

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

Item 2, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 28, 2022.

2. CELVIN ESTATES INC. ZONING BY-LAW AMENDMENT FILE Z.16.018 DRAFT PLAN OF SUBDIVISION FILE 19T-16V003 VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE

The Committee of the Whole recommends:

- 1. That the recommendations contained in the following report of the Deputy City Manager, Planning & Growth Management, be approved; and**
- 2. That the following Communications be received:**
 - C4. Ryan Virtanen, KLM Planning Services Inc., Coldspring Road, Vaughan, dated September 8, 2022; and**
 - C5. Joseph P. Plutino, Mainline Planning Services Inc., Kleinburg, dated September 12, 2022.**

Recommendations

- 1. THAT Zoning By-law Amendment File Z.16.018 (Celvin Estates Inc.) BE APPROVED, to amend Zoning By-law 1-88:**

From “A Agricultural Zone” subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone” subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 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 copy of the acknowledged Ministry of the Environment, Conservation and Parks (‘MECP’) Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant 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.**

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 28, 2022

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4. THAT Draft Plan of Subdivision File 19T-16V003 (Celvin Estates Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1, 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-16V003 (Phase 1) (Celvin Estates Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 33 residential townhouse units (101 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022 **WARD(S):** 3

TITLE: CELVIN ESTATES INC.
ZONING BY-LAW AMENDMENT FILE Z.16.018
DRAFT PLAN OF SUBDIVISION FILE 19T-16V003
VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE

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.16.018 and 19T-16V003 (Celvin Estates Inc.). The Owner proposes to rezone the subject lands:

- From “A Agricultural Zone” subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone” with the Holding Symbol “(H)” subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 of this report.

The rezoning is to permit a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1 (the ‘Development’), as shown on Attachment 3 on a total site area of 0.78 ha.

Report Highlights

- The Owner proposes a plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1
- 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.16.018 (Calvin Estates Inc.) BE APPROVED, to amend Zoning By-law 1-88:
 - From “A Agricultural Zone” subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone” subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 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 copy of the acknowledged Ministry of the Environment, Conservation and Parks (‘MECP’) Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant 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-16V003 (Calvin Estates Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1, 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-16V003 (Phase 1) (Celvin Estates Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 33 residential townhouse units (101 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

Background

The subject lands are located in the approved Block 40 South Plan

The vacant 0.78 ha subject lands (the ‘Subject Lands’) are located on the west side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10,130, and 10,144 Weston Road. The surrounding land uses are shown on Attachment 2.

The Subject Lands are located within the Block 40 South Plan approved by Vaughan Council on June 8, 2010 (Attachment 5) with Council approving a further amendment on January 25, 2022 for Zoning By-law Amendment File Z.20.003 and Site Development File DA.20.009 (Belmont Properties (Weston) Inc.) at the northwest intersection of Weston Road and Chatfield Drive for a change from “Local Commercial” to “Low Density Residential” for 30, 3-storey townhouse dwelling units accessed by a private common element road (Attachment 2). The Block 40 South Plan is to be updated as a condition of approval for Zoning By-law Amendment File Z.20.003 and Site Development File DA.20.009. The Subject Lands are shown as “Medium Density Residential”, and the Development conforms to the Block 40 South Plan shown on Attachment 5.

The Applications were revised following the September 7, 2016 Public Hearing

The Owner on April 26, 2016, submitted Zoning By-law Amendment and Draft Plan of Subdivision Files Z.16.018 and 19T-16V003 (Celvin Estates Inc.) for lands consisting of all of 10,130 and 10,144 Weston Road to permit 121 dwelling units comprised of 17 street townhouse dwellings (freehold on a public road), 24 townhouse dwellings and 80 back-to-back townhouse dwellings (freehold on a future private common element condominium road), as shown on Attachment 7. The proposal was considered by the Committee of the Whole at the September 7, 2016, Public Meeting. The proposal did not conform to the approved Block 40 South Plan and did not align with the approved lotting and street pattern of the adjacent Belmont Properties (Weston) Inc. Draft Approved Plan of Subdivision File 19T-06V07 and Maplequest (Vaughan) Developments Inc. Plan of Subdivision File 19T-12V002.

The Owner subsequently acquired the abutting lands to the north (10,160 Weston Road) as shown on Attachment 2, and revised the development proposal as shown on Attachment 6, and was considered at the September 18, 2018 Public Meeting. Subsequent to this meeting, the Owner acquired the abutting Blocks 45, 46 and 47 on Registered Plan 65M-4550 / Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) to the west and south and joined the blocks to the Subject Lands. The Owner submitted a revised proposal in August 2021 consisting of

six (6) blocks for 33 street townhouse dwelling units and a public road, Street “A” as Phase 1 to complete the Dundonnell Place connection between Chatfield Drive to the north and Farooq Boulevard to the south shown on Attachment 3.

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

The City on August 10, 2018, circulated a Notice of Public Hearing (the ‘Notice’) to all property owners within 150 m of the Subject Lands and to the Millwood Woodend Ratepayers Association and the Vellore Woods Ratepayers Association. A copy of the Notice was also posted on the City’s website at www.vaughan.ca and a notice sign was installed on the Subject Lands along Weston Road in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council, on September 27, 2018, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of September 17, 2018. The following written submission was received by the Development Planning Department for the Public Meeting:

Written Submission

- Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated September 17, 2018

The following is a summary of, and response to, the comments provided in the written submission submitted at the Public Hearing of September 17, 2018, and to the Development Planning Department on September 17, 2018:

- a) Lotting Incompatible with Abutting Draft Plan of Subdivision Plan 19T-06V07
The proposed conceptual lotting and zoning by the Owner is not consistent with the approved lotting and zoning on the abutting Belmont Properties (Weston) Inc. Draft Approved Plan of Subdivision File 19T-06V07 which if unchanged, has the potential to adversely impact the orderly development on the Belmont Properties (Weston) Inc. lands.

Response

The Development which is Phase 1 in Draft Plan of Subdivision File 19T-16V003 does not impact the approvals in place for Belmont Properties (Weston) Inc. Draft Approved Plan of Subdivision File 19T-06V07. Any subsequent Phase in Draft Plan of Subdivision 19T-16V003 shown on Attachment 3 will require coordination with the abutting developments. Currently, the future development on the future Phase is not known at this time and may require a Public Meeting and/or Committee of the Whole Meeting.

Previous Reports/Authority

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

[September 7, 2016 Committee of the Whole \(Public Meeting\) Report – Zoning By-law Amendment File Z.16.018 and Draft Plan of Subdivision File 19T-16V003 \(Item 2, Report 32\)](#)

[September 17, 2018 Committee of the Whole \(Public Meeting\) Report – Zoning By-law Amendment File Z.16.018 and Draft Plan of Subdivision File 19T-16V003 \(Item 2, Report 28\)](#)

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

Celvin Estates Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1 (the 'Development'), as shown on Attachment 3:

1. Zoning By-law Amendment File Z16.018 to rezone the Subject Lands as follows:
 - From "A Agricultural Zone" subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone" subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)" by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 of this report; and
2. Draft Plan of Subdivision File 19T-16V003 (the 'Draft Plan'), shown on Attachment 3, consisting of the following:

Block	Land Use	Units	Area (ha)
1 - 6	Street Townhouse	33	0.58
Street "A"	20 m wide Street "A" (Dundonnell Place)		0.20
Total		33	0.78

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 1.6.74 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 contribute to providing for 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 Subject Lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 ('VOP 2010') and are located within a "Community Area" as identified in Schedule 1, Community Areas by VOP 2010. The "Low-Rise Residential" designation permits townhouses with a maximum building height of 3-storeys and contributes to providing a range of housing forms in the community. The Subject Lands are located in proximity of Major Mackenzie Drive and the south side of Weston Road identified as a "Regional Transit Priority Network" in Schedule 10, Major Transit Network by VOP 2010 with regular York Region Transit service. The north side of Weston Road provides only rush hour service for transit. The Subject Lands' Street "A", with sidewalks proposed for both the east and west sides, will connect the north (Chatfield Drive) and south (Farooq Boulevard) legs of Dundonnell Place to Chatfield District Park and schools to the west and the commercial areas to the south and east for active transportation and community connectivity. 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 street townhouse dwelling units and providing access with the completion of the missing link with Street "A" to connect the north and south sections of Dundonnell Place to a district park and commercial areas would contribute to establishing a complete community in accordance with Sections 2.2.1.4, and 2.2.6.2 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 "Urban Area" on Map 1, "Regional Structure" of the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial, and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that "Growth will also occur in new community 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 consists of six (6) blocks for 33 street townhouse dwelling units which contributes to adding a variety of housing forms in the community. 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" by VOP 2010. The Official Plan permits the townhouse dwellings.

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 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 the "RT1 Residential Townhouse Zone" category by Zoning By-law 1-88, consistent with the surrounding zoning. 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.

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

The Subject Lands are zoned "A Agricultural Zone" subject to site-specific Exceptions 9(680) and 9(1060), and "RT1(H) Residential Townhouse Zone" subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88, as shown on Attachment 2. The Owner is proposing to rezone the Subject Lands to "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)" 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	“RT1 Residential Townhouse Zone” Requirements	Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements
a.	Minimum Lot Frontage	6 m	5.5 m
b.	Minimum Lot Area	162 m ²	150 m ²
c.	Maximum Building Height	11 m	12 m
d.	Minimum Exterior Side Yard abutting a Private Lane / Driveway	Not a standard in the RT1 Zone	3 m abutting a private lane / driveway
e.	Minimum No Encroachment Zone from the Front and Exterior Yard, and Interior Side Yard for a Lot abutting a Greenway, Walkway, Buffer Block or Stormwater Management Pond, and at a Site Triangle	1.5 m for the Front and Exterior Yard, and Interior Side Yard Not Permitted for the Rear Yard	0.5 m
f.	Maximum Encroachment for an Unenclosed Porch (Covered or Uncovered) into the Rear Yard for a Lot abutting a Greenway, Walkway, Buffer Block or Stormwater Management Pond, and at a Site Triangle	Not a standard in the RT1 Zone for the Rear Yard	2.5 m and eaves, gutters and steps may encroach an additional 0.5 m

	Zoning By-Law 1-88 Standard	“RT1 Residential Townhouse Zone” Requirements	Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements
g.	Maximum Finished Floor Elevation of an Unenclosed Porch (Covered or Uncovered, with or without a Cold Cellar) into the Rear Yard on for a Lot abutting a Greenway, Walkway, Buffer Block or Stormwater Management Pond, and at a Site Triangle	Not a standard in the RT1 Zone for the Rear Yard	1.2 m above the Finished Grade
h.	Minimum Landscaped Front or Exterior Side Yard for a Lot Frontage between 5.5 m to 6 m with a Maximum Driveway Width of 3.5 m	Not a standard in the RT1 Zone	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

The Development Planning Department supports the rezoning of the Subject Lands to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” as the rezoning implements the “Low-Rise Residential” designation of VOP 2010. The requested zoning exceptions identified in Table 1 are considered minor changes to the zoning and are consistent with the character of the area and zoning standards in the surrounding community.

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.

Compliance with Transition Provisions under Section 1.6 of Zoning By-law 001-2021, as amended

The Subject Lands are zoned “A Agriculture Zone” and “A-415 Agriculture Zone” subject to site-specific Exception 415 by Zoning By-law 001-2021, as shown on Attachment 2. The Applications for the Subject Lands are determined to be transitioned in accordance with Subsection 1.6.3 of Zoning By-law 001-2021 and therefore the Development is subject to Zoning By-law 1-88, as amended, only.

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 updates to the Phase One and Phase Two Environmental Site Assessment (‘ESA’) reports are required as well as a Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant. The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the Owner submits a copy of the acknowledged Ministry of the Environment, Conservation and Parks (‘MECP’) Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant 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 Attachment 3, with the building elevations shown on Attachment 4, consists of six (6) blocks for 33, 3-storey street townhouse dwelling units and a 20 m wide public road, Street “A” for Phase 1. The street townhouse dwelling units will have frontage along Street “A”. Street “A”, a public road, will complete the Dundonnell Place connection between Chatfield Drive to the north and Farooq Boulevard to the south shown on Attachment 3. The proposed blocks and public road are consistent with the block pattern and road network in the area.

The Development must conform in accordance with the Vaughan Council approved Block 40 South Architectural Design Guidelines (‘ADG’) by John G. Williams Limited, Architect and Block 40 South Landscape Master Plan (‘LMP’) by NAK Design Group. The Owner shall prepare an Urban Design Brief which must demonstrate how the Subject Lands are consistent with the performance standards respecting the ADG, LMP and sustainability design practices/guidelines outlined in the Vaughan City-Wide Urban Design Guidelines and VOP 2010 Urban Design Policies. Conditions to this effect are included in Attachment 1a) of this report.

The Tree Inventory and Preservation Report ('TIPR'), and the Tree Inventory and Preservation Plan ('TIPP') both prepared by 7 Oaks Tree Care and Urban Forestry Consultants Inc. and dated February 7, 2018, identified six (6) trees consisting of the Manitoba Maple, Weeping White Willow and Siberian Elm trees that must be removed to facilitate Development. Prior to final approval, the Owner must provide an updated detailed TIPR which shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations and quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol 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 if required, compensation planting. A condition to this effect is included in Attachment 1a) of this report.

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 24 points. A development is required to achieve a minimum application performance level score of 31 points. The Development proposes public sidewalks linking to the neighbourhood park located west of the Subject Lands 4. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics Program. A condition to this effect is included in Attachment 1a) of this report.

Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division have reviewed the Stage 1 and 2 Archaeological Assessment for the Subject Lands prepared by ASI Archaeological and Cultural Heritage Services and dated June 22, 2016, and the acceptance letter from the Ministry of Tourism, Culture and Sport confirming that the Subject Lands are cleared of further archaeological concern.

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 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 is satisfied with the proposed Draft Plan design and has no objection to the Applications, subject to the comments in this report and 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 DE Department has reviewed the Applications and provide the following comments:

Redlined Plan

A 0.3 m reserve shall be required at the driveway to Phase 2 (Attachment 3) and a dedication by-law shall be required and be requested by the Owner, at their expense to dedicate the 0.3 m reserve to the City. The Draft Plan must be revised to provide for the 0.3 m reserve. A condition to this effect is included in Attachment 1a) to this report.

Transportation

The DE Department has advised as a condition of approval for the Draft Plan, engineering drawings will be required for Street "A" (Dundonnell extension) depicting the pavement width, curbs, active transportation facilities, signage, the required daylight triangles at the laneway intersection and the required 0.3 m reserves. A condition to this effect is included in Attachment 1a) of this report.

Environmental Site Assessment

The Site Screening Questionnaire, and Phase One and Phase Two ESA reports were submitted and reviewed by the DE Department. Since it has been more than 18 months from the time of the ESA submission, the Owner is required to submit updates to the Phase One and Phase Two ESAs to provide an accurate environmental assessment of the current site conditions at the Subject Lands.

Prior to the execution of the Subdivision Agreement, the Owner shall provide a copy of the acknowledged Ministry of the Environment, Conservation and Parks ('MECP') RSC filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant. A condition to this effect is included in Attachment 1a) of this report.

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.

Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-16V003 (Phase 1) is available and unrestricted. Therefore, the following resolution to allocate servicing capacity to Draft Plan of Subdivision File 19T-16V003 (Phase 1) may be recommended for Council approval:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V003 (Phase 1) (Celvin Estates Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 33 residential townhouse units (101 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the Draft Plan of Subdivision does not proceed to registration and/or building permit issuance within 36 months.”

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. The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and City’s Woodlot Acquisition Front-end Agreement. Oversizing costs may be applicable. 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 Draft Plan. The Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit, 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 (‘PIPD’) Department has no objection to the Development subject to the cash-in-lieu of the dedication of parkland and/or the dedication of parkland as required by the Real Estate Department. The Owner submitted a Parkland Dedication Summary Chart, which has been reviewed and is to the satisfaction of the PIPD Department.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Draft Plan, subject to the Conditions of Approval

The Toronto and Region Conservation Authority ('TRCA') has reviewed Water Balance - Technical Memorandum ('WBTM'), prepared by Golder Associates and dated February 9, 2018, and Functional Servicing and Stormwater Management ('FSSWM') Report, prepared by Schaeffers Consulting Engineers, and revised dated February 2018 and it is the opinion of TRCA that the Development is meeting requirements for "best efforts" to achieve pre- to post-water balance. The Owner is required to carry out the water balance mitigation strategy as described in the WBTM and FSSWM Report. 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.

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).

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 and Conseil Scolaire de District Catholique Centre-Sud. The York Catholic District School Board had no comments nor conditions.

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.16.018 and Draft Plan of Subdivision File 19T-16V003 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the

requirements of Zoning By-law 1-88 and the transitional policies of 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-16V003 Phase 1 Redline Revised September 13, 2022
4. Building Elevations (Conceptual)
5. Council Approved Block 40 South Plan
6. Revised Proposed Zoning and Draft Plan of Subdivision - Public Meeting September 17, 2018
7. Proposed Zoning and Draft Plan of Subdivision - Public Meeting September 7, 2016

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



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-16V003 (PHASE 1) ('THE PLAN') CELVIN ESTATES INC. ('THE OWNER') PART OF LOTS 21 AND 22, CONCESSION 6, 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-16V003 (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 1a).
2. The Conditions of Approval of York Region as set out on Attachment 1b) and dated June 13, 2018.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment 1c) and dated November 16, 2021.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment 1d) and dated April 20, 2018.
5. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out on Attachment 1e) and dated April 19, 2018.
6. The Conditions of Approval of Bell Canada as set out on Attachment 1f) and dated August 16, 2016.
7. The Conditions of Approval of Canada Post as set out on Attachment 1g) and dated July 14, 2016.

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 Attachments 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 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 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 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 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 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 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 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-16V003 (PHASE 1) ('THE PLAN') CELVIN ESTATES INC. ('THE OWNER') PART OF LOTS 21 AND 22, CONCESSION 6, 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 Mainline Planning Services Inc., Project No. 10130, 10144, 10160 Weston Road, dated January 2021 (revision 2 dated April 2022) and redlined dated September 13, 2022, (the 'Plan'), as follows:
 - a) A 0.3 m reserve shall be required at the driveway to Phase 2 (Attachment 3) and a dedication by-law shall be required and be requested by the Owner, at their expense to dedicate the 0.3 m reserve to the City.
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 lands within this Plan shall be zoned with the Holding Symbol "(H)". The Holding Symbol "(H)" shall not be removed from the Plan or any portion thereof, until the Owner submits a copy of the acknowledged Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC') filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant to the satisfaction of the Development Engineering Department.
4. 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.
5. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, the provisions of roads and municipal services, external storm sewers, sanitary sewers and watermain along Millwood Parkway and Major Mackenzie, restoration of Millwood Parkway, landscaping and fencing. The said Agreement shall be registered against the lands to which it applies.
6. The Owner shall pay to the City, a woodlot development charge at the rate of

\$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and City's Woodlot Acquisition Front-end Agreement. Oversizing costs may be applicable.

7. Prior to final approval of the Plan:
 - a) The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40 South 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 40 South. 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) Prior to final approval of the Plan, the Trustee for Block 40 South 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.
8. The Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with Section 42 of the *Planning Act* and shall conform to the City's Cash-in-Lieu of Parkland Policy.
9. The road allowance included within the Plan shall be dedicated as a public highway without monetary consideration and free of all encumbrances.
10. 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.
11. 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.
12. 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.
13. 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.

14. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
15. Prior to final approval and prior to commencement of construction 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.
16. 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.

17. 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.
18. 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.
19. 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.

20. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
21. The Owner shall agree in the Subdivision Agreement to design, purchase material, and install a light-emitting diode ('LED') 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. Prior to final approval of the Plan, the Owner shall submit an Environmental Noise ('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. 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.
29. Prior to the issuance of a building permit for any Lot or Block on the Plan, the Owner shall construct Dundonnell Place, as identified as Street "A" on the Plan, and associated servicing to complete the road network, to the satisfaction of the City.
30. Prior to final approval of the Plan, the Owner shall provide, engineering drawings for Street "A" (Dundonnell extension) depicting the pavement width, curbs, active transportation facilities, signage, the required daylight triangles at the laneway intersection, and the required 0.3m reserves.
31. 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.
32. 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.
33. 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.
34. 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.

35. 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.
36. 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.
37. 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.
38. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro transformer and/or grounding grid easements.
39. 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.
40. 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.
- 41. 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.
 - 42. 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.
 - 43. 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.
 - 44. 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.
 - 45. The Owner shall agree to remove any driveways and buildings on the Plan, 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.
 - 46. 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.
 - 47. 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.

- 48. 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.
- 49. 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.
- 50. 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, the location, size, slopes stabilization methods, time period, 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 any park, open space buffer and/or school block(s).

51. 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.
52. 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.
53. 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.
54. 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.
55. 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.
56. 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.

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 issuance of a Building Permit(s).
58. 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.
59. 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.
60. Prior to final approval, the Owner shall prepare an Urban Design Brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan (VOP 2010) Urban Design Policies. The document shall address but not be limited to the following issues:
- a) The Landscape Master Plan including the co-ordination of the urban design/streetscape elements including built form, fencing treatments, and street tree planting;
 - b) The appropriate community edge treatment and landscaping with low-maintenance plant material;

- c) The Architectural Control Design Guidelines including appropriate flankage elevations;
 - d) The sustainability design practices/guidelines; and,
 - e) The document shall reference the Block 40 South Landscape Master Plan by NAK Design Group and the Block 40 South Architectural Design Guidelines by John G. Williams Limited, Architect.
61. 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 40 South Architectural Design Guidelines ('ADG') 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.
62. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 40 South Landscape Master Plan by NAK Design Group, 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 and street tree planting;
 - c) Sustainability design practices/guidelines;
 - d) The appropriate community edge treatment with low-maintenance plant material;

- e) The appropriate buffer treatment a with low-maintenance plant material; and,
 - f) The appropriate landscaping and streetscaping treatment with a multi-use pedestrian trail.
63. 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.
 64. The Owner shall agree in the Subdivision Agreement to provide a Soils Report for all street tree pits and planting beds throughout the subdivision to the satisfaction of the City.
 65. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential blocks that shall be co-ordinated with the Environmental Noise Report and Architectural Design Guidelines.
 66. 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.
 67. 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
5.5 - 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 5.5 – 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.

- 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 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:

- j) "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."
- k) "Purchasers are advised that traffic calming measures may have been incorporated into the road allowances."
- l) "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."
- m) "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:

- n) "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 stormwater management pond or open space:

- o) "Purchasers and/or tenants are advised that the adjacent stormwater management pond or open space may be left in a naturally vegetated condition and receive minimal maintenance."
- p) "Purchasers and/or tenants are advised that abutting an open space or walkway may be of a concern due to the noise and lighting expected from the recreational nature of the site."

- q) "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."
- r) "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 stormwater management pond or open space is required."
- s) "Purchasers and/or tenants are advised that routine maintenance and ploughing of the pathway should be expected on a public pathway associated with a stormwater management pond or open space."

Encroachment and/or dumping:

- t) "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the stormwater management pond or open space are prohibited."

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.

- 68. 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.
- 69. 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.”



Corporate Services

File No.: 19T-16V03 (Revised)

Regional File No.: SUBP.16.V.0041

Refer To: Justin Wong

June 13, 2018

Mr. Mauro Peverini
Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Judy Jeffers, M.C.I.P., R.P.P.

**Re: Revised Draft Plan of Subdivision
19T-16V03 (SUBP.16.V.0041)
10130, 10144 & 10160 Weston Road
Part of Lot 21, Concession 6
(Celvin Estates Inc., Canvas Developments Inc.)
City of Vaughan**

York Region has now completed its review of the above noted revised plan of subdivision prepared by Walker Nott Dragicevic Associates Ltd., Project No. 15.577, last revised November 20, 2017. The proposed development is located at 10130, 10144 & 10160 Weston Road, north of Major Mackenzie Drive and on the west side of Weston Road, in the City of Vaughan. The draft plan of subdivision will facilitate the development of 59 townhouse units, a future development block comprised of 78 back-to-back townhouse units and 40 laneway townhouse units and blocks for road widening and a street, within a 2.76 ha site.

Transportation and Infrastructure Planning

The Transportation and Infrastructure Planning Branch has reviewed the Traffic Impact Study, prepared by WSP, dated February 2018, and technical comments are attached.

Sanitary Sewage and Water Supply

Residential development in the City of Vaughan 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, then the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA currently underway
- Northeast Vaughan Water and Wastewater Servicing - 2028 completion
- Other projects as may be identified in 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 indicates that the proposed development is serviced by City of Vaughan wastewater and water infrastructure in the Dundonnell Place right-of-way. Should there be any change in the proposed servicing scheme, the Owner shall forward the revised plan to the Region for review and record.

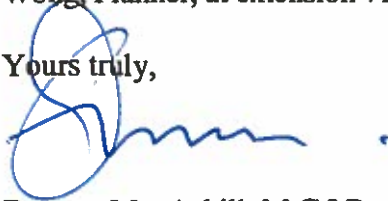
The Owner is advised that the Regional 1800mm diameter York-Peel Feedermain is located in the east side of Weston Road and the integrity of the aforementioned infrastructure is to be maintained at all times during the grading and construction activities for the proposed development.

Summary

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

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner, at extension 71577 or through electronic mail at justin.wong@york.ca.

Yours truly,



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

JW/

Attachments (2) Schedule of Conditions
 Technical Memorandum

YORK-#8525386-v1-19T-16V03_(Revised)_-Regional_Condition_Letter

Schedule of Conditions
19T-16V03 (SUBP.16.V.0041)
10130, 10144 & 10160 Weston Road
Part of Lot 21, Concession 6
(Celvin Estates Inc., Canvas Developments Inc.)
City of Vaughan

Re: Walker Nott Dragicevic Associates Ltd., Project No. 15.577, last revised November 20, 2017

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 that any direct connections to and/or the crossings of a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connections and/or crossings shall be submitted to the Community Planning and Development Services division for approval.
3. The Owner shall agree to enhance 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.
4. The Owner shall agree to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
5. 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.
6. The following warning clause shall be included with respect to the lots or blocks affected:

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

- 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-ways shall not be the responsibility of York Region.
8. The Owner shall agree that prior to the development approval of Block A and Block K, that access to Block A and Block K shall be via Dondonnell Place (the internal road network) and direct access to Weston Road will not be permitted.
9. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

10. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
11. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof.
12. 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.
13. The Owner shall 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. A drawing showing the layout of active transportation facilities and connections internal to the site and to the Regional roads to be implemented as part of this development shall be provided.
14. The Owner shall provide a revised Transportation Mobility Plan Study to address all comments related to the Traffic Impact Study (TIS), prepared by WSP, dated February 2018, to the satisfaction of the Region.
15. 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, as applicable:

- a) Grading and Servicing;
 - b) Construction Access Design;
 - c) Utility and underground services Location Plans;
 - d) Traffic Control/Management Plans;
 - e) Erosion and Siltation Control Plans;
 - f) Landscaping Plans, including tree preservation, relocation and removals;
 - g) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
 - h) Functional Servicing Report (water, sanitary and storm services)
16. 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 will be considered eligible for credit. Any work constructed without approval, or concurrence will not be eligible for credit.
17. 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.
18. 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.
19. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveways along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
20. 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.
21. 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.
22. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region right-of-way as required by any and/or all of the following: York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan, or as required by Urban and

Architectural Design Guidelines.

23. 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.
24. The Region requires the Owner to submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

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

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

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

- a) A widening across the full frontage of the site where it abuts Weston Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Weston Road; and
 - b) A 0.3 metre reserve across the full frontage of the site, where it abuts Weston Road, except at the approved emergency access location.
26. 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.
27. 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.
28. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
29. 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.
30. The Regional Corporate Services Department shall advise that Conditions 1 to 29 inclusive, have been satisfied.



MEMORANDUM – PRELIMINARY TECHNICAL COMMENTS

**RE: Revised Draft Plan of Subdivision
 19T-16V03 (SUBP.16.V.0041)
 10130, 10144 & 10160 Weston Road
 Part of Lot 21, Concession 6
 (Celvin Estates Inc., Canvas Developments Inc.)
 City of Vaughan**

Regional Staff have reviewed the above noted revised draft plan of subdivision application, as well as the supporting documents and offer the following preliminary comments for subsequent development applications. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

Transportation and Infrastructure Planning

1. The TIS provided is not consistent with the format and recommendations of the Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016). The TIS shall be revised to include the assessment of transit and active transportation modes for the future total conditions. Recommendations and implementation plan related to sidewalk connections, missing links, direct pedestrian and cycling connections to transit stops and existing active transportation facilities shall be provided in the revised Transportation Mobility Plan Study.
2. All the Traffic Volume Figures should be provided in a proper and clean format with clear street names and traffic turning movements. The spreadsheet format is not acceptable to the Region.
3. The TIS shall include a Transportation Demand Management Plan (TDM) consistent with York Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016). In the TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations estimated costs for any items that are provided by the Region or the Municipality shall be identified as "TBD" (To be determined).
4. The TDM Plan shall also include a TDM communication strategy, to assist the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the

Information Packages and pre-loaded PRESTO Cards. The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO cards. Each event, approximately 2 hours of staff time, can serve approximately 50 residential units. The applicant shall coordinate specific event details with York Region/York Region Transit Staff allowing a minimum of 2-month notice.

5. The cost to implement the CAN-Bike program will be borne by the Applicant. Table 5-1 shall be modified accordingly to include the Applicant's responsibility.
6. For information package, Pre-loaded PRESTO Cards and monitoring should be labeled as "To Be Determined by Region".
7. Figure 5-2 shows is a conceptual plan for the area. The pedestrian and cycling infrastructure (both on internal and external roadways) shall be implemented by the proposed development.
8. Figure 5-2 shows a proposed future sidewalk on west side of Weston Road along the east edge of the property. This sidewalk shall be installed as part of the development. Figure 5-2 shall be modified accordingly.
9. Figure 5-2 also shows curb lines at southern limit of the property connecting to Weston Road (Lane-way A). Clarification is required whether the connection is intended for pedestrian and cyclists, or emergency access. Depending on the intended use, the Region will provide further comments when clarification is submitted.
10. A direct pedestrian and cycling connection shall be implemented on the north limit of the property to connect to the Weston Road and Retreat Boulevard transit stop.
11. The Owner shall agree to advise all potential purchasers of the existing transit services in this development, including service along Weston Road. This includes current and potential transit routes, bus stops and shelter locations. The Owner/consultant is to contact YRT/Viva Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps. In addition, please ensure that regional roads can be accessed with consistent sidewalks along internal laneways.



November 16, 2021

CFN 56074

SENT BY E-MAIL (judy.jeffers@vaughan.ca)

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

Dear Ms. Jeffers:

**Re: 3rd Submission
Draft Plan of Subdivision Application – 19T-16V003
Zoning By-Law Amendment Application - Z.16.018
Part Lot 21, Concession 6
10130, 10144 & 10160 Weston Road
City of Vaughan
Celvin Estates Inc. (Agent: Mainline Planning Services Inc.)**

Further to our previous letter dated July 18, 2018, this letter acknowledges receipt of a re-circulation of materials associated with the above noted applications. A digital copy of the circulation was received by the Toronto and Region Conservation Authority (TRCA) on October 13, 2021. The following materials were reviewed by staff:

- Water Balance - Technical Memorandum, prepared by Golder Associates, dated February 9, 2018.
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revised dated February 2018.

Application Specific Comments

TRCA's previous comment letter noted that the proposed development was not achieving pre to post annual recharge, per the requirements of the REC-1 clause 2 (a) and (b) policy of the Source Protection Plan (SPP) developed for the Credit Valley, Toronto and Region and Central Lake Ontario Region (CTC). In March 2019, the CTC SPP was updated to include a "downgradient line" and the REC-1 part 2 policy was updated to identify that project below the "downgradient line" are exempt from the policy. Recognizing the updates to the policy and the transitional nature of this application, it is the opinion of TRCA staff that only the REC-1 part 1 policy should apply to the application. This policy requires that developments demonstrate best efforts to match pre-development recharge.

Based on a review the materials and comments previously provided from this office, it is the opinion of TRCA staff that the project is meeting requirements for "best efforts" to achieve pre to post water balance.

Recommendations

Based on the above noted comment, TRCA staff have no objection to the approval of Draft Plan of Subdivision Application 19T-16V003 and Zoning By-Law Amendment Z.16.018, subject to the following condition:

- The Owner agrees in the Subdivision Agreement to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Water Balance - Technical Memorandum, prepared by Golder Associates, dated February 9, 2018 and Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revised dated February 2018.
- The proponent submits TRCA's planning review fee of \$2,220 (Geotechnical and Hydrogeological Review/Source Water Review – Minor).

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5743 or at stephen.bohan@trca.ca

Sincerely,



Stephen Bohan

Planner

Development Planning and Permits | Development and Engineering Services

ATTACHMENT 1d) ALECTRA UTILITIES



Date: April 20th , 2018

Attention: **Mary Caputo**

RE: Request for Comments

File No.: **Z.16.018 + 19T-16V003**

Applicant: Calvin Estates Inc.

Location 10130, 10144 and 10160 Weston Road



COMMENTS:

☐

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

☒

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

☐

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

☐

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

☐

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

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

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

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) installation.

Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

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

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

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

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions & New Services

Phone: 1-877-963-6900 ext. 24419

Fax: 905-532-4401

E-mail: tony.donofrio@alectrautilities.com

Subdivision Application Information Form is available by calling 1-877-963-6900 ext. 31297



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

April 19, 2018

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

Dear Judy,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
Celvin Estates Inc.
10130, 10144 and 10160 Weston Road,
Part of Lot 21, Concession 6
City of Vaughan
File No.: 19T-16V003 & Z-16-018

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

Judy Jeffers

From: prime@mmm.ca
Sent: August-18-16 10:31 AM
To: Jeffers, Judy
Subject: Draft Plan of Subdivision - 10130 and 10144 Weston Rd.

8/18/2016

Judy Jeffers

Vaughan

, ,

Attention: Judy Jeffers

Re: Draft Plan of Subdivision - 10130 and 10144 Weston Rd.; Your File No. 19T-16V003

Our File No. 72710

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

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

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM**. MMM 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
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

You are receiving this communication because you are listed as a current WSP | MMM Group contact. Should you have any questions regarding the MMM Group Limited electronic communications policy, please consult our Anti-Spam Commitment <http://mmmgrouplimited.com/anti-spam-commitment>. For any concern or if you believe you should not be receiving this message, please forward this message to caslcompliance@wspgroup.com so that we can promptly address your request. This message is intended only for the addressee and may contain information which is privileged, confidential, proprietary, or exempt from disclosure under applicable law. If you are not the intended recipient, you are strictly prohibited from disclosing, distributing, copying, or in any way using this message. If you have received this communication in error, please notify the sender and delete any copies you may have received.

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July 14, 2016

**CITY OF VAUGHAN
2141 MAJOR MACKENZIE DRIVE
VAUGHAN ON L6A 1T1**

Attention: Judy Jeffers - Planner

Re: 19T-16V003 & Z.16.018

RELATED FILES:

ALBERT VITULLO, CELVIN ESTATES INC.

PART OF LOT 21, CONCESSION 6, 10130 & 10144 WESTON ROAD

THE CITY OF VAUGHAN WARD 3 POSTAL DELIVERY AREA: WOODBRIDGE.

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

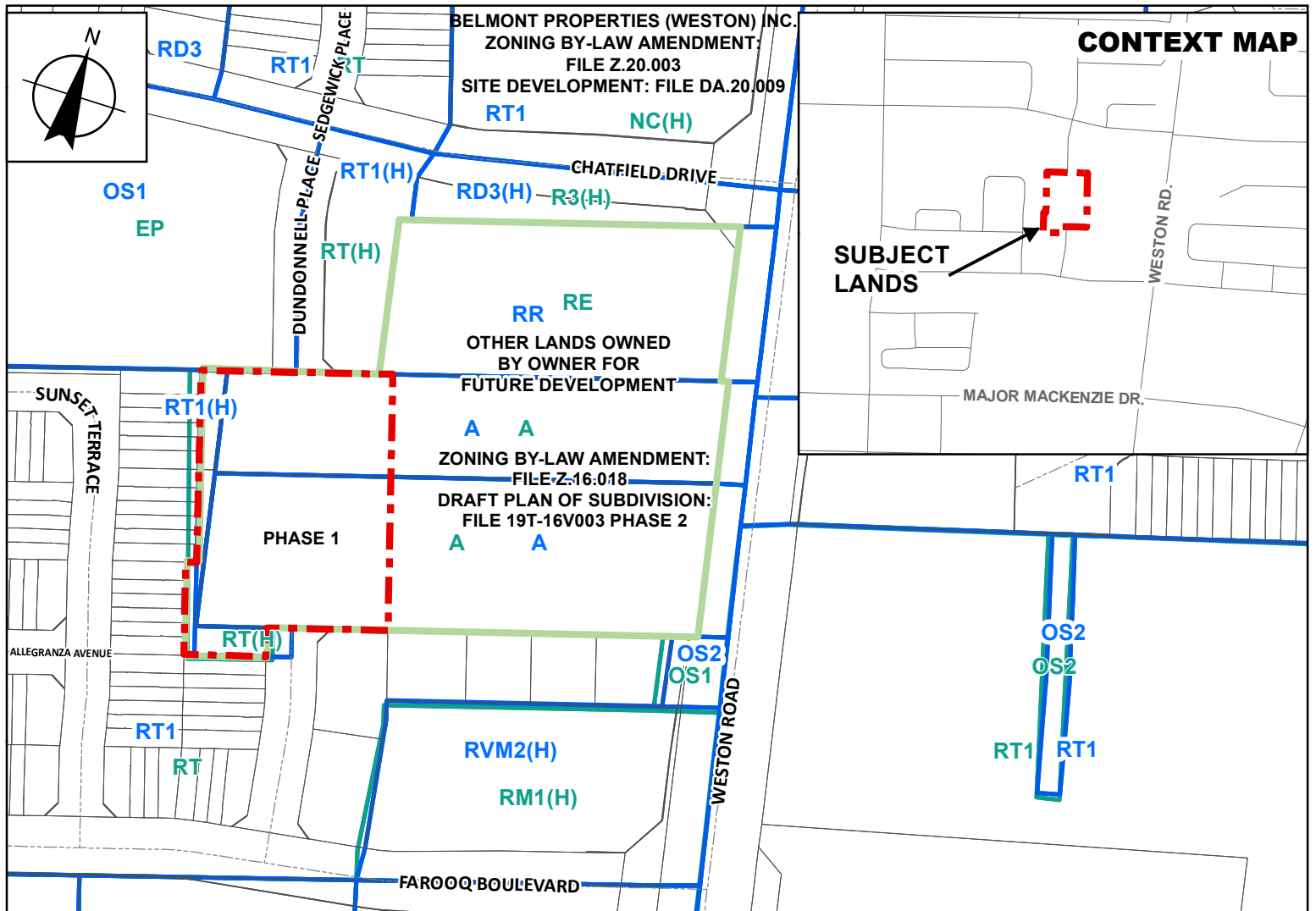
The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

Patrick Brown

Patrick Brown
Delivery Planning Officer
Canada Post
1860 Midland Ave 2nd Fl
Scarborough On M1P 5A1
416-751-0160 Ext 2019
Patrick.brown@canadapost.ca



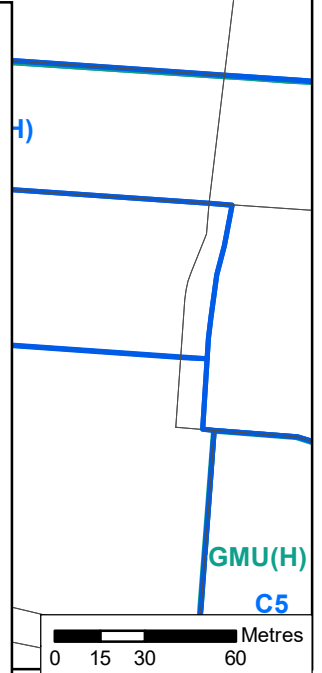
Subject Lands

Zoning Legend 1-88

A, Agricultural Zone
 C5, Community Commercial Zone
 OS1, Open Space Conservation Zone
 OS2, Open Space Park Zone
 RA3, Apartment Residential Zone
 RD3(H), Residential Detached Zone Three with the Holding Symbol
 RD3, Residential Detached Zone Three
 RR, Rural Residential Zone
 RT1(H), Residential Townhouse Zone with the Holding Symbol
 RT1, Residential Townhouse Zone
 RVM2(H), Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol

Zoning Legend 001-2021

A, Agriculture Zone
 EP, Environmental Protection Zone
 GMU, General Mixed Use Zone
 GMU(H), General Mixed Use Zone with the Holding Symbol
 NC(H), Neighbourhood Commercial Zone with the Holding Symbol
 OS1, Public Open Space Zone
 OS2, Private Open Space Zone
 R3(H), Residential Zone with the Holding Symbol
 RE, Estate Residential Zone
 RM1(H), Multiple Residential Zone with the Holding Symbol



Context & Location Map

LOCATION:
 10130 + 10144 Weston Road
 Part of Lots 21 and 22, Concession 6

APPLICANT:
 Calvin Estates Inc.

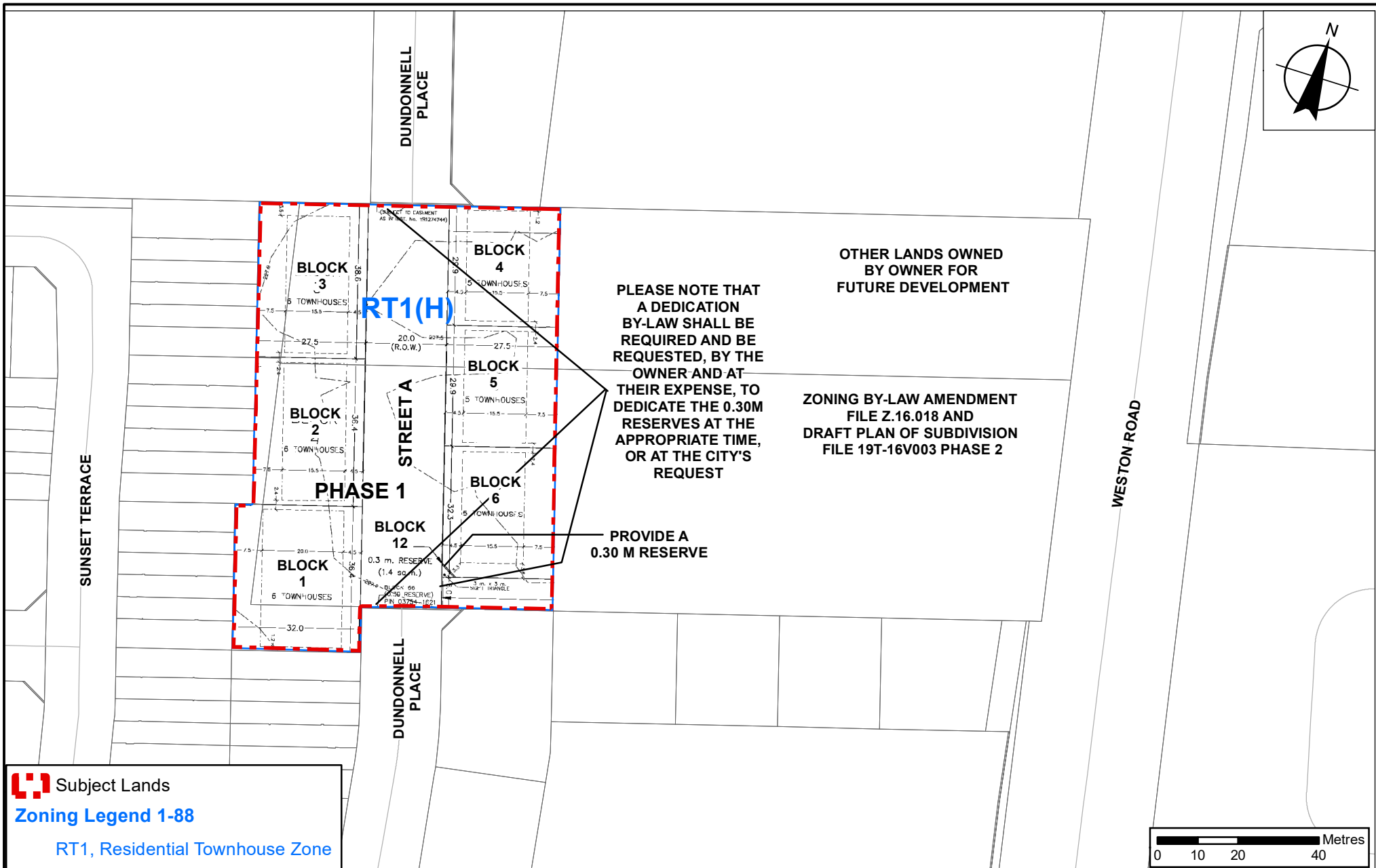


Attachment

FILES:
 Z.16.018 AND 19T-16V003

DATE:
 September 13, 2022

2



Proposed Zoning and Draft Plan of Subdivision File 19T-16V003 Phase 1 Redline Revised September 13, 2022

LOCATION:
10130 + 10144 Weston Road
Part of Lots 21 and 22, Concession 6

APPLICANT :
Celvin Estates Inc.



Attachment
FILES:
Z.16.018 AND 19T-16V003
DATE:
September 13, 2022

3



PRELIMINARY FREEHOLD TOWNHOME ELEVATIONS (FRONT & CORNER)

Not to Scale

Building Elevations (Conceptual)

LOCATION:
10130 + 10144 Weston Road
Part of Lots 21 and 22, Concession 6

APPLICANT:
Celvin Estates Inc.

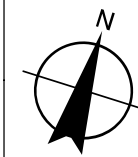


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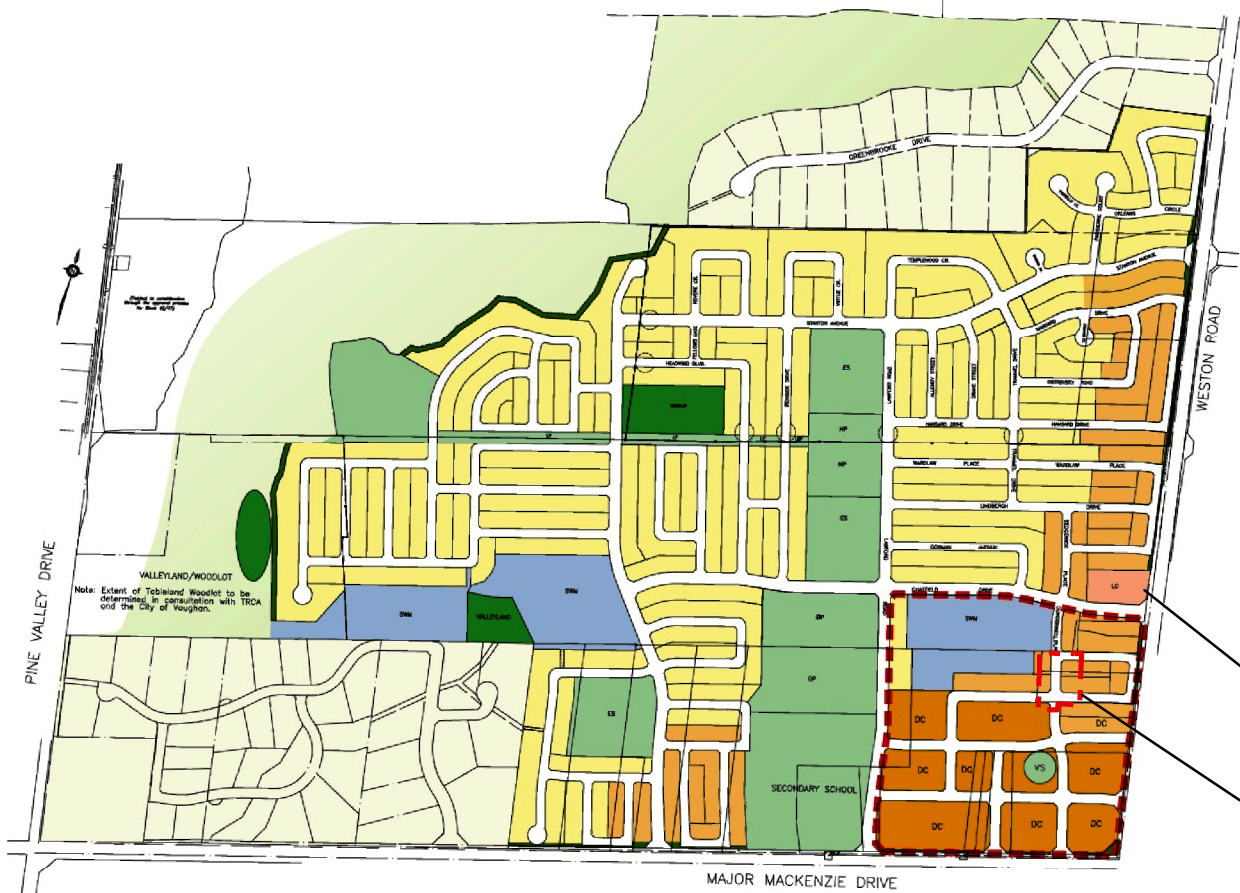
FILES:
Z.16.018 AND 19T-16V003

DATE:
September 13, 2022

4



BLOCK 40 (SOUTH) BLOCK PLAN



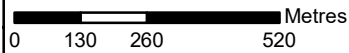
LEGEND

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
 - NC - NEIGHBOURHOOD COMMERCIAL
 - LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- PARK \ INSTITUTIONAL
 - ES - ELEMENTARY SCHOOL
 - SS - SECONDARY SCHOOL
 - DP - DISTRICT PARK
 - NP - NEIGHBOURHOOD PARK
 - LP - LINEAR PARK
 - VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND
- BUFFERS

BELMONT PROPERTIES (WESTON) INC.
FILES Z.20.003 AND DA.20.009

SUBJECT LANDS

Subject Lands



Council Approved Block 40 South Plan

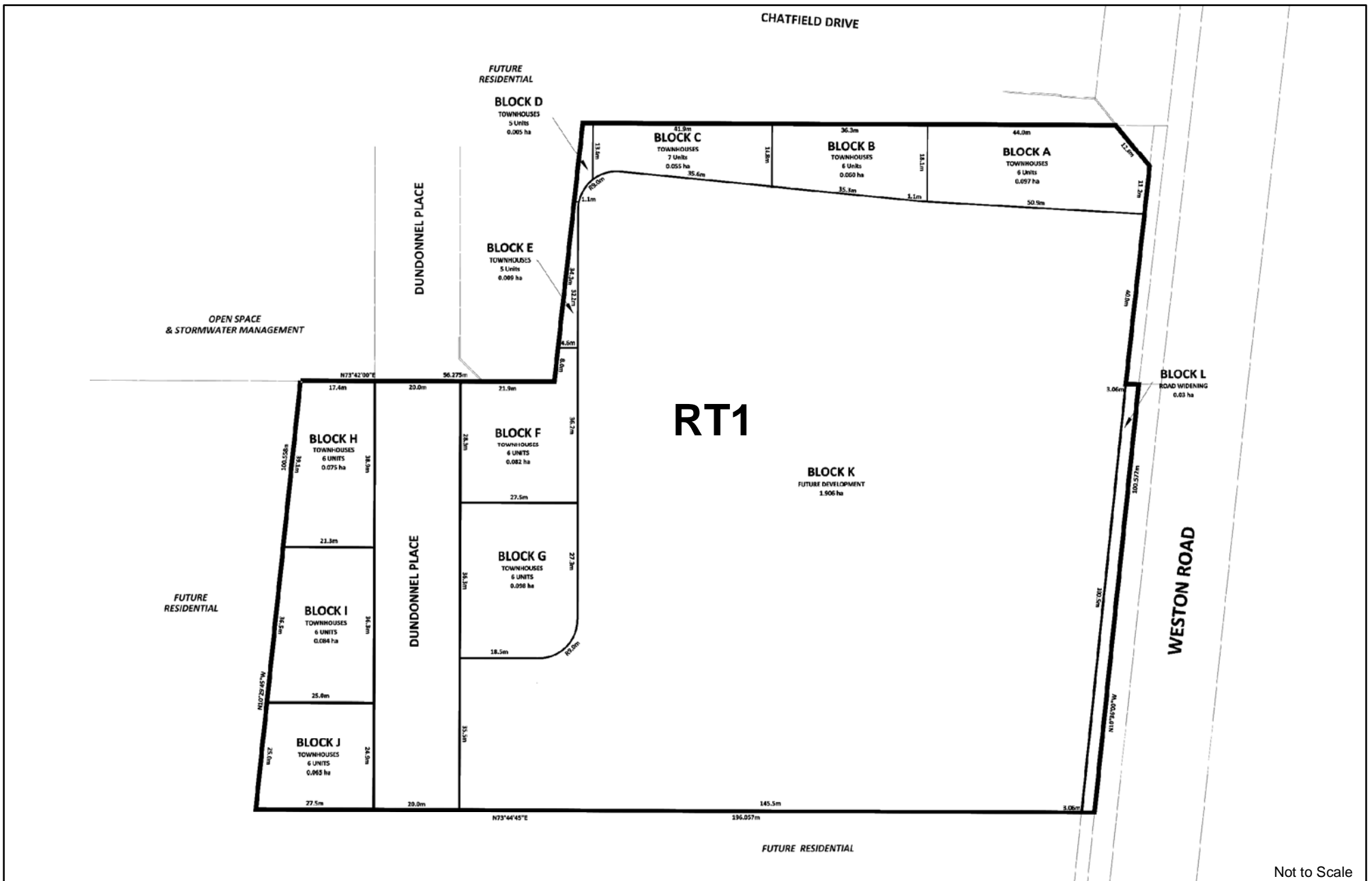
LOCATION:
10130 + 10144 Weston Road
Part of Lots 21 and 22, Concession 6

APPLICANT:
Celvin Estates Inc.



Attachment
FILES:
Z.16.018 AND 19T-16V003
DATE:
September 13, 2022

5



Not to Scale

Revised Proposed Zoning and Draft Plan of Subdivision - Public Meeting September 17, 2018 Attachment

LOCATION: 10130 + 10144 Weston Road
Part of Lots 21 and 22, Concession 6

APPLICANT:
Celvin Estates Inc.



FILES:
Z.16.018 AND 19T-16V003

DATE:
September 13, 2022

6

