land uses and industrial land uses on one another.

The D-6 Guideline encourages informed decision making for land use approval authorities and assists in determining compatible mixed land uses and compatible intensification of land uses. The Guideline is intended to apply when a change in land use is proposed, and the range of situations are set out in Section 2.0 'Application' of Guideline D-1. The D-1 Land Use and Compatibility Guidelines, Section 2.1 states it is applicable when:

- a) a new sensitive land use is proposed within the influence area or potential influence area of an existing facility; and/or
- b) a new facility is proposed where an existing sensitive land use would be within the facility's influence area or potential influence area.

Section 2.3.1 also states that the D-1 Guideline does not apply to situations where incompatible land uses already exist, and there is no new land use proposal for which approval is being sought. The Guidelines are intended to apply when a change in land use is proposed. The Guidelines are not applicable to this Development as residential uses are already present on the Subject Lands, permitted through the Official Plan and Zoning By-law, as are existing land uses located south of the Subject Lands and in the southeast quadrant of Keele Street and McNaughton Road. The Development does not represent a change to a more sensitive land use.

The D-6 Guideline also encourages the implementation of mitigation measures. The Owner in their due diligence completed a Land use Compatibility - Air Quality Assessment report and Noise Feasibility Study to confirm that the Development would meet the intent of land use compatibility prescribed in the D-series Guidelines. The D-series Guidelines have been incorporated into VOP 2010 and are discussed further in the VOP 2010 section of the report.

The Development conforms to York Regional Official Plan 2010 ('YROP')

The YROP guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1, "Regional Structure" of the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial, and institutional uses, subject to additional policy criteria. The Subject Lands contribute to a complete community (Chapter 5), abut Keele Street being

a regional road with a planned 36 m right-of-way, (Map 12 - "Street Network") and a planned regional cycling connection (Map 10 - "Regional Cycling Network").

The Development conforms to the YROP as it is compact in form, utilizes a pedestrian scale, walkable, transit supportive and provides an urban interface and pedestrian connectivity onto Keele Street.

York Region has indicated they have no objections to the Applications, subject to their comments in the Regional Implications section of this report, and conditions of approval in Attachments 1b) and 2.

The Development conforms to VOP 2010

The Subject Lands are designated "Low-Rise Residential" by VOP 2010 and are located within a "Community Area" as identified in Schedule 1, the "Urban Structure". This designation permits singles, semi-detached and townhouse dwelling units. The Development consists of 3-storey townhouse units.

A "Community Area" as identified by VOP 2010 is generally an established area with older, residential neighbourhoods characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards and by lot coverages, expansive amenity areas, and attractive landscape development and streetscapes.

VOP 2010 identifies compatibility criteria for new developments in a "Community Area". The compatibility criteria direct new development to be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a "Community Area" within an established development area shall pay attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

The Development is located on Keele Street, an arterial road, and is adjacent to a newly built townhouse development to the south, an open space area and townhouse units to the north, as shown on Attachment 3. McNaughton Park is located west of the Subject Lands.

The Subject Lands are located within the "Village of Maple Heritage Conservation District Plan" and are subject to Section 12.2.1.1c "Heritage Conservation Districts" of VOP 2010. Entry features are located along the Keele Street frontage that include the municipal address as well as a historical plaque with the final wording to be confirmed by Cultural Heritage Staff of the Development Planning Department, as recommended by the Heritage Vaughan Committee. Policy 6.1.3.2 and 6.4.1.3 of VOP 2010 encourage commemorating heritage resources, such as important buildings, settlements and significant landscape features that no longer exist by encouraging the use of heritage resources as a means, to engage the public, promote education and awareness of Vaughan's past. The MHCD (Section 2.4.6) also fosters community

support, pride and appreciation of the heritage buildings, landscapes, and character of the district, and promotes the need to conserve these resources for future generations.

VOP 2010 requires health, environmental and cumulative air quality impact studies that assess the impact on human health or development with significant known or potential air emission levels near sensitive uses such as schools, daycares, and seniors' facilities (Policy 3.7.1.5). The Owner submitted a Land Use Compatibility - Air Quality Assessment Report and a Noise Feasibility Study, to address VOP 2010 requirements (Policy 5.1.2.3, 5.2.1.2, 9.2.2.10d) and 9.2.1.12).

As noted above, residential uses are present on the Subject Lands, in the surrounding area and the proposed Development is not changing the use of the lands to a more sensitive use. An Air Quality Assessment Report and Noise Feasibility Study were submitted by the Owner to ensure land use compatibility was maintained and adverse effects are mitigated. In addition, mitigation measures such as fencing, use of air conditioners, warning clauses and other measures are prescribed in these studies.

In consideration of the above, the proposed Development conforms to VOP 2010.

The Development was recommended for approval by the Heritage Vaughan Committee

The Subject Lands are designated under Part V of the of the Ontario Heritage Act, as part of the MHCD and is identified as a significant heritage property. It located within the Residential Village area and is therefore subject to the residential policies and guidelines of the MHCDP.

The Cultural Heritage Division of the Development Planning Department recommended approval to the Heritage Vaughan Committee ('HVC') for the Development as it conforms to the policies and guidelines with the MHCDP. The HVC recommended the approval of the Development. This recommendation was received and approved at the November 9, 2021, Committee of the Whole and ratified at the November 16, 2021, Council meeting.

Summary of Planning Policy

In consideration of the applicable Provincial policies and Regional and City Official Plan policies outlined in this report, the Owner has demonstrated that the Development provides an appropriate low-rise residential built form that is compatible with the surrounding community. The Development Planning Department is of the opinion that the Development is consistent with the policies of the PPS and conforms to the Growth Plan, YROP, VOP 2010 and the MHCDP.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned "A Agricultural Zone" by Zoning By-law 1-88. This zoning does not permit townhouse dwelling units. The Owner is proposing to rezone the Subject Lands from "A Agricultural Zone" to "RT1 Residential Townhouse Zone", in the

manner shown on Attachment 4, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Permitted Uses	Street Townhouse Dwelling	Permit a townhouse unit (Blocks 1, 2 and 4) on a freehold lot to front onto a private common element condominium road
b.	Frontage on a Public Street	Buildings must be on a lot with frontage on a public street	Permit a townhouse unit to be erected on a freehold lot fronting onto a privately owned and maintained common element condominium road
c.	Definition of a Street line	Means a dividing line between a road and a street	Means a dividing line between a lot and a street or a private road
d.	Minimum Parking Space Size	2.7 m x 6 m	3 m x 5.8 m
e.	Driveway Width	7.5 m 2.7 m/unit	<ul style="list-style-type: none"> • 6.5 m (Keele Street) • Maximum 3 m wide driveway with a minimum of 33% the front yard landscaped (Blocks 1, 2 and 4) • Maximum 6 m wide driveway width (Block 3)
f.	Minimum Lot Frontage	6 m/unit	5.5 m/unit (Blocks 1, 2 and 4)
g.	Minimum Lot Area	162 m ² /unit	119.7 m ² /unit (Block 1-Lots 2-4; Block 2-Lots 7-10; Block 3-Lot 13; Block 4-Lot 15-19) 151.6 m ² /unit (Block 1-Lot 5; Block 2-Unit 6; Block 3-Lot 14)
h.	Minimum Front Yard Setback	4.5 m to main dwelling 6 m to garage	3.9 m to main dwelling (Blocks 1-4) 5.8 m to garage (Blocks 1, 2 and 4)

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
i.	Minimum Rear Yard Setback	7.5 m (Blocks 1, 2 and 4)	0.2 m – 1.6 m (Block 3) 4.5 m (Blocks 1, 2 and 4)
j.	Minimum Interior Side Yard Setback	1.2 m	1.1 m (Lot 14, Block 3) 0.9 m (Block 4)
k.	Minimum Exterior Side Yard Setback	4.5 m	3.8 m (Block 2, Lot 11) 0.3 m (Block 3, Lot 12)
		3 m (covered porch)	2 m (Block 2, Lot 11) 2.6 m (Block 3, Lot 12)
		3 m (sight triangle)	2 m (Block 2, Lot 11) 2 m (Block 3, Lot 12)
		4 m (chimney)	3.6 m (Block 2, Lot 11) 1.6 m (Block 3, Lot 12)
l.	Minimum Lot Depth	27 m	21.7 m (Block 1, 2 and 4) 19.5 m (Block 3, Lots 13 & 14) 15 m (Block 3, Lot 12)
m.	Maximum Permitted Yard Encroachments	0.5 m (chimney)	0.9 m (Block 2, Lot 11)
n.	No Encroachment Zone	1.5 m (exterior)	0.3 m (Block 3, Lot 12)
o.	Maximum Interior Garage Width	3.048 m	5.8 m (Block 3)2

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 through the final review of Site Development File DA.15.071, should the Applications be approved.

The Development Planning Department supports the rezoning of the Subject Lands to “RT1 Residential Townhouse Zone” and the site-specific zoning exceptions identified in Table 1, as the rezoning and proposed development standards facilitates local infill that is consistent with other similar developments and compatible with the surrounding area and consistent with the policies of the PPS, Growth Plan and YROP, maintains the intent of VOP 2010 and in accordance with the MHCD Plan.

The Planning Act enables a municipality to pass a resolution to permit the Owner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45(1.3) of the Planning Act restricts an Owner from applying for a Minor Variance application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect. However, the Planning Act also enables Council to pass a resolution to

allow an Owner to apply for a Minor Variance Application(s) to permit minor adjustments to the implementing Zoning By-law, prior to the two-year moratorium.

The Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s) to address refinements to the Development that may arise through the final design and construction process. A condition to this effect is included in the Recommendations of this report.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing of By-law 001-2021 was circulated on October 25, 2021, in accordance with the Planning Act. The last date for filing an appeal to the OLT in respect of By-law 001-2021 was November 15, 2021. Bylaw 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1- 88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

The Development Planning Department has no objection to the Development, subject to the conditions in Attachments 1 and 2

Site Plan

The Development shown on Attachments 5 to 8, consists of 20, 3-storey townhouse dwelling units, served by a future private common element condominium road. Access to the site is from Keele Street.

The Development is served by existing and new side walkway connections. The garages are located at the rear of Block 3 and accessible from the entrance of the other townhouse blocks. As Blocks 1, 2 and 4 face onto the interior of the site, the garages are not visible from Keele Street. Visitor parking is available and located behind Block 3.

Air conditioning units will be installed in all dwelling units within the Development. The Owner is required to provide an air conditioner location and screening plan, to the satisfaction of the Development Planning Department. The Development Planning Department does not support locating air conditioning units in the front yards of any property within the MHCD.

The Development is designed in the Second Empire architectural style but is a product of contemporary time through the material choices, minor details, and interior dimensions that reflect current standard of living. It is also of a similar height, width and orientation as existing nearby buildings with Block 3 that sites directly onto Keele Street showcasing heritage details. Block 2, Lot 11 abuts Keele Street as well with an upgraded façade.

The townhouse blocks are modest in terms of height and are setback from the property line at distances varying between 2.75 m to 4.48 m. Respecting the existing right-of-

way, the appearance of setback is further distanced with an additional 7.93 m from the sidewalk and roadway.

Building Elevations and Height

The Development scale complements the MHCD village. It has the appearance of 2 ½ storey tall townhouse with a mid-roof measurement of 8.6 m and a complete height of 9.5 m.

The building elevations are designed in the Second Empire Style, which is an approved Heritage Style in the MHCD Plan. The proportions and patterns are in keeping with the size and scale of the MHCD.

Landscape Plan

The landscape plan shown on Attachment 6, includes entry features abutting Keele Street with a commemoration plaque and a mix of vegetation including deciduous and coniferous trees and shrubs along Keele Street as well as the periphery of the site.

Due to the site constraints and a number of proposed storm servicing options to service the site, the existing western hedgerow of trees cannot be maintained. Notwithstanding the introduction of storm services, the trees cannot be retained due to conflicts between the required tree protection zone and the proposed townhouse dwellings. Additional replacement planting will be provided at the west end of the site and on the abutting McNaughton Park. Parks, Forestry and Horticulture Operations have confirmed that they have no objection to planting trees on parkland.

A Tree Protection Agreement is required

The Owner submitted an updated Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc. revised November 2, 2021. The Arborist Report recommends the replacement of 51 trees. The Planting Plan prepared by STUDIO TLA proposes to plant 43 trees on the Subject Lands and 12 trees on the parkland to the west, for a total 55 trees excluding the trees within York Region's right-of-way.

Based on the City's Replacement Tree Requirements under the City's Tree Protection Protocol, the Arborist Report has confirmed 51 replacement trees are required on the Subject Lands. 56 new trees are proposed in the landscape plan, however trees within the park and the regional right of way of are not counted towards compensation as such 47 private trees are being provided and 7 cash-in-lieu are required. 56 trees are proposed to be planted but 44 count towards compensation and 7 trees are required through cash-in-lieu at rate of \$550.00 per tree for a total of \$3,850.00.

The Owner shall enter into a Tree Protection Agreement with the City prior to finalizing the Site Plan Agreement in accordance with the City's Tree Protection By-law 052-2018. The Owner shall not remove any trees without written approval by the City. A condition to this effect is included in Attachment 2 of this report.

The final Tree Preservation Plan, the Arborist Report, Landscape Plan and Landscape Cost Estimate shall be to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 2.

The Development Planning Department has no objection to the Draft Plan of Subdivision, subject to Conditions of Approval

The proposed Draft Plan of Subdivision ('Draft Plan') shown on Attachment 4 is for the purpose of creating one residential development block (Block 1) to implement the Development, and one block to be conveyed to York Region for road widening and sight triangle purposes (Block 4) with 0.3 m reserves (Blocks 2 and 3). Prior to the execution of the Site Plan Agreement, the Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 1 and the final Draft Plan shall be registered on title. A condition to this effect is included in the Recommendations of this report.

Draft Plan of Condominium and Part Lot Control Applications are required to implement the Development

Should the Applications be approved, a Draft Plan of Condominium application is required to establish the proposed condominium tenure and common elements of the Development, and to secure appropriate conditions of Draft Plan of Condominium approval. A Part Lot Control Application will also be required to create individual lots tied to the common element condominium (Parcels of Tied Land - 'POTLs') for future ownership.

The Development Engineering Department has no objection to the Development, subject to conditions

The Development Engineering ('DE') Department has provided the following comments:

Water Supply Network

The Subject Lands are within Pressure District PD7 of the York Water System and will be serviced by an existing 300 mm diameter watermain located along the east side of Keele Street. The proposed internal watermain network will consist of 150 mm diameter watermain and each townhouse unit will be serviced via 25 mm connections. Two fire hydrants internal to the site to ensure 90 m spacing requirements.

The water servicing strategy proposed is generally acceptable, subject to Environmental Services Department approval.

Sanitary Sewer Network

Sanitary servicing for the Development will be provided by a proposed 200 mm diameter sanitary sewer which will outlet to the existing 300 mm diameter municipal sewer on Keele Street. Internal sanitary sewers are proposed to be 200 mm in diameter as per City's minimum pipe size requirements. Each unit will connect to the proposed sanitary sewer via 125 mm diameter pipes. The expected peak daily sewage flow from the site is calculated to be 1.26 L/s.

Wastewater Servicing

The City's Focus Area Core Servicing Strategy (December 2017) and draft Interim Servicing ('ISS') Study (draft April 2020) identify surcharging in several segments of the existing sanitary sewer on Keele Street, upstream and downstream of the proposed development. Surcharging is not permitted per the City's design criteria, however, based on the conclusions of the City's ISS Study and associated flow monitoring data, the Development may be adequately serviced in the interim with minimal surcharging to the City's existing Keele Street sanitary sewer. It is anticipated that local infrastructure improvements will be required in the future therefore, a one-time financial contribution is required and included in Attachment 2.

Sewage and Water Allocation

On December 10, 2021, Vaughan Council endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy. Accordingly, servicing capacity to Development is available and unrestricted. A condition to this effect is included in the Recommendation of this report.

Stormwater Management and Storm Sewer Network

The Functional Servicing/Stormwater Management Report ('FS/SWM Report') states existing drainage infrastructure in the vicinity of the Subject Lands is limited to a 375 mm storm sewer along Keele Street, and a SWM Pond with a diversion channel adjacent to the northwest. There is an existing 1200 mm diameter culvert and 825 mm diameter storm sewer beneath Keele Street that discharges into the channel. The Subject Lands are currently occupied by a single-family dwelling unit residing in the front portion of the Subject Lands approximately mid lot. The Subject Lands generally drains from east to north-west with overland flows exiting the Subject Lands in the northwest corner to an adjacent ditch. The existing ditch north of the Subject Lands drains from east to west towards McNaughton Park.

The revised FS/SWM Report states the proposed SWM system will be designed in accordance with the City's design criteria and maintain existing drainage conditions to the extent possible through detaining runoff on the Subject Lands, from storms up to and including the 100-year event and discharge it into the existing municipal catch basin structure and 1500 mm diameter concrete storm sewer 180 m west of the Subject Lands (located within the City park block). The proposed peak flows from the Subject Lands will not exceed the 5-yr pre-development rates (0.040 m³/s).

The Owner will need to enter into a Development/Servicing Agreement for the proposed external works, including any revitalization to the existing storm channel and future access road to service the proposed connection. An access/service road over the servicing easement will need to be identified to the satisfaction of the DE Department prior to the execution of the subdivision agreement. A condition to this effect is included in Attachment 2.

Environmental Site Assessment ('ESA')

The Owner submitted ESA and Air Quality Assessment reports for the Subject Lands which were reviewed by DE Department. The findings of the ESA and Air Quality reports did not identify any significant impacts and no further investigations were recommended. DE recommends conditions to be included in the Site Plan Agreement as included in Attachment 2.

Transportation

Transportation Engineering has no further comments.

Noise and Vibration

An updated/final report must include up-to-date warning clauses and any details regarding the structural design of any proposed noise mitigation features. The updated report will be required prior to the issuance of final site plan approval. A condition to this effect is included in Attachment 2.

Prior to the execution of the Site Plan Agreement, all comments provided by the DE Department shall be addressed, and the final FS/SWM report, noise feasibility study, site servicing, grading, erosion, and sediment control drawings shall be approved to the satisfaction of the DE Department.

The Owner shall also provide proof of final York Region approval prior to final DE Department approval. Conditions to this effect are included in Attachments 1 and 2.

The Development Planning Department has no archaeological concerns, subject to standard conditions

The following standard clauses shall be included in the Site Plan Agreement for the Subject Lands, as noted in Attachment 2 of this report:

- i) Should archaeological resources be found on the Subject Lands during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- iii) In the event of a future development application that involves further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required, and conditions of approval may apply.

Parks Infrastructure Planning and Development ('PIPD') have no objection to the Development subject to conditions

PIPD have no objection to the Development subject to warning clauses to be included within all Offers of Agreement of Purchase and Sale or Lease for all lot/units abutting and adjacent to the McNaughton Park. A condition to this effect is include in the Attachment 1 and 2.

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 equivalent to 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Dedication Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. Standard conditions to this effect are included in Attachment 2 of this report.

Development Charges are Applicable to the Development

The Financial Planning and Development Finance Department requires the Owner 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.

The Environmental Services Department, Solid Waste Management Division has no objection to the Development

The Owner is proposing private waste collection to service the Development through a molok system. The Development will not be eligible for future municipal waste collection. A condition to this effect is included in the Attachment 2 of this report.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Application

The Subject Lands are located outside of the TRCA regulated area and the Applications were submitted prior to the implementation of the Source Water Protection Area ('WHPA-Q2') and therefore not subject to the requirements. TRCA has no objection to the Applications.

Canada Post has no objection to the Development, subject to Conditions of Approval

Canada Post Corporation has no objection to the Applications, subject to their conditions of approval included in Attachment 1.

The School Boards have no objection to the Development

The York Region District School Board and York District Catholic School Board have advised that they have no objection to or any conditions of approval for the

Development. No comments were received from the Conseil Scolaire de District Catholique Centre Sud.

The various utilities have no objection to the Development, subject to Conditions of Approval

Alectra Utilities Corporation, Enbridge, Bell Canada and Rogers have no objection to the Development subject to the Draft Plan of Subdivision conditions identified in Attachment 1.

Financial Impact

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

Broader Regional Impacts/Considerations

The Subject Lands front onto Keele Street, which is under the jurisdiction of York Region. York Region has no objection to the Development subject to conditions contained within Attachments 1 and 2.

Conclusion

The Development Planning Department has reviewed the Applications in consideration of the PPS, Growth Plan, YROP and VOP 2010 policies, the comments received from City Departments, external public agencies, the public, and the surrounding area context. The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conforms to the Growth Plan, YROP and VOP 2010. The Applications maintain the intent of the policies of VOP 2010 and provide a development that is appropriate for the surrounding residential community. The Development Planning Department recommends the Applications be approved, subject to the Recommendations in this report and conditions of approval in Attachments 1 and 2.

For more information, please contact: Margaret Holyday, Senior Planner, Development Planning Department, extension 8216.

Attachments

1. Conditions of Draft Plan of Subdivision Approval.
2. Conditions of Site Plan Approval.
3. Context and Location Map.
4. Proposed Zoning and Draft Plan of Subdivision File 19T-15V010.
5. Site Plan.
6. Landscape Plan.
7. Building Elevations (Block 2) – Facing Interior Road.
8. Building Elevations (Block 3) – Facing Keele Street.
9. Previous Site Plan (May 31, 2016, Public Hearing).

Prepared by

Margaret Holyday, Senior Planner, ext. 8216.

Mary Caputo, Senior Manager of Development Planning, ext. 8635.

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

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

ATTACHMENT 1
CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-15V010 ('THE PLAN')
2225703 ONTARIO LIMITED ('THE OWNER')
PART OF LOT 23, CONCESSION 4, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-15V010 ('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 in Attachment 1a).
2. The Conditions of Approval of York Region as set out in Attachment 1b) and dated June 18, 2020.
3. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment 1c) and dated December 22, 2015.
4. The Conditions of Approval of Enbridge Gas Inc. as set out in Attachment 1d) and dated January 6, 2016.
5. The Conditions of Approval of Bell Canada as set out in Attachment 1e) and dated March 4, 2020.
6. The Conditions of Approval of Canada Post as set out in Attachment 1f) and dated March 3, 2020.

Clearances

1. The City shall advise that the Conditions in Attachment 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions in Attachment 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. Alectra Utilities shall advise that the Conditions in Attachment 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Enbridge Gas Inc. shall advise that the Conditions in Attachment 1d) have

been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

5. Bell Canada shall advise that the Conditions in Attachment 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Canada Post shall advise that the Conditions in Attachment 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 1a)

CONDITIONS OF DRAFT APPROVAL DRAFT PLAN OF SUBDIVISION FILE 19T-15V010 ('THE PLAN') 2225703 ONTARIO LIMITED ('THE OWNER') PART OF LOT 23, CONCESSION 4, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ('THE CITY') SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF THE PLAN, ARE AS FOLLOWS:

CITY OF VAUGHAN CONDITIONS

1. The final Plan shall relate to the Draft Plan of Subdivision, prepared by Michael J. Gorman, Ontario Land Surveyor submitted November 26, 2021.
2. Prior to the registration, the lands within the Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding applications fees to the Development and Planning Department and Development Engineering Department, in accordance with the in-effect Tariff of Fees By-law.
4. 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.
5. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
6. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
7. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m 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.
8. Any dead ends or open sides of road allowances created by this draft plan of subdivision 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.

9. 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.
10. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
11. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
12. 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 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 or major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

13. 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.
14. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the plan.

15. 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.
16. 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.
17. 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.
18. 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.
19. 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 the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice. The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."
 - b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement. The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and

purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.”

- c) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
- d) “Purchasers and/or tenants are advised that 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 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.
- g) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement.”
- h) “Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.

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

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or 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.”

- i) “Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
- j) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

20. The following warning clauses are to be included within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting and adjacent to the municipal park:

- a) "Purchasers and/or tenants are advised that there is an adjacent municipal park (McNaughton Park) and that lighting and noise should be expected from the use of the park for recreation purposes.”
- b) “Purchasers and/or tenants are advised that the adjacent municipal park (McNaughton Park) is currently serviced with an active soccer facility. As a result, the potential for errand balls should be expected, regardless of safety measures implemented (fencing and exiting setbacks).”
- c) "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park, are prohibited.”
- d) "Purchasers and/or tenants are advised that the lot abuts a neighborhood park and the park may be subject to future redevelopment resulting in additional/revised and/or renewed recreational opportunities that may result in increase in usage, lighting and/or noise."

ATTACHMENT 1b) YORK REGION

19T-15V10 (SUBP.15.V.0042)

(Frank Crocco, 1954294 Ontario Ltd.)

**Schedule of Clauses/Conditions
19T-15V10 (SUBP.15.V.0042)
Part of Lot 23, Concession 4
10316 Keele Street
(Frank Crocco, 1954294 Ontario Ltd.)
City of Vaughan**

Re: Design Plan Services Inc., Drawing No. 1988-3, dated January 29, 2020

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 advise all potential purchasers of the existing and future introduction of transit services.
3. The Owner shall agree to provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate.

Conditions to be Satisfied Prior to Final Approval

4. 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 site plan, and
 - A copy of an email confirmation by City of Vaughan staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
5. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services division and the Infrastructure Asset Management Branch for record.
6. The Owner shall provide a drawing to show the layout of active transportation facilities and connections internal to the site and to the Regional roads.
7. The Region requires the Owner to 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.

8. 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 Keele Street of sufficient width to provide a minimum of 18 metres from the centreline of construction of Keele Street, and
 - b) A 5 metre by 5 metre daylight triangle on the north and south corners of the proposed access and the ultimate property line.

9. 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.
10. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
11. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
12. The Regional Corporate Services Department shall advise that Conditions 1 to 11 inclusive, have been satisfied.

**ATTACHMENT 1c)
ALECTRA UTILITIES CORPORATION
DECEMBER 22, 2015**



COMMENTS:

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

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

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

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

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

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

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

We trust this information is adequate for your files.

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

January 6, 2016

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

Dear Margaret Holyday,

Re: Draft Plan of Subdivision, Site Development Application & Zoning by-law Amendment
Gracegreen Real Estate Development Ltd.
10316 Keele Street
Part Lot 23, Concession 4
City of Vaughan
File No.: 19T-15V010 Related: Z.15.029 & DA.15.071

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

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

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

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

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

The applicant will contact Enbridge Gas Distribution's Customers Connections department by emailing SalesArea30@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea30@enbridge.com.

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

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

Sincerely,

A handwritten signature in black ink that reads "Nikki DeGroot". The signature is written in a cursive style with a large, stylized "N" and "D".

Nikki DeGroot

Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION

TEL: 416-758-4754
500 Consumers Road North York, Ontario M2J 1P8

enbridgegas.com
Integrity. Safety. Respect.

ND/jh

ATTACHMENT 1e)
BELL CANADA
MARCH 4, 2020

2020-03-04

Margaret Holyday

Vaughan

, ,

Attention: Margaret Holyday

Re: Revised ZBLA (Z.15.029), Draft Plan of Subdivision (19T-15V010) and Site Plan (DA.15.071) Applications; 10316 Keele St., Vaughan; Your File No. 19T-15V010,Z.15.029,DA.15.071

Our File No. 86556

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville
Access Network Provisioning Manager
Municipal Relations
Phone: 416-570-6726
Email: planninganddevelopment@bell.ca

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ATTACHMENT 1f)
CANADA POST
MARCH 3, 2020

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

March 3, 2020

City of Vaughan – Planning Department

To: **Margaret Holyday, Senior Planner, Development Planning**

Reference: File: **DA.15.071** Related Files: **19T-15V010, Z.15.029**
10316 Keele Street
20 Townhouse dwellings

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 20 Townhouses 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

ATTACHMENT 2
CONDITIONS OF SITE PLAN APPROVAL
SITE DEVELOPMENT FILE DA.15.071
2225703 ONTARIO LIMITED ('THE OWNER')

Conditions of Site Plan Approval:

1. THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, lighting plan, Tree Protection Plan and Arborist Report;
 - b) The Owner shall enter into a Tree Protection Agreement to the satisfaction of the Development Planning Department;
 - c) The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management report, site plan drawings, final noise feasibility study, and Traffic Impact Study;
 - d) The Owner shall pay the applicable Development Engineering Site Plan Complex review fee and building water charge pursuant to the Fees and Charges By-law paid to the satisfaction of the Development Engineering Department;
 - e) The Owner shall enter into a Development/Service Agreement through Development Engineering Department for the installation of any proposed service connections (i.e. the proposed storm sewer extension traversing the park block, west of the subject lands) and agree to pay for design and construction of any improvements to the municipal infrastructure regarding the site servicing assessment, should it be determined that upgrades are required to the infrastructure to support this development. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City. The Owner shall agree in the agreement, among other things, to:
 - design and construct any required improvements to the municipal infrastructure to support this development, and any required municipal services upgrades (watermains, sanitary & storm sewers)

- pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post necessary letter of credits
 - d) The Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purpose The Owner shall be responsible for all costs incurred by the City in connection with the water used for testing and flushing the water distribution system;
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) "The Owner shall provide the City a one-time financial contribution in the amount of \$26,180 to the satisfaction of the Development Planning Department. This represents the Owner's proportionate share of the required sanitary sewer system improvements on Keele Street. The calculation is based on sanitary sewer system upgrades identified in the City's Focus Area Core Servicing Strategy."
 - b) "The Owner shall submit a Certification Letter prepared and signed by a qualified air quality consultant confirming that the proposed development has incorporated air quality impact mitigation measures such as inoperable windows; air conditioning; and locating of air intakes well above grade with good quality filters as recommended in IBI Group's report entitled "Land Use Compatibility – Air Quality Assessment Report, 10316 Keele Street, Vaughan, Ontario" dated May 7, 2021."
 - c) "The Owner shall agree to implement the recommendations of the final detailed noise impact assessment report into the design and construction of the buildings on the Subject Lands and include all necessary warning statements on all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City."
 - d) "Prior to occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final detailed noise impact assessment report. Where mitigation measures such as wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final detailed noise impact assessment report and be submitted to the City's Chief Building Official and the Director of Development Engineering."

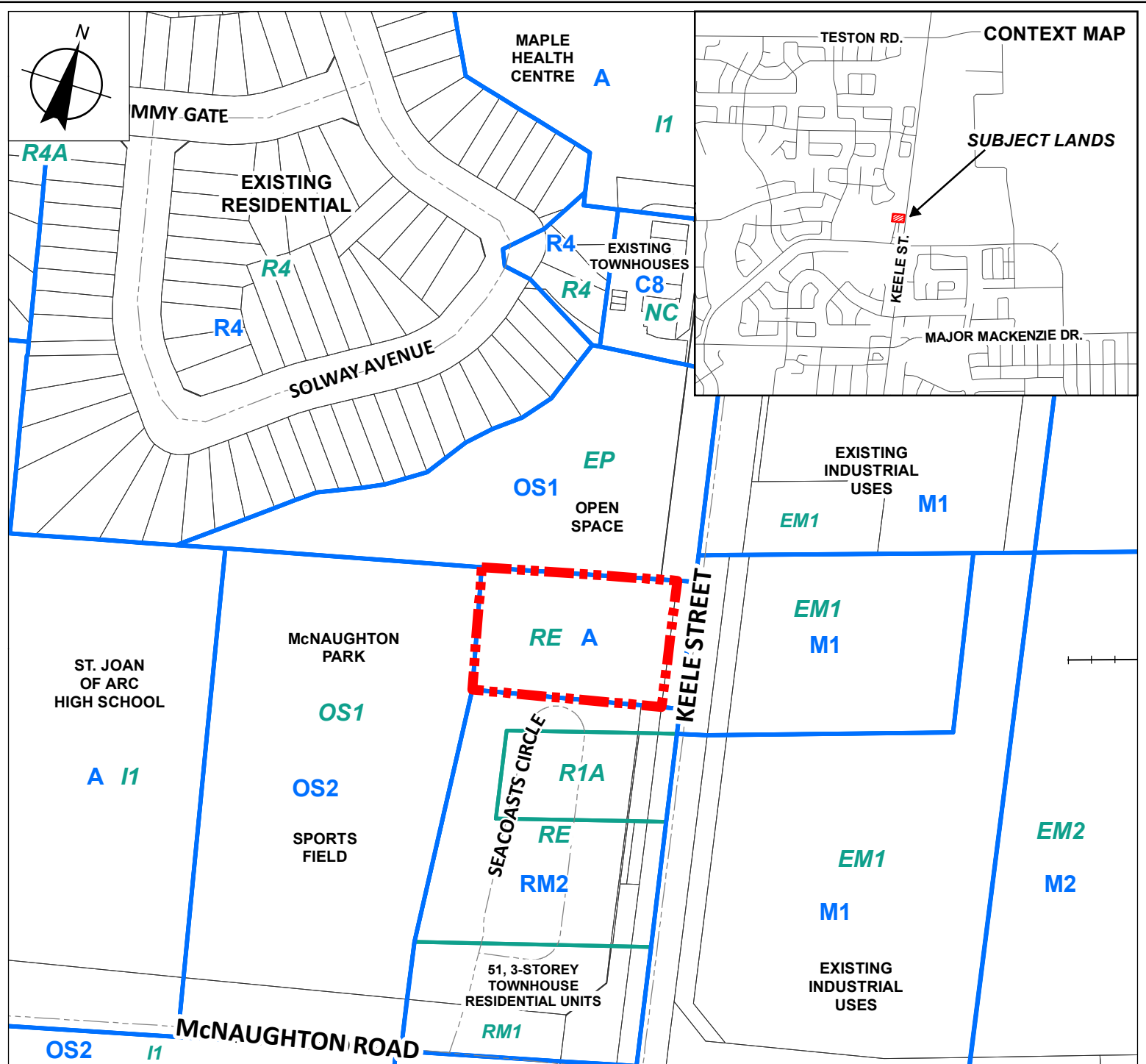
- e) “The Owner shall submit a Certification Letter prepared and signed by a qualified air quality consultant confirming that the proposed development has incorporated air quality impact mitigation measures such as inoperable windows; air conditioning; and locating of air intakes well above grade with good quality filters as recommended in IBI Group’s report entitled “Land Use Compatibility – Air Quality Assessment Report, 10316 Keele Street, Vaughan, Ontario” dated May 7, 2021.”
- f) “A requirement that a warning clause for future purchase and sale agreements informing prospective residents about potential for occasional odour impact or nuisances.”
- g) “Prior to applying for an occupancy permit, the Owner shall submit a Certification Letter prepared and signed by a qualified air quality consultant confirming that the proposed development has built the air quality impact mitigation measures such as inoperable windows; air conditioning; and location of air intakes well above grade with good quality filters as recommended in IBI Group’s report entitled “Land Use Compatibility – Air Quality Assessment Report, 10316 Keele Street, Vaughan, Ontario” dated May 7, 2021.”
- h) The Owner shall agree in the Site Plan Agreement to include the necessary warning clauses in agreements of Offer of Purchase and Sale, lease/rental agreements and condominium declarations including but not limited to the following:
- “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Change’s environmental noise guidelines NPC-300.”
 - “Homeowners are advised that removal of both recycling, general waste, leaf and yard waste, bulky waste items, metal/appliance collection and any future organics collection will be by way of a private service provided by and paid for by the future Condominium Corporation. The Condominium is not designed for public waste removal.”
- i) “Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been

included in the Offer of Purchase and Sale, lease/rental agreements, and condominium declarations.”

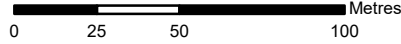
- j) “The Owner agrees that the Subject Lands will be serviced by a private waste collection service and acknowledges that the Development will not be eligible for municipal waste pick up in future.”
- k) The following warning clauses are to be included within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting and adjacent to the municipal park:
- “Purchasers and/or tenants are advised that there is an adjacent municipal park (McNaughton Park) and that lighting and noise should be expected from the use of the park for recreation purposes.”
 - “Purchasers and/or tenants are advised that the adjacent municipal park (McNaughton Park) is currently serviced with an active soccer facility. As a result, the potential for errand balls should be expected, regardless of safety measures implemented (fencing and exiting setbacks).”
 - “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park, are prohibited.”
 - “Purchasers and/or tenants are advised that the lot abuts a neighborhood park and the park may be subject to future redevelopment resulting in additional/revised and/or renewed recreational opportunities that may result in increase in usage, lighting and/or noise.”
- l) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-lieu of Parkland Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
- m) “i) Should archaeological resources be found on the Subject Lands during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of

Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.

- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- iii) In the event of a future development application that involves further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of approval may apply.”



Subject Lands	OS1, Open Space Conservation Zone	Zoning By-Law 001-2021	R1A, Residential
Zoning By-Law 1-88	OS2, Open Space Park Zone	EM1, Prestige Employment	R4, Residential
A, Agricultural Zone	R4, Residential Zone	EM2, General Employment	R4A, Residential
C8, Office Commercial Zone	RM1, Multiple Residential Zone	EP, Environmental Protection	RE, Estate Residential
M1, Restricted Industrial Zone	RM2, Multiple Residential Zone	I1, General Institutional	RM1, Multiple Residential
M2, General Industrial Zone	RV4, Residential Urban Village Zone Four	NC, Neighbourhood Commercial	RT, Residential
		OS1, Public Open Space	



Context and Location Map

LOCATION: Part of Lot 23, Concession 4;
10316 Keele Street

APPLICANT:
2225703 Ontario Limited

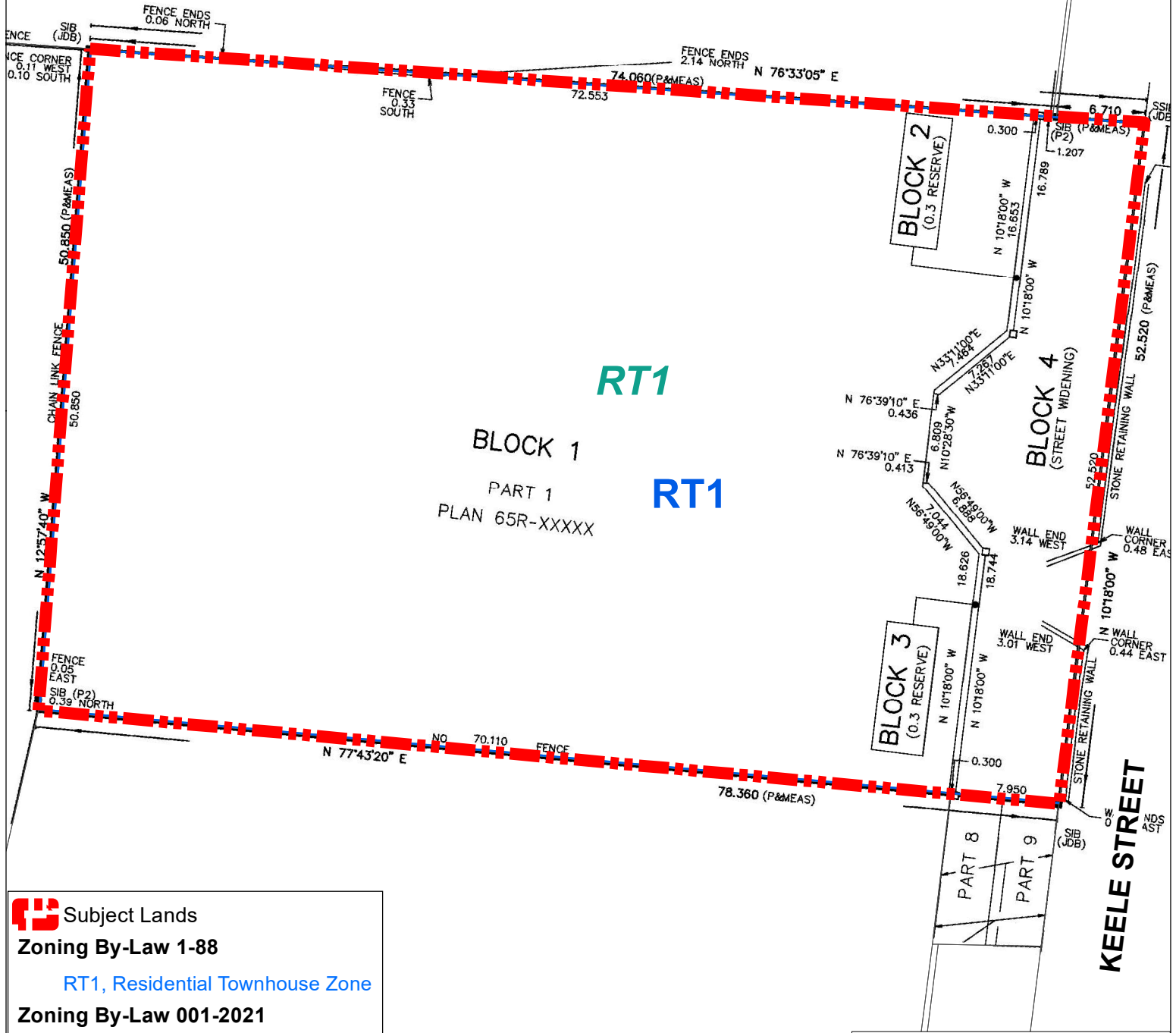
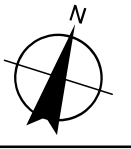


Attachment

FILES: DA.15.071,
Z.15.029 and 19T-15V010

DATE:
May 3, 2022

3



 **Subject Lands**
Zoning By-Law 1-88
 RT1, Residential Townhouse Zone
Zoning By-Law 001-2021
 RT1, Townhouse Residential Zone

Proposed Zoning and Draft Plan of Subdivision File 19T-15V010

LOCATION: Part of Lot 23, Concession 4; 10316 Keele Street

APPLICANT: 2225703 Ontario Limited

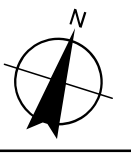



Attachment

FILES: DA.15.071, Z.15.029 and 19T-15V010

DATE: May 3, 2022

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 Subject Lands

0 5 10 20 Metres

Site Plan

LOCATION: Part of Lot 23, Concession 4;
10316 Keele Street

APPLICANT:
2225703 Ontario Limited

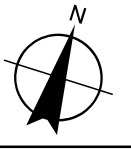


Attachment

FILES: DA.15.071,
Z.15.029 and 19T-15V010

DATE:
May 3, 2022

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PROPOSED PLANTING BY OWNER

1.8m HIGH WOOD FENCE ON RETAINING WALL

2.2m HIGH ACOUSTIC FENCE

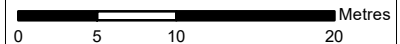
PRIVACY WOOD FENCE

EXTENT OF ROAD WIDENING



KEELE STREET

Subject Lands



Landscape Plan

LOCATION: Part of Lot 23, Concession 4;
10316 Keele Street

APPLICANT:
2225703 Ontario Limited

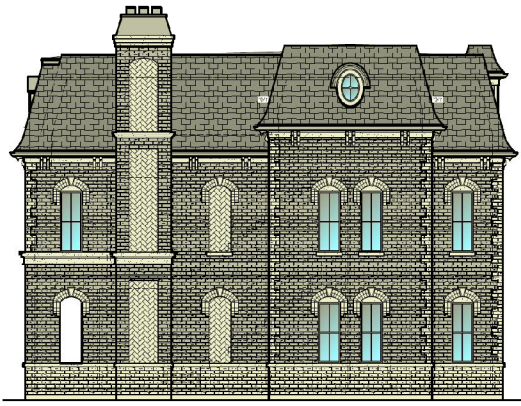


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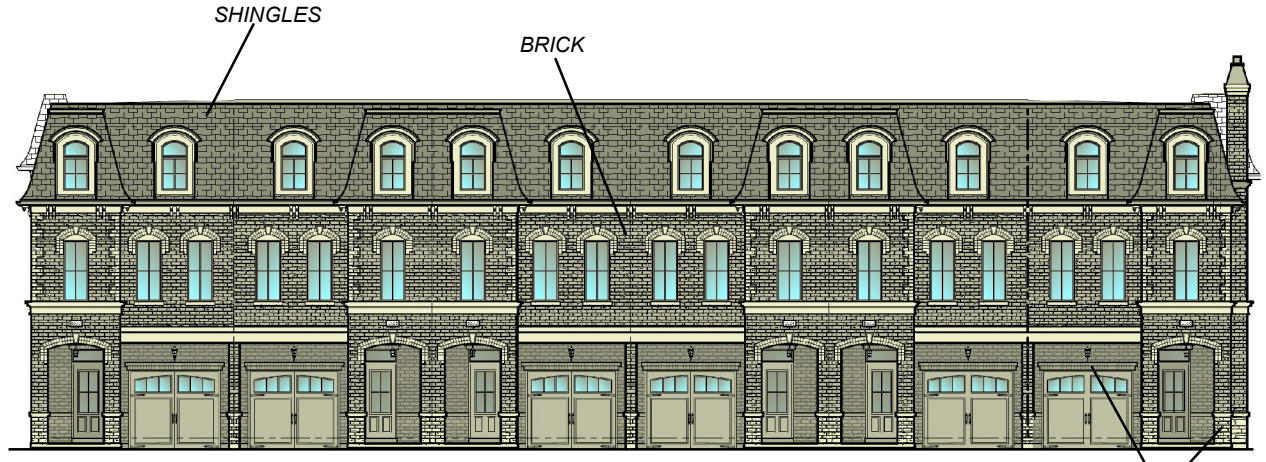
FILES: DA.15.071,
Z.15.029 and 19T-15V010

DATE:
May 3, 2022

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EAST ELEVATION - FACING KEELE STREET



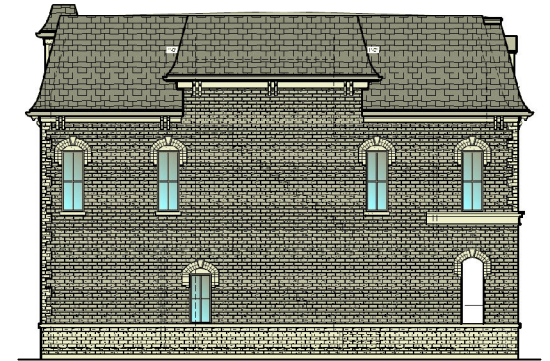
SOUTH (FRONT) ELEVATION - FACING INTERIOR ROAD

ACCENT BRICK



NORTH (REAR) ELEVATION

BLACK METAL RAILING



WEST ELEVATION

Not to Scale

Building Elevations (Block 2) - Facing Interior Road

LOCATION: Part of Lot 23, Concession 4;
10316 Keele Street

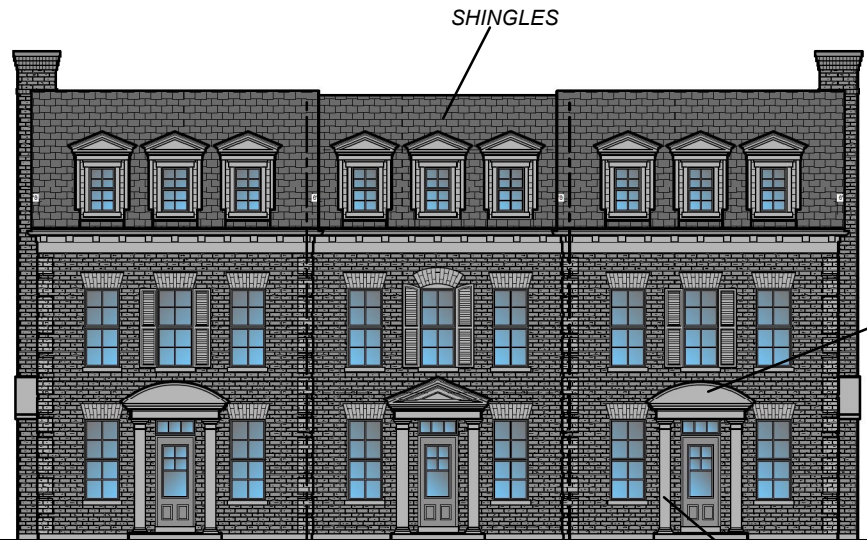
APPLICANT: 2225703 Ontario Limited



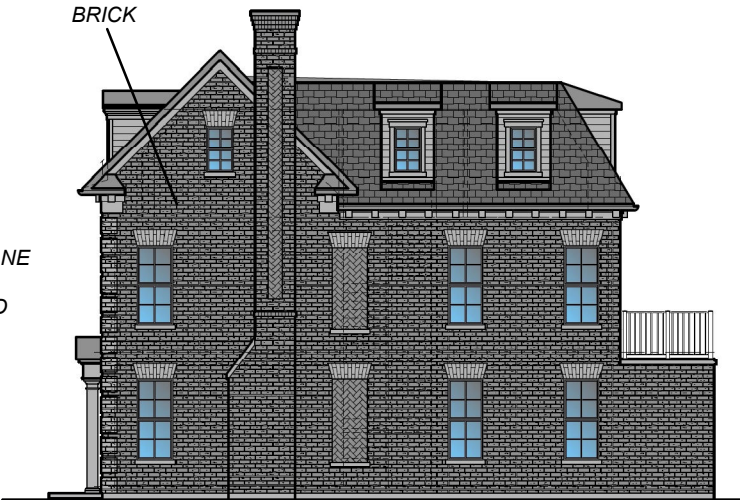
FILES: DA.15.071,
Z.15.029 and 19T-15V010

DATE:
May 3, 2022

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EAST ELEVATION - FACING KEELE STREET



SOUTH (FRONT) ELEVATION - FACING INTERIOR ROAD



NORTH (REAR) ELEVATION



WEST ELEVATION

Not to Scale

Building Elevations (Block 3) - Facing Keele Street

LOCATION: Part of Lot 23, Concession 4; 10316 Keele Street

APPLICANT: 2225703 Ontario Limited

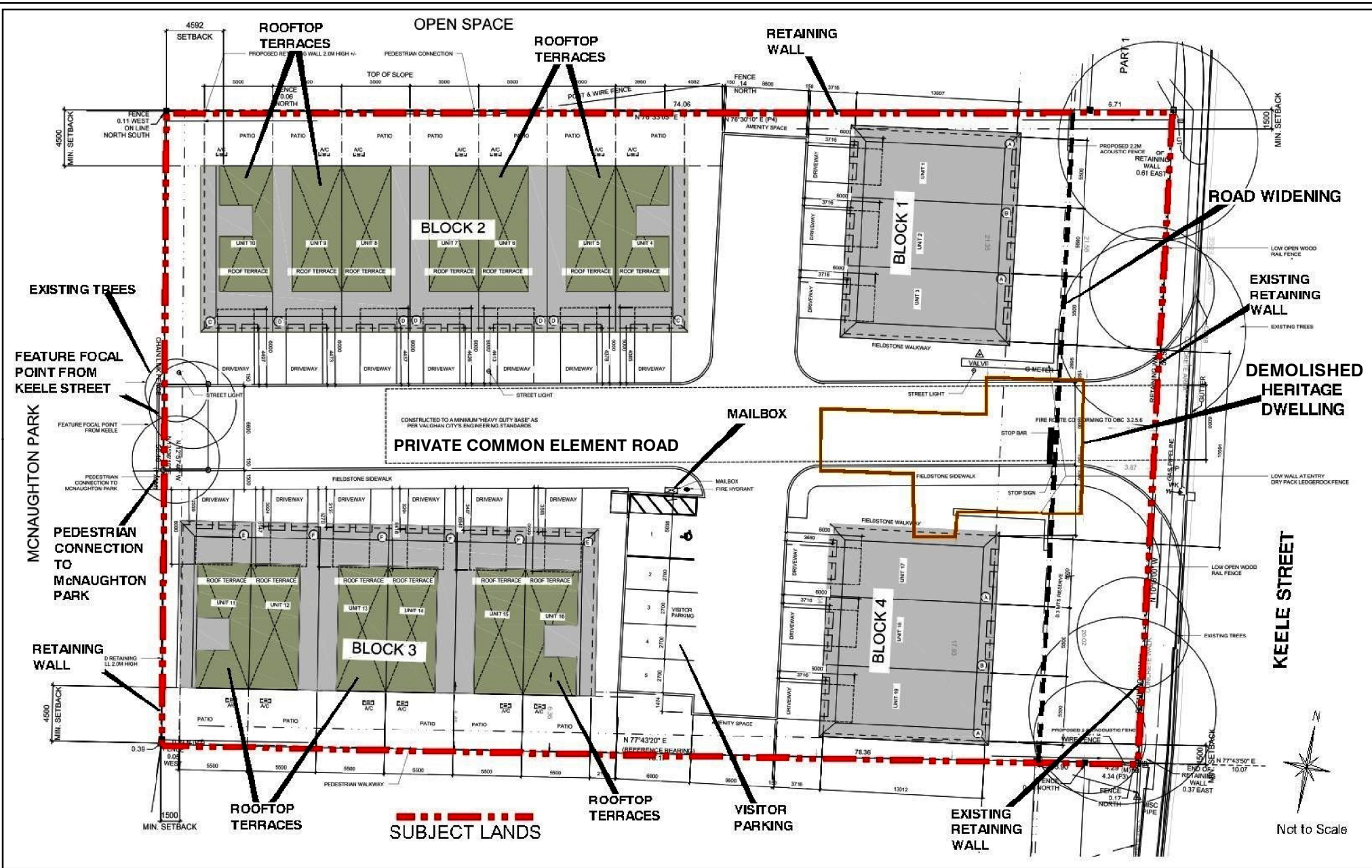


Attachment

FILES: DA.15.071, Z.15.029 and 19T-15V010

DATE: May 3, 2022

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**Previous Site Plan -
(May 31, 2016 Public Hearing)**

LOCATION: Part of Lot 23, Concession 4;
10316 Keele Street
APPLICANT: 2225703 Ontario Limited



Attachment

FILES: DA.15.071,
Z.15.029 and 19T-15V010

DATE:
May 3, 2022

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