

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2022

Item 17, Report No. 30, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2022.

**17. NASHVILLE MAJOR DEVELOPMENTS INC. ZONING BY-LAW
AMENDMENT FILE Z.20.024 DRAFT PLAN OF SUBDIVISION FILE
19T-20V004 VICINITY OF MAJOR MACKENZIE DRIVE AND
HUNTINGTON ROAD**

**The Committee of the Whole recommends approval of the
recommendations contained in the report of the Deputy City Manager,
Planning and Growth Management, dated June 21, 2022:**

Recommendations

1. THAT Zoning By-law Amendment File Z.20.024 (Nashville Major Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 and Zoning By-law 001-2021:
 - From “RD4(H) Residential Detached Zone Four” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88 to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” by Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report; and
 - From “R4(H)-1006 Fourth Density Residential Zone” with the Holding Symbol “(H)” subject to site-specific Exception 1006, “OS1-950 Public Open Space Zone” subject to site-specific Exception 950 and “EP Environmental Protection Zone” in Zoning By-law 001-2021 to “R4(H)-1006 Fourth Density Residential Zone” and “RT1(H)-1006 Townhouse Residential Zone” both with the addition of the Holding Symbol “(H)”, subject to site-specific Exception 1006, and “OS1 Public Open Space Zone” in Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the subject lands or any portion thereof, until the Owner submits a Phase Two Environmental Site Assessment Report and any other related Environmental Site Assessment documents for the subject lands to the satisfaction of the Development Engineering Department.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2022

Item 17, CW Report 30 – Page 2

3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or 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 came into effect, to permit minor adjustments to the implementing Zoning By-law.
4. THAT Draft Plan of Subdivision File 19T-20V004 (Nashville Major Developments Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-20V004 (Nashville Major Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (269 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project Agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”
6. THAT the revised Nashville Heights Block 61 West Plan shown on Attachment 5 BE APPROVED

Committee of the Whole (2) Report

DATE: Tuesday, June 21, 2022

WARD(S): 1

TITLE: NASHVILLE MAJOR DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT FILE Z.20.024
DRAFT PLAN OF SUBDIVISION FILE 19T-20V004
VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON
ROAD

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 and Draft Plan of Subdivision Files Z.20.024 and 19T-20V004 (Nashville Major Developments Inc.). The Owner proposes to rezone the subject lands:

- From “RD4(H) Residential Detached Zone Four” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88 to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88; and
- From “R4(H)-1006 Fourth Density Residential Zone” with the Holding Symbol “(H)” subject to site-specific Exception 1006, “OS1-950 Public Open Space Zone” subject to site-specific Exception 950 and “EP Environmental Protection Zone” in Zoning By-law 001-2021 to “R4(H)-1006 Fourth Density Residential Zone” and “RT1(H)-1006 Townhouse Residential Zone” both with the addition of the Holding Symbol “(H)”, subject to site-specific Exception 1006, and “OS1 Public Open Space Zone” in Zoning By-law 001-2021.

The rezoning is to permit a residential plan of subdivision consisting of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road (the 'Development'), as shown on Attachment 3.

Report Highlights

- The Owner proposes a plan of subdivision consisting of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the Development
- The Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision Applications as the development is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, the York Region Official Plan 2010 and Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Zoning By-law Amendment File Z.20.024 (Nashville Major Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 and Zoning By-law 001-2021:
 - From "RD4(H) Residential Detached Zone Four" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone", subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88 to "RD4(H) Residential Detached Zone Four", "RS1(H) Residential Semi-Detached Zone One" and "RT1(H) Residential Townhouse Zone" all with the addition of the Holding Symbol "(H)", and "OS2 Open Space Park Zone" by Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report; and
 - From "R4(H)-1006 Fourth Density Residential Zone" with the Holding Symbol "(H)" subject to site-specific Exception 1006, "OS1-950 Public Open Space Zone" subject to site-specific Exception 950 and "EP Environmental Protection Zone" in Zoning By-law 001-2021 to "R4(H)-1006 Fourth Density Residential Zone" and "RT1(H)-1006 Townhouse Residential Zone" both with the addition of the Holding Symbol "(H)", subject to site-specific Exception 1006, and "OS1 Public Open Space Zone" in Zoning By-law 001-2021 in the manner shown on

Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report.

2. THAT the Holding Symbol “(H)” shall not be removed from the subject lands or any portion thereof, until the Owner submits a Phase Two Environmental Site Assessment Report and any other related Environmental Site Assessment documents for the subject lands to the satisfaction of the Development Engineering Department.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or 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 came into effect, to permit minor adjustments to the implementing Zoning By-law.
4. THAT Draft Plan of Subdivision File 19T-20V004 (Nashville Major Developments Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-20V004 (Nashville Major Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (269 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project Agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”
6. THAT the revised Nashville Heights Block 61 West Plan shown on Attachment 5 BE APPROVED

Background

The subject lands are located in the approved Block 61 West Plan and Draft Approved Plan of Subdivision File 19T-10V004

The vacant 4.23 ha subject lands (the ‘Subject Lands’) are located north of Major Mackenzie Drive and east of Huntington Road. The surrounding land uses are shown on Attachment 2.

Vaughan Council on May 24, 2011, approved the Nashville Heights Block 61 West Plan (‘Block Plan’), with subsequent modifications approved on June 19, 2018, as shown on Attachment 7. The Block Plan provides the basis for land uses, housing mix,

environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 61 in order to manage growth.

Vaughan Council on November 29, 2011, approved Draft Plan of Subdivision File 19T-10V004, consisting of 11 lots and 9 blocks for 29 dwelling units, to permit 11 detached dwellings and 18 semi-detached dwellings, a 1.95 ha stormwater management pond facility ('SWM Pond') and a 1.87 ha greenway, as shown on Attachment 6.

Policy 12.7.18.7 Interpretation, of Policy 12.7 Block 61 West - Nashville Heights, VOP 2010, Volume 2 provides the following:

The location and widths of all valley and stream corridors, as shown on Map 12.7.A for Nashville Heights, is approximate and may change without requiring an amendment to this Plan.

The Tributary "A" watercourse traversed through the southern portion of Block 61 West. As part of the Block 61 Plan and subdivision process, the realignment of Tributary "A" through the Subject Lands and the abutting open space was approved by the Toronto and Region Conservation Authority ('TRCA'). An interim SWM Pond was approved by TRCA in July 2015 for a portion of the Subject Lands to facilitate the development in Block 61 West. In June 2018, TRCA issued a permit to allow the construction of the ultimate SWM Pond on the south-side of Major Mackenzie Drive as the Owner, City and Region City had reached an agreement confirming the location of the SWM Pond to the south side of Major Mackenzie Drive (Attachment 7). The Owner submitted an updated Block Plan to reflect the replacement of the interim SWM Pond with residential uses (Attachment 5) in support of the Applications.

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

The City on December 14, 2018, circulated a Notice of Public Hearing (the 'Notice') to all property owners within 150 m of the Subject Lands and to the Kleinburg and Area Ratepayer's Association ('KARA'). A copy of the Notice was also posted on the City's website at www.vaughan.ca and two notice signs were installed on the Subject Lands along Mactier Drive and Major Mackenzie Drive in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council, on January 26, 2021, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of January 19, 2021. The following deputation and written submissions were received by the Development Planning Department and at the Public Hearing:

Deputation

- Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, representing the Owner

Written Submission

- Qi Zhao, Tremblant Crescent, e-mail dated January 12, 2021

- Ren P., Tremblant Crescent, e-mail dated January 18, 2021
- Carolyn George, e-mail dated January 18, 2021
- Olga Sepa and Tyler Sepa, Tremblant Crescent, e-mail dated January 19, 2021

The following is a summary of, and response to, the comments provided in the deputations and written submissions submitted at the Public Hearing of January 22, 2019, and written submissions received by the Development Planning Department:

a) Loss of Open Space / Natural Area

The Development will result in the loss of open space.

Response

Vaughan Council on November 29, 2011, approved Draft Plan of Subdivision File 19T-10V004 that included a 1.95 ha SWM Pond shown on Attachment 6 for a portion of the Subject Lands. Subsequent to the approval of Draft Plan of Subdivision File 19T-10V004, the SWM Pond was no longer necessary for the Subject Lands, as an alternative location on the south side of Major Mackenzie Drive would accommodate a future SWM Pond to service the Block 61 Plan. The SWM Pond is infrastructure, not open space as in the case of a park or open space valleylands. The development provides two vista open space areas adjacent to the open space corridor.

b) Lack of Playground Space

No direct access to a playground for the Development and playgrounds are at capacity.

Response

The Parks Infrastructure Planning and Development Department requires the Owner to convey the 0.74 ha Park Block 26 to the City. As a condition of draft plan of subdivision approval, should this Development be approved, the Owner shall provide the City with a park master plan providing the proposed park program requirements which includes a playground, a 3-metre wide multi-use recreational trail, lighting associated trail and park accessories, and level of service as determined by the City. The Development of Park Block 26 shall be coordinated with residential development in order to provide park facilities to the local residents in a timely manner.

c) Insufficient Stormwater Management

The basements of several dwelling units located along Tremblant Crescent were flooded in October 2019.

Response

A subdivision owner enters into a Subdivision Agreement with the City to address matters respecting stormwater management for a draft plan of subdivision. At the time of the flooding of the basements for the dwelling units located on Tremblant Crescent, Plan of Subdivision 19T-10V004 Phase 2, which was registered as

Plan 65M-4489 on March 16, 2016, was not assumed by the City and was, and still is, in the ownership of the subdivision developer.

The Development Engineering ('DE') Department advised that the subdivision developer's contractor was working behind the Tremblant Crescent dwelling units installing a box culvert to pipe part of the channel to the outlet under Major Mackenzie Road. There was rain and the pump did not turn on when the float moved to activate them. The subdivision developer's contractor was on-site with City Staff and turned the pumps on and allowed the water to bypass the work zone and drain. Water inadvertently receded inside some dwelling units. The subdivision developer was formally notified of the incident and addressed the issue, including having a pump mechanic inspect the pumps. The City has not received any further complaints respecting flooding for the dwelling units located along Tremblant Crescent.

The DE Department advises that stormwater from the impervious areas will be directed into municipal storm sewer systems via curbs, catch basins and maintenance holes and ultimately discharging to the ultimate SWM Pond on the south side of Major Mackenzie Drive.

d) No Designated On-Street Parking

Designated on-street parking is not provided and the development does not have designated visitor parking spaces.

Response

Lay-by parking spaces were planned and provided for along Barons Street and Easts' Corners Boulevard that are a traffic calming measure along the collector roads, and abutting Secord Park along Secord Avenue to its north and Richler Avenue to its south to provide parking for the park. These are not designated parking spaces to anyone in particular. On-street parking is permitted on City streets. The Traffic Demand Management Report Memorandum ('TDMRM') dated June 29, 2021, and prepared by Poulos and Chung Limited submitted in support of the Development in response to the Development Engineering Department recommendations will provide a modified 15 m wide road right-of-way, widening the pavement from 7 m to 8 m to accommodate on-street parking and two-way traffic which is a pavement design standard used on other local roads. The TDMRM further provides that the Development has dwelling units on only one-side of the road and there is no through traffic. The modified 15 m wide road right-of-way can accommodate on-street parking to serve the Development. The Development Engineering Department agrees with the findings of the TDMRM.

e) Congestion on the Streets

There are only two points of exit in the Nashville Heights Community – one from Barons Street and one from Huntington Road. The additional dwellings will add to the congestion.

Response

There are multiple points of exit from the Nashville Heights Community:

- three exits onto Huntington Road (East's Corners Boulevard, Algoma Drive and Mactier Drive)
- one future exit onto Huntington Road (Huntington Road by-pass road)
- one exit onto Major Mackenzie Drive (Barons Street)
- one future exit onto Huntington Road (Huntington Road by-pass road)
- one exit onto Nashville Road (Barons Street)

Further dwelling units are to be developed in the Nashville Heights community. The transportation network for Block 61 West was reviewed by the City and Vaughan Council on November 29, 2011 ratified the recommendation of the Committee of the Whole to approve Block 61 West (Nashville Heights) as amended on November 5. The Development Engineering Department concurs with the findings of the TDMRM that the overall transportation design can support the Development.

f) Signalized Intersection Required

The Subject Lands are adding additional dwelling units and a signalized intersection where the Development's Street "OO" intersects with Mactier Drive.

Response

Vaughan Council on November 29, 2011, approved Draft Plan of Subdivision File 19T-10V004 to permit 29 dwelling units. The Development now proposes 86 dwelling units resulting in an increase of 57 dwelling units due to residential uses being proposed for the relocated SWM Pond lands. The Nashville Heights Block 61 West Transportation Master Plan and Traffic Demand Management Plan dated August 2011, and prepared by Poulos and Chung Limited in support of the Block Plan approved by Vaughan Council on November 29, 2011, and the TDMRM prepared in support of the Development, provided that stop signs control the intersections at Street "OO" and Mactier Drive. There was no recommendation requiring a signalized intersection. Analysis undertaken for the Block 61 West community have indicated that signalized intersections are /or will be required primarily where a collector road intersects with Huntington Road, Major Mackenzie Drive and Nashville Road. The Development Engineering Department agreed with the findings of the TDMRM.

Previous Reports/Authority

The following are links to previous reports regarding the Subject Lands:

[January 19, 2022 Committee of the Whole \(Public Meeting\) Report – Zoning By-law Amendment File Z.20.024 and Draft Plan of Subdivision 19T-20V004 \(Item 3, Report No. 2\)](#)

[November 15, 2011 Committee of the Whole Report – Zoning By-law Amendment File Z.10.031 and Draft Plan of Subdivision File 19T-10V004 \(Item 16, Report No. 50\)](#)

[May 10, 2011 Committee of the Whole Report – Block 61 West \(Nashville Heights\), Block Plan File BL.61.2009, Malone Given Parsons Ltd. – Agent \(Item 30, Report 25\)](#)

[November 15, 2011 Committee of the Whole Report – Block 61 West \(Nashville Heights\) Block Plan Conditions Report, Block Plan File BL.2009 \(Item 13, Report 50\)](#)

Analysis and Options

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

Nashville Major Developments Inc. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands to permit a residential plan of subdivision consisting of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road (the ‘Development’), as shown on Attachment 3:

1. Zoning By-law Amendment File Z.20.024 to rezone the Subject Lands as follows:
 - From “RD4(H) Residential Detached Zone Four” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88 to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” by Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report; and
 - From “R4(H)-1006 Fourth Density Residential Zone” subject to site-specific Exception 1006 with the Holding Symbol “(H)”, “OS1-950 Public Open Space Zone” subject to site-specific Exception 950 and “EP Environmental Protection Zone” in Zoning By-law 001-2021 to “R4(H)-1006 Fourth Density Residential Zone” and “RT1(H)-1006 Townhouse Residential Zone” both with the addition of the Holding Symbol “(H)”, subject to site-specific Exception 1006, and “OS1 Public Open Space Zone” in Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report.

2. Draft Plan of Subdivision File 19T-20V004 (the 'Draft Plan'), shown on Attachment 3, consisting of the following:

Lot / Block	Land Use	Units	Area (ha)
1 - 6	Detached Dwellings	6	0.42
7 - 10	Semi-Detached Dwellings	8	
11 - 23	Street Townhouse Dwellings	72	1.38
24 - 25	Vistas		0.19
26	Park		0.73
27	12.5 m Wide CPR Berm		0.45
28 - 30	0.3 m Reserves		0.01
Street	15 m wide Street "OO"		1.05
Total		86	4.23

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (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 that local context and character is important. The *Planning Act* requires Vaughan Council's planning decisions be consistent with the PPS.

The Development is consistent with Sections 1.1.3, 1.4.1 and 1.5.1 of the PPS encouraging development within Settlement Areas to make the efficient use of land and planned and existing infrastructure and services, and are transit supportive. The policies also encourage an appropriate range and mix of housing options and densities. The policies further facilitate active transportation and community connectivity.

The Subject Lands are located within a defined Settlement Area. The north portion of the Subject Lands are vacant residential lands and the south portion of the Subject Lands provides a stormwater management pond. The current zoning permits detached and semi-detached dwelling units. Detached, semi-detached and street townhouse dwellings are proposed for the Development, consistent with the local context and character and would utilize existing municipal infrastructure and services, and avoid the need for the uneconomical expansion of services. The Development provides for a multi-use trail along Street "OO" which connects to a park and the surrounding community. In consideration of the above, the Development is consistent with the PPS.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is located within a Settlement Area and Delineated Built-up Area providing residential lands with existing and planned municipal water and wastewater systems, in accordance with Section 2.2.1 of the Growth Plan. The Subject Lands are located within a "Community Area" in Schedule 1 - Urban Structure of Vaughan Official Plan 2010 ('VOP 2010'), makes a more efficient use of the lands and the future detached, semi-detached and street townhouse dwelling units and providing access to public open spaces and a park would contribute to establishing a complete community in accordance with Sections 2.2.1.4, 2.2.6.2 and 4.2.5 of the Growth Plan. In consideration of the above, the Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan, 2010

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Towns and Villages" on Map 1, "Regional Structure" of the YROP. The "Towns and Villages" designation permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that "growth will also occur in...Towns and Villages areas...throughout the Region."

Section 3.5.4 of the YROP requires "local municipal official plans and zoning by-laws to permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." Section 3.5.4 of the YROP also states "the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements." The Development includes a mix of housing in the form of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings. The Development conforms to the YROP.

York Region has no objections to the Applications, subject to the Conditions of Approval included in Attachment 1.

The Development conforms to VOP 2010

The Subject Lands are located within a "Community Area" as identified on Schedule 1 - Urban Structure of VOP 2010. The Subject Lands are designated "Low-Rise Residential" "Mid-Rise Residential" with a maximum building height of five-storeys and a maximum floor space index ('FSI') of 1.75, "Mid-Rise Mixed-Use 'B'" with a maximum

building height of 10-storeys and a maximum FSI of 3, “Mid-Rise Mixed-Use ‘B’ within the Major Mackenzie Drive Alignment Special Study Area” with a maximum building height of 10-storeys and a maximum FSI of 3, “Parks” and “Natural Area” by VOP 2010, Policy 12.7 Block 61 West - Nashville Heights. The Official Plan permits the detached, semi-detached and townhouse dwelling units.

Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a “Community Area” and requires new development be designed to respect and reinforce the physical character of the established neighbourhood. In addition, new development in a “Community Area” within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

Sections 9.2.3.1 and 9.2.3.1 of VOP 2010 requires detached, semi-detached and townhouse dwellings to respect and reinforce the scale, massing, setbacks, and orientation of other built and approved dwellings in the surrounding area. The Owner is proposing “RD4 Residential Detached Zone Four”, “RS1 Residential Semi-Detached Zone One” and “RT1 Residential Townhouse Zone” categories by Zoning By-law 1-88 and “R4 Fourth Density Residential Zone” and “RT1 Townhouse Residential Zone” categories by Zoning By-law 1-88. The Draft Plan provides lot sizes (frontage and areas) consistent and compatible with the existing and planned surrounding development. The Development conforms to VOP 2010.

The proposed modifications to the Nashville Heights Block 61 West Plan are in accordance with Vaughan Official Plan 2010

Vaughan Council on May 24, 2011, approved the Block Plan, which includes the Subject Lands. The Block Plan provides the basis for the land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 61 in order to manage growth.

The Block 61 Plan, shown on Attachment 7, was modified as part of Draft Plan of Subdivision File 19T-16V010 (Nashville Developments (North) Inc.) which was approved by Council on September 26, 2017, to modify the “Natural Area” designation boundary of VOP 2010 to facilitate additional lotting and a revised road pattern. The Block 61 Plan was further modified as part of Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) to: replace 31 detached dwellings with 46 street townhouse dwellings representing an increase of 15 dwelling units; adjust Blocks to ensure that the Blocks can develop with the adjacent lands; and, to modify the development limits to the satisfaction of the TRCA.

The Block 61 Plan is modified to change the land use from a stormwater management pond to facilitate additional lots and blocks for residential use and revised road pattern shown on Attachment 5. The Official Plan allows for minor adjustments without requiring an amendment to the Official Plan. The Draft Plan is consistent with the revised Block

Plan, as shown on Attachment 5 and accordingly the revised Block Plan may be approved. A condition to this effect is included in the Recommendations of this report.

Amendments to Zoning By-law 1-88 and Zoning By-law 001-2021 are required to permit the Draft Plan of Subdivision

The Subject Lands are zoned “RD4(H) Residential Detached Zone Four” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88, as shown on Attachment 2. The Owner is proposing to rezone the Subject Lands to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” by Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report:

Table 1

	Zoning By-Law 1-88 Standard	“RD4 Residential Detached Zone Four” Requirements	Proposed Exceptions to the “RD4 Residential Detached Zone Four” Requirements
a.	Minimum Rear Yard Setback	7.5 m	7 m
b.	Minimum Interior Side Yard Setback	1.2 m	1.2 m on one interior side yard, and either 0.6 m or 1.2 m on the other interior side yard
c.	Minimum Interior Garage Width (For Lot Frontages 12 m or greater and Corner Lot Frontages 12 m or greater for Detached Dwellings)	5.5 m	3 m
d.	Maximum Interior Garage Width (For Lot Frontages 9 m or greater and Corner Lots 12 m or greater for Detached Dwellings)	3.05 m	5.6 m

	Zoning By-Law 1-88 Standard	“RD4 Residential Detached Zone Four” Requirements	Proposed Exceptions to the “RD4 Residential Detached Zone Four” Requirements
e.	Minimum Parking Spaces	3 Spaces	2 Spaces

	Zoning By-Law 1-88 Standard	“RS1 Residential Semi- Detached Zone” Requirement	Proposed Exceptions to the “RS1 Residential Semi-Detached Zone” Requirement
a.	Minimum Rear Yard Setback	7.5 m	7 m

	Zoning By-Law 1-88 Standards	“RT1 Residential Townhouse Zone” Requirements	Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements
a.	Minimum Rear Yard Setback	7.5 m	7 m
b.	Minimum Exterior Yard Setback	4.5 m	2.2 m (Blocks 17 and 18)
c.	Minimum Exterior Side Yard to a Sight Triangle	3 m	2 m
d.	Maximum Building Height	11 m	11.5 m
e.	Minimum Landscaped Front Yard where the Lot Frontage is Between 6 m to 11.99 m	33% Landscaped Yard of which 60% shall be Soft Landscaping	30% Landscaped Yard of which 60% shall be Soft Landscaping

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 was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal ('OLT') in respect of By-law 001-2021 was November 15, 2021. By-law 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 compliance 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 Subject Lands are zoned "R4(H)-1006 Fourth Density Residential Zone" with the Holding Symbol "(H)" subject to site-specific Exception 1006, "OS1-950 Public Open Space Zone" subject to site-specific Exception 950 and "EP Environmental Protection Zone" in Zoning By-law 001-2021, as shown on Attachment 2. The Owner is proposing to rezone the Subject Lands to "R4(H)-1006 Fourth Density Residential Zone" and "RT1(H)-1006 Townhouse Residential Zone" both with the addition of the Holding Symbol "(H)" subject to site-specific Exception 1006, and OS1 Public Open Space Zone in Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report:

Table 2

	Zoning By-Law 001-2021 Standard	"R4 Fourth Density Residential Zone Four" Requirements for Detached Dwellings	Proposed Exceptions to the 'R4 Fourth Density Residential Zone' Requirements for Detached Dwellings
a.	Minimum Rear Yard Setback	7.5 m	7 m
b.	Minimum Interior Side Yard Setback	1.2 m	1.2 m on one interior side yard, and either 0.6 m or 1.2 m on the other interior side yard
c.	Maximum Building Height Where the Lot Coverage Exceeds 45%	11 m	11.5

	Zoning By-Law 001-2021 Standard	“R4 Fourth Density Residential Zone Four” Requirements for Semi-Detached Dwellings	Proposed Exceptions to the “R4 Fourth Density Residential Zone” Requirements for Semi-Detached Dwellings
a.	Minimum Lot Frontage	9 m / Unit	8.5 m / Unit
b.	Minimum Lot Area	240 m ² / Unit	230 m ² / Unit
c.	Minimum Rear Yard Setback	7.5 m	7 m
d.	Maximum Building Height Where the Lot Coverage Exceeds 45%	11 m	11.5 m

	Zoning By-Law 001-2021 Standard	“RT1 Townhouse Residential Zone” Requirements	Proposed Exceptions to the “RT1 Townhouse Residential Zone” Requirements
a.	Minimum Rear yard Setback	7.5 m	7
b.	Minimum Exterior Side Yard Setback	2.4 m	2 m
c.	Minimum Exterior Side Yard Setback to a Sight Triangle	3 m	2 m
d.	Maximum Lot Coverage	50%	62%
e.	Minimum Landscaped Front Yard where the Lot Frontage is Between 6 m to 11.99 m	33% Landscaped Yard of which 60% shall be Soft Landscaping	30% Landscaped Yard of which 60% shall be Soft Landscaping

	Zoning By-Law 001-2021 Standard	“RT1 Townhouse Residential Zone” Requirements	Proposed Exceptions to the “RT1 Townhouse Residential Zone” Requirements
f.	Maximum Building Height	11 m	11.5 m

	Zoning By-Law 001-2021 Standard	“R4 Fourth Density Residential Zone Four” Requirements for Detached and Semi-Detached Dwellings and “RT1 Townhouse Residential Zone” Requirements	Proposed Exceptions to the “R4 Fourth Density Residential Zone Four” Requirements for Detached and Semi-Detached Dwellings and “RT1 Townhouse Residential Zone” Requirements
a.	The Permitted Encroachment into a Minimum Required Front Yard, Rear Yard and Exterior Side for a Porch, Including Access Stairs from the Grade	2 m, but no closer than 1.2 m from the applicable Lot Line	3 m, but no closer than 1.2 m from the applicable Lot Line
b.	Minimum Distance for Eaves, Eavestroughs and Gutters to the Nearest Lot Line	0.5 m	0.1 m
c.	Minimum Width Increase of a Parking Space Obstructed on One or Both Sides	0.3 m	0 m

The Development Planning Department supports the rezoning of the Subject Lands to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” subject to site-specific Exception 9(1376) by Zoning By-law 1-88 and “R4(H)-1006 Fourth Density Residential Zone” and “RT1(H)-1006 Townhouse Residential Zone” both with the addition of the Holding Symbol “(H)”, subject to site-specific Exception 1006, and “OS1 Public Open Space

Zone” in Zoning By-law 001-2021 as the rezoning implements the designations (“Low-Rise Residential” “Mid-Rise Residential”, “Mid-Rise Mixed-Use ‘B’”, “Mid-Rise Mixed-Use ‘B’ within the Major Mackenzie Drive Alignment Special Study Area”, “Parks” and “Natural Area”) of VOP 2010, Policy 12.7 Block 61 West - Nashville Heights, resulting in a development that is consistent with the surrounding area. The requested zoning exceptions identified in Tables 1 and 2 are considered minor changes to the zoning and are consistent with the character of the area and zoning standards in the surrounding community.

The Subject Lands will be zoned with the Holding Symbol “(H)”

The Subject Lands will be zoned with the Holding Symbol “(H)” in the manner shown on Attachment 3. The Holding Symbol “(H)” is being placed on the Subject Lands as a Phase Two Environmental Site Assessment Report and any other related Environmental Site Assessment documents are required due to the Subject Lands being used as a temporary stormwater management pond and for the placement of stockpiled fill/construction material. The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the Owner submits a Phase Two Environmental Site Assessment Report and any other related Environmental Site Assessment documents to the satisfaction of the Development Engineering Department.

A condition to this effect is included in the Recommendations of this report and the Conditions of Approval in Attachment 1a).

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

Subdivision Design

The Draft Plan shown on Attachments 3 and 4 consists of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road. The Subject Lands will be accessed by Street “OO”, a public road which is a crescent where both extensions of the street intersect with Mactier Drive. The proposed lots and blocks, and public road extension are consistent with the lot pattern and road network in the area.

The Development must conform in accordance with the Vaughan Council approved Block 61 West Nashville Heights Architectural Design Guidelines (‘ADG’) prepared by John G. Williams Limited, Architect and the approved Block 61 West Nashville Heights Landscape Master Plan (‘LMP’) prepared by NAK Design Strategies. The ADG and LMP must be updated to include an addendum for development on the Subject Lands. Conditions to this effect are included in Attachment 1a) of this report.

The Tree Inventory and Preservation Plan, Edge Management and Restoration Report (‘TIPR’), and the Tree Inventory and Preservation Plan Figure 3 (‘TIPP’) both prepared by Kuntz Forestry Consulting Inc. and dated June 7, 2010, for Block 61 West identified two trees being Bur Oak and White Elm trees that had to be removed to facilitate

development of the Subject Lands. These trees were removed to accommodate the interim SWM Pond and the placement of stockpiled fill/construction material. Four trees (two Bur Oak, White Elm and Green Ash) located within the CPR Berm Block 27 on Attachment 3 would be preserved. The Owner must provide an updated detailed Tree Preservation Study to include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations to the satisfaction of the City. A condition to this effect is included in the Conditions of Approval in Attachment 1a).

Prior to final approval, the City shall approve the final TIPR and TIPP. The Owner shall not remove trees without written approval by the City. The Owner is required to enter into a Tree Protection Agreement in accordance with the Council enacted Tree By-law 52-2018, including a security for the trees to be protected and compensation planting. A condition to this effect is included in Attachment 1a) of this report.

The Development Planning Department is satisfied with the proposed Draft Plan design, subject to the comments in this report and the Conditions of Approval outlined in Attachment 1a) of this report.

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 39 points. A development is required to achieve a minimum application performance level score of 31 points. The Development includes a neighbourhood park and public sidewalks linking to the neighbourhood park located east of the Subject Lands.

Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division advises that the Subject Lands are not designated under the Ontario Heritage Act, are not included in the Register of Property of Cultural Heritage Value and are outside of a Heritage Conservation District. The Subject Lands are located in an area identified as a being of some archaeological potential, and consideration shall be maintained. As such, the following standard clauses shall apply and shall be included as conditions in Attachment 1a) of this report:

- 1) Should archaeological resources be found on the property 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.
- 2) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent 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.

The Development Planning Department has no objection to the Draft Plan, subject to the Conditions of Approval outlined in Attachment 1a) of this report.

The Development Engineering Department has no objection to the Draft Plan, subject to the comments in this report and Conditions of Approval

The Owner has submitted a Functional Servicing Report ('FSR') prepared by Schaeffers Consulting Engineers and dated January 2022, Traffic Assessment Addendum ('TA') prepared by Poulos and Chung Limited and dated June 29, 2021, to the previously submitted report entitled Nashville Heights Community – Traffic Impact Assessment and Transportation Demand Management Report Addendum ('TDM') prepared by Poulos and Chung Limited and dated June 2021 in support of the Applications. The DE Department has reviewed the Applications and provides the following comments:

Redlined Plan

The locations of the trail connection in Park Block 26 (Attachment 3) does not match the engineering civil plans which were revised to avoid conflicts with the driveways for the townhouse dwellings in Block 23. The Plan needs to be revised to address this item. A condition to this effect is included in Attachment 1a) to this report.

Block 61 Master Environmental Servicing Plan

The May 24, 2011, Vaughan Council approved Block Plan, which included the Subject Lands, has undergone subsequent modifications since the May 24, 2011, approval. According to the Nashville Heights Block 61 West Master Environmental and Servicing Plan ('MESP') prepared by Schaeffers Consulting Engineers and dated July 2015, the Subject Lands were envisioned as a 2.7 ha SWM Pond, an increase in size from the 1.95 ha approval under Draft Plan of Subdivision File 19T-10V004 with a potential SWM facility within the land parcel on the south side of Major Mackenzie Drive.

Open Space Realignment

The existing Tributary "A" watercourse Open Space Block to the west was realigned slightly to the west from the original watercourse design through a portion of the Subject Lands to support the change of use from a SWM Pond to residential uses on the Subject Lands.

Road Network

The Subject Lands are located along the south side of an existing municipal road, Mactier Drive, running east-west and located north of Major Mackenzie Drive, a regional road, running east-west. In conformity to the approved Block Plan for Block 61 West, a 15 m right-of-way ('R.O.W') is proposed which typically corresponds to the City's Buffer Road standard (15 m R.O.W with 7m wide pavement). To accommodate on-street parking to satisfy visitor parking requirements, a modified 15 m R.O.W cross-section is proposed including an 8 m wide pavement to accommodate two-way travel as well as on-street parking.

Transit

Currently, there is no existing transit service within the vicinity of the Subject Lands. York Region's 5-year and 10-year transit plans indicate no major transit service is planned for the surrounding area. In the long term, York Region Transit expects to provide regular scheduled transit to the surrounding area as development advances.

Active Transportation

The Development includes pedestrian access to a future multi-use pathway ('MUP') located on the east, west and south sides of future Street '00' and will connect to existing sidewalks on the south side of Mactier Drive with potential future connections to active transportation facilities along Major Mackenzie Drive.

The 10-year regional cycling plan indicates a dedicated or separated cycling facility along Major Mackenzie Drive between Highway 50 and Jane Street. The latest design plans for the reconstruction of Major Mackenzie Drive shows a typical sidewalk on the north side of Major Mackenzie and a multi-use trail on the south side of Major Mackenzie.

Parking

Parking for the Development is included at-grade in the attached garages and on-site on the driveways and visitor parking via on-street parking throughout the proposed development. Parking will be provided for both residents and for residential visitors.

In principle, DE concurs with the overall traffic assessment, transportation demand management strategy and modified 15 m R.O.W cross-section and has no objections. Detailed design review of the overall transportation design will be reviewed in conjunction with the City's Standard Drawings and Design Criteria and at a later date through a future Engineering Perfect Submission.

Sanitary Servicing

The Subject Lands are to be serviced by a tributary to the Barons Street sanitary collector sewer on the west side of the existing open space channel conveying flows via two (2) existing 200 mm diameter stub connections towards the existing 300 mm diameter sanitary sewer on Mactier Drive.

Through previous Perfect Engineering Submission plans approved by DE in 2016 for Plan of Subdivision File 19T-10V004 Phase 2, downstream sanitary sewers were designed to accommodate flows on the Subject Lands in a future development application for 73 townhouse units and 14 single units for a total accumulative population of 312 (73 townhouse units at 3.5 persons/unit and 14 detached units at 4.0 persons/unit = 312). The current Development includes 72 townhouse units and 14 detached units (detached and semi-detached) for a total accumulative population of 308.

DE confirms the density generated by the proposed Draft Plan will not exceed the maximum density permitted for the Subject Lands and generally conforms to the MESP for Block 61 West. Detailed design review of the overall sanitary sewer design will be reviewed, in conjunction with the City's Standard Drawings and Design Criteria, at a later date through a future Engineering Perfect Submission.

Water Supply

The Subject Lands are to be serviced by a tributary to Pressure District 6 ('PD6') which includes two (2) existing 150 mm diameter watermain stubs at the north-east and north-west portions of Street "OO" which ultimately connects to an existing 250 mm diameter watermain on Mactier Drive. The watermain is proposed along the entire stretch of Street "OO" to provide the required looping and connections to the existing 150 mm diameter watermain stubs to Mactier Drive.

Development Engineering is generally satisfied that the water distribution system will provide adequate flows and pressures to support the density proposed as part of the Draft Plan. Detailed design review of the overall watermain design will be reviewed in conjunction with the City's Standard Drawings and Design Criteria at a later date through a future Engineering Perfect Submission.

Stormwater Management

The Subject Lands, including the existing residential developments to the north will be serviced via the tributary to the SWM Pond on the south side of Major Mackenzie Drive which will provide quantity, quality, and erosion controls for the Subject Lands and existing residential developments. Furthermore, water balance requirements for the Subject Lands will be addressed by way of infiltration trenches along the rear yards of all proposed residential blocks including overflow connections to rear yard catch basins.

Subsequent to the completion of the realignment of Major Mackenzie Drive, the interim SWM Pond on the Subject Lands was decommissioned and the ultimate SWM Pond on the south side of Major Mackenzie Drive will service the existing developments to the north and the Subject Lands in Block 61. Through external works to Nashville Heights Residential Subdivision - Phase 4B, a 2400 x 1500 mm Storm Box Culvert outlet to the ultimate SWM Pond on the south side of Major Mackenzie Drive will convey minor and major flow systems. Detailed design review of the overall storm sewer design will be reviewed in conjunction with the City's Standard Drawings and Design Criteria and at a later date through a future Engineering Perfect Submission.

Lot Grading

The Subject Lands generally slope towards the location of the former interim SWM Pond constructed as part of previous plans of subdivision in Block 61 West. The proposed grading design of the Draft Plan will be completed to direct minor and major storm drainage from the impervious areas into municipal storm sewer systems via curbs, catch basins and maintenance holes and ultimately discharging to the ultimate

SWM Pond on the south side of Major Mackenzie Drive for quality and quantity controls. Emergency overflow for major storm events is proposed at the south-west corner of the subdivision directed towards the existing stormwater management channel. Detailed design review of the overall subdivision grading will be reviewed in conjunction with the City's Lot Grading Design Criteria at a later date through a future Engineering Perfect Submission.

Erosion and Sediment Control

The *Erosion and Sediment Control Guidelines for Urban Construction* (December 2006) ('ESCG') was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area Conservation Authorities for common usage in land development, construction and water management. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the ESCG.

Environmental Site Assessment

The Owner submitted the Phase One Environmental Site Assessment Update ('ESA') prepared by Soil Engineers Ltd. and dated July 14, 2021, and the Summary Soil Sampling and Testing Program Report prepared by Soil Engineers Ltd. and dated January 31, 2022, that were reviewed by the DE Department. The findings of the Soil Sampling and Testing Program completed by the Owner's Environmental Consultant indicates the soil quality of the fill stockpile and fill placed inside the existing SWM Pond within the Subject Lands meets applicable site condition standards for the locations investigated.

As a condition of Draft Plan approval and prior to registration of the Plan, the Owner shall submit a formal Phase Two ESA Report for the Subject Lands base on the findings of the Phase One ESA, to the satisfaction of the DE Department.

Noise Attenuation

The Owner has submitted an Environmental Noise Assessment and Addendum to the Railway Vibration Analysis both prepared by Valcoustics Canada Ltd. and dated May 12, 2020. The report concludes that the sound levels due to road traffic from Mactier Drive to the north, Major Mackenzie Drive to the south and CP Railway to the east will exceed the Ministry of the Environment, Conservation and Parks limits.

Based on the predicted sound levels, implementation of indoor noise control measures will be required such as providing mandatory air conditioning for residential units adjacent to CP Railway to the east and residential units adjacent to Major Mackenzie Drive to the south. Provisioning for future air conditioning for units on the west side of the Development adjacent to the existing stormwater channel / open space block will also be required. Implementation of outdoor noise control measures will be required by means of a 1.8 m high sound barrier for residential Lots 1 and 10 and a 2.5 m high

sound barrier at the rear yard of the easterly unit of residential Block 18. Offers of purchase and sale/tenancy agreements for all dwelling units requiring noise control measures must include applicable warning clauses indicating the existence of possible excess noise and the measures provided to deal with that excess.

The DE Department has no objections to the Development subject to their conditions in Attachment 1a) of this report.

Servicing Allocation is available for the Draft Plan

Vaughan Council, on December 10, 2021, endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy. Therefore, the following resolution to allocate servicing capacity to Draft Plan of Subdivision File 19T-20V004 may be recommended for Council approval:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-20V004 (Nashville Major Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (269 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project Agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

The Financial Planning and Development Finance Department has no objection to the Draft Plan

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, regarding matters the City may consider necessary, including development charges. A condition to this effect is included in Attachment 1a).

The Real Estate Department has no objection to the Draft Plan, subject to the Conditions of Approval

The Real Estate Department has no objection to the approval of the Applications. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and shall conform to the City's Cash-in-Lieu of Parkland Policy. A condition to this effect is included in Attachment 1a) of this report.

The Parks Infrastructure Planning and Development Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval

The Parks Infrastructure Planning and Development Department has no objection to the Development subject to the Owner dedicating parkland in accordance with Section 7.3.3 Parkland Dedication, VOP 2010, conveying Park Block 25 (Attachments 3 and 4) and preparing a park master plan which includes the proposed uses / program requirements for the park. Conditions to this effect are included in Attachment 1a).

The Forestry Operations Division has no objection to the Development, subject to conditions

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has no objection to the Development subject to the Owner informing the Forestry Operations Division once tree protection measures have been installed for inspection and approval according to City specifications.

The Toronto and Region Conservation Authority ("TRCA") has no objection to the Applications, subject to the Conditions of Approval

Through the Block Plan process and subsequent subdivision applications in Block 61 West, the watercourse, known as Tributary "A" that ran through the eastern side of the block was realigned through several TRCA permits. As a result of the realignment works, a portion of the tributary was constructed through the southern portion of the Subject Lands. As development within the Block Plan area progressed an interim SWM Pond was approved and constructed on the subject lands through TRCA Permit No. C-150723 approved on July 3, 2015.

The intent of the SWM Pond was to service on-going development within Block 61 West while discussions regarding the location of the ultimate SWM Pond were taking place between the Owner, City and York Region. Once it was confirmed that the ultimate SWM Pond would be constructed on the south-side of Major Mackenzie Drive directly below the interim SWM Pond on the Subject Lands, TRCA Permit C-180655) was issued on June 8, 2018. The permit will facilitate the removal of the interim SWM Pond on the Subject Lands, construction of the ultimate SWM Pond and further realignment of the Tributary "A" channel. The further realignment of the channel resulted in it being straightened out and removed from the Subject Lands.

The TRCA has no objection to the Applications subject to their conditions included in Attachment 1c) of this report.

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

Alectra Utilities Corporation has no objection to the approval of the Applications, subject to their Condition of Approval in Attachment 1d) of this report

Enbridge Gas Inc. has no objection to the Applications subject to their conditions included in Attachment 1e) of this report.

Bell Canada has no objection to the Applications subject to their conditions included in Attachment 1f) of this report.

Rogers Communications has no objection to the Applications and no conditions.

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

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

Canadian Pacific Railway have advised that the Owner follow Guidelines for New Development in Proximity to Railway Operations

The Development is in proximity to the Canadian Pacific Railway ('CP') owned and operated Mactier Subdivision to the east, classified as a principal main rail line. CP is not in favour of residential development in proximity to its right-of-way as this land use is not compatible with railway operations. The health, safety and welfare of future residents could be adversely affected by railway activities. Should any proposed residential subdivision application adjacent to railway right-of-way receive approval, CP requests that all recommended Guidelines for New Development in Proximity to Railway Operations ('CP Guidelines') are followed as it relates to residential development adjacent to the CP. The CP Guidelines can be found at the following link – <http://www.proximityissues.ca>. CP advised it is not an approving authority and that it no longer will provide conditions to be cleared by their agency.

The School Boards have no comments or conditions for the Draft Plan

No comments nor conditions were received from the York Region District School Board, York Catholic District School Board Conseil Scolaire de District Catholique Centre-Sud.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to the Applications subject to their Conditions of Approval in Attachment 1b).

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.20.024 and Draft Plan of Subdivision File 19T-20V004 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88 and Zoning By-law 001-2021, 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, conform to the Growth Plan, the YROP and VOP 2010, and are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the recommendations in this report and the Conditions of Approval in Attachment 1.

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-20V004 - Redlined
4. Landscape Master Plan
5. Proposed Revised Block 61 West Plan
6. Portion of November 29, 2011 Council Draft Approved Plan of Subdivision File 19T-10V004
7. June 19, 2018 Council Approved Block Plan - Revised

Prepared by

Judy Jeffers, Planner, ext. 8645

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

A handwritten signature in black ink, appearing to read 'Haiqing Xu'.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by

A handwritten signature in black ink, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-20V004 ('THE PLAN')
NASHVILLE MAJOR DEVELOPMENTS INC. ('THE OWNER')
PART OF LOT 21, CONCESSION 9, 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-20V004 (THE "PLAN"), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated January 7, 2021.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated November 12, 2021.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 1d) and dated October 1, 2020.
5. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out on Attachment No. 1e) and dated May 26, 2022.
6. The Conditions of Approval of Bell Canada as set out on Attachment No. 1f) and dated October 2, 2020.
7. The Conditions of Approval of Canada Post as set out on Attachment No. 1g) and dated October 5, 2020.

Clearances

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

- b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment Nos. 1a), 1b), 1c), 1d), 1e), 1f) and 1g) for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 2. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 3. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 4. The Toronto and Region Conservation Authority shall advise that the Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 5. Alectra Utilities shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 6. Enbridge Gas Distribution Inc. shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 7. Bell Canada shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 8. Canada Post shall advise that the Conditions on Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 1a)

CONDITIONS OF APPROVAL DRAFT PLAN OF SUBDIVISION FILE 19T-20V004 ('THE PLAN') NASHVILLE MAJOR DEVELOPMENTS INC. ('THE OWNER') PART OF LOT 21, CONCESSION 9, 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:

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons Ltd., Project No. 16-2465, dated November 11, 2015 (revised March 8, 2022) and redlined dated June 21, 2022, (the 'Plan'), as follows:
 - a) The locations of the trail connection in Park Block 26 does not match the engineering civil plans which were revised to avoid conflicts with the driveways for the townhouse dwellings in Block 23. The Plan needs to be revised to address this item.
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 any and all outstanding application fees to the 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 matters as the City may consider necessary, including payment of development levies, the provision of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.
5. Prior to final approval of the Plan:
 - a) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 61 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads, and municipal services to support development within Block 61. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
 - b) The Owner acknowledges that that parkland shall be dedicated, and cash-in-lieu of parkland may be required and shall be paid in accordance with

Section 42 of the *Planning Act* and conform to the City's "Cash-in-lieu of Parkland Policy". If required, non-participating owners shall be required to pay additional cash-in-lieu to the City.

- c) Prior to final approval of the Plan, the Trustee for the Block 61 Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 61 Developers' Group Agreement.
6. The road allowance included within the Plan shall be dedicated as a public highway without monetary consideration and free of all encumbrances.
 7. The road allowance within this Plan shall be named to the satisfaction of the City and York Region. Proposed street name shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
 8. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
 9. Any dead end or open side of a road allowance created by this Plan shall be terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
 10. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
 11. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and/or York Region.
 12. Prior to final approval of the Plan, 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 of the Soils Report including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
 13. Prior to the initiation of grading, and prior to the registration of the Plan, or any phase thereof, the Owner shall submit to the City for review and approval a detailed engineering report(s) that describes the storm drainage system for the proposed development within the Plan, which shall include:
 - a) plans illustrating how this drainage system will tie into the surrounding

drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;

- b) the location and description of all outlets and other facilities;
- c) stormwater management techniques which may be required to control minor and 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 report(s) to the satisfaction of the City.

- 14. 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 Plan.
- 15. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanently built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
- 16. 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.
- 17. The Owner shall agree in the Subdivision Agreement to design, purchase material, and install a street-lighting system in the Plan in accordance with City standards and specifications. The Plan shall be provided with decorative street-lighting to the satisfaction of the City.
- 18. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, fenced with temporary fencing maintained and signed to the satisfaction of the City to prohibit dumping and trespassing.
- 19. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis 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.

20. Prior to final approval of the Plan, the Owner shall provide detailed intersection design drawings for all proposed accesses onto the existing boundary roads inclusive of the emergency accesses to the satisfaction of the City unless alternative arrangements are made with the City.
21. Prior to final approval of the Plan, the Owner shall provide detailed design drawings for the proposed subdivision road network to the satisfaction of the City. The detailed design drawings should provide active transportation connections to the surrounding road network and include the location of sidewalks, multi-use paths, crossings, pavement markings, signage, bike lanes and other transportation infrastructure to the satisfaction of the City.
22. Prior to final approval of the Plan, the Owner shall provide a pavement marking and signage plan for the Plan to the satisfaction of the City. The Owner shall agree in the Subdivision Agreement to fully implement the pavement markings and signage at the Owner's cost as per approved drawings to the satisfaction of the City.
23. Prior to final approval of the Plan, the Owner shall provide cross-sections of the proposed modified 15 metre right-of-way local road (Street "00") for the east, west and south portions of the "ring-road" to the satisfaction of the City.
24. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out, the design and construction of the traffic calming and traffic management measures that are identified on the functional and/or detailed design drawings. In the event that these traffic calming measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services, then the Owner shall design and construct additional traffic calming measures and/or traffic management measures to the satisfaction of the City.
25. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
26. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Plan as and when each dwelling unit is constructed.

27. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City, which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.
28. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed Hydrogeological Impact Study that identifies, if any, local wells that may be influenced by construction and if necessary, outline a monitoring program to be undertaken before, during and after construction of the Plan.
29. Prior to final approval of the Plan, the Owner shall submit an Environmental Noise and/or Vibration ('Noise') Report to the City for review and approval. The preparation of the Noise Report shall include the ultimate traffic volumes associated with the surrounding road network and railway according to the Ministry of Environment, Conservation and Parks ('MECP') Guidelines. The Owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the City. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved Noise Report to the satisfaction of the City.
30. Prior to final approval of the Plan, and/or conveyance of land, and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - a) Submit a Phase One Environmental Site Assessment ('ESA') Report and, if required and as applicable, a Phase Two ESA Report, Remedial Action Plan ('RAP'), Risk Evaluation, and Risk Assessment Report(s) in accordance with *Ontario Regulation ('O. Reg.') 153/04 (as amended)* or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
 - b) Should there be 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 required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document *Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act (as amended)*, submit a complete copy of the Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
 - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.

- d) Reimburse the City for the cost of the peer review of the ESA Reports and associated documentation, as may be applicable.
31. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) For all parks, open spaces, landscape buffers, and stormwater management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment ('ESA') report in accordance or generally meeting the intent of *Ontario Regulation (O. Reg.) 153/04 (as amended)*, assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
 - b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document *Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act (as amended)*, submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
 - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
 - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
32. The Owner shall provide the City with a Park Master Plan that shall demonstrate a sound design approach and illustrate the proposed park program requirements which includes a playground, a 3metre wide multi-use recreational trail, lighting associated trail and park accessories, and level of service as determined by the City. The Park Master Plan shall include information related to existing conditions, grading plan, servicing, layout, surface treatment, planting, preliminary construction cost estimates, lighting, and relevant details.
33. The Owner shall convey Park Block 26 to the City free of all cost and encumbrances.

34. Prior to the execution of the Subdivision Agreement, the Owner shall agree to develop the base requirements for Park Block 26 in accordance with items listed below in Condition 38. The timing of these works shall be completed by no later than, within two growing seasons of the first Building Permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the Plan or surrounding subdivisions served by the park.
35. Development of Park Block 26 shall be coordinated with residential development in order to provide park facilities to the local residents in a timely manner. Prior to the execution of the Subdivision Agreement, the Owner shall agree to enter into a Developer Build Agreement with the City to build the park including but limited to the construction of the lit multiuse recreational pathway, hardscaping, facilities, and all associated softscaping as per Developer Build Parks Policy, No. 07.2.05.
36. The Owner shall agree to complete a Master Plan to the City's standard level of service for Park Block 26 to the City's satisfaction, and shall include the following information:
 - a) Illustrate the proposed park program requirements, lit recreational multiuse pathway, including future trail connections, and level of service as determined by the City.
 - b) Demonstrate parkland configuration and grading to allow for the placement and development of appropriate outdoor facilities.
 - c) Provide boundaries of proposed parkland dedication and the total size of individual blocks.
 - d) Provide an existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size, and condition.
 - e) Provide a grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements.
 - f) Provide a preliminary construction cost estimate.
 - g) Required restoration works and Edge Management Plan for park block abutting open space and associated buffer.
 - h) Layout plan which illustrates proposed park program requirements as determined by the City.
37. The plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program

requirements to the satisfaction of the City.

- a) Public parks shall be unencumbered by underground parking, utility easements and structures, transformer boxes, Canada Post mailboxes and/or access, overland flow routes, railway and pipeline safety buffers and zones, Natural Heritage Network core features and associated buffers, regulated floodplain areas, or anything that could negatively impact the public use of the public park.
- b) A parkland dedication chart shall be provided showing sufficient information to demonstrate parkland dedication calculations to the City's satisfaction. The parkland dedication chart shall be used for valuating, determining, and identifying the total amount of final parkland conveyance or payment representing the cash-in-lieu of parkland dedication to the City based on developable lands of the individual applicant lands or the development group.
- c) All parkland conveyed to the City shall be conveyed in a physical condition satisfactory to the City and in accordance with the policies, practices, and guidelines of the City. Refer to Developer Responsibility for Parkland Conveyance Conditions (Base Condition) below.

38. The Owner shall agree to complete the following respecting the park base requirements:

- a) Archaeological Assessment, Stage I and II is required to determine limits of public park block(s). Proposed public park lands are to be clear of all historically significant heritage features.
- b) A geotechnical investigation and Phase 2 Environmental Site Assessment to be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing park and open space blocks for contaminants of concern to the satisfaction of the City and in conformity with the applicable MOECC Site Condition Standards for parkland use. Ensure compliance with the updated Engineering Design Criteria and Standard Drawings Manual. A minimum of 5 boreholes are required within Park Block 26 Boreholes are to be taken at regular intervals along the full length of Park Block 26. Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including levels of various chemical elements and contaminants. Should additional fill be placed to meet required grading levels, the results of the Phase Two Investigation shall be supplemented with a letter report addressed to the City the Owner's environmental consultant that includes: confirmation of the area where fill has been placed and details regarding dates, sources, volumes, and certification that the placed fill material meets the applicable MOECC Site Condition Standards referenced above and compacted to the standard referenced

below.

- c) A complete inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within Park Block 26. Drawings shall indicate the location of all existing trees, including limit of drip line, trees to be removed and trees to be maintained within the park block. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged, and hazardous trees are to be removed and disposed of off-site.
- d) Any tree or similar vegetation in accordance with the tree preservation plan shall be retained on the park block.
- e) The park block shall be graded based on the park's proposed facilities and stormwater management requirements. Park Block 26 shall be graded to conform to the overall grading plan of the Plan with clean engineered fill compacted to 95% Standard Proctor Dry Density (SPDD), inclusive of any civil work required such as retaining structures, rip rap, swales, and the like to meet grading levels. The park block shall generally be graded to allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area. No fill is to be placed on existing topsoil and the stockpiling of topsoil on the park and open space blocks is prohibited. Spread and fine grade topsoil evenly to a depth of 300 mm over the entire park block. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0pH to 7.5pH and shall be capable of sustaining vigorous plant growth. The Owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Prior to placement of topsoil, the Owner shall add all amendments as required to amend the existing soils to meet the recommendations of the fertility testing and demonstrate that these standards have been met.
- f) Proposed public park block grading must not negatively impact adjacent properties with overland flow routes. The public park block cannot be encumbered by overland flow routes from adjacent properties.
- g) Park Block 26 shall be seeded with a seed mix approved by the City.
- h) The perimeter of Park Block 26 shall be temporarily fenced off with fencing approved by the City and "No Dumping", "No Trespassing", and "Encroachment by-law" signs shall be placed along the perimeter of the park blocks.
- i) The Owner shall be responsible to maintain Park Block 26 until such time as

the park's construction commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice in summer, erosion repairs, cleaning of catchbasins, repair of perimeter fencing, and removal of any debris that is dumped on the site, to the satisfaction of the City.

- j) Park Block 26 shall not be encumbered by any services or easements including but not limited to utility services, transformer boxes, Canada Post mailboxes and/or access, and Block 27 Canadian Pacific Railway ('CPR') Berm buffer block.
 - k) Park Block 26 shall include adequately sized servicing connections along the main frontage of the park block, including a stormwater manhole. All servicing structures are to be located no less than 5 metres away from property lines. A stormwater management brief and grading plan for all required stormwater services is required to ensure that proposed works have been designed to accommodate stormwater flows in accordance with the Engineering Department Design Manual City at interim and ultimate phases of the Park Block and to the satisfaction of the City.
 - l) Electrical services include a 120/240 volt, single phase, three wire power supply to Park Block 26. The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the park block(s). The cable feed will originate from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2" X 4" wood stake, visible above grade.
 - m) All temporary sediment control management measures within parks and open space blocks are to be removed prior to rough grading of the associated block.
39. All multi-use trail connection segments shall be asphalt and a minimum 3 metres in width, flared and with appropriate line markings to City Standards.
40. All trails and pathways should not exceed a 5% grade, should be paved, and have a planned width of 3 metres with an additional 1.5 metres mow strip on either side. The trails shall be site verified by the Parks Development Department prior to construction. The open space trail shall not require asphalt paving except for the portions of the open space trail that connect to a residential subdivision and those portions of the trail that exceed a 5% grade as per City Standards.
41. The open space pathway shall not exceed a 5% grade any portion of the trail exceeding a grade of 5% shall be constructed using asphalt as per City Standards. All pathways crossing over a culvert shall flare out 2 metres on either side of the pathway as per City Standards. Please show the different surface materials for this

trail.

42. Light levels shall be achieved along the multi-use pathway to meet City standards.
43. All trails and pathways shall meet the Accessibility Design Guidelines for York Regional Forest Trails.
44. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
45. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages, and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
46. Prior to final approval of the Plan, the Owner shall convey lands or provide easements as may be required for pedestrian access, utility, drainage or construction purposes, which may include any required easements and/or additional lands within and/or external to the Plan and shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
47. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan, to the satisfaction of the City.
48. The Owner shall agree in the Subdivision Agreement to convey any road allowances, road widening, daylight triangles, and flaring on the Plan for public highway, free of all costs and encumbrances, to the satisfaction of the City.
49. The Owner shall agree in the subdivision agreement to design and construct Street "00" according to the City of Vaughan Engineering Standards unless justification is provided for a design exception to the satisfaction of the City.
50. The Owner shall agree in the Subdivision Agreement to construct proposed intersections and accesses from the Plan to the existing boundary roads at the Owner's cost as per the approved construction drawings unless alternative arrangements are made with the City. The cost shall be secured through a letter of credit based on cost estimates, to the satisfaction of the City.
51. The Owner shall agree to provide the following for the purpose of fire safety and firefighting operations:

- a) hydrants for firefighting, municipal or private, as identified in the plans and code requirements to be installed;
 - b) hydrants shall be unobstructed and ready for use at all times;
 - c) access roadways shall be maintained and suitable for large heavy vehicles; and
 - d) temporary municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
52. The Owner shall agree in the Subdivision Agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
53. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
54. The Owner shall agree in the Subdivision Agreement to inspect, evaluate, and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:
- a) A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the Plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - i. Bacteriological Analysis – total coliform and E-coli counts
 - ii. Chemical Analysis – Nitrate Test
 - iii. Water level measurement below existing grade
 - b) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
 - c) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
 - d) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.

- e) If the private well systems in the zone of influence deteriorate due to the servicing of the Plan, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.

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.

- 55. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
- 56. The Owner agrees to include in the Purchase and Sale Agreement for all lots adjacent to the open space areas associated with creeks, a statement which advises of the public land setback from the top of the bank of the creek and that public walkways may be located in this setback area.
- 57. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to the issuance of a Building Permit.
- 58. Prior to the initiation of the grading or striping of topsoil and final approval, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
- 59. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and/or final execution of a Subdivision Agreement, to the satisfaction of the City.
- 60. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance

with the Toronto and Region Conservation Authority's *Erosion and Sediment Control Guidelines for Urban Construction (December 2006)* and implement a monitoring and reporting program to the satisfaction of the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the Plan, and shall not occur on either the park, open space and/or buffer block(s).

61. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport, and the City of Vaughan Development Planning Department immediately in the event that:
 - a) archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
 - b) where human remains are encountered during grading or construction activities, the proponent must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
62. Prior to final approval of the Plan, the Owner shall comply with the *Endangered Species Act*, 2007, S.O.2007 ('Act') and with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to the Plan or the related Subdivision Agreement, the Owner must comply with the provisions of the Act to the satisfaction of the Policy Planning and Environmental Sustainability Department, Environment Division.
63. Prior to final approval, the Owner shall satisfy the following:
 - a) All technical, financial, and other requirements of Alectra Utilities Inc., its successors and assigns, regarding the design, installation, connection and/or expansion of electrical distribution services, or any other related matters; the Owner shall enter into a development agreement with Alectra Utilities Inc. which addresses the foregoing requirements.
 - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of Alectra Utilities Inc. and the City.
64. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro transformer and/or grounding grid easements.

65. Prior to final approval, the Owner shall convey, free of all costs and encumbrances, Park Block 26 and the associated 12.5 m CPR Berm Block 27, to the satisfaction of the City.
66. Prior to final approval, the Owner shall convey, free of all costs and encumbrances, Vista Blocks 24 and 25, to the satisfaction of the City and TRCA.
67. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot and/or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
68. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to the transfer of the land.
69. The Owner shall agree to remove any driveways and buildings on the site, which are not approved to be maintained as part of the Plan. Any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
70. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued for any lots and/or blocks until the Owner's consulting engineer certifies, to the satisfaction of the City, that the lot grading complies with the City of Vaughan lot grading criteria and the driveway(s) as shown on the Plan submitted for the construction of the building(s) on the subject lots and/or blocks conform in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
71. Notwithstanding the provisions generally included within the Subdivision Agreement, the City may issue model home Building Permit(s) provided that the land is zoned to the satisfaction of the City and the relevant conditions of the Subdivision Agreement are fulfilled.
72. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit(s).
73. Prior to final approval of the Plan, the Owner shall:
 - a) provide a detailed Tree Preservation Study to the satisfaction of the City which shall include an inventory of all existing trees, an assessment of significant trees to be preserved, proposed methods of tree preservation based on the Arborist Report recommendations, and quantify the value of

the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol;

- b) not remove trees without written approval by the City; and
 - c) enter into a Tree Protection Agreement in accordance with City Council enacted Tree By-Law 52-2018.
74. Prior to the landscape plan review by Development Planning Department, Urban Design Division, a fee shall be paid by the Owner to the Development Planning Department in accordance with the in-effect Tariff of Fees for Vaughan Planning Applications - Landscape Plan Review. This fee will include:
- a) the City's review and approval of proposed streetscaping/ landscaping within the Plan (including but not limited to Urban Design Guidelines, Landscape Master Plan, Architectural Design Guidelines, Perfect Submission Landscape Architectural Drawings, Stormwater Management Pond Planting Plans, Natural Feature Edge Restoration/Management Plans), and Tree Inventory/Preservation/Removals Plans; and
 - b) a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the Plan by the City.
75. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the Vaughan Council approved Block 61 West Nashville Heights Architectural Design Guidelines Architectural Design Guidelines ('Architectural Design Guidelines') prepared by John G. Williams Limited, Architect. The Owner shall agree that:
- a) the Architectural Design Guidelines shall be updated to include an addendum for the Plan;
 - b) a control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the Architectural Design Guidelines;
 - c) prior to the submission of individual Building Permit Applications, the control architect shall have stamped and signed drawings certifying compliance with the approved Architectural Design Guidelines; and
 - d) The City may undertake periodic reviews to ensure compliance with the Architectural Design Guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.

76. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 61 West Nashville Heights Landscape Master Plan prepared by NAK Design Strategies, including but not be limited to the following issues:
- a) The Landscape Master Plan shall be updated to include an addendum for this area of development;
 - b) Co-ordination of the urban design/streetscape elements including built form, fencing treatments, street tree planting, vista blocks, and berm block;
 - c) Sustainability design practices/guidelines;
 - d) The appropriate community edge treatment along Major Mackenzie Drive with low-maintenance plant material;
 - e) The appropriate buffer treatment along Canadian Pacific Railway berm with low-maintenance plant material;
 - f) The appropriate landscaping and streetscaping treatment with a multi-use pedestrian trail within Vista Blocks 24 and 25;
 - g) The appropriate landscaping and streetscaping treatment with a multi-use pedestrian trail within Park Block 27 and CPR Berm Block 27; and
 - h) Trail system and network within the park block and vista blocks.
77. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Performance Metrics ('SPM') program. The SPM program shall present a set of metrics to quantify the sustainability performance of new development projects. The Plan is required to achieve a minimum application performance level score of 31 points to the satisfaction of the City.
78. The Owner shall agree in the Subdivision Agreement to warranty the landscape vegetation screen on the CPR Berm Block 27 landscape buffer for a period of five (5) years following the date of assumption of the Plan.
79. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier within the limits of CPR Berm Block 27 that abuts the Canadian Pacific Railway lands, to the satisfaction of the City.
80. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the Environmental Noise Report and Architectural Design Guidelines.

81. The Owner shall agree in the Subdivision Agreement to provide a Soils Report for all street tree pits and planting beds throughout the Plan to the satisfaction of the City.
82. The Owner shall agree in the Subdivision Agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Development Engineering Department.
83. The Owner shall include the following warning clauses as a schedule in 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 for 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 a 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) as a security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposits 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*, the Innovation, Science and Economic Development Canada ('ISED') and the Canadian Radio-television and Telecommunications Commission ('CRTC') authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet

their needs.”

- d) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, and By-law 001-2021, as amended as follows:

- i. The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
- ii. Driveways in either front or exterior side yards shall be constructed in accordance with the following requirements:

By-law 1-88:

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

¹ The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2, unless otherwise amended by an in-effect Zoning By-law.

² The Lot Frontages for Lots 12 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

By-law 001-2021:

Lot Frontage	Maximum Width of Driveway
Less than 6m ¹	2.9m
6.0 - 6.99m ¹	3.5m
7.0 - 8.99m ¹	3.75m
9.0 – 11.99m ¹	6.0m
12.0m and greater ²	9.0m

¹ Any portion of a yard in excess of 135m² shall be comprised of a minimum of 60% soft landscaping.

- ² For a RM Zone or a circular driveway the Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.19.1, unless otherwise amended by an in-effect Zoning By-law.
- ³ For a RM Zone or a circular driveway The Lot Frontages for Lots 12m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.19.1.”
- e) “Purchasers and/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 Information Plan provided by the Owner in its sales office.”
- f) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the Plan and the individual building units, noise levels, including those from construction activities, including those from road or rail traffic, may be of concern and occasionally interfere with some activities of the dwelling occupants.”
- g) “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 a public highway, laneway, walkway or other similar space, is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation features and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner as a 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 deposits 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 features, or fencing shall not be the responsibility of the City and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation features, or fencing shall be the sole responsibility of the lot owner.”

- h) “Purchasers and/or tenants are advised that this Plan is designed to include rear lot catch basins. The rear lot catch basin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain

the rear lot catch basin 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 catch basin. The rear lot catch basins are shown on the Construction Drawings and the location is subject to change without notice.”

- i) “Purchasers and/or tenants are advised that their rear yard lot area has been designed to incorporate an infiltration trench system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench systems in good operating condition, which may include periodic cleaning of the rear yard catch basin, as per the Environmental Compliance Approval (‘ECA’) as issued by the Ministry of the Environment, Conservation and Parks (‘MECP’) No planting activity or structures are permitted on the infiltration trenches and soak-away pits.”
- 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 recycling containers, therefore, direct cash deposits from the purchasers and/or tenants to the Owner for recycling container purposes is NOT a requirement of the City of Vaughan. The intent of this initiative is to encourage the purchasers and/or tenants to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operations 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.”

streets:

- k) “Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline for municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths.”
- l) “Purchasers are advised that traffic calming measures may have been incorporated into the road allowances.”
- m) “Purchasers and/or tenants are advised that the collector and primary roads within the Plan are expected to support more traffic than local roads and, if demand warrants, transit routes in the future.”
- n) “Purchasers and/or tenants are advised that internal streets may be subject to public transit bus traffic.”

small front yard lot with a single driveway and sidewalk:

- o) "Purchasers and/or tenants are advised that small front yard lots with a single driveway and sidewalk may have limited on-lot parking opportunities."

abutting or in proximity of any park or open space:

- p) "Purchasers and/or tenants are advised that the adjacent park or open space may be left in a naturally vegetated condition and receive minimal maintenance."
- q) "Purchasers and/or tenants are advised that abutting a neighbourhood park, open space or walkway may be of a concern due to the noise and lighting expected from the recreational nature of the site."
- r) "Purchasers and/or tenants are advised that the neighbourhood park(s) may not be fully developed and/or programmed at the time of occupancy. The timing of development and phasing of and programming for parkland is at the discretion of the City."
- s) "Purchasers and/or tenants are advised that a Permission to Enter and Access Agreement from the City is required to complete construction/ landscape works to the lot or block where access through the park or open space is required."
- t) "Purchasers and/or tenants are advised that routine maintenance and ploughing of the pathway should be expected on a public pathway associated with a park or open space."
- u) "Purchasers and/or tenants are advised that municipal snow ploughing operations shall exclude private access paths to the main walkway within the park block."

encroachment and/or dumping:

- v) "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the park or open space are prohibited."

Canadian Pacific Railway:

- w) "Purchasers and/or tenants are advised that Canadian Pacific Railway ('CP') company, or its assigns or successors in interest, has or have a railway right-of-way located within 300 meters from the land subject hereof. There may be alterations to or expansions of the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and

vibration attenuating measures in the design of the Plan and individual dwellings. CP will not be responsible for complaints or claims arising from the use of its facilities and/or operations.”

- x) “Purchasers and/or tenants are advised that despite the inclusion of a landscape vegetation screen along the CP Railway safety berm adjacent to Street “OO”, railway traffic will be visible. A screen wall will not be erected on the CP Railway berm adjacent to Street “OO”. The landscape vegetation screen has been designed with a combination of mature deciduous and coniferous plant material intended to partially screen the view of passing trains. Despite the vegetative screen, portions of passing trains will still be visible to residents in the abutting neighbourhood. This landscape vegetation screen is not intended to mitigate railway noise in public outdoor areas within the residential neighbourhood. Noise mitigation features for dwelling units and the associated dwelling unit outdoor living areas have been implemented on the individual affected Lots and Blocks within the Plan in order to achieve sound levels within the limits recommended by the Ministry of the Environment, Conservation and Parks.”

Highway 427:

- y) “Purchasers and/or tenants are advised that the Ministry of Transportation obtained approval for the 427 Transportation Corridor Environmental Assessment from Highway 7 to Major Mackenzie Drive in November 2010 and a preliminary design has been recently completed. The future extension of Highway 427 may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise attenuation measures in the design of the development and individual dwelling(s).”
- z) “Purchasers and/or tenants are advised that Huntington Road improvements and realignment opposite the terminus point of the future Highway 427 northbound off-ramp at Major Mackenzie Drive may be required in the future to facilitate the realignment of Huntington Road in an easterly direction to intersect with Major Mackenzie Drive opposite the future Highway 427 northbound off-ramp terminus.”
- aa) “Purchasers are advised that Huntington Road is proposed to be terminated at Major Mackenzie Drive in accordance with the approved Highway 427 Transportation Corridor Environmental Assessment.”

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

- 84. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the

Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block.

85. The Owner shall cause the following to be displayed on the interior wall of the Sales Office and shall be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City:
- a) the latest approved Block Plan for the neighbourhood area, showing but not limited to the surrounding land uses, arterials/highways, railways, and hydro lines etc;
 - b) the location of street utilities, fire hydrants, community mailboxes, entrance features, fencing and noise attenuation features, together with sidewalk plan approved in conjunction with draft plan approval;
 - c) the location of parks, open space, stormwater management facilities and trails;
 - d) the location of institutional uses, including schools, places of worship, and community facilities;
 - e) the location and type of commercial sites;
 - f) colour-coded residential for singles, semis, multiples and apartment units;
 - g) the following notes in BOLD CAPITAL TYPE on the map display:
 - i) For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, 905.832.8585;
 - ii) For detailed grading and berming information, please call the developer's engineering consultant, (name) at...;
 - iii) This map is based on information available as of most currently approved plan and may be revised or updated without notification to purchasers; and
 - h) a notice regarding grading deposits and their return by the vendor to the purchaser for residential units where grading deposits are normally required. The notice shall state the following:

“Any grading deposit required in the Agreement/Purchase of Sale or Lease for units in the Plan is NOT a requirement of the City of Vaughan. The City of Vaughan does not control the return of such deposits and

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



via e-mail only

January 7, 2021

Christina Bruce
Interim Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Judy Jeffers, Planner

**RE: Draft Plan of Subdivision 19T-20V004 (SUBP.20.V.0026)
Zoning By-law Amendment Z.20.024 (ZBA.20.V.0109)
Part of Lot 21, Concession 9
(Nashville Major Developments Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Malone Given Parsons Ltd., Project No. 16-2465, dated May 1, 2019. The proposed development is located on the north side of Major Mackenzie Drive West, east of Baron Street, in the City of Vaughan. The draft plan of subdivision will facilitate the development of 6 single detached, 8 semi-detached and 71 street townhouse units, within a 4.23 ha site.

Sanitary Sewage and Water Supply

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

- West Vaughan Sewage Servicing – 2028 estimated completion, and
- Humber Sewage Pumping Station Expansion- 2025 anticipated commissioning
- Other trigger projects as may be identified in the ongoing Water and Wastewater Master Plan update and future studies

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

The Functional Servicing Report (FSR) indicates the wastewater servicing for the proposed development will be provided by connecting to the City of Vaughan local infrastructure on Mactier Drive. Water servicing for the proposed development will be provided by connecting to

the existing 150 mm diameter plugs located on Mactier Drive on the northeast and northwest side of site. Should there be any change in the proposed servicing scheme, the Owner shall forward the revised servicing plan to the Region for review and record.

Transportation Comments

Transportation Planning staff have reviewed the proposed application and supporting Transportation Memo dated May, 2020 prepared by Poulos & Chung and provide the following comment:

- a) It should be noted that a Municipal Class Environmental Assessment (EA) Study for improvements to Major Mackenzie Drive has been completed through this area. The EA recommends a grade separation at Canadian Pacific Railway crossing. Therefore, the right-of-way on Major Mackenzie Drive shall be protected in accordance with the approved EA.

York Region Transit

Regional Transit staff advises that existing YRT transit services operate in the vicinity of the subject lands. The applicant is advised to coordinate with the City of Vaughan to provide sidewalk facilitates connecting from the internal road network from Street "00" to Major Mackenzie Drive.

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from "RD4(H) Residential Zone Four", "OS1 Open Space Conservation Zone", and "OS2 Open Space Park Zone" to "RT1(H) Residential Townhouse Zone," "RS1 (H) Residential Semi-Detached Zone One", "RD4(H) Residential Detached Zone Four" and "OS2 Open Space Park Zone" with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Summary

York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Clauses/Conditions. We request a copy of the notice of decision, draft approved plan, and the clauses/conditions of draft approval should the plan be approved.

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.

Yours truly,

Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning
JW/

Schedule of Clauses/Conditions
19T-20V004 (SUBP.20.V.0026)
Part of Lot 21, Concession 9
(Nashville Major Developments Inc.)
City of Vaughan

Re: Malone Given Parsons Ltd., Project No. 16-2465, dated May 1, 2019

Clauses/Conditions to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree to 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.
3. The Owner shall agree to implement the recommendations of the supporting Transportation Memo dated May, 2020 prepared by Poulos & Chung including TDM measures and incentives, as approved by the Region.
4. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel.1-866-668-3978) for route maps and future plan maps.
5. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
6. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
7. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
8. The Owner shall include the following warning clause with respect to the lots or blocks affected:

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

9. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way,
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
 - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
10. The Owner shall agree that prior to the development approval of Block 24, that access to Block 24 shall be via Street "00" (the internal road network) and direct access to Major Mackenzie Drive will not be permitted.
11. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
12. The Owner shall acknowledge and agree that revisions to the draft plan of subdivision may be required to incorporate the recommendations of the approved Environmental Assessment for Major Mackenzie Drive Reconstruction Project and associated grade separation of the CP Rail line. These revisions shall be in conformity with the recommendations of the approved environmental assessment.

Conditions to be Satisfied Prior to Final Approval

13. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
14. 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.
15. 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.
16. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
 - l) Functional Servicing Report (water, sanitary and storm services)
 - m) Water supply and distribution report;
 - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
 - Disinfection Plan
 - MOECC Form 1- Record of Watermains Authorized as a Future Alteration
 - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
17. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-

way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.

18. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
19. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
20. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
21. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
22. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening along the south side of Street "00", fronting the six units of Block 17, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Street "00". The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
23. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region right-of-way to be removed, preserved or relocated. The report/plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
24. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
25. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must

be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

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

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

26. 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 Major Mackenzie Drive of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Major Mackenzie Drive
- b) Any additional lands required to implement the grade separation at CP Railway crossing as required by the approved EA and additional turn lanes at the intersections will also be

conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor, and

- c) A 0.3 metre reserve across the full frontage of the site, where it abuts Major Mackenzie Drive

- 27. 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.
- 28. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
- 29. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
- 30. 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.
- 31. The Regional Corporate Services Department shall advise that Conditions 1 to 30 inclusive, have been satisfied.



November 12, 2021

CFN 63728
EX-REF CFN 43665

SENT BY EMAIL (Judy.jeffers@vaughan.ca)

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

Dear Ms. Jeffers:

**Re: Third Submission
Draft Plan of Subdivision Application 19T-20V004
Zoning By-law Amendment Application Z.20.024
Southeastern Corner of Planning Block 61 West
Part of Lot 21, Concession 9
City of Vaughan, Regional Municipality of York
Nashville Major Developments Inc. (Agent Malone Given Parsons Limited)**

Further to our previous letter dated August 13, 2021, this letter acknowledges receipt of a re-circulation of the above noted applications. The circulation materials were received by Toronto and Region Conservation Authority (TRCA) staff on November 2, 2021. A list of the materials that have been received by TRCA can be found in Appendix B'.

Recommendation

TRCA staff continue to have no objections to the approval of Draft Plan of Subdivision Application 19T-20V004 and Zoning By-law Amendment Application Z.20.024.

We have included our conditions for Draft Plan of Subdivision 19T-20V004 in Appendix 'A'. It is our expectation that the Owner will address TRCA's interests through fulfillment of the conditions of draft plan approval. This may necessitate redline revisions to the draft plan.

Should any revisions to the draft plan of subdivision application or zoning by-law amendment application be proposed now or in the future, TRCA asks to be given the opportunity to amend our conditions and comments accordingly.

Please provide the Notice of Decision for the draft plan of subdivision and zoning by-law amendment once they are approved.

Fees/Timing

Please note that this project will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.

At the time of requesting clearance of TRCA conditions of draft plan approval, we ask that the applicant submit their request in writing to TRCA offices a minimum of **90 days** in advance of expected registration. Additional time may be required in cases where open space lands are to

be dedicated into public ownership, and/or Ontario Regulation 166/06 permits are required from TRCA (i.e., grading and servicing, SWM ponds, infrastructure works). We ask that the applicant consider these requirements and take into consideration the required timelines prior to the submission of draft plan clearance requests.

We trust these comments are of assistance. Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Bohan".

Stephen Bohan
Planner

Development Planning and Permits | Development and Engineering Services
Extension 5743

Appendix 'A' – TRCA's Draft Plan Conditions and Comments**TRCA's Conditions of Draft Plan Approval**

TRCA recommends approval of Draft Plan of Subdivision, Part of Blocks 216, 218, 221 & 222 of Plan 63M-4374 and Part of West Half of Lot 21, Concession 9 Geographic Township of Vaughan, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons Ltd., revised dated May 22, 2021, subject to the following conditions:

1. Prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall provide a letter to the satisfaction of TRCA, which indicates the Owner acknowledges and agrees to address TRCA's outstanding comments dated October 31, 2011 (as may be amended) on the Block 61 West Block Plan/MESP technical submissions and supporting, as may have been amended through subsequent submissions and studies, to the satisfaction of TRCA. The Owner shall address all TRCA's outstanding comments through fulfillment of TRCA's conditions of draft plan approval prior to the registration of this plan or any phase thereof.
2. Prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This report shall include:
 - i. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and
 - ii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering report and details of the plans approved by TRCA for topsoil stripping purposes to the satisfaction of TRCA.

3. Prior to site alteration (except for topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) to the satisfaction of TRCA. This report shall include:
 - i. A description of the storm drainage system (quantity and quality) for the proposed development;
 - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
 - iii. Appropriate stormwater management techniques which may be required to control minor and major flows;
 - iv. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality

and quantity of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial;

- v. Storage requirements for controlling Regional storm runoff to existing levels and a contingency plan for achieving Regional peak flow control within the Block Plan area should the technical studies being undertaken by TRCA indicate development of Block 61 West without Regional storm peak flow controls would result in unacceptable impacts to hydraulics and flood risk downstream of the development. The contingency plan must include plans and calculations demonstrating how and where additional storage can be accommodated and the need for red-line revisions to the draft plan of subdivision, if required;
- vi. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site;
- vii. Appropriate SWMPs to be used to treat stormwater, to mitigate the impacts of development on the overall site water balance to meet the pre-development water budget to satisfy the CTC Source Protection Plan criteria;
- viii. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
- ix. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
- x. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
- xi. A groundwater monitoring and mitigation program, which assesses groundwater conditions prior, during and post-construction and outlines mitigation and adaptive management strategies for any negative impacts to groundwater conditions associated with development in the plan area. The terms of reference and final monitoring program must be prepared by the Owner to the satisfaction of the City of Vaughan and TRCA. This monitoring, mitigation and adaptive management program may be combined with other monitoring requirements in the plan area with the prior written consent of TRCA;
- xii. A surface water monitoring and mitigation program, which assesses surface water flows to the natural features prior, during and post-construction and outlines mitigation and adaptive management strategies for any negative impacts to the natural features associated with development in the plan area. The terms of reference and final monitoring program must be prepared by the Owner to the satisfaction of the City of

Vaughan and TRCA. This monitoring, mitigation and adaptive management program may be combined with other monitoring requirements in the plan area with the prior written consent of TRCA;

- xiii. Grading plans for the subject lands;
- xiv. All applicable plans illustrating that all works, including all grading, site alterations, construction staging, or materials associated with these activities, will not encroach or be placed on environmental lands (Tributary 'A' stream corridor) adjacent to this plan of subdivision, unless otherwise agreed to by the City of Vaughan and TRCA;
- xv. Cross-sections and details where grading is proposed adjacent to the Tributary 'A' stream corridor including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, transition to the adjacent tableland areas, interim stabilization of the slopes/disturbed areas, mitigation, tree protection, and sediment and erosion controls.
- xvi. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
- xvii. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering reports and details of the plans approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.

- 4. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site that looks at opportunities for the retention of larger trees, means of protecting retained trees/forest edges from development activities, and opportunities for the salvage and re-use of trees throughout the site to the satisfaction of TRCA.
- 5. Prior to the registration of this plan or any phase thereof, the Owner shall prepare comprehensive landscape planting plans, to the satisfaction of TRCA, for the Vistas (Blocks 23 & 24), CPR Greenway (Block 25) and CPR Berm (Block 26). The Owner shall carry out, or cause to be carried out, the restoration plantings approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
- 6. Prior to the registration of this plan or any phase thereof, the Owner shall obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.

7. The implementing zoning by-law shall recognize the Vistas (Block 23 & 24 inclusive) in an open space, or other suitable environmental protection zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
8. The implementing zoning by-law shall be prepared to the satisfaction of TRCA.
9. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
10. The Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of approval;
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
 - iii. To obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
 - iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
 - v. To include the following wording in all agreements of purchase and sale to the satisfaction of TRCA:

The subject property appears to be partially or entirely located within the following vulnerable area: The Kleinburg Wellhead Protection Area (WHPA). The Source Protection Plan under the *Clean Water Act*, 2006, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region took effect on December 31, 2015 and the site is subject to the Source Water Protection policies listed in the CTC Source Protection Plan. The purpose of a Source Protection Plan is to outline how water quality and quantity for municipal drinking water systems will be protected. The subject lands are located within WHPA "Q". Residential property owners within this vulnerable area are encouraged to use best management practices to protect sources of municipal drinking water. Information regarding best management practices and prescribed threat activities may be provided by the municipality or by contacting TRCA's Source Protection hydrogeologist at 416-661-6600, or by visiting <http://www.ctcswp.ca/> or <http://www.trca.on.ca/>.

11. This draft plan of subdivision shall be subject to red-line revision(s) in order to meet the requirements of the conditions of TRCA, if necessary, to the satisfaction of TRCA.
12. The Owner shall provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

TRCA's Comments on the Zoning By-law Amendment Application

Please further note that TRCA's comments on Zoning By-law Amendment Application Z.20.024 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-20V004.

Should any revisions to the draft plan of subdivision application or zoning by-law amendment application be proposed now or in the future, TRCA asks to be given the opportunity to amend our conditions and comments accordingly.

Appendix 'B' – Materials Reviewed by TRCA

The following materials were received by TRCA on November 2, 2021

- Circulation Comment Response Matrix, prepared by Malone Givens Parsons, dated October 20, 2021.
- Draft Plan of Subdivision – Part of Blocks 216, 218, 221 & 222 of Plan 63M-4374 and Part of West Half of Lot 21, Concession 9 Geographic Township of Vaughan – City of Vaughan – Regional Municipality of York, prepared by Malone Given Parsons Ltd., revised dated May 22, 2021.
- Functional Servicing Report, prepared by Schaeffers Consulting Inc., revision no. 2 dated October 2021.
- Drawing No. GR-SS-1, Preliminary Grading and Servicing Plan, prepared by Schaeffers Consulting Inc., dated October 2021.
- Sheet LM, Landscape Master Plan, Prepared by NAK Design Strategies, revision no. 4 dated October 2021.

Revised: May 11, 2020

Date: October 1st , 2020

Attention: Judy Jeffers

RE: Request for Comments

File No.: Z..20.024 & 19T-20V004

Applicant: Nashville Major Developments Inc.

Location Part of West Half of Lot 21, Conc. 9

Revised: May 11, 2020

COMMENTS:

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

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

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

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

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

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

Revised: May 11, 2020

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

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

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

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions

Phone: 905-532-4419

E-mail: tony.donofrio@alectrautilities.com

Subdivision Application Information Form is available by emailing tony.donofrio@alectrautilities.com

SUBDIVISION APPLICATION FORM

Revised: June 2, 2020

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

DEVELOPER'S INFORMATION					
Company name:					
Contact Name/Title:					
Telephone:					
Email:					
Address:					
CIVIL CONSULTANT					
Company Name:					
Contact Name/Title:					
Telephone:					
Email:					
SUBDIVISION INFORMATION					
Circle Type of Subdivision:		Residential		Commercial	
Anticipated Start Date:					
Name of Subdivision:					
Municipal Subdivision File No.:					
Subdivision Location (City/Town):					
Subdivision Ownership: (circle)	Municipal	Private	Mixture		
UNIT INFORMATION (FOR CONDO TOWERS USE ADDITIONAL INFORMATION BELOW)					
Type of Units	Total Number:	Square Feet per unit	Special Conditions	YES	NO
Single family:			MicroFit Homes:		
Semi-Detached:			3 Rd Party Metering:		
Townhouse:			Electric Vech. Chargers:		
Requirement for Single Phase Service Ducts for Municipal Park or other service:					
Number of Blocks Requiring 3 Phase Power Supply:					
Indicate main breaker service size for number of residential dwellings. Not applicable to commercial/industrial subdivisions.			60A	100A	200A
			400A		
Additional Information (please include additional info. in the below space)					

SUBDIVISION APPLICATION FORM

Revised: June 2, 2020

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

REQUIRED INFORMATION

Alectra Utilities requires that the following information be provided together with this form in order to prepare the Offer to Connect Agreement:

1. Legal Description of the lands, copies of draft subdivision or reference plans, showing all easements.
2. One complete set of engineering and architectural drawings (must indicate location of meter bases and if applicable exterior stairs) and, together with the general plan in AutoCAD format (not newer than 2015)
3. All approved right-of-way cross sections from the municipality or region.
4. Title documents pertaining to the subject lands, including a current parcel register, transfer/deed of land, copies of any encumbrances and a current Certificate of Incorporation of the registered owner.
5. The servicing schedule.
6. Confirmation of site access date for hydro installation.

NOTE: Actual connections to industrial/commercial/institutional buildings will be looked after Alectra Utilities ICI department.

ALECTRA UTILITIES CONTACT INFORMATION

(to be completed by Alectra)

Contact Name:	Tony D'Onofrio
Title:	Supervisor
Office Address:	Alectra Utilities East – 161 Cityview Boulevard, Vaughan, ON L4H 0A9
Phone:	905-532-4419
Email:	tony.donofrio@alecrautilities.com

APPROVAL AND SIGNATURE OF DEVELOPER

Signature:

Name of Authorized Signatory/Agent:

Title:

Company Name:

Date:



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

May 26, 2022

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

Dear Judy,

Re: Draft Plan of Subdivision, Zoning By-law Amendment – 5th Submission
Nashville Major Developments Inc.
Part of West Half of Lot 21, Concession 9
City of Vaughan
File No.: 19T-20V004

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

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

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com to determine gas availability, 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 phased construction, all costs are the responsibility of the applicant.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Casey O'Neil'.

Casey O'Neil
Sr Analyst Municipal Planning
Engineering

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

ATTACHMENT 1f) - BELL CANADA

From: circulations@wsp.com
To: [Jeffers, Judy](#)
Subject: [External] ZBLA (Z.20.024) and Draft Plan of Subdivision (19T-20V004), Northeast corner of Huntington Rd. & Major Mackenzie Dr., Vaughan
Date: October-02-20 8:08:54 AM

2020-10-02

Judy Jeffers

Vaughan

, ,

Attention: Judy Jeffers

Re: ZBLA (Z.20.024) and Draft Plan of Subdivision (19T-20V004), Northeast corner of Huntington Rd. & Major Mackenzie Dr., Vaughan; Your File No. Z.20.024,19T-20V004

Our File No. 87839

Dear Sir/Madam,

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

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

The Owner agrees that should any conflict arise with existing Bell Canada facilities or easements within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

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

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

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

We note that WSP operates Bell Canada’s development tracking system, which includes the

intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager - Municipal Relations

Network Provisioning

T: 905-540-7254 / M: 289-527-3953

Email: planninganddevelopment@bell.ca

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at www.wsp.com/casl. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wsp.com so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

ATTACHMENT 1g) - CANADA POST

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

October 5, 2020

City of Vaughan – Planning Department

To: **Judy Jeffers, Planner, Development Planning Department**

Reference: **File: Z.20.024 & 19T-20V004 Related File: 19T-10V004**
Part of West Half of lot 21, Conc 9
85 Unit Subdivision

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 85 residential lots 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

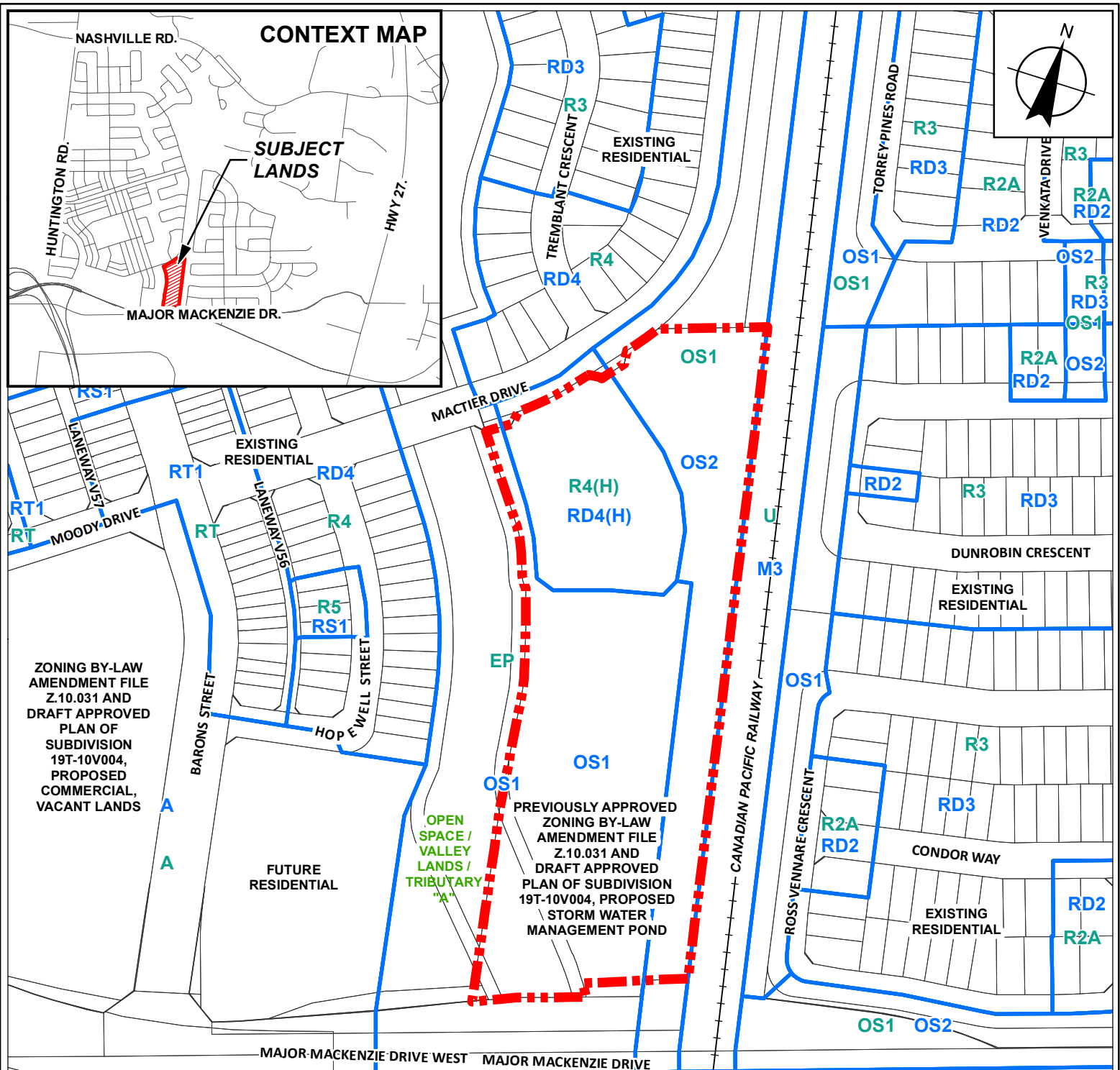
Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca



<p>SUBJECT LANDS</p> <p>Zoning By-Law 1-88</p> <p>A, Agricultural Zone</p> <p>M3, Transportation Industrial Zone</p> <p>OS1, Open Space Conservation Zone</p> <p>OS2, Open Space Park Zone</p>	<p>RD2, Residential Detached Zone Two</p> <p>RD3, Residential Detached Zone Three</p> <p>RD4(H), Residential Detached Zone Four with the Holding Symbol</p> <p>RD4, Residential Detached Zone Four</p> <p>RS1, Residential Semi-Detached Zone</p> <p>RT1, Residential Townhouse Zone</p>	<p>Zoning By-Law 001-2021</p> <p>A, Agriculture Zone</p> <p>EP, Environmental Protection Zone</p> <p>OS1, Public Open Space Zone</p> <p>R2A, Residential Zone</p> <p>R3, Residential Zone</p>	<p>R4, Residential Zone</p> <p>R4(H), Residential Zone with the Holding Symbol</p> <p>R5, Residential Zone</p> <p>RT, Residential Zone</p> <p>U, Utility Zone</p>
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Context and Location Map

LOCATION:
Part of Lot 21, Concession 9

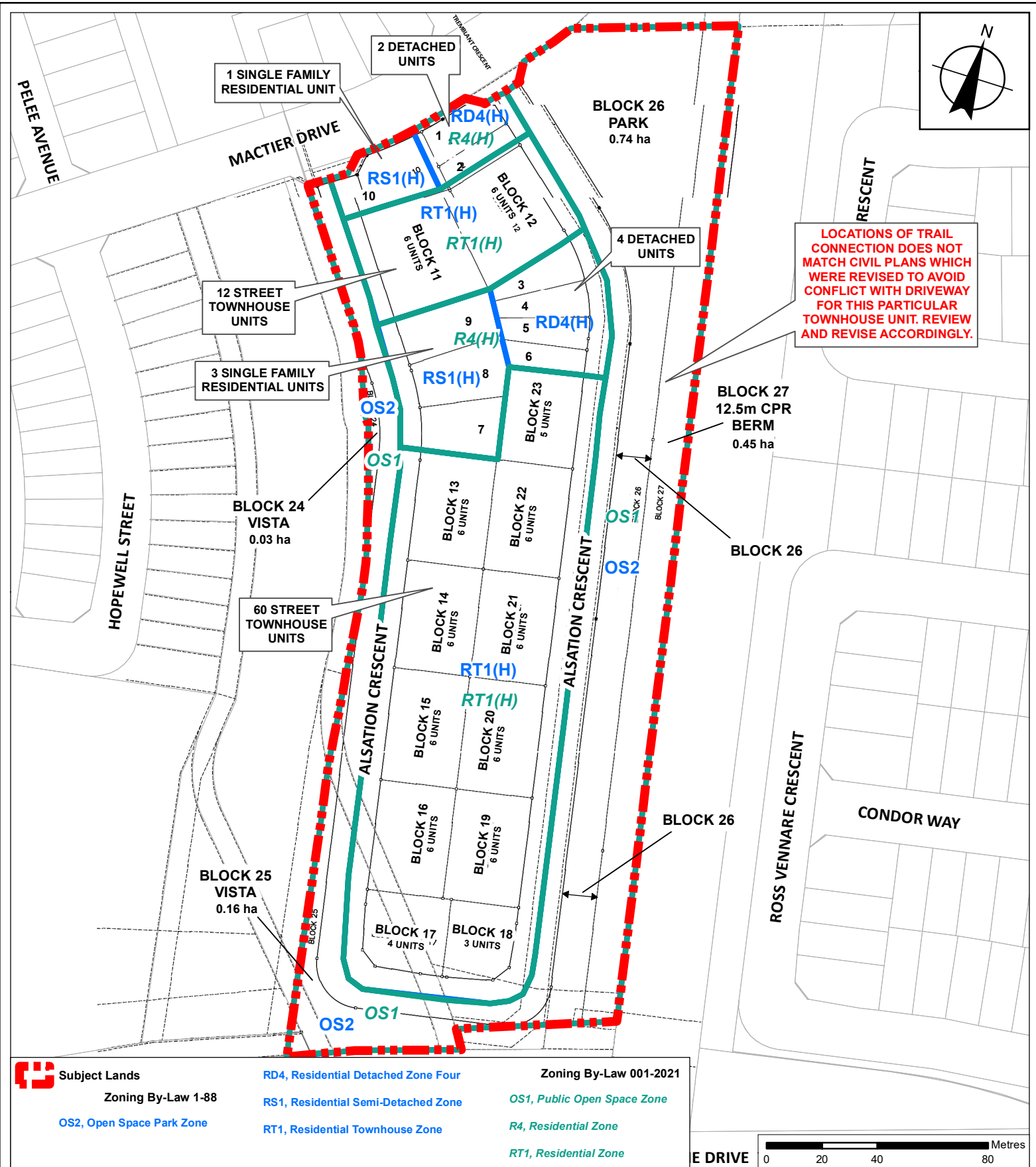
APPLICANT:
Nashville Major Developments Inc.



FILES: Z.20.024 and 19T-20V004
RELATED FILES: 19T-10V004 and Z.10.031

DATE: June 21, 2022

2



Proposed Zoning and Draft Plan of Subdivision File 19T-20V004 - Redlined

LOCATION: Part of Lot 21, Concession 9

APPLICANT: Nashville Major Developments Inc.

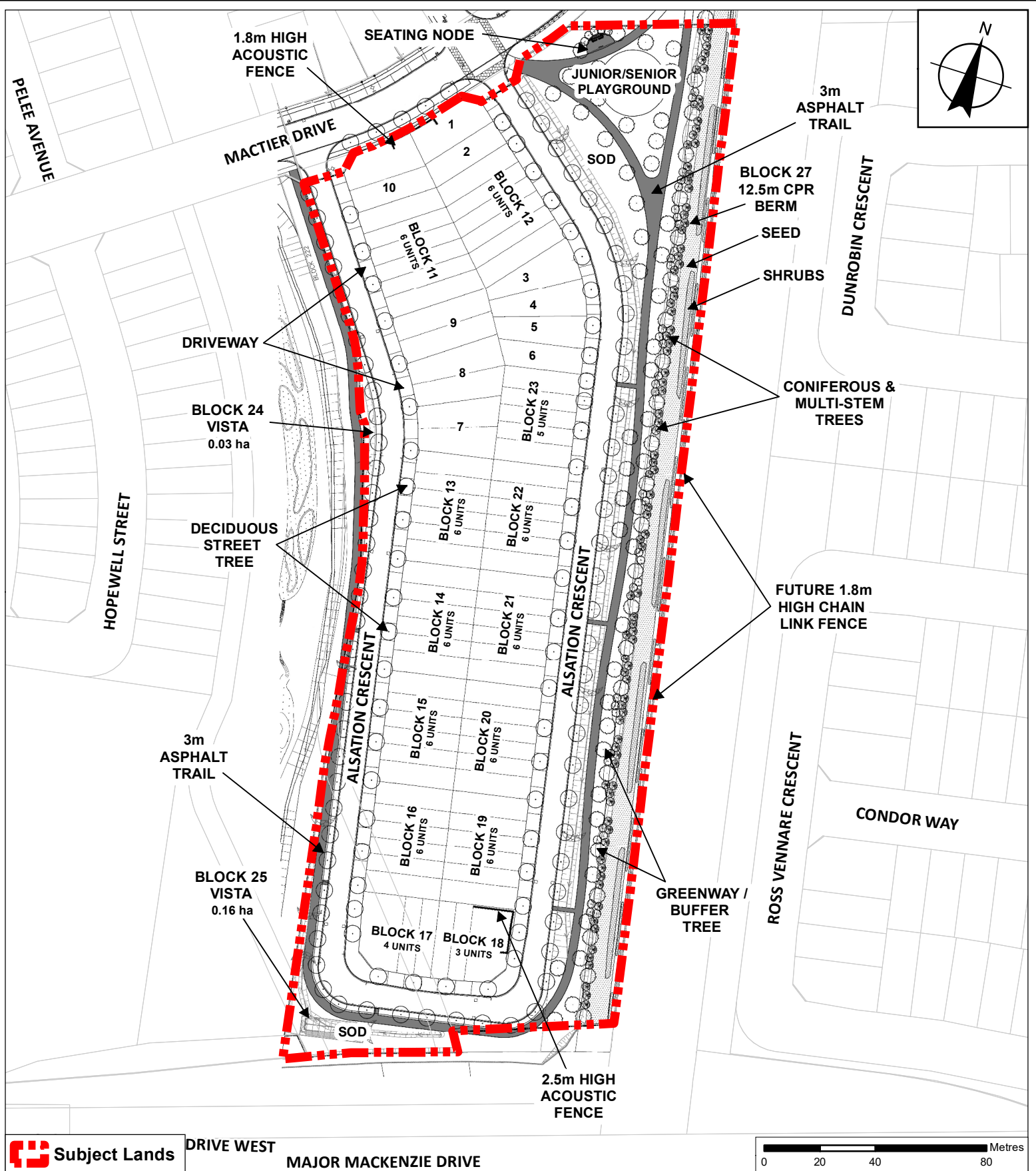


Attachment

FILES: Z.20.024 and 19T-20V004
RELATED FILES: 19T-10V004 and
Z.10.031

DATE: June 21, 2022

3



DRIVE WEST

MAJOR MACKENZIE DRIVE

Landscape Master Plan

LOCATION:
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



FILES: Z.20.024 and 19T-20V004
RELATED FILES: 19T-10V004 and Z.10.031

DATE: June 21, 2022

Attachment

4



- Low Density
- Medium Density
- Medium Density / Mixed Use
- Commercial / Mixed Use
- Schools
- Parks
- Public Square (Piazza)
- Public Open Space / Buffer Areas
- Open Space
- Storm Water Management
- TransCanada Pipeline
- Cemetery

SUBJECT LANDS

Subject

Proposed Revised Block 61 West Plan

LOCATION:
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.

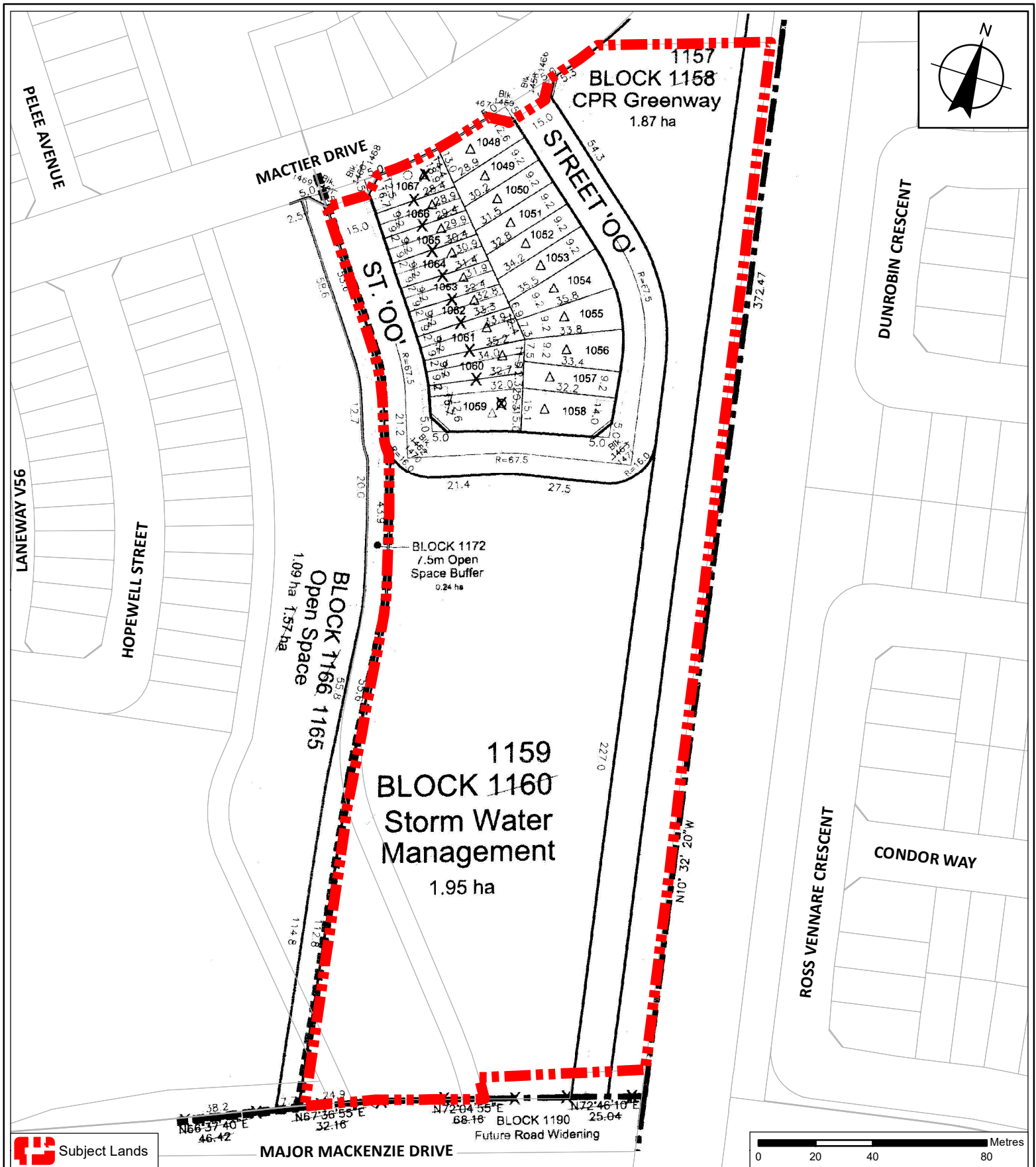


Attachment

FILES: Z.20.024 and 19T-20V004
RELATED FILES: 19T-10V004 and Z.10.031

DATE: June 21, 2022

5



**Portion of November 19, 2011
Council Draft Approved Plan
of Subdivision File 19T-10V004**

LOCATION:
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



FILES: Z.20.024 and 19T-20V004

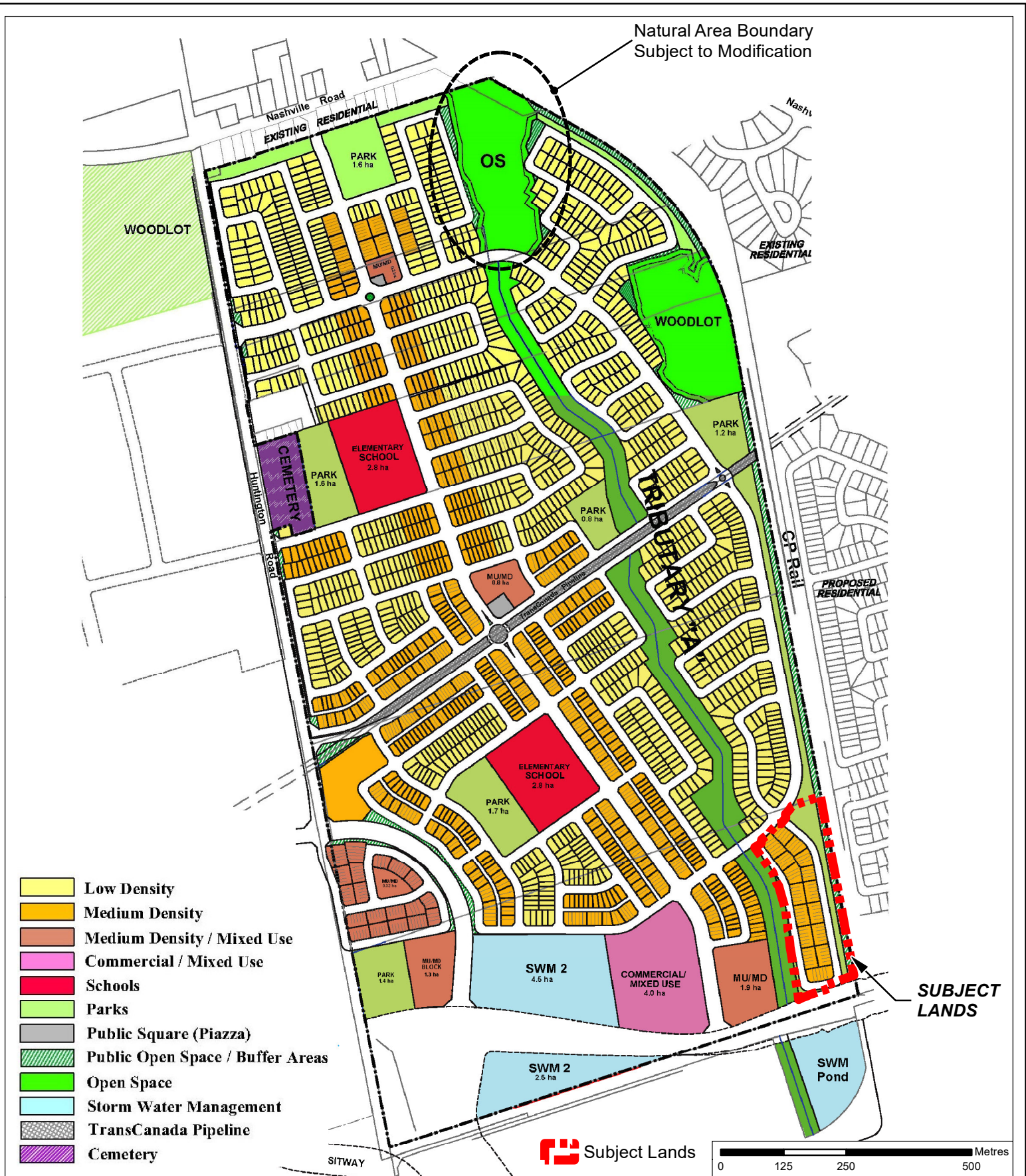
RELATED FILES: 19T-10V004 and

Z.10.031

DATE: June 21, 2022

Attachment

6



June 19, 2018 Council Approved Block Plan-Revised

LOCATION:
Part of Lot 21, Concession 9

APPLICANT:
Nashville Major Developments Inc.



FILES: Z.20.024 and 19T-20V004
RELATED FILES: 19T-10V004 and Z.10.031

DATE: June 21, 2022

Attachment

7