

Context & Location Map

LOCATION:

Part of Lot 5, Concession 4
Lot 3 Plan 7977, 2871 Highway 7

APPLICANT:

1930328 Ontario Inc.



Attachment

FILE:

OP.21.007, Z.21.010, and 19T-18V005

RELATED FILES:

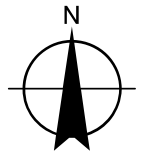
DA.18.037

DATE:

June 7, 2022

1

HIGHWAY 7



BLOCK '1'

MIXED USE
(0.8371 ha/2.068 ac)

C9(H)

BLOCK '8'

ROAD WIDENING
(0.0271 ha/0.0669 ac)

BLOCK '2'

0.3 m RESERVE
(0.0015 ha/0.0038 ac)

BLOCK '7'

0.3 m RESERVE
(0.0034 ha/0.0083 ac)

PUBLIC STREET 'B'

BLOCK '3'

0.3 m RESERVE
(0.0004 ha/0.0010 ac)

BLOCK '4'

MIXED USE
(0.3452 ha/0.8531 ac)

BLOCK '6'

ROAD WIDENING
(0.0096 ha/0.0237 ac)

BLOCK '5'

0.3 m RESERVE
(0.0033 ha/0.0082 ac)

MAPLECRETE ROAD



Subject Lands

C9(H), Corporate Centre
Zone with the Holding
Symbol

Draft Plan of Subdivision File 19T-18V005 & Proposed Zoning

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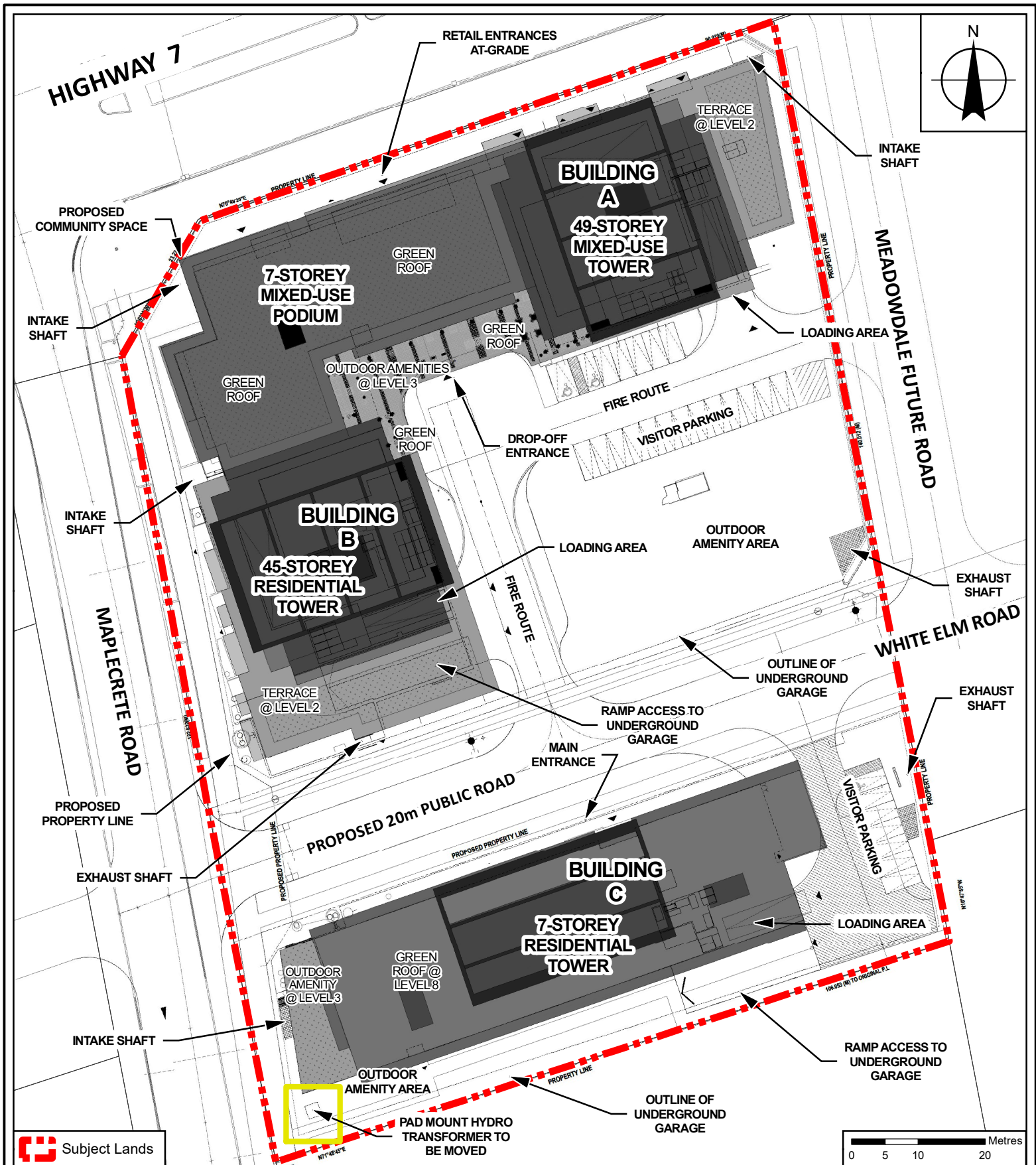
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2



Site Plan

LOCATION:
Part of Lot 5, Concession 4
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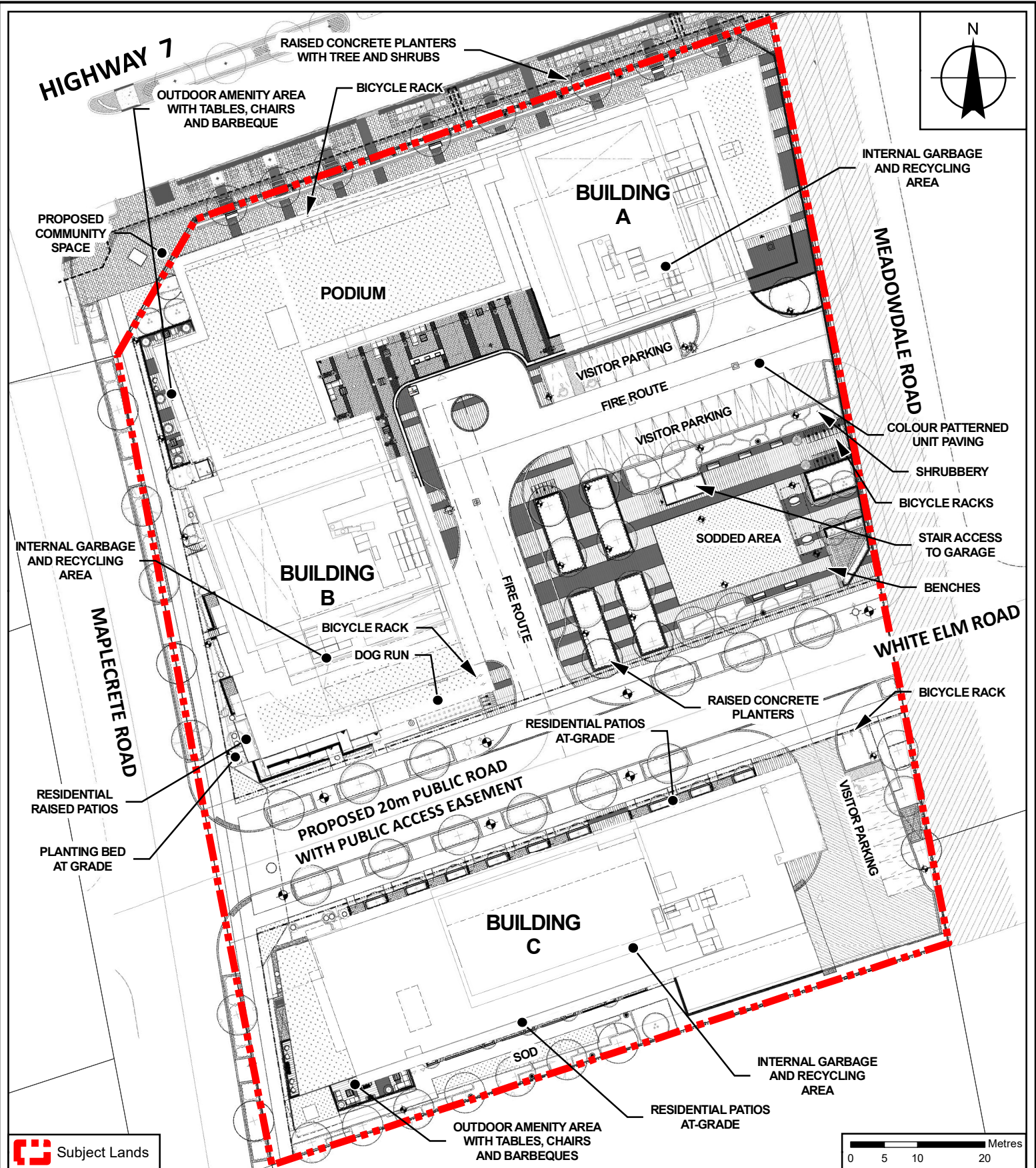
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3



Landscape Plan

LOCATION:
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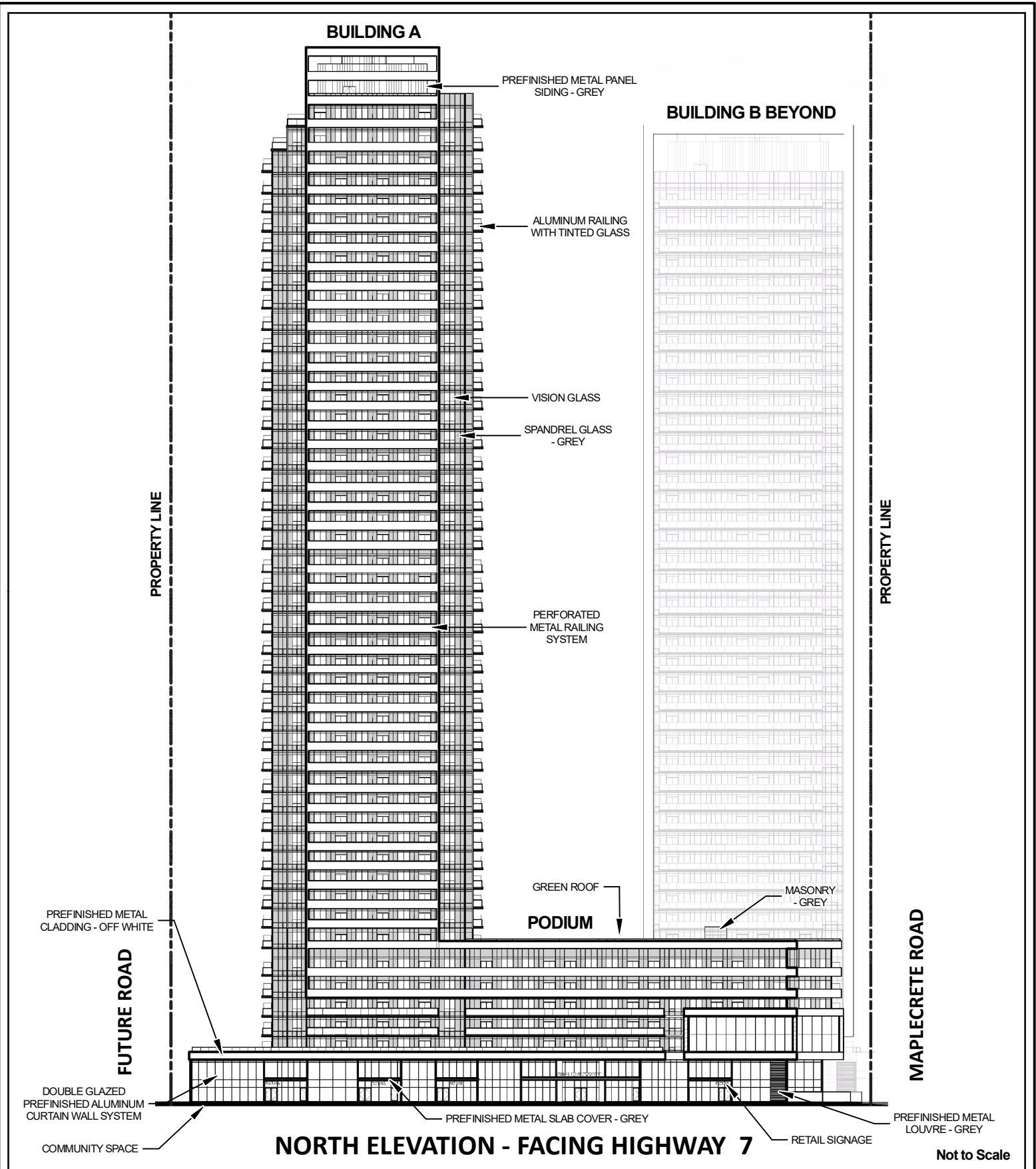
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4



North Building Elevations - Building A

LOCATION:
Part of Lot 5, Concession 4
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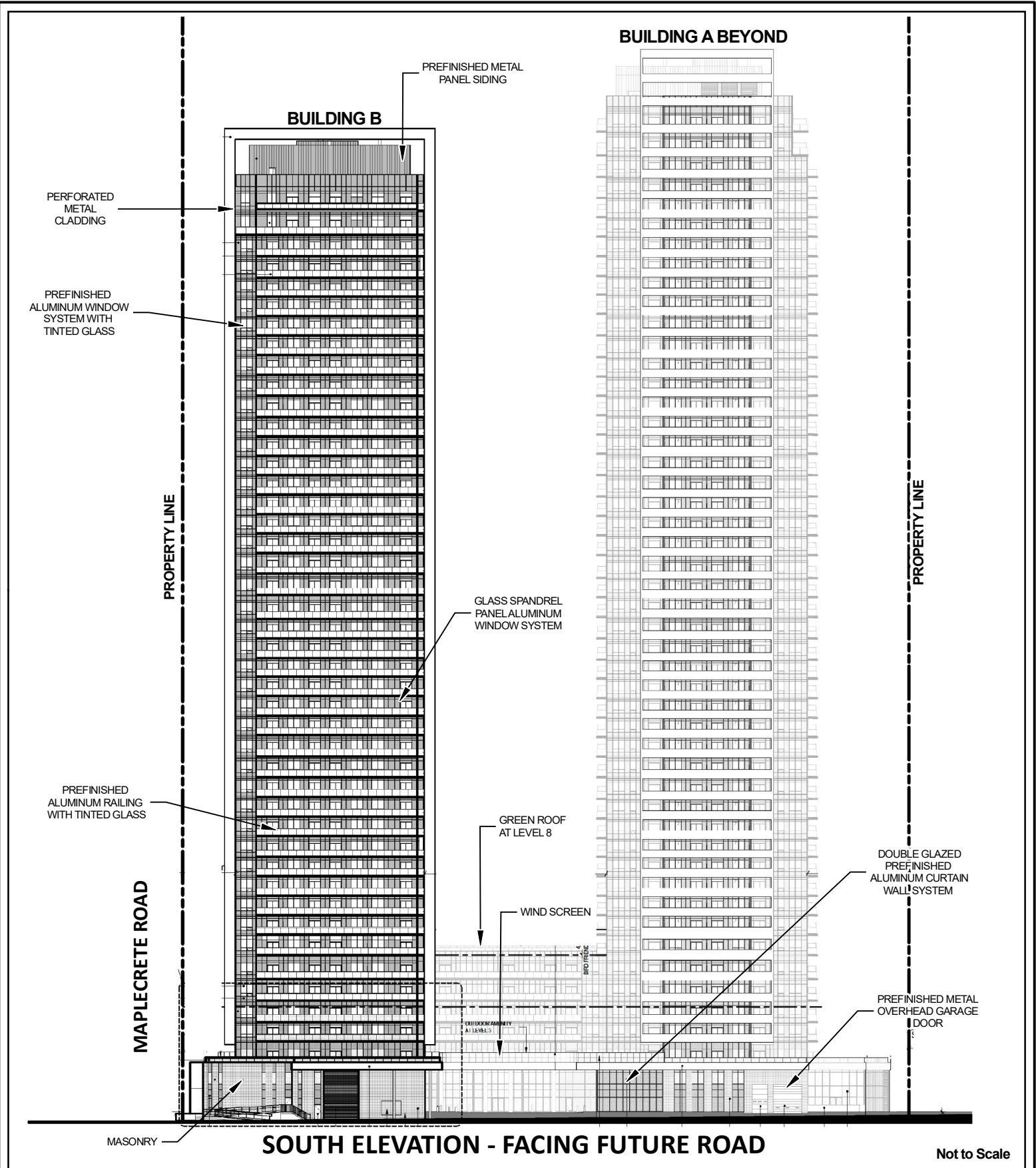
APPLICANT:
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5



South Building Elevations - Building B

LOCATION:
Part of Lot 5, Concession 4
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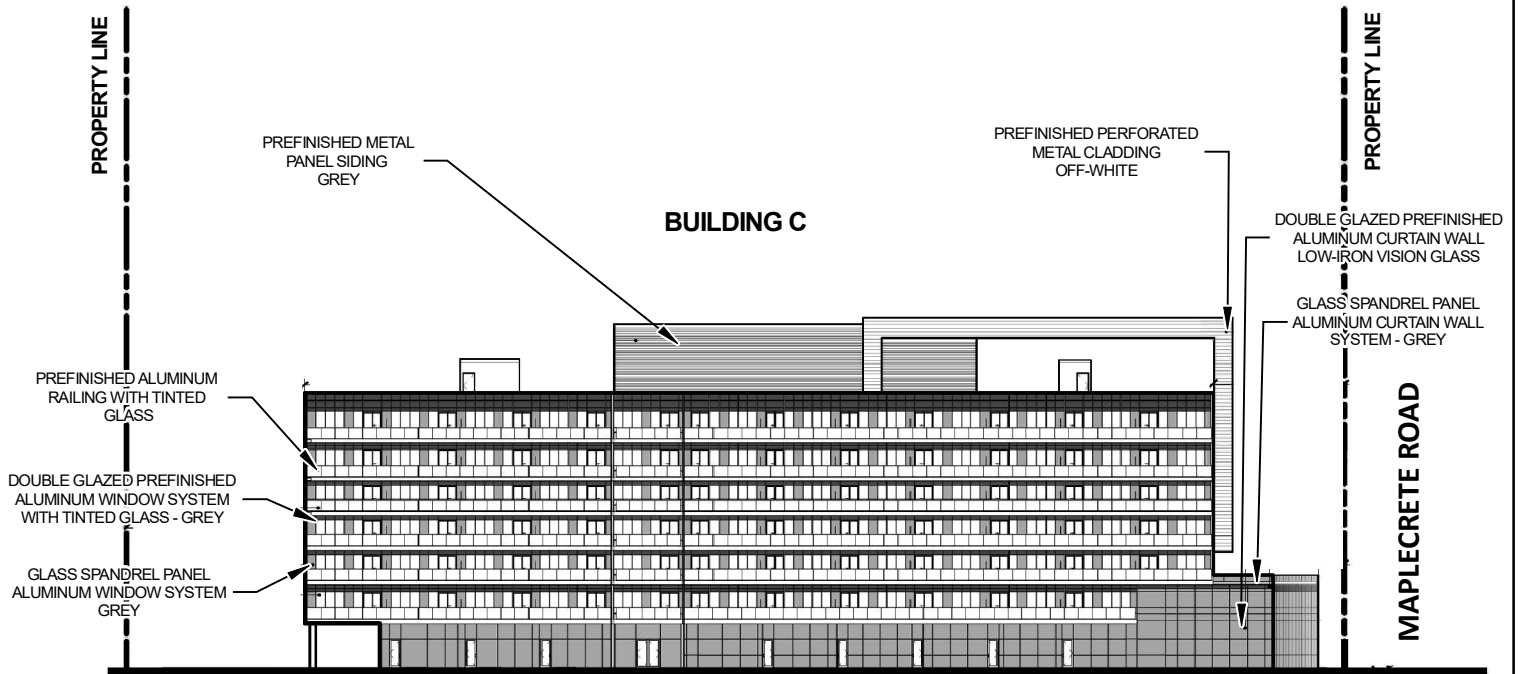
APPLICANT:
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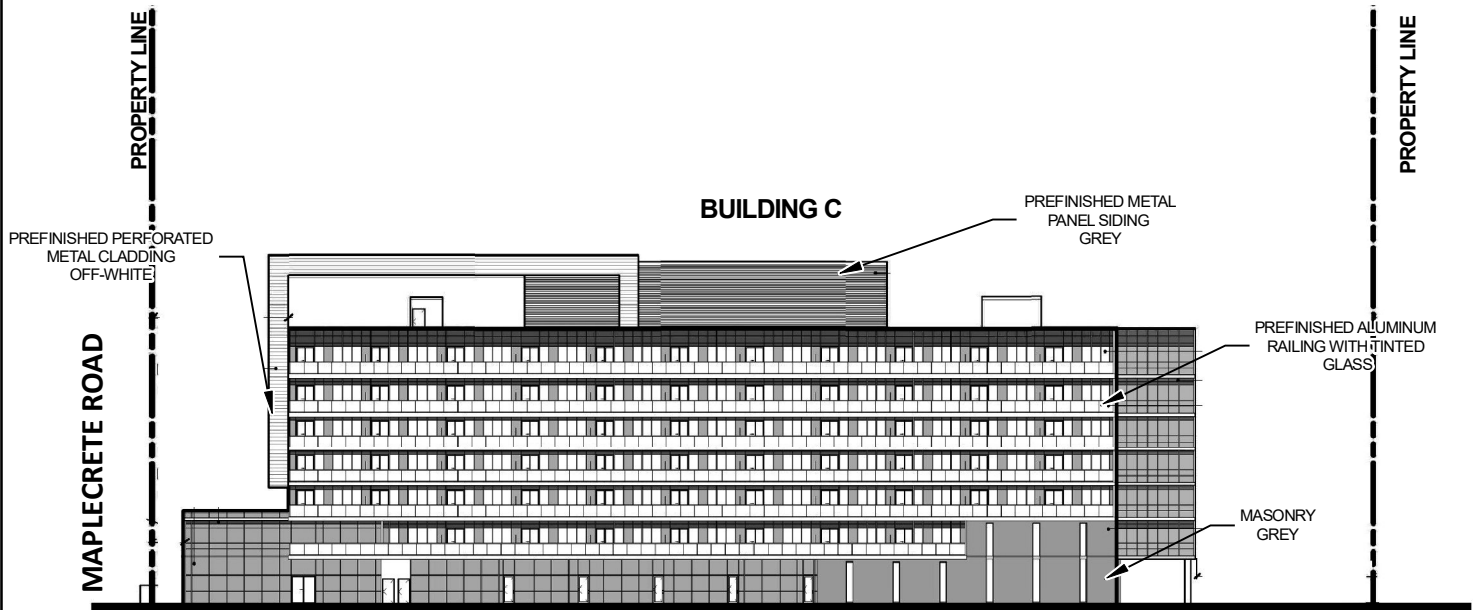
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7



NORTH ELEVATION - FACING PUBLIC ROAD



SOUTH ELEVATION

Not to Scale

North and South Building Elevations - Building C

LOCATION:
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FILES:
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DA.18.037

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BUILDING A

BUILDING B



PROPOSED COMMUNITY
SPACE

VIEW FROM NORTH WEST

Colour Perspectives (Highway 7)

LOCATION:
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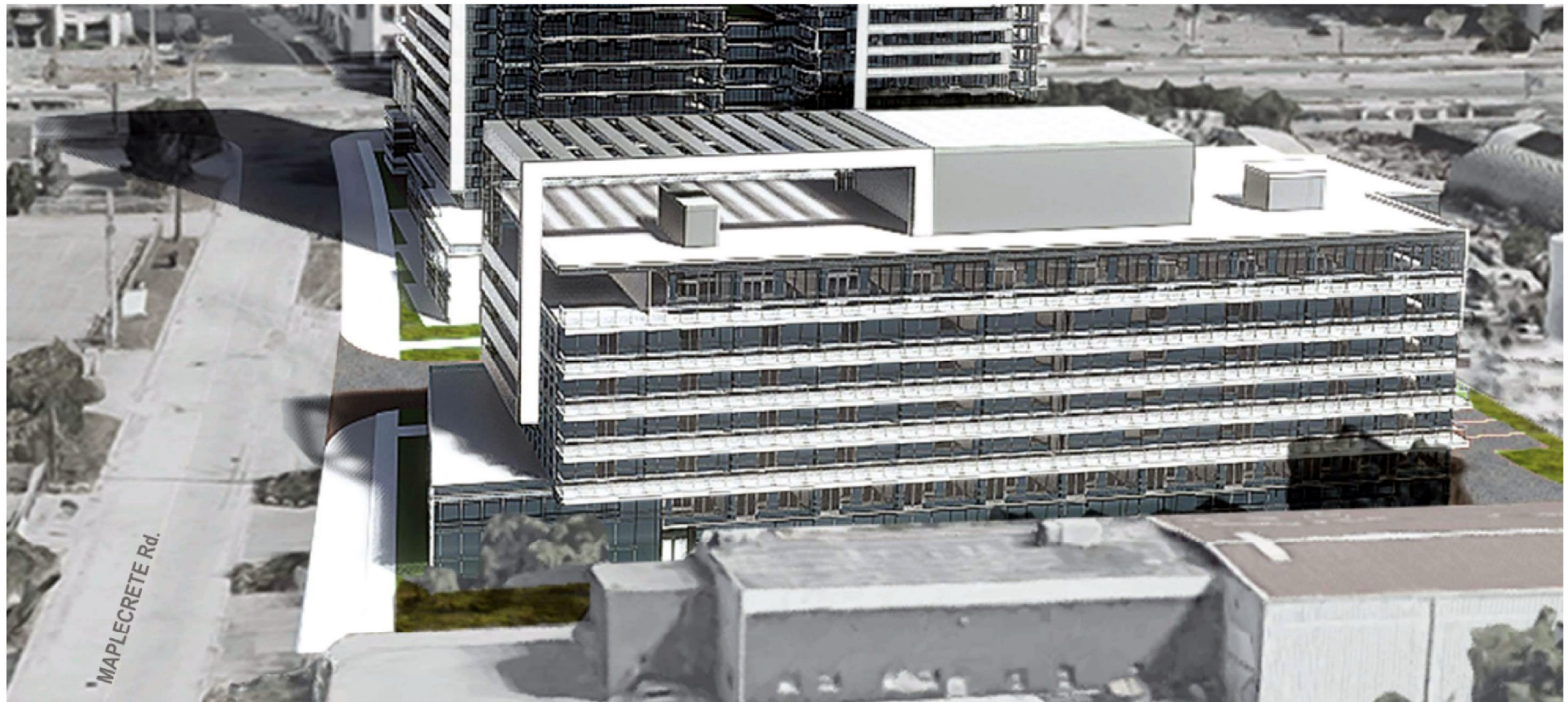


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BUILDING C



VIEW FROM SOUTH WEST

Colour Perspectives (South Property Line)

LOCATION:
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ATTACHMENT 12

**CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-18V005 ('THE PLAN')
1930328 ONTARIO INC. ('THE OWNER')
PART OF LOT 5, CONCESSION 4, CITY OF VAUGHAN**

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

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment 12a.
2. The Conditions of Approval of York Region set out on Attachment 12b.
3. The Conditions of Approval of Bombardier as set out in Attachment 12c.
4. The Conditions of Approval of CN as set out in Attachment 12d.

Clearances

1. The City shall advise that the Conditions on Attachment 12a 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 on Attachment 12b have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. Bombardier shall advise that the Conditions on Attachment 12c have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. CN shall advise that the Conditions on Attachment 12d have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 12A
CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-18V005 ('THE PLAN')
1930328 ONTARIO INC. ('THE OWNER')
PART OF LOT 5, CONCESSION 4, CITY OF VAUGHAN**

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

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by MHBC Planning Urban Design & Landscape Architecture, File No. 1512 D, and dated May 19, 2022.
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay all outstanding application fees to the City's Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, regarding such matters as the City may consider necessary, including the payment of development levies, the provision of roads and municipal services, and landscape and fencing. The said Agreement shall be registered against the lands to which it applies.
5. The road allowance included within the Plan shall be dedicated as public highways without monetary consideration.
6. The road allowance included in the Plan shall be named to the satisfaction of the City and York Region.
7. The road allowance included in the Plan shall be designed in accordance with the City's standards for road and intersection design, daylighting triangles, and 0.3 m reserves, as required. The pattern of the street and the layout of 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 the Plan shall be terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
9. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City. Construction staging

- areas, staging and construction vehicle parking plans shall be approved by the City.
10. Prior to final approval of the Plan, the Owner shall convey all necessary easements as may be required for utility, drainage or construction purposes, and to facilitate the hydro undergrounding on Highway 7 to the appropriate authority(ies), free of all charge and encumbrance.
 11. Prior to final approval of the Plan, the Owner shall submit to the City for review and approval a detailed geotechnical report, hydrogeological report, and dewatering report, to the satisfaction of the Development Engineering Department, which shall address the following, but not limited to:
 - a) a dewatering report/plan, necessary contingency plan, monitoring and reporting program during and after completion of the construction
 - b) assessment of the potential for impact to the existing building structures in vicinity of the Development due to dewatering operations
 - c) design considerations for municipal services and structures.
 12. 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.
 13. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Development.
 14. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the Development. The City agrees to utilize its reasonable efforts to recover the Owner's costs of any external municipal services that have been designed and oversized by the Owner to accommodate any benefitting owners.
 15. Prior to final approval of the Plan, the Owner shall submit a revised environmental noise assessment, prepared in accordance with MECP NPC-300 for review and approval by the City. The preparation of the revised environmental noise assessment shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved revised environmental noise assessment and include the necessary warning clauses in all Offers of Purchase and Sale or Lease, to the satisfaction of the City.
 16. Prior to final approval of the Plan, the Owner shall prepare construction drawings for review and approval, details of the sewer and water system, plan and profile drawings within and along the development limit, intersection of

Street B / Maplecrete Road / Highway 7. The Owner agrees to adjust the Block and road property limits on the final Plan based on the approved road alignment and right-of-way width, to the satisfaction of the City.

17. Prior to earlier of the initiation of any grading or registration of the Plan, the Owner shall submit to the City for review and approval a detailed engineering report that conforms with the VMC Master Servicing Strategy Study (as updated) and the final Black Creek Renewal Class Environmental Assessment Study. The detailed engineering report shall describe the storm drainage system for the Development within this Plan, and the report shall include:
 - a) plans to illustrate 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
 - d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
18. 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.
19. The Owner shall relocate or decommission any existing municipal infrastructure or utilities, whether internal or external to the Plan to facilitate the Plan, at its own expense, to the satisfaction of the City.
20. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a buried hydro distribution system for the LED streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided in accordance with the VMC requirements, to the satisfaction of the City.
21. 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 determined by the City or until assumption of the Plan. 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 as 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.
22. Prior to final approval of the Plan, the Owner shall provide a copy of the fully

executed Subdivision Agreement to:

1. York Region District School Board
 2. York Catholic District School Board
 3. Canada Post
 4. Canadian National Railway ("CN")
 5. Municipal Property Assessment Corporation ("MPAC")
 6. Alectra Utilities Corporation
 7. Enbridge Gas
 8. the appropriate telecommunication provider
 9. NavCanada
 10. Bombardier Aerospace
 11. York Region.
23. Prior to final approval of the Plan, the Owner shall submit, to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the Block areas, frontages and depths in accordance with the approved Zoning By-law for all Blocks within the Plan.
24. The Owner shall dedicate all roads, daylight triangles and road widenings shown on the Plan, to the satisfaction of the City.
25. Prior to final approval of the Plan, the Owner's consultant shall certify that the roads and municipal services within the Plan have been designed to comply with the approved Functional Servicing Report, the VMC Master Servicing Strategy Study (as updated), the Black Creek Optimization Study, the final Black Creek Renewal Class Environmental Assessment Study and Transportation Master Plan (as updated).
26. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider(s) to provide services, and if required within the municipal ROW at the approved locations, to the satisfaction of the City.
27. Prior to final approval of the Plan, the Owner shall satisfy the following:
- a) provide a functional road/intersection analysis/design to address the ROW under ultimate development conditions. The required road allowances shall be designed in accordance with the City and York Region's standards for road and intersection design
 - b) provide a phasing and implementation plan, which includes details concerning such matters as the ultimate and interim traffic and transportation system, to the satisfaction of the City and York Region, and the specific required infrastructure improvements and development triggers to support the Development
 - c) submit an updated detailed traffic impact study addressing all the transportation related comments as detailed below to inform the

detailed design of Maplecrete Road and Street B, including:

- i) the Synchro analysis of Maplecrete Road and Highway 7 for the design input
 - ii) the required detailed storage and queuing analysis to review any impacts of potential queuing vehicles onto Maplecrete Road, Highway 7 and the Subject Lands. The site access and roadway intersections shall include ample storage on site to store all the queued vehicles during the busiest peak hours. The existing queuing information of Maplecrete Road and Highway 7 shall also be included in the study for comparison purposes with the future traffic conditions
 - d) submit engineering plans showing, as applicable, all sidewalk locations and YRT/ VivaNext standing areas and shelter pads subject to YRT/ VivaNext approval, to the satisfaction of the City and York Region.
28. The Owner shall agree in the Subdivision Agreement to pay its proportionate share of the costs associated with implementing the recommendations of the approved VMC Master Servicing Strategy (as updated), to the satisfaction of the City. Financial commitments will be secured based on the City's latest available cost estimates for the required infrastructure improvements.
29. The Owner shall agree in the Subdivision Agreement to design and construct at its own cost the municipal services for the Plan, in accordance with the final recommendations and conclusions of the approved VMC Master Servicing Strategy (as updated), to the satisfaction of the City.
30. The Owner shall agree in the Subdivision Agreement to design and construct at no cost to the City the storm water drainage infrastructure for the Plan, in accordance with the final recommendations and conclusions of the approved VMC Master Servicing Strategy (as updated), the final Black Creek Renewal Class Environmental Assessment Study and City standards, to the satisfaction of the City.
31. Prior to the earlier of either the final approval of the Plan, or the conveyance of land, or any initiation of grading or construction, the Owner shall implement the following, to the satisfaction of the City:
- a) submit a Phase One Environmental Site Assessment ("ESA") report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan ("RAP"), Phase Three ESA report in accordance with Ontario Regulation (O.Reg.) 153/04, as amended, for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation

with the City, implemented, and completed to the satisfaction of the City

- b) should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*", as amended. The Owner shall submit a complete copy of the satisfactory registration of the Record(s) of Site Condition ("RSC"s) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan
 - c) submit a certificate letter prepared by the Owner's Qualified Person stating that the Owner covenants and agrees that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and York Region were remediated in accordance with O. Reg. 153/04, as amended, and the accepted RAP, if applicable, are suitable for the intended land use, and meet the applicable Standards set out in the MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*", as amended
 - d) reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
32. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots and Blocks on the Plan:
- a) "Purchasers and/or tenants are advised that Street B will be extended easterly in the future in accordance with VMC Secondary Plan to facilitate development of adjacent lands without further notice."
33. The following warning clauses shall be included in the Agreements of Purchase and Sale, Condominium Declarations, Condominium Agreement(s) and Subdivision Agreement:
- a) "This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation, and Parks."
 - b) "This dwelling unit has been supplied with a central air conditioning system which will allow windows closed and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the

Environment, Conservation, and Parks.”

- c) "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road and rail traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the City and the Ministry of the Environment, Conservation, and Parks."
- d) "Purchasers/tenants are advised that due to the proximity of the adjacent industrial and commercial facilities, sound levels from these facilities may at times be audible."
- e) "That Canadian National Railway Company ("CN") is the owner of certain lands known as its MacMillan Rail Yard (the 'CN Lands') located within a kilometer of the Subject Lands, and that the CN Lands are now and will continue to be used for the present and future railway and trucking facilities and operations of CN and its customers on a continuous basis (24 hours of each day in each year) including, without limitation, the operation and idling of diesel locomotives and trucks with the generation of diesel fumes and odours, 24 hours a day artificial lighting of the CN Lands which may illuminate the sky, the classification, loading, unloading, braking and switching of rail cards containing bulk and other commodities including hazardous substances and/or goods containing the same which can make wheel squeal, noise, vibration, odours, airborne particulate matter and/or dust and the operation of various processes for the maintenance of rail and truck equipment."
- f) "That CN, its customers, invitees, lessees and/or licensees will not be responsible for any complaints or claims by or on behalf of the owners and occupant of the Subject Lands from time to time arising from or out of or in any way in connection with the operation of the CN Lands and all effects thereof upon the use and enjoyment of the Subject Lands or any part thereof, and whether arising from the presently existing facilities and operations of CN, its customers, invitees, lessees or licensees, upon or from any and all future renovations, additions, expansions and other changes to such facilities and/or future expansions, extensions, increases, enlargements and other changes to such operations."
- g) "That CN shall not be required to change any of its facilities or operations upon the CN Lands as a result of or in response to any such complaints or claims."
- h) "That CN may be in the future renovate, add to, expand or otherwise change its facilities on the CN Lands and/or expand, extend, increase,

enlarge or otherwise change its operations conducted upon the CN Lands.”

- i) “That an agreement under the Industrial and Mining Lands Compensation Act has been entered into between the Owner of the whole of the Subject Lands and CN releasing any right you may have or in the future to sue CN, its customers, invitees, lessees and/or licensees for nuisance arising out of the operation of an activity at the CN lands, include any noise, vibration, light, dust, odour, particulate matter emanating therefrom.”
 - j) “Purchasers and/or tenants are advised that the Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 1,000 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of way.”
 - k) All units on north and east facades - “Noise levels from CN’s MacMillan Rail Yard may not meet the maximum noise limits of the Ministry of the Environment, Conservation and Parks criteria, as defined in Noise Assessment Criteria in Publication NPC-300, “Environmental Noise Guideline – Stationary and Transportation Noise Sources - Approval and Planning”. Noise Levels from activities from the CN MacMillan Rail Yard could potentially cause discomfort or annoyance and/or interrupt conversations in outdoor areas.”
 - l) “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.”
 - m) “The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.”
 - n) “The Owner shall agree that no development works will be undertaken on Blocks 1 & 6 without appropriate site plan approvals and Encroachment Permits from the Region.”
34. Prior to earlier of the initiation of any grading or construction on the Subject

- Lands, the Owner shall install erosion and sediment controls. The Erosion and Sediment Control Plan shall be designed and approved to the satisfaction of the City.
35. Prior to earlier of the registration of the Plan of Subdivision or commencement of construction on the Subject Lands, the Owner shall provide plans and designs for the grading of the lands, the roads and municipal services, to the satisfaction of the City.
 36. Prior to commencement of construction, the Owner shall obtain the necessary approvals from the MECP for all sewage works that service the Development including, but not limited, to proposed stormwater management facilities (sewers, underground storm tank and oil and grit separator), sanitary sewers and watermain.
 37. The Owner shall agree in the Subdivision Agreement to design and construct, at no cost to the City, Street B and the associated services, to the satisfaction of the City.
 38. The Owner shall agree in the Subdivision Agreement to design, and construct the improvements to the sanitary and storm sewers on Maplecrete Road and Doughton Road, the water supply system improvements along Maplecrete Road from Highway 7 to Doughton Road, and the necessary road and Low Impact Development ("LID") improvements to Maplecrete Road, to service the Plan, in accordance to VMC Master Servicing Plan (as updated) and the Black Creek Renewal Class Environmental Assessment Study, all to the satisfaction of the City. Some of these works are considered growth related and included in the current City's background study.
 39. The Owner shall agree in the Subdivision Agreement to design, replace and construct to the approved engineering drawings the water supply system improvements along Maplecrete Road from Highway 7 to Doughton Road to service the Plan, in accordance to the VMC Master Servicing Strategy (as updated), all to the satisfaction of the City.
 40. The Owner shall agree in the Subdivision Agreement to design, replace and construct to the approved engineering drawings the sanitary sewer improvements along Maplecrete Road from Highway 7 to Doughton Road, and along Doughton Road from Maplecrete Road to Jane Street to service the Plan, in accordance to the VMC Master Servicing Strategy (as updated), all to the satisfaction of the City.
 41. The Owner shall agree in the Subdivision Agreement to design, replace and construct to the approved engineering drawings the storm sewer improvements along Maplecrete Road from Highway 7 to Doughton Road to service the Plan, in accordance to the VMC Master Servicing Strategy (as updated) and the final Black Creek Renewal Class Environmental

Assessment Study, all to the satisfaction of the City.

42. The Owner shall agree in the Subdivision Agreement to design, replace and construct to the approved engineering drawings the necessary road and LID improvements along Street B and Maplecrete Road from Highway 7 to the south limits of the Plan, all to the satisfaction of the City.
43. The Owner shall design and construct the following streetscape works in accordance with City standards, the "City-wide Streetscape Implementation Manual" and "VMC Streetscape & Open Space Plan" (collectively, the 'Streetscape Guidelines') to the satisfaction of the City. The streetscape works shall also be designed and constructed to complement and be coordinated with the design and construction of the enhanced boulevard works installed along Highway 7, to the satisfaction of the City and York Region. The Owner shall design and construct:
 - a) The streetscape along the south side of Highway 7 to the limit of the completed works by VivaNext from Maplecrete Road to the easterly limits of the Subject Lands at an enhanced level of service to the satisfaction of the City (the 'South Highway 7 Works')
 - b) The streetscape along the east side of Maplecrete Road from Highway 7 to the southern limits of the Subject Lands at a standard urban level of service to the satisfaction of the City (the 'East Maplecrete Road Works'). The Owner acknowledges that the ultimate design of the west side of the streetscape shall be updated to reflect the revised landscape concept for the Maplecrete Road boulevard
 - c) The streetscape along Street B to an enhanced level of service to the satisfaction of the City (the 'Street B Works').The South Highway 7 Works, East Maplecrete Road Works and Street B Works are collectively referred to herein as the 'Streetscape Works.'
44. The Owner shall design and construct both street lighting and pedestrian scale lighting to the satisfaction of the City. The streetlight system shall use LED luminaire, pole type and type of fixtures (or equivalent) in accordance with the City Standards and Specification and the City's Streetscape & Open Space Plan.
45. Prior to final approval of the Plan, the Owner shall prepare detailed streetscape and open space construction drawings as part of the subdivision construction drawing package based on the Streetscape & Open Space Plan, to the satisfaction of the City. Streetscape cost estimates shall be submitted to the satisfaction of the City. Securities will be taken, and the value calculated based on the full cost of the Streetscape Works. The Owner shall provide securities for the streetscape implementation, to the satisfaction of the City.

46. In the event that there is additional work or increases in the cost of the Streetscape Works attributable to unforeseen circumstances or other problems encountered during construction by the Owner, the Owner shall notify the City, but the Owner shall not be obligated to obtain the City's consent to authorize such additional work or increase in the cost of the Streetscape Works, except for major changes that exceed ten percent (10%) of the original cost of any one item in the construction contract for the project, in which case the City's consent shall be required. As construction proceeds, the Owner shall produce, if requested, copies of all supplementary contracts and change orders to the City for information.
47. When the construction of the Streetscape Works has been substantially completed to the satisfaction of the City, the Owner shall provide the City with the following information:
- a) a certification from a registered consulting engineer and a registered landscape architect that confirms the Streetscape Works have been constructed in accordance with the approved Construction Drawings, City standards and specifications, sound engineering practices, and the Streetscape Guidelines
 - b) a detailed breakdown of the final as-constructed costs of the Streetscape Works certified by a professional consulting engineer, to the satisfaction of the City
 - c) a Statutory Declaration from the Owner confirming that all accounts in connection with the design and construction of the Streetscape Works have been paid in full and that there are no outstanding claims related to the subject works
 - d) a complete set of "As-Constructed" Construction Drawings for the Streetscape Works, to the satisfaction of the City
 - e) copies of all final executed construction contracts, approved contract extras and change orders related to the construction of the Streetscape Works, to the satisfaction of the City
 - f) copies of all quality assurance test results, supplementary geotechnical reports and construction related reports.
48. Upon completion of the East Maplecrete Road Works and receipt of final actual cost certified by the consultant, the City shall reimburse the Owner the lesser of fifty percent (50%) of the final actual certified cost of the East Maplecrete Works or \$63,074.00 when funds for the Maplecrete Works are available and included in an approved capital project.
49. The Owner shall indemnify and save harmless the City and/or their employees from all actions, causes of actions, suits, claims and demands whatsoever, which may arise directly or indirectly by reason Streetscape

- Works or service provided under the Subdivision Agreement.
50. The Owner shall obtain approval from the Vaughan Committee of Adjustment for a Consent Application to facilitate a reciprocal access easement over the north-south road on the abutting lands to the east in favour of the Subject Lands for unencumbered vehicular and pedestrian access, in the event the neighbouring development does not proceed in advance of these Applications. Should the adjacent development to the east be advanced and a public access easement that is registered on-title be secured by the City, the requirement for a reciprocal access easement will not be warranted by the City. Alternately, should the Owner demonstrate that a secondary access is not required for the site through a formal addendum to the TIS, and to the satisfaction of the City, this condition may be considered satisfied.
 51. Prior to final approval of the Plan, the Owner shall submit an analysis of tree soil volumes demonstrating that each tree planted has met the minimum requirement of 20 m³ of growing medium in a shared tree pit or 30 m³ of growing medium in a stand-alone tree pit to encourage the growth of large caliper shade trees, to the satisfaction of the City.
 52. Prior to final approval of the Plan, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.
 53. Prior to registration, the Owner is required to enter into a Tree Protection Agreement which includes a security for trees to be preserved and protected in accordance with the approved Tree Preservation Study. The value of the security associated with the City's Tree Protection Agreement is determined through the following:
 - Tree compensation formula provided in the Arborist Report based on the City Tree Replacement Requirement.
 - The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
 - The costs associated with actual tree removals.
 54. Prior to final approval of the Plan, the Owner shall address all School Board requirements/comments.



ATTACHMENT 12b

Corporate Services

May 24, 2022

Monica Wu, MCIP, RPP
Planner, VMC
Planning and Growth Management Portfolio
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON, L6A 1T1

Dear Monica Wu,

**RE: Official Plan Amendment LOPA.21.V.0026 (OP.21.007)
Zoning By-law Amendment ZBA.21.V.0049 (Z.21.010)
Draft Plan of Subdivision SUBP.18.V.0019 (19T-18V005)
2901 Highway 7
(1930328 Ontario Inc.)
City of Vaughan**

This is in response to your second circulation of the above captioned Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and draft plan of subdivision applications.

The 1.45 hectare subject site is located on the southeast quadrant of Highway 7 and Maplecrete Road, within the Vaughan Metropolitan Centre Secondary Plan area. The current proposed development is for 1,318 residential units in two 45 and 49-storey towers, 794.17 m² of at-grade retail served by 939 vehicular and 800 bicycle parking spaces within four levels of underground parking in the northern block and on the ground level and within three levels of underground parking in the southern block. The overall density is 7.5 FSI.

Regional staff do not have any comments on the site-specific ZBA application. The ZBA will permit the proposed mix of uses and prescribe site-specific development standards. Comments on the associated site plan application SP.18.V.0148 (DA.18.037) will continue to be provided through the Region's Development Engineering group.

Purpose and Effect of the Proposed Amendment

According to the draft Official Plan Amendment, the Amendment will:

- permit maximum building heights of 22-storeys, 45-storeys, and 49-storeys,
- permit a maximum density of 7.0 FSI,
- permit a maximum floor plate of 778 m², and

- permit a private street with public accessibility provided through a public easement registered on title.

Development Planning Comments

Our planning comments in regard to conformity with the Regional Official Plan and provided in our letter dated August 3, 2021, continue to apply. We also confirm that York Region retains the approval authority of this OPA application.

The City is currently undertaking a process to update the Vaughan Metropolitan Centre (VMC) Secondary Plan, which will identify preferred land use, the appropriate level of development, and the required hard and soft services needed to accommodate new growth. The approval of this and other site-specific developments, with significant density increases, have incremental and cumulative impact on the Region's transportation and water and wastewater servicing networks.

We look forward to completing the VMC Secondary Plan update, specifically to ensure adequate infrastructure is identified to accommodate the planned growth of this Regional Centre.

Technical Comments

Below is a summary of technical comments received from Regional Departments.

Transportation and Infrastructure Planning

The applicant is advised that the following outstanding comment can be addressed/incorporated at the subsequent stages of the proposed development to the satisfaction of York Region:

- Promotion of public transit and other modes is recognized as a key driver to influence travel behaviour change in conjunction with infrastructure interventions. While the reduction of available parking spaces is supportive of these aims, additional "above and beyond" initiatives in response to higher density and height, will normalize sustainable travel habits by everyone especially for shorter trips, as the regional road network are operating at and near capacity levels. As indicated in our earlier comments, the applicant shall provide one adult YRT Monthly Pass PRESTO card for each residential unit, for a 3-month period. The estimated cost is \$154/pass/month. However, this comment can be addressed at the site plan stage of the proposed development.

Development Engineering

The Region no longer requires the 5 metre by 5 metre daylight triangle to be a road widening, but a permanent easement. This permanent easement shall be conveyed prior to the execution of the Site Plan Agreement for future development of Block 1. A reserve will not be required by the Region.

Water and Wastewater Servicing

Infrastructure Asset Management (IAM) has reviewed the resubmitted OPA application in conjunction with the Functional Servicing and Stormwater Management Report, prepared by

Schaeffers Consulting Engineers, dated February 2021 and the Servicing Letter for 2901 Highway 7, prepared by Crozier Consulting Engineers, dated April 13, 2022.

Further to the Region's prior comments regarding the unknown potential impact of significantly higher than planned intensification in the VMC area on the Regional infrastructure system, the Region's current infrastructure plans have not considered the level of intensification proposed on the subject lands. At this time, the Region's servicing capacity commitment remains within the limits of currently assigned capacity to the City of Vaughan. It is in the City's jurisdiction to allocate the Region assigned capacity to individual developments based on the City's growth priorities.

Draft Plan of Subdivision

Regional staff have reviewed the draft plan of subdivision prepared by MHBC Planning, File No. 1512D, Revision 6, dated May 18, 2021. The draft plan of subdivision will facilitate the creation of two future mixed-use development blocks, and blocks for road widening, reserves and a street. The draft plan of subdivision should await direction from the City regarding the VMC Secondary Plan Update.

Summary

The OPA application proposes to amend the VMC Secondary Plan to permit a mixed use residential and commercial/retail development. Regional staff supports the nature of the proposed mixed-use development but highlight the trend of proposed developments that significantly increases densities on a site-by-site basis in the absence of an updated comprehensive planning document.

Increases in potential population, above and beyond planned growth, has a direct impact on water and wastewater servicing. Due to many recent development proposals, the cumulative effect of additional growth in the VMC needs to be reassessed. A master plan level detailed analysis of the entire YDSS trunk system may be required to properly assess the impact of additional growth beyond what is currently approved for the area. We look forward to continuing to work with Vaughan staff in completing the update to the VMC Secondary Plan as well as other intensification area Secondary Plans.

In the event that the draft plan of subdivision dated May 18, 2021 is approved by the City of Vaughan, the plan is subject to the attached Schedule of Clauses/Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above, please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca, should you require further assistance.

Sincerely,



Karen Whitney, M.C.I.P., R.P.P
Director of Community Planning and Development Services

JW/

Attachment (1): Schedule of Clauses/Conditions

YORK-#13919066-v2-
LOPA_21_V_0026_(OP_21_007)__SUBP_18_V_0019_(19T18V005)_&_ZBA_21_V_0049_(Z_21_010)_-
_YR_Comments

Schedule of Clauses/Conditions
SUBP.18.V.0019 (19T-18V005)
2901 Highway 7
(1930328 Ontario Inc.)
City of Vaughan

Re: MHBC Planning, File No. 1512D, Revision 6, dated May 18, 2021

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. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
3. The Owner shall agree that no development works will be undertaken on Blocks 1 & 6 without appropriate site plan approvals and Encroachment Permits from the Region.

Conditions to be Satisfied Prior to Final Approval

4. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
5. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
 - a) A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and
 - b) A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
6. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
7. For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial

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

8. The Regional Corporate Services Department shall advise that Conditions 1 to 7 inclusive, have been satisfied.

ATTACHMENT 12c

Haagsma, Andrew

From: Stephen Tinker <stephen.tinker@aero.bombardier.com>
Sent: Monday, April 19, 2021 12:19 PM
To: Kwan, Jessica
Cc: Haagsma, Andrew
Subject: [External] RE: Request for Comments - OP.21.007, Z.21.010, 19T-18V005 & DA.18.037 - 1st Submission for 2901 Highway 7 (Liberty Cement)

Hello Jessica,

Bombardier has no objection to the project as proposed. However, the cranes may be an issue depending on the height. I will need to be contacted with a crane plan prior to construction.

Best Regards

Stephen Tinker

Chief, Airport Operations, Flight Ops
Bombardier Aviation

T: +1 416.373.7955
M: +1 416.272.2309
stephen.tinker@aero.bombardier.com
123 Garratt Blvd | Toronto | Ontario/M3K-1Y5 | Canada |

BOMBARDIER



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From: Haagsma, Andrew <Andrew.Haagsma@vaughan.ca>
Sent: Thursday, April 08, 2021 1:56 PM
To: 'proximity@cn.ca' <proximity@cn.ca>; 'Luk, Gilbert' <gilbert.luk@yrdsb.ca>; 'Adam McDonald' <adam.mcdonald@ycdsb.ca>; 'aaazouz@cscmonavenir.ca' <aaazouz@cscmonavenir.ca>; 'municipalplanning@enbridge.com' <municipalplanning@enbridge.com>; 'Engineering Admin' <engineeringadmin@powerstream.ca>; 'mahsa.javadi@powerstream.ca' <mahsa.javadi@powerstream.ca>; 'lorraine.farquharson@canadapost.postescanada.ca' <lorraine.farquharson@canadapost.postescanada.ca>; 'planninganddevelopment' <planninganddevelopment@bell.ca>; 'circulations@wsp.com' <circulations@wsp.com>; 'yorkcirculations@rci.rogers.com' <yorkcirculations@rci.rogers.com>; 'landuseplanning@hydroone.com' <landuseplanning@hydroone.com>; 'Land Use' <LandUse@navcanada.ca>; 'richard.martin@navcanada.ca' <richard.martin@navcanada.ca>; Stephen Tinker <stephen.tinker@aero.bombardier.com>; 'executivevp.lawanddevelopment@opg.com' <executivevp.lawanddevelopment@opg.com>
Cc: Kwan, Jessica <Jessica.Kwan@vaughan.ca>

Subject: Request for Comments - OP.21.007, Z.21.010, 19T-18V005 & DA.18.037 - 1st Submission for 2901 Highway 7 (Liberty Cement)

ATTENTION/CAUTION/ACHTUNG: Message externe - ouvrez uniquement les liens ou les pièces jointes fiables // External message - only open trustworthy links or attachments // Externe Nachricht – öffnen Sie nur vertrauenswürdige Links oder Anhänge.

Hello,

This is a request for comment on City of Vaughan - VMC Development Applications (1st Submission – OP.21.007 & Z.21.010 and revisions to DA.18.037 & 19T-18V005) for 2901 Highway 7 (Liberty Cement).

Within five business days of receiving this electronic circulation, please advise if your application requirements have been met. Please note that formalized comments are due **3 weeks from today** (April 29, 2021). Should an extension be required, please kindly let me know.

The electronic drawings and documents can be accessed through [OneDrive](#).

Please forward your comments and questions to **Jessica Kwan** (Jessica.Kwan@vaughan.ca).

All the best,

Andrew Haagsma, BA, MPI (he/him)
Planner 1, VMC
Andrew.Haagsma@vaughan.ca

City of Vaughan | Planning and Growth Management Portfolio
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
myVMC.ca



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ATTACHMENT 12D

Haagsma, Andrew

From: Ashkan Matlabi <Ashkan.Matlabi@cn.ca> on behalf of Proximity <proximity@cn.ca>
Sent: Thursday, April 8, 2021 3:11 PM
To: Haagsma, Andrew
Subject: [External] FW: Request for Comments - OP.21.007, Z.21.010, 19T-18V005 & DA.18.037 - 1st Submission for 2901 Highway 7 (Liberty Cement)
Attachments: Request for Comments - 1st Circulation (Apr-08-21).pdf

Hello Andrew,

Thank you for consulting CN proximity on the subject application. It is noted that the subject site is located within 1000 metres of CN's rail yards. CN has concerns of developing/densifying sensitive uses in proximity our railway right-of-way. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area.

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

- All residential development and other sensitive land uses located between 300m and 1000 metres of a rail yard will be required to undertake noise and vibration studies, to the satisfaction of CN railway, to support its feasibility of development and, if feasible, shall undertake appropriate measures to mitigate any adverse effects from noise and vibration that were identified.
- The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 1000m of the railway right-of-way:

"Purchasers and/or tenants are advised that the Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 1,000 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of way."

- The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the noise and vibration mitigation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.

CN will be reviewing the N&V study for this proposed project and will communicate our feedback in the next few weeks.

Thank you and don't hesitate to contact me for any questions.

Regards

Ashkan Matlabi, Urb. OUQ.

Urbaniste sénior / Senior Planner (CN Proximity)



E : proximity@cn.ca
T : 1-438-459-9190
1600, René-Lévesque Ouest, 11e étage
Montréal (Québec)
H3H 1P9 CANADA
wsp.com

From: Haagsma, Andrew <Andrew.Haagsma@vaughan.ca>
Sent: Thursday, April 08, 2021 1:56 PM
To: Proximity <proximity@cn.ca>; 'Luk, Gilbert' <gilbert.luk@yrdsb.ca>; 'Adam McDonald' <adam.mcdonald@ycdsb.ca>; 'aaazouz@cscmonavenir.ca' <aaazouz@cscmonavenir.ca>; 'municipalplanning@enbridge.com' <municipalplanning@enbridge.com>; 'Engineering Admin' <engineeringadmin@powerstream.ca>; 'mahsa.javadi@powerstream.ca' <mahsa.javadi@powerstream.ca>; 'lorraine.farquharson@canadapost.postescanada.ca' <lorraine.farquharson@canadapost.postescanada.ca>; 'planninganddevelopment' <planninganddevelopment@bell.ca>; 'circulations@wsp.com' <circulations@wsp.com>; 'yorkcirculations@rci.rogers.com' <yorkcirculations@rci.rogers.com>; 'landuseplanning@hydroone.com' <landuseplanning@hydroone.com>; 'Land Use' <LandUse@navcanada.ca>; 'richard.martin@navcanada.ca' <richard.martin@navcanada.ca>; 'stephen.tinker@aero.bombardier.com' <stephen.tinker@aero.bombardier.com>; 'executivevp.lawanddevelopment@opg.com' <executivevp.lawanddevelopment@opg.com>
Cc: Kwan, Jessica <Jessica.Kwan@vaughan.ca>
Subject: Request for Comments - OP.21.007, Z.21.010, 19T-18V005 & DA.18.037 - 1st Submission for 2901 Highway 7 (Liberty Cement)

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Hello,

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The electronic drawings and documents can be accessed through [OneDrive](#).

Please forward your comments and questions to **Jessica Kwan** (Jessica.Kwan@vaughan.ca).

All the best,

Andrew Haagsma, BA, MPI (he/him)

Planner 1, VMC

Andrew.Haagsma@vaughan.ca

City of Vaughan | Planning and Growth Management Portfolio

2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1

myVMC.ca



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ATTACHMENT 13

1930328 ONTARIO INC.

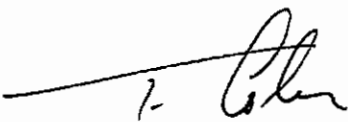
THE CORPORATION OF THE CITY OF VAUGHAN

IN THE MATTER OF Section 34,
Subsections (18) and (19) of
the Planning Act, R.S.O. 1990, c.P.13

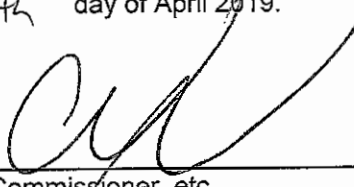
I, **TODD COLES**, of the Township of King City, make oath and say:

1. **THAT** I am the City Clerk of the Corporation of the City of Vaughan and as such, have knowledge of the matters hereinafter deposed to.
2. **THAT** By-law Number 039-2019 was passed by the Council of the Corporation of the City of Vaughan on the 19th day of March 2019, and written notice was given on the 27th day of March 2019, in the manner and form and to the persons prescribed in Regulation 199/96.
3. **THAT** no notice of appeal setting out an objection to By-law 039-2019 was filed with me within twenty (20) days from the date of written notice of the passing of the by-law.
4. **THAT** By-law Number 039-2019 is deemed to have come into effect on the 16th day of April 2019.

SWORN BEFORE ME in the City
of Vaughan, in the Regional
Municipality of York, this
16th day of April 2019.



TODD COLES



A Commissioner, etc.

Christine Marie Montague Vigneault,
a Commissioner, etc.,
Province of Ontario, for
The Corporation of the City of Vaughan.
Expires July 5, 2020.

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 039-2019

A By-law to amend City of Vaughan By-law 1-88.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from "EM1 Prestige Employment Area Zone" to "C9 (H) Corporate Centre Zone" with the Holding Symbol ("H"), in the manner shown on the said Schedule "1".
 - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"(1473) A. The following provisions shall apply to all lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-1604", until the Holding Symbol "(H)" is removed from the Subject Lands, or any portion thereof, pursuant to Subsection 36(3) or (4) of the *Planning Act* and the following:

 - a) Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of Bylaw 039-2019;
 - b) A Record(s) of Site Condition (RSC(s)) is obtained and filed with the Ministry of Environment, Conservation and Parks (MECP) and the said RSC(s) is registered on the Environmental Site Registry and acknowledged by the MECP for the Subject Lands, to the satisfaction of the City of Vaughan;
- B. Notwithstanding the provisions of:
 - a) Subsection 2.0 respecting Definitions of Lot and Parking Space;
 - b) Subsection 3.9 respecting Loading Space Requirements;
 - c) Subsection 3.14 respecting Permitted Yard Encroachments and Restrictions;
 - d) Subsection 3.17 respecting Portions of Buildings Below Grade;
 - e) Subsection 5.1.1 respecting Landscaping Area;
 - f) Subsections 5.1.4 and 5.10 respecting Uses Permitted;

- g) Subsection 5.1.5 and Schedule "A2" respecting the zone standards in the C9 Corporate Centre Zone;

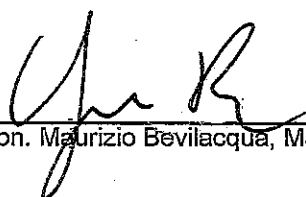
the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1473":

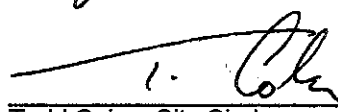
- ai) For the purpose of this Exception Paragraph:
 - i) the Subject Lands shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private or public roads, strata title arrangements, or other permissions, and any easements or registrations that are granted;
 - ii) the minimum dimensions of a Parking Space are 2.6 m by 5.7 m;
- bi) a maximum width of the driveway along Street B to service Block 6 shall be 22 m;
- ci) the maximum exterior side yard encroachment shall be 2.2 m within Block 1 for exterior stairs, landscape planters and outdoor patios;
- cii) the maximum projection into the sight triangle at Maplecrete Road and Regional Road 7 above the third-floor shall be 3.6 m;
- di) the minimum setback from Regional Road 7, Maplecrete Road and Street B to the nearest part of the building below finished grade shall be 0 m;
- ei) the minimum widths of landscape strips shall be as follows:
 - i) 2.4 m along Maplecrete Road;
 - ii) 2 m along Street B;
 - iii) 0.6 m along the east property line;
- fi) in addition to the uses permitted in all Commercial Zones and in the C9 Corporate Centre Zone, the following uses shall be permitted only if they are carried on within a wholly enclosed building with no open storage:
 - i) Long Term Care Facility;
 - ii) Independent Living Facility;
 - iii) Public Garage, which shall be restricted only to hand washing and detailing of cars, with no mechanical repairs, and shall only be located within a below grade parking garage;
- fii) a minimum of 20% of the gross floor area at the ground floor level shall be composed of commercial uses which provide individual external at-grade pedestrian access to such use;
- gi) the minimum lot frontage for Block 6 shall be 27 m (Maplecrete Road);
- gii) the minimum lot area for Block 6 shall be 3,290 m²;
- giii) the minimum rear yard setback for Block 1 shall be 2 m (Street B);

- giv) the minimum exterior yard setback shall be as follows:
 - i) Block 1 - 2.5 m (Maplecrete Road);
 - ii) Block 6 - 2.0 m (Street B);
- gv) the minimum setback to all sight triangles shall be 0 m;
- gvi) the build-to-zone requirements shall not apply; and
- gvii) the maximum building height and maximum density shall be 40-storeys for Building A and 34-storeys for Building B, exclusive of all mechanical equipment and architectural features, and 82,050 m² Gross Floor Area (5.66 Floor Space Index - "FSI"), which shall be conditional until such time as the Owner pays to the City a section 37 contribution in the amount of \$1.3 million prior to the issuance of the first Building Permit for any above grade structure(s) to the satisfaction of the City and in accordance with the executed section 37 agreement between the City and the Owner dated March 19, 2019."
- c) Adding Schedule "E-1604" attached hereto as Schedule "1".
- d) Deleting Key Map 4A and substituting therefor the Key Map 4A attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 19th day of March 2019.


Hon. Maurizio Bevilacqua, Mayor


Todd Coles, City Clerk

REGIONAL ROAD 7

MAPLECRETE ROAD

Block '1'

C9(H)

STREET "B"

Block '6'

This is Schedule 'E-1604 '
To By-Law 1-88
Section 9(1473)

0 5 10 20 Metres

This is Schedule '1'
To By-Law 039-2019
Passed the 19th Day of March, 2019

File: Z.18.009
Related Files: OP.18.005, 19T-18V005, DA.18.037
Location: Part of Lot 5, Concession 4
Applicant: 1930328 Ontario Inc.
City of Vaughan

Signing Officers

Mayor

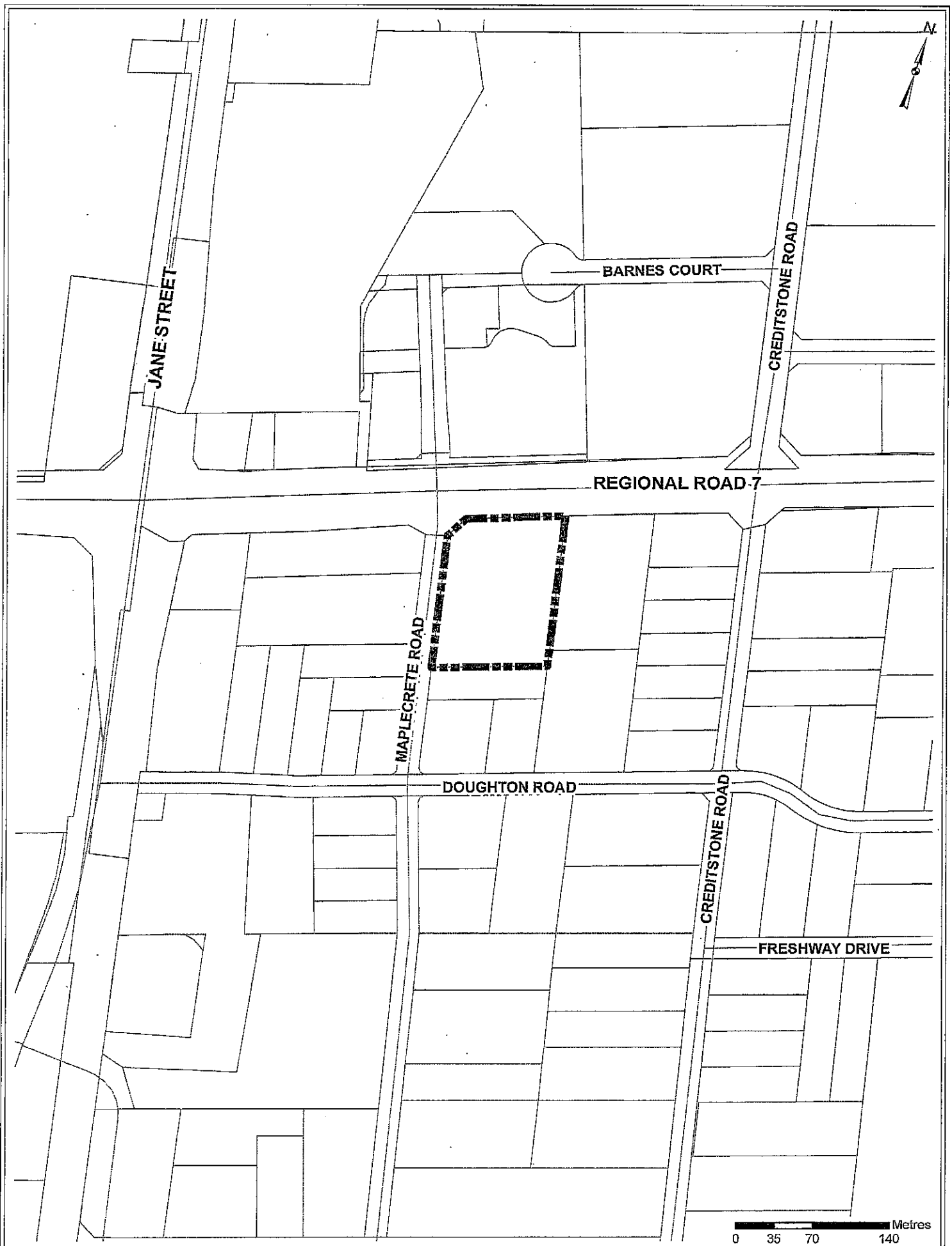
Clerk

SUMMARY TO BY-LAW 039-2019

The lands subject to this By-law are located at the southeast corner of Maplecrete Road and Regional Road 7 (within the Vaughan Metropolitan Centre), being Part of Lot 5, Concession 4, City of Vaughan.

The purpose of this By-law is to rezone the Subject Lands to this By-law from "EM1 Prestige Employment Area Zone" to "C9 (H) Corporate Centre Zone" with the Holding Symbol ("H"). The removal of the Holding Symbol "(H)" is conditioned upon a Record(s) of Site Condition (RSC(s)) is obtained and filed with the Ministry of Environment, Conservation and Parks (MECP) and the said RSC(s) is registered on the Environmental Site Registry and acknowledged by the MECP for the Subject Lands, to the satisfaction of the City of Vaughan. This By-law creates a new exception and schedules and includes the following site-specific zoning exceptions:

- a) site-specific definitions of "lot" and "parking space";
- b) loading space requirements;
- c) yard encroachments and projections;
- d) reduction of setbacks for portions of buildings below grade;
- e) reduction landscaping area;
- f) introduction of additional uses;
- g) site-specific development standards; and,
- h) provisions for the increase in the maximum building height and density, pursuant to Section 37 of the *Planning Act*, to be applied within the VMC.



Location Map To By-Law 039-2019

File: Z.18.009

Related Files: OP.18.005, 19T-18V005, DA.18.037

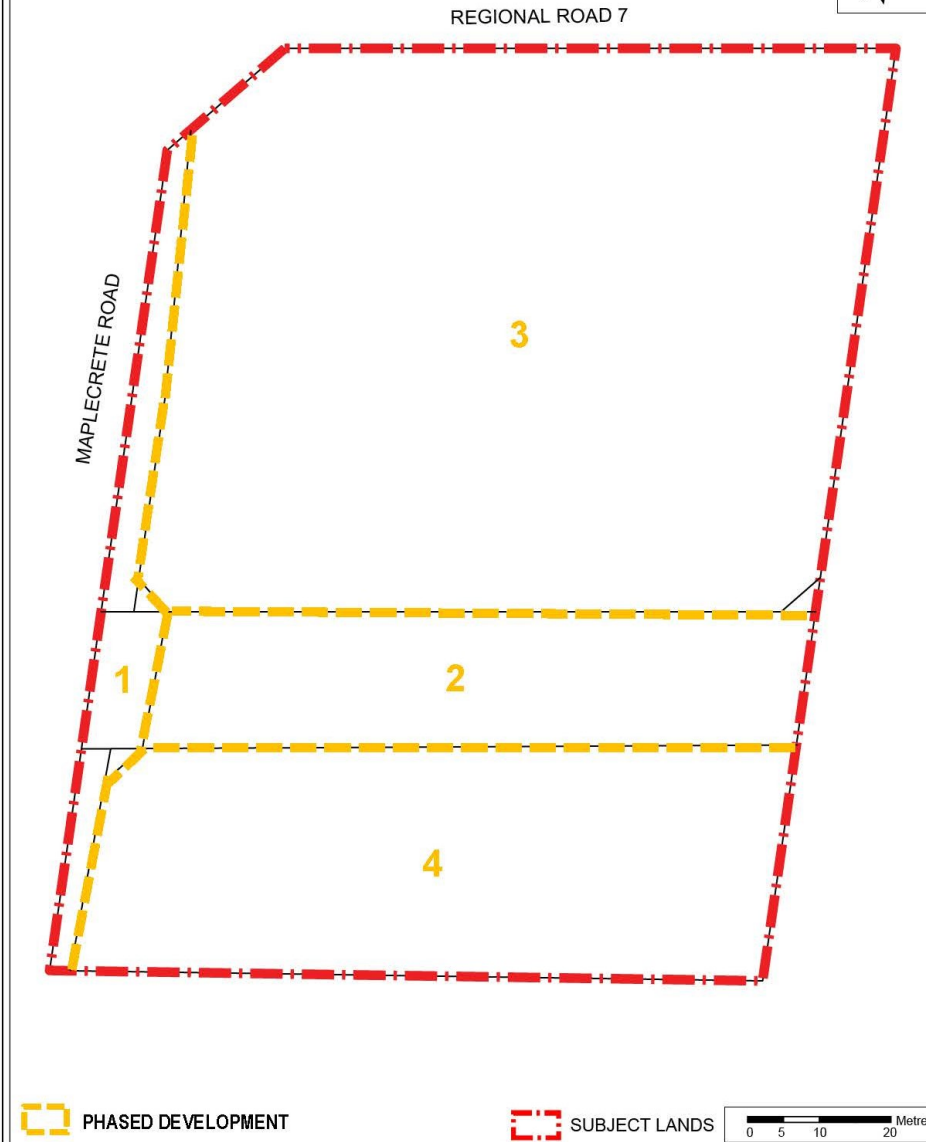
Location: Part of Lot 5, Concession 4

Applicant: 1930328 Ontario Inc.

City of Vaughan

 Subject Lands

*Illustration is shown for phasing purposes only



RSC Phasing Schedule (H Provision)

LOCATION:
Part of Lot 5, Concession 4
Lot 3 Plan 7977, 2871 Highway 7

APPLICANT:
1930328 Ontario Inc.



Attachment

FILES:
OP.21.007, Z.21.010, and 19T-18V005
RELATED FILE:
DA.18.037
DATE:
June 7, 2022

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