

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

June 20, 2022
HPGI: 17519

**Clerk/Mayor and Members of Council
City of Vaughan**
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

**Re: June 21 2022 – Committee of Whole – Item 19
Pristine Homes (Pine Grove) Inc.
8337, 8341, 8345, 8353, 8359 Islington Avenue
City File No.OP.20.004, Z.20.011**

Humphries Planning Group Inc. represents Pristine Homes (Pine Grove) Inc. (“Pristine”) owner of lands located at 8337, 8341, 8345, 8353, 8359 Islington Avenue and subject to City of Vaughan application file numbers OP.20.004, Z.20.011. We have reviewed the staff recommendation report and are in general support of the recommendation to approve the proposed development as proposed by staff with the exception of matters specifically related to the Holding Zone provisions as outlined below.

As currently recommended by City staff, Pristine has significant concerns with the holding condition in the draft zoning by-law that would require the Owner to obtain an access easement over the private common element condominium road of the lands to the South.

Pursuant to Section 17 of the site plan agreement dated July 13th 2015 entered into between the City and the developer of the lands to the south, the Condominium Corporation is required to grant an access easement over the proposed condominium road at the time Pristine’s lands develop.

Pristine is not a party to the site plan agreement and is therefore not able to enforce this obligation. Despite repeated requests, City staff have not confirmed that the City will enforce this requirement of the condominium corporation to provide access. Because of this, there is no way that Pristine on its own can ensure that this access is secured.

In addition, the condition as drafted would require Pristine to file and obtain approval of a consent application over the private condominium road. Legally, this is not possible without the express authorization of the condominium corporation because Pristine is not the owner of the lands in question. The Planning Act provides that consent applications may only be filed by the owner of the land subject to the application.

Notwithstanding this, Pristine is willing to accept a condition that addresses access but requests that the proposed condition in section 1.b).A.(b).ii be deleted in its entirety and substituted with the following:

- 1. The Owner shall take all reasonable steps within its control to secure an access easement over the private common element road of the abutting lands to the south in favour of the Subject Lands in order to create a shared access onto Islington Avenue, recognizing that the Owner does not have the ability to require the abutting Condominium Corporation to grant such an easement and that the City has the power to do so pursuant to section 17 of the Site Plan Agreement entered into with Statesview Homes (S Collection) Inc. dated July 13th, 2015 and registered on title to the abutting lands as instrument YR2324168. In the event the City is unwilling or unable to obtain the easement, this condition shall be deemed to have been automatically satisfied.**

We respectfully ask the Committee to amend the staff recommendation as outlined above.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP
President

Encl. Extracts of Site Plan Agreement

- cc. Pristine Homes (Pine Grove) Inc.
Haiging Xu, Deputy City Manager-Planning and Growth Management
Nancy Tuckett, Director of Development Planning

YR 2324168

SITE PLAN AGREEMENT

THIS AGREEMENT DATED THE 13th DAY OF July 2015

THE CORPORATION OF THE CITY OF VAUGHAN

AGREEMENT MADE PURSUANT TO

SECTION 41 OF THE PLANNING ACT

BETWEEN:

THE CORPORATION OF THE CITY OF VAUGHAN

hereinafter called "Vaughan"

OF THE FIRST PART

- and -

STATESVIEW HOMES (S COLLECTION) INC.

hereinafter called the "Owner"

OF THE SECOND PART

WHEREAS the Owner is the owner of certain lands in the City of Vaughan, in Part of Lot 9, Concession 7; being Lots 7, 8 and 9, on Registered Plan M-1111; PIN 03296-0010(LT), 03296-0011(LT) and 03296-0012(LT);

AND WHEREAS Council has enacted By-law Numbers 123-2013 designating the whole of the Municipality of the City of Vaughan as a Site Plan Control Area;

AND WHEREAS this Agreement is entered into pursuant to Section 41 of the Planning Act, R.S.O. 1990;

NOW THEREFORE, in consideration of the premises, the Owner and Vaughan hereby mutually covenant and agree as follows:

GENERAL CONDITIONS

1. The lands subject to this Agreement, hereinafter referred to as "the lands", are situate in the City of Vaughan in The Regional Municipality of York, in Part of Lot 9, Concession 7; being Lots 7, 8 and 9, on Registered Plan M-1111; PIN 03296-0010(LT), 03296-0011(LT) and 03296-0012(LT).
2. The Owner shall develop the lands in accordance with Schedules "A", "B1", "B2", "B3", "B4", "B5", "B6", "B7", "B8", "B9", "B10", "C1", "C2", "C3", "C4", "C5", "C6", "D1", and "D2", attached hereto, and shall not use any area of the lands for any purpose other than the use designated on the said Schedules.
3. Prior to issuance of a building permit, the Owner shall ensure completion of all conditions required by Schedule "X".
4. The Owner shall complete and maintain all building elevations in accordance with Schedule "D1" and "D2", attached hereto.
5. The Owner shall complete grading, sodding, landscaping, fencing, parking, and curbing shown on Schedules "A", "B1", "B2", "B3", "B4", "B5", "B6", "B7", "B8", "B9", "B10", "C1", "C2", "C3", "C4", "C5", and "C6" within three (3) months of the date of the first occupancy of the building(s). If occupancy

occurs between November 1 and April 30, completion is required within two (2) months of April 30. The Vaughan Development Engineering and Infrastructure Services Department in conjunction with the Vaughan Development Planning Department may waive the provision with regard to sodding and landscaping if adverse weather conditions or material shortages exist.

6. Prior to the release of the Letter of Credit, the Owner shall ensure completion of all conditions required by Schedule "Y".

7. All outside lighting erected on the lands shall be diffused and directed downward and inward from adjacent land uses and public streets. If, in the opinion of the Vaughan Development Transportation Engineering Department or other authorities having jurisdiction over adjacent residential areas and public streets, lighting shields are necessary to stop direct peripheral lighting to such areas and streets, then the Owner shall erect same forthwith.

8.i) Should the development of the lands, in accordance with this Agreement, require the installation of services on or access over a public road allowance or public lands, the Owner shall restore the road allowance or lands to their former condition and shall repair all damage to the satisfaction of the Vaughan Development Engineering and Infrastructure Services Department. Should the Owner fail to restore the affected area when required by and to the satisfaction of Vaughan, the work may be done by Vaughan at the Owner's expense.

8.ii) The Owner shall keep all public and private lands, roads, sidewalks and public rights-of-way used for access or adjacent to the lands in good, mud and dust free condition and free from debris, junk, rocks, refuse, rubbish, litter, fill and building and servicing materials during the construction of services and buildings.

8.iii) The Owner shall maintain all roadways, sidewalks, ditches, catch-basins, watermains, storm and sanitary sewers and appurtenances adjacent to the lands clean and free from disturbance by site development operations during the construction of services and buildings.

8.iv) In the event the Owner fails to comply with Subsections 8.i), 8.ii) and 8.iii) to the satisfaction of Vaughan, the Vaughan Development Engineering and Infrastructure Services Department may, after 24 hours written notice, undertake the work that it deems to be necessary at the expense of the Owner. In the case of an emergency as determined by the Vaughan Development Engineering and Infrastructure Services Department, the work may be undertaken without notice. Should Vaughan be involved, the following rate shall apply:

- (a) where Vaughan forces are used, the greater of cost – times 2.5 or 4 hours times normal hours for crew and equipment used.
- (b) where Vaughan retains independent contractors – cost times 2.0.
- (c) minimum charge shall be one day.

Note: Where the actual cost exceeds \$30,000.00 the upset limit to be charged shall be the actual cost plus the greater of 15% or \$15,000.00.

The Owner shall pay Vaughan within 30 days of demand and, if payment is not made, Vaughan may recover its charges from the Letter of Credit.

9. The lands shall be serviced by underground hydro. The Owner shall construct the facilities and appurtenances to the satisfaction of PowerStream Inc.

10. Prior to commencement of work on the lands, the Owner shall arrange a site meeting with representatives of the Vaughan Development Engineering and Infrastructure Planning Services Department to advise Vaughan of the intended construction schedule, contact names and telephone numbers and details of means to protect and keep clean roadways, municipal services and properties beyond the lands.

11. The Owner shall control and minimize erosion on-site and in downstream areas during and after construction. The Owner shall install and maintain siltation and erosion control devices at its expense. Following completion of construction, and establishment of adequate ground cover to prevent erosion, the Owner shall remove the foregoing devices.

12. The Owner shall install and maintain paved construction access to the lands. Any sidewalk adjacent to the lands shall be maintained in a safe and useable condition by the Owner for the duration of the construction.

13. The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's "Cash-In-Lieu of Parkland Policy". The Owner shall submit an appraisal of the subject lands, in accordance with Section 42, of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

14. The Owner shall indemnify and save harmless Vaughan and/or its employees from all actions, suits, claims and demands whatsoever which may arise directly or indirectly by reason of a requirement of this Agreement, save and except for damage caused by the negligence of Vaughan or its employees. Upon execution of this Agreement, the Owner shall file a certificate with the Vaughan Clerks Department, showing that the Owner is carrying public liability insurance in an amount specified in Schedule "X", attached hereto, and that Vaughan is named as a co-insured. The said Insurance Certificate shall remain in effect until such time as the Letter of Credit is released by Vaughan.

15. No waiver of any of the provisions of this Agreement shall be deemed or shall constitute a waiver of any other provision (whether or not similar) nor shall such waiver constitute a continuing waiver unless otherwise expressly provided. Any waiver of, or consent to depart from, the requirements of any provisions of this Agreement shall be effective only if it is in writing and signed by an authorized representative of the party giving it, and only in the specific instance and for the specific purpose for which it has been given. No failure on the part of any party to exercise, and no delay in exercising, any right under this Agreement shall operate as a waiver of such right. No single or partial exercise of any such right shall preclude any other or further exercise of such right or the exercise of any other right.

SPECIAL CONDITIONS

16. The Owner shall ensure that all roof-top mechanical equipment is not visible from adjacent roads and highways. If it is determined by Vaughan that the roof-top mechanical equipment is visible upon construction of the building(s), the Owner shall be responsible to mitigate this situation at their cost by taking appropriate measures to screen the roof-top mechanical, to the satisfaction of the Vaughan Planning Department.

17. The Owner and future Condominium Corporation agrees to grant an access easement over the proposed condominium road in favour of the landowners to the north and south when these lands develop, and that the requirement to grant the easement be included in the Condominium Agreement, Condominium Declaration and all Offers of Purchase and Sale or Lease to ensure that the Condominium Corporation and all future Owners are aware of this requirement;

18. That a temporary plywood fence shall be erected along the perimeter of the subject lands to mitigate noise, dust and visual impact from the surrounding residential properties for the duration of construction;

19. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Planning Department, Urban Design and Cultural Heritage Section shall be notified immediately;

20. In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Planning Department, Urban Design and Cultural Heritage Section, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services;

21. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots:

"Purchasers and/or tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic, may occasionally interfering with some activities of the occupants as the sound levels exceed the Ministry of the Environment's and City's noise criteria."

22. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Units 1 to 5:

"Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of the Environment and in compliance with the City's noise requirements."

"Purchasers and/or tenants are advised that due to the proximity of the existing commercial facilities, sound levels from the facilities may at times be audible."

23. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Units 6 to 12:

"Purchasers and/or tenants are advised that, despite the inclusion of noise control features within the development area, road noise will continue to increase occasionally interfering with some activities of the dwelling occupants. This dwelling has, therefore, been equipped with forced air heating and ducting, etc. sized to accommodate the future installation of air conditioning by the purchaser and/or tenant. The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts."

24. The following warning clause shall be included in all Offers of Purchase and Sale or Lease and in the Condominium Agreement and Declaration for Units 5 and 12:

"All future purchasers of these units that all south facing windows shall remain as fritted glass and that the privacy screens on the rear balconies shall remain in place and in good repair"

25. Prior to the issuance of the first Building Permit, the Owner shall provide to the Vaughan, financial securities in the amount of \$2,500.00 per unit for townhouses, to a maximum of \$500,000.00, to guarantee the satisfactory completion of all occupancy requirements, including final inspections, in accordance with the provisions of the Ontario Building Code (OBC) and this Agreement for each unit covered by this Agreement. Such security may be provided by irrevocable Letters of Credit, in the amount of \$30,000.00 (12 townhouse units @ \$2,500.00 = \$30,000.00) and in a format satisfactory to the Vaughan Development Finance Department.

These securities may be drawn on by the Vaughan Development Finance and Investments Department as required if, in the opinion of the Director of Building Standards, the Owner has not complied with the provisions of the OBC and the agreement for occupancy and final inspections. In the event of a draw on the said securities, the Owner agrees to replenish the amount drawn within 30 (thirty) days of written notice thereto.

The Owner is advised that there shall be no reduction of the securities posted until such time as all units, save and except the last 50 units, have received final clearance in the form of a completed final inspection from the Director of Building Standards following which, Vaughan may reduce the Letter of Credit by \$2,500 for each subsequent unit so completed.

26. City-wide Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a building permit is issued at the rate in effect at that time.

The owner acknowledges that the City collects development charges on behalf of the Region of York, York Region District School Board and York Catholic District School Board.

REGISTRATION OF AGREEMENT

27. The Owner understands and acknowledges that waste collection services and winter road maintenance operations (snow ploughing, removal etc.) be the responsibility of the Owner. The Owner implement waste diversion programs as stipulated in applicable legislation, including but not limited to the Environmental Protection Act.

28. This Agreement, with the Schedules thereto, shall be registered upon the title to the lands. The covenants, Agreements, conditions, and undertakings herein contained on the part of the Owner shall run with the lands and shall be binding upon it, its successors, or assigns as owners from time to time. The Owner hereby appoints its successors or assigns as its attorney and agent with full authority to enter into any Agreement with Vaughan to amend this Agreement in any way that is mutually agreeable. Prior to registration of this Agreement the Owner shall pay to the Vaughan Clerks Department all costs to register this Agreement. The Owner further agrees to pay to the Vaughan Clerks Department any further costs incurred by Vaughan as a result of the registration of this or any other document pursuant to this Agreement.

NOTIFICATION

29. If any notice is required to be given by Vaughan to the Owner with respect to this Agreement, such notice shall be delivered, mailed or faxed to:

Stateview Homes
410 Chrislea Road, Unit 16
Woodbridge, Ontario
L4L 8B5
ATTENTION: Daniel Ciccone, CFO
Fax: (905) 851-1841

Or such other address as the Owner has given the City Clerk in writing or notice may be given to the Owner by prepaid registered mail and any such notice shall be deemed to have been delivered on the third business day after mailing or same day if by fax. If notice is to be given by the Owner to Vaughan it shall be similarly given to:

The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1
ATTENTION: Mr. Jeffrey A. Abrams, City Clerk
Fax: 905-832-8535

PERFORMANCE AND MAINTENANCE GUARANTEE

30. Upon the execution of this Agreement, the Owner shall file a Letter of Credit in a format satisfactory to the Vaughan Development Finance and Investments Department in the amount specified

in Schedule "X", attached hereto, to guarantee completion of the works under this Agreement and restoration and clean up of abutting private lands, public lands and municipal services that may have been disturbed or damaged by the construction of the works referred to in this Agreement. The Letter of Credit shall also guarantee the completion of any works in the road allowance of affecting adjacent public and private lands. If the Owner fails to complete all of the works within one year from the date hereof, then Vaughan may draw upon the Letter of Credit for its estimate of the cost of completing the work and enter upon the lands for that purpose. In the event that the Letter of Credit is not sufficient to cover such expenses, Vaughan may recover the deficit by action against the Owner or in like manner as municipal taxes owing upon the lands. In the event that the Owner is delayed in substantially completing the said works by any act beyond its reasonable control and without limiting the generality of the foregoing by reason of unavailability of building permits, adverse weather conditions, labour disputes, strikes and lockouts, national shortages, acts of God or the Queen's enemies, riots, insurrection or damage by fire, lightning or tempest, the date set for the substantial completion and agreed to by Vaughan shall be automatically extended by a period of time equal to such delay. The Letter of Credit shall be kept in force by the Owner until it has fulfilled all of its obligations under this Agreement. If the Vaughan Development Finance and Investments Department is not provided with a renewal of the Letter of Credit required by this Agreement at least thirty (30) days prior to its expiration, it may draw the funds secured by such Letter of Credit and hold them on the same basis as it held the Letter of Credit.

31. The Owner shall complete and maintain all of the works required to be done, as set out in this Agreement, to the satisfaction of Vaughan and if in default thereof the provisions of Section 446(1) of the Municipal Act, R.S.O. 2001, shall apply.

32. The Corporation of the City of Vaughan, its agents and/or authorized employees are hereby authorized and directed to sign, deliver, and register electronically this Agreement.

33. The provision of this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

SCHEDULE X

BUILDING PERMIT CONDITIONS

The Owner shall ensure the conditions listed in this schedule are fulfilled to the satisfaction of the following Departments:

1. Vaughan Building Standards Department.

- a) Plans submitted with the Building Permit Application(s) shall indicate all proposed fire routes in accordance with Vaughan's By-law 1-96.
- b) The Owner shall provide certification from PowerStream Inc. (Engineering Department) that the financial requirements of PowerStream Inc. have been satisfied.
- c) The Owner shall provide confirmation of application to Vaughan Engineering Department for the installation of any water or sewer services or curb cuts required in the public road allowance as shown on Schedule "B1", "B2", "B3", "B4", "B5", "B6", "B7", "B8", "B9", and "B10". Such services or curb cuts shall be completed by Vaughan at the Owner's expense.

2. Vaughan Clerks Department:

- a) The Owner shall provide proof of liability insurance in an amount of not less than \$5,000,000.00.
- b) The Owner shall provide the following Letters of Credit in a format satisfactory to the Vaughan Development Finance and Investments Department:

- i) \$162,000.00 Performance and Maintenance Guarantee as per Section 30; and,
 - ii) \$30,000.00 Building Permit Securities as per Section 25.
- c) The Owner shall provide confirmation that cash-in-lieu of parkland dedication equivalent to 5% of the appraised value of the subject lands, in accordance with the Planning Act, has been paid by certified cheque.

3. Vaughan Development Finance and Investments Department

- a) The Owner shall pay all taxes as levied to the satisfaction of the Vaughan Development Finance and Investments Department.
- b) The Owner shall pay all Development Charges, all additional municipal levies, if applicable, and all other financial requirements of this development to the satisfaction of the Vaughan Development Finance and Investments Department.

SCHEDULE Y

IRREVOCABLE LETTER OF CREDIT CONDITIONS

Prior to the release of the Irrevocable Letter of Credit, the Owner shall fulfill the conditions of each Department as set out below in this Schedule to the satisfaction of Vaughan. The Owner shall arrange for an inspection of the lands through the Vaughan Finance Department. The Inspection Fee dollar (\$) amounts, payable by cash or certified cheque, for the release of the Irrevocable Letter of Credit shall be as stipulated in Schedule "A" (Inspections) to Vaughan's Consolidated Fees and Charges By-law, in effect at the time of the inspection request to the Vaughan Finance Department. The Irrevocable Letter of Credit will be released in stages, as follows:

- a) the first inspections for the release of the Irrevocable Letter of Credit by each of the Vaughan Development Planning and Vaughan Development Transportation Engineering Departments to commence within 24 months of the issuance of a Building Permit;
- b) an Irrevocable Letter of Credit reduction of 100% of the Engineering component upon completion of all required servicing works being constructed;
- c) a two stage Irrevocable Letter of Credit release for the Landscaping component based on:
 - i) a First stage reduction of 80% of the Landscaping component upon completion of all soft and hard landscaping works being constructed; and,
 - ii) a Second stage release of the remaining 20% holdback of the Landscaping component upon completion of a 12 month warranty period (following the First stage release) for the soft and hard landscaping.

If the Owner has not initiated the required inspections within the time-frames stipulated in this Agreement, a notice letter will be sent to the Owner, from the Vaughan Development Planning Department, informing the Owner to contact the Vaughan Development Finance and Investments Department to initiate the required inspections by the Vaughan Development Planning Department and Vaughan Development Transportation Engineering Department.

Upon completion of all works required by this Agreement and rectification of all deficiencies, to the satisfaction of the City Departments noted in this Schedule, the Irrevocable Letter of Credit may be released by the Vaughan Development Finance and Investments Department, subject to any adjustment for outstanding inspection fees. The conditions which must be fulfilled by the Owner are as follows:

1. **Vaughan Development Engineering and Infrastructure Planning Services Department:**
 - a) The Owner shall complete all drainage works in accordance with Vaughan Standards and as shown on the attached Schedules. The Owner shall maintain all said works so that the post-development storm water flows do not exceed the allowable out flow from the site as approved by Vaughan Development Transportation Engineering Department. These works shall include all components necessary to incorporate roof top storage where applicable. In the event that the Owner fails to fulfil its obligation in this matter, Vaughan may construct the appropriate works to control the stormwater runoff from the lands to within the allowable limits at the Owner's expense and the Owner hereby waives any claims for damages which may result from the construction of such works by Vaughan.

b) If the information on the said Schedules is incorrect, the Owner shall complete the grading in a manner satisfactory to Vaughan Development Transportation Engineering Department. Prior to the release of the Letter of Credit, the Owner shall submit to Vaughan Development Engineering and Infrastructure Planning Services Department an "as built" site plan approved by the Vaughan Development Engineering and Infrastructure Planning Services Department and a Professional Engineer as defined by the Professional Engineers Act.

2. Vaughan Planning Department:

a) The Owner shall complete all landscaping in accordance with Schedules "C1", "C2", "C3", "C4", "C5" and "C6", attached hereto, and shall maintain all landscape work in a healthy and growing state.

The Owner shall replace any unsatisfactory landscape components and/or plant material not in a healthy or growing state as soon as possible and prior to any inspection by the Vaughan Planning Department.

b) The Owner agrees to protect existing trees to be retained and maintained during construction. All tree protection measures are to be in accordance with Schedule "C1", attached hereto, and the Owner shall replace any trees that have died on a "per caliper basis", to the satisfaction of the Vaughan Planning Department.

c) The Owner shall ensure that any above-ground hydro facilities and appurtenances shall be in a location satisfactory to the Vaughan Planning Department.

d) Prior to any landscape inspection by the Vaughan Planning Department, for the purpose of the release of a Letter of Credit, the Owner shall submit a letter, signed by the landscape architectural consultant, certifying that all landscape work has been completed in accordance with Schedule "C1", attached hereto.

THIS IS SCHEDULE 'B2' TO AGREEMENT
FOR SPECIFIC DETAILS REFER TO LARGE CONDOMINIUM
DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN PLANNING DEPARTMENT

102
607-3285

DATE: 02/27/2015
TIME: 1:00 PM

PROJECT: 607-3285

CLIENT: GROZIER ASSOCIATES

BELOW GROUND SERVING PLAN

LOT 7, 8, 9 & PART OF LOT 10 (R.P.M.-1111)

CITY OF VAUGHAN, REGION OF YORK

S COLLECTION

1	REVISION FOR APPROVAL - 2ND SUBMISSION	02/27/2015
2	REVISION FOR APPROVAL - 1ST SUBMISSION	02/27/2015
3	DESIGN FOR APPROVAL - REVISED SITE PLAN	02/27/2015
4	DESIGN FOR APPROVAL - REVISED SITE PLAN	02/27/2015
5	DESIGN FOR APPROVAL - REVISED SITE PLAN	02/27/2015
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8	DESIGN FOR APPROVAL - REVISED SITE PLAN	02/27/2015
9	DESIGN FOR APPROVAL - REVISED SITE PLAN	02/27/2015

SECTION V.A.

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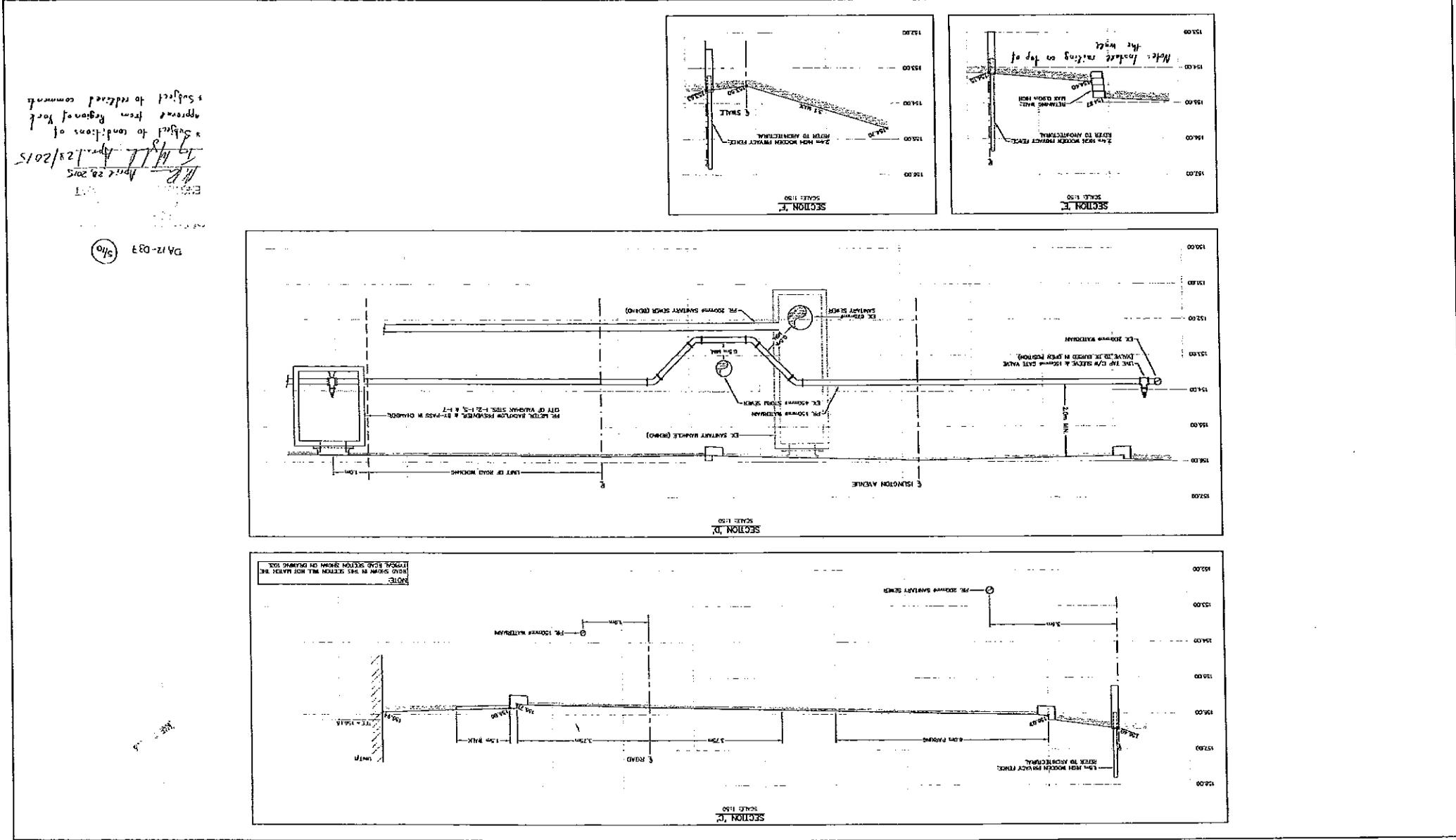
SCALE: 1/8"

SECTION V.FC.

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SECTION V.FD.

THIS IS SCHEDULE 'B5' TO AGREEMENT
FOR SPECIFIC DETAILS REFER TO LARGE CONDOMINIUM
DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN PLANNING DEPARTMENT



DA-12-083
 3/10

Approved by: *[Signature]* Date: *12/23/2015*
 Approved from Region of York
 Subject to conditions of
 approval
 Subject to related comments

SECTIONS BEYOND MARK

1. THE DRAWING IS THE EXCLUSIVE PROPERTY OF THE ENGINEER.
2. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.
3. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.
4. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THIS DRAWING.
5. ELEVATIONS ARE GIVEN AND ARE REFERRED TO THE CITY OF VAUGHAN ELEVATION SYSTEM, NAD 83.
6. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE INFORMATION PROVIDED TO BE SHOWN ON THIS DRAWING.
7. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE INFORMATION PROVIDED TO BE SHOWN ON THIS DRAWING.
8. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED.
9. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE INFORMATION PROVIDED TO BE SHOWN ON THIS DRAWING.
10. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE INFORMATION PROVIDED TO BE SHOWN ON THIS DRAWING.

DATE / REVISION

1	ISSUED FOR APPROVAL - NO DIMENSIONS	02/27/2015
2	ISSUED FOR APPROVAL - NO DIMENSIONS	02/27/2015
3	ISSUED FOR APPROVAL - NO DIMENSIONS	02/27/2015
4	ISSUED FOR APPROVAL - NO DIMENSIONS	02/27/2015
5	ISSUED FOR APPROVAL - NO DIMENSIONS	02/27/2015
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8	ISSUED FOR APPROVAL - NO DIMENSIONS	02/27/2015
9	ISSUED FOR APPROVAL - NO DIMENSIONS	02/27/2015
10	ISSUED FOR APPROVAL - NO DIMENSIONS	02/27/2015

SECTION D
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SECTION BV TO AGREEMENT

FOR SPECIFIC DETAILS REFER TO LARGE CONDOMINIUM

DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN PLANNING DEPARTMENT

SECTION S COLLECTION
 LOTS 7, 8, 9 & PART OF LOT 10 (R.P.L.N. 1111)
 CITY OF VAUGHAN, REGION OF YORK
 PLAN AND PROFILE (ISLINGTON AVENUE)

CROZIER ASSOCIATES
 Consulting Engineers
 1000 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBORA, ONTARIO M1B 2Y4
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.CROZIER.COM

DATE: 02/27/2015

SCALE: 1:50

SECTION: S COLLECTION

PROJECT: LOTS 7, 8, 9 & PART OF LOT 10 (R.P.L.N. 1111)

CITY: CITY OF VAUGHAN, REGION OF YORK

PLAN AND PROFILE: ISLINGTON AVENUE

SCALE: 1:50

DATE: 02/27/2015

SECTION: S COLLECTION

PROJECT: LOTS 7, 8, 9 & PART OF LOT 10 (R.P.L.N. 1111)

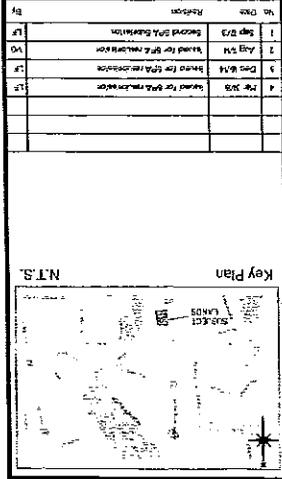
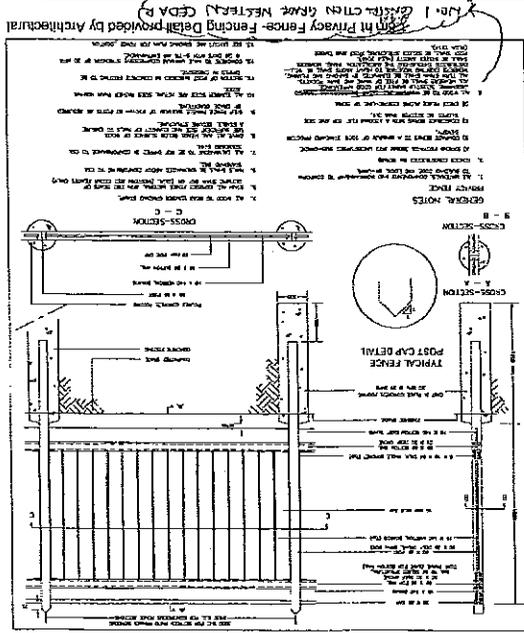
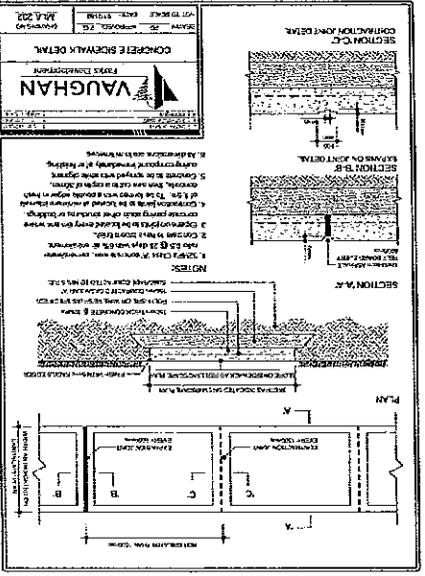
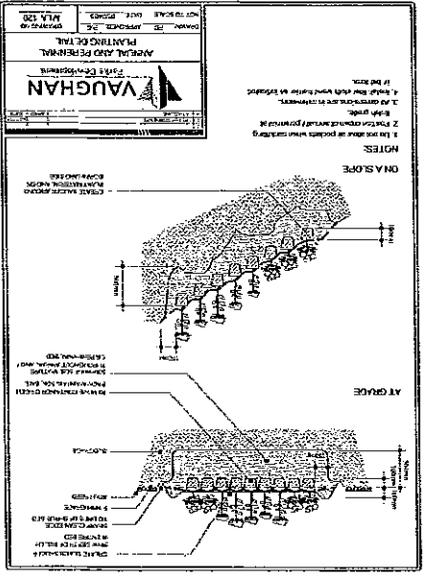
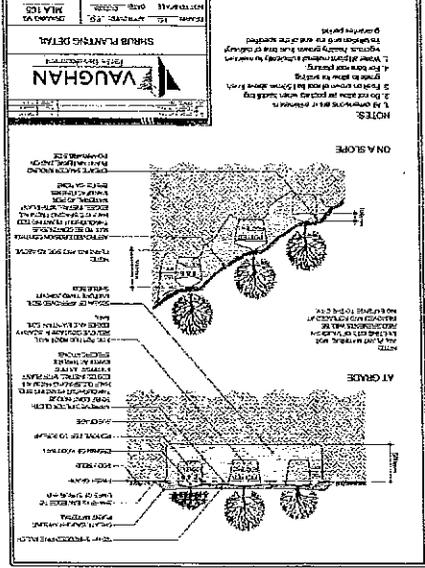
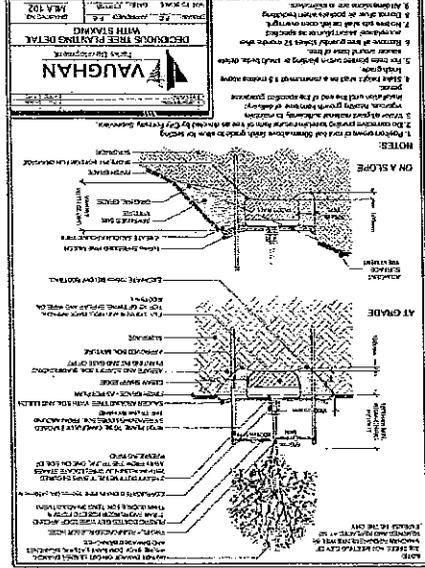
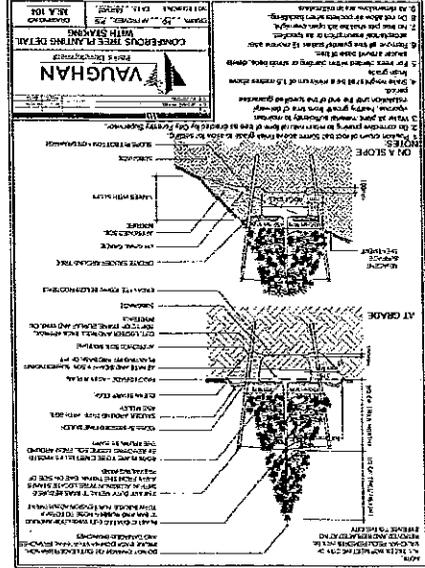
CITY: CITY OF VAUGHAN, REGION OF YORK

PLAN AND PROFILE: ISLINGTON AVENUE

SCALE: 1:50

DATE: 02/27/2015

**THIS IS SCHEDULE 'C3' TO AGREEMENT
FOR SPECIFIC DETAILS REFER TO LARGE CONDOMINIUM
DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN PLANNING DEPARTMENT**



No.	Date	Revision
1	04/15/2015	Issued for Distribution
2	04/15/2015	Revised for Final Construction
3	04/15/2015	Revised for Final Construction
4	04/15/2015	Revised for Final Construction

Client: Stateview Homes (S Collection) Inc.
16-10 Chess Road
Vaughan, ON L4L 8E5
Tel: 905-709-1111

Architect: Jardin Design Group Inc.
1000 Sheppard Ave. E. Suite 201
Vaughan, ON L4L 8E5
Tel: 905-709-1111

City Consultant: Crozier & Associates
4750 Sheppard Ave. E. Suite 201
Vaughan, ON L4L 8E5
Tel: 905-709-1111

LANDSCAPE ARCHITECTS INC.
315 Centre Avenue, Suite 202, Toronto, Ontario, Canada M5G 1E7
Tel: (416) 778-1111 Fax: (416) 778-1112
E-mail: info@vaughan.ca

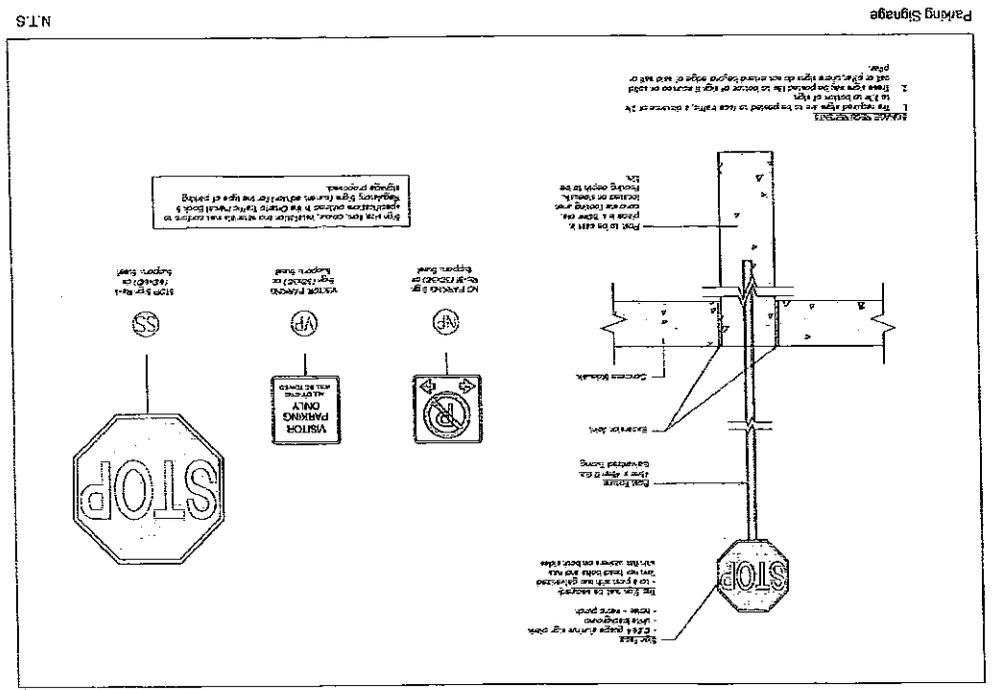
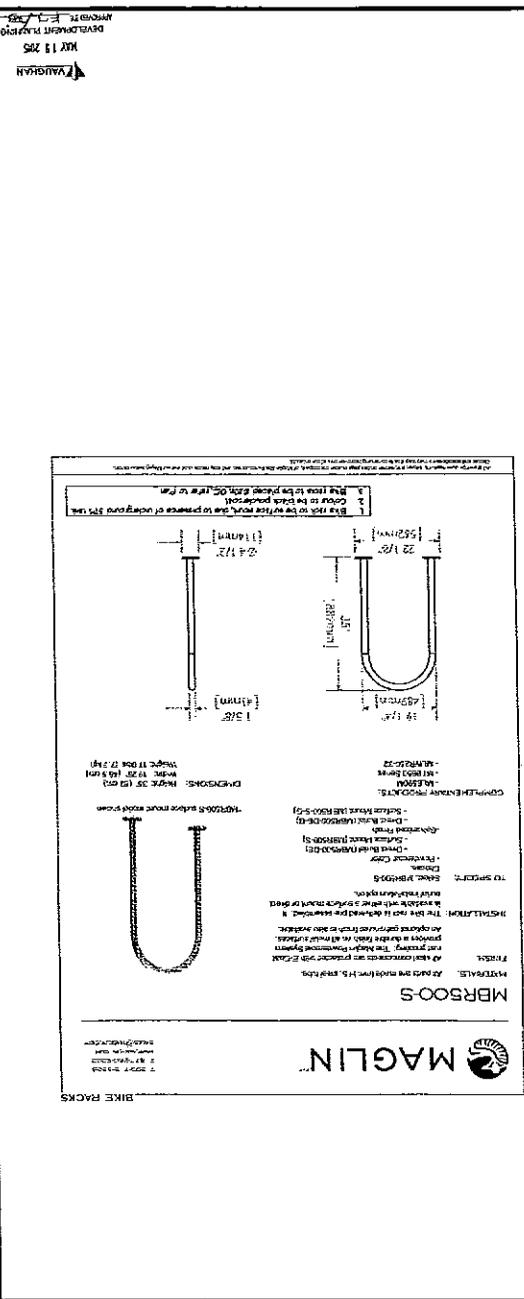
Stateview Homes (S Collection) Inc.
8319 83rd Islington
Vaughan, ON

Title: Landscape Details
Date: April 2015
Drawn by: [Name]
Checked by: [Name]
Scale: As Shown
Sheet No.: L-2

VAUGHAN
DEVELOPMENT REGULATIONS
APPROVED BY: [Signature]
MAY 15 2015

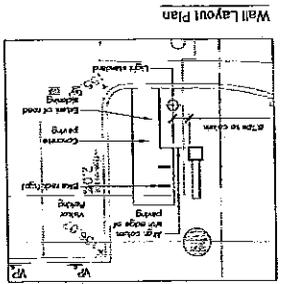
THIS IS SCHEDULE 'C4' TO AGREEMENT
 FOR SPECIFIC DETAILS REFER TO LARGE CONDOMINIUM
 DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN PLANNING DEPARTMENT

Title: Landscape Details Date: 12-08 Drawing No.: L-3																
Stateview Homes (S Collection) Inc 8319-8331 Islington Vaughan, ON	B & R RODIE ASSOCIATES LANDSCAPE ARCHITECTS INC 143 Cedar Avenue, Suite 202, Toronto, Ontario, M4M 2T7 Tel: (416) 778-1818 Fax: (416) 778-3382 Email: b.rodie@brassoc.com															
Jarden Design Group Inc. 64 Jordan Ave. Etobicoke, Ont. M9C 3P5 Tel: (416) 231-7500 Fax: (416) 231-7501	Crozier & Associates 4370 Sheppard Ave. E. #301 Scarborough, Ont. M1S 1T6 Tel: (416) 291-7500 Fax: (416) 291-7501															
Stateview Homes (S Collection) Inc 15-150 Church Road Woodbridge, ON L4L 8S5	City Council 4370 Sheppard Ave. E. #301 Scarborough, Ont. M1S 1T6 Tel: (416) 291-7500 Fax: (416) 291-7501															
Key Plan N.T.S. 	Revision Table: <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/03/08</td> <td>Issued for 2nd Submission</td> </tr> <tr> <td>2</td> <td>11/03/08</td> <td>Issued for 3rd Submission</td> </tr> <tr> <td>3</td> <td>01/04/09</td> <td>Issued for 4th Submission</td> </tr> <tr> <td>4</td> <td>03/04/09</td> <td>Issued for 5th Submission</td> </tr> </tbody> </table>	No.	Date	Revision	1	10/03/08	Issued for 2nd Submission	2	11/03/08	Issued for 3rd Submission	3	01/04/09	Issued for 4th Submission	4	03/04/09	Issued for 5th Submission
No.	Date	Revision														
1	10/03/08	Issued for 2nd Submission														
2	11/03/08	Issued for 3rd Submission														
3	01/04/09	Issued for 4th Submission														
4	03/04/09	Issued for 5th Submission														



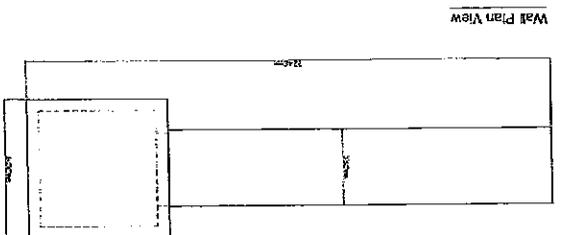
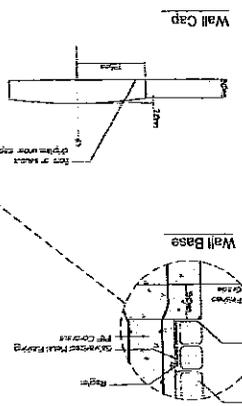
**THIS IS SCHEDULE 'C5' TO AGREEMENT
FOR SPECIFIC DETAILS REFER TO LARGE CONDOMINIUM
DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN PLANNING DEPARTMENT**

Entry Signage-Masonry Wall and Column

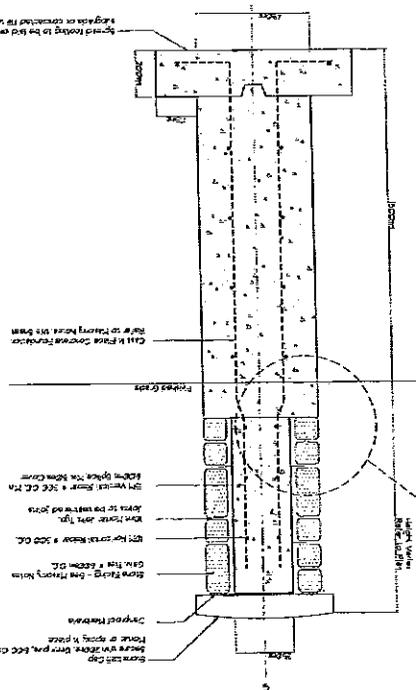


Construction to provide required wall section by approval of Landmarks and/or other as appropriate. Contractor to make any changes to the components of the wall and/or signage as approved by Landmarks and/or other as appropriate.

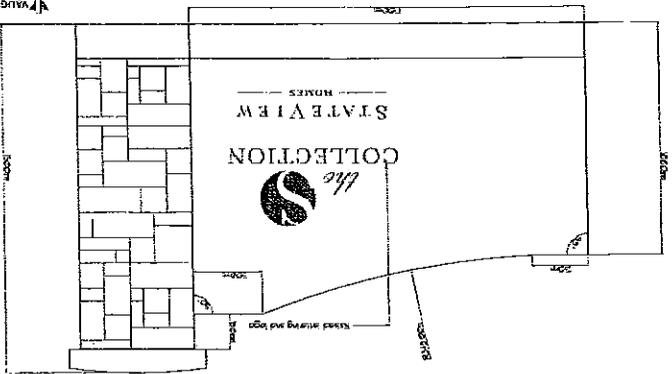
- Masonry Notes:**
1. Concrete to be made-in-place and poured in accordance with Ontario Building Code (OBC) and approved by the City of Vaughan.
 2. All masonry to be made-in-place and poured in accordance with Ontario Building Code (OBC) and approved by the City of Vaughan.
 3. All masonry to be made-in-place and poured in accordance with Ontario Building Code (OBC) and approved by the City of Vaughan.
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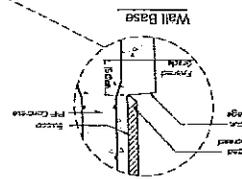
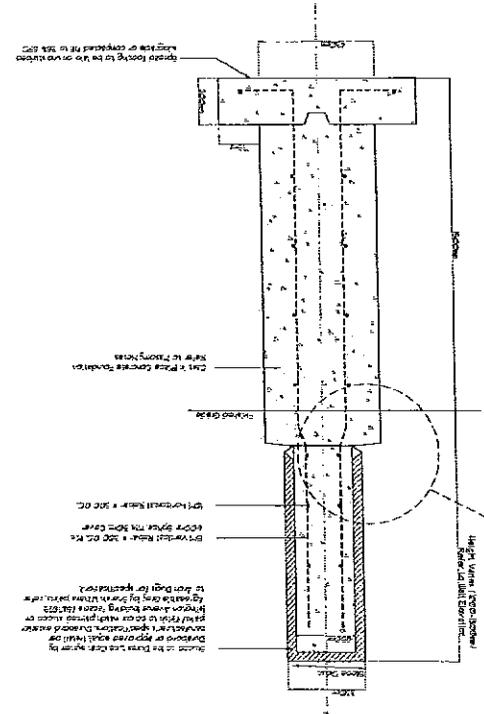
Masonry Column Section



Wall Elevation



Wall Section



Job No.	12-03
Drawing No.	L-4
Scale	As Noted
Project No.	10
Date	April 2015
Top	Entry Feature Detail

Stateview Homes (S Collection) Inc
8319-8331 Islington
Vaughan, ON

B. RODIE & ASSOCIATES
LANDSCAPE ARCHITECTS INC.
240 CROWN AVENUE, SUITE 202, THORNHILL, ONTARIO M2W 2Y1
TEL: (416) 770-2222 • FAX: (416) 770-2223

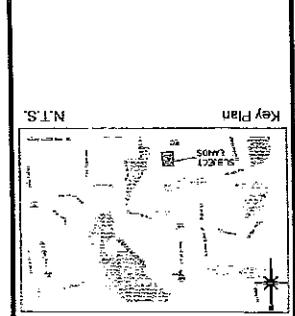


Stateview Homes (S Collection) Inc
14180 MIDLAND AVE.
MARKHAM, ON L3R 9V3

Jardin Design Group Inc.
64 JARDIN DR. SUITE 202
VAUGHAN, ON L4N 1M2
TEL: (905) 337-7777 • FAX: (905) 337-7778

Crozier & Associates
40 MIDLAND AVE. SUITE 202
MARKHAM, ON L3R 9V3
TEL: (905) 477-7000 • FAX: (905) 477-7001

NO.	DATE	REVISION
1	SEP 03	Second Site Inspection
2	Aug 04	Revised for construction
3	Aug 04	Revised for construction
4	SEP 05	Revised for construction



THIS IS SCHEDULE 'D1' TO AGREEMENT
 FOR SPECIFIC DETAILS REFER TO LARGE CONDOMINIUM
 DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN PLANNING DEPARTMENT

STREET TOWNHOUSE
SLAB ON GRADE

STATEVIEW
CONSTRUCTION

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

JORDIN
DESIGN GROUP INC.
44 AMSTERDAM ST. #3
MILWAUKEE, WI 53233
TEL: 414.224.2277 FAX: 414.224.2278
EMAIL: INFO@JORDINDSG.COM

STREET TOWNHOUSE ELEVATIONS
S COLLECTION
4315 BERTHINGTON AVE.
1000
1258 2

BILD
1258 2

STREET TOWNHOUSE FRONT ELEVATION
(ISLINGTON AVENUE)

STREET TOWNHOUSE REAR ELEVATION
(PRIVATE ROAD)

UNIT 1
2366 END

UNIT 2
2095 INT-A

UNIT 3
2095 INT-B

UNIT 4
2095 INT-A

UNIT 5
2366 END

UNIT 1
2366 END UPGRADE

UNITS
2366 END UPGRADE

MAY 19 2015
VAUGHAN

DEVELOPMENT PLANNING
APPROVED BY: E. VAUGHAN

THIS IS SCHEDULE 'D2' TO AGREEMENT
 FOR SPECIFIC DETAILS REFER TO LARGE CONDOMINIUM
 DRAWINGS DEPOSITED WITH THE CITY OF VAUGHAN PLANNING DEPARTMENT

BILD

12-88
5

8 COLLECTION
8319 BAYVIEW AVE
TOWNHOUSE ELEVATIONS

Jordin
DESIGN GROUP INC

60 LORRAINE AVE. #203
MARKHAM, ONT. L3R 9V7
TEL: (905) 477-1111 FAX: (905) 477-1111

NOT TO BE USED FOR CONSTRUCTION

STANDARD TOWN

MAY 19 2016
DEVELOPMENT PLANNING
CITY OF VAUGHAN

UNIT 12
2010 END

UNIT 9/10
2010 END

UNIT 9
2010 END UPGRADE

FRONT ELEVATION TOWNHOUSE

FRONT ELEVATION TOWNHOUSE

REAR ELEVATION TOWNHOUSE

REAR ELEVATION TOWNHOUSE