



August 12, 2019

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

Attention: Clement Messere, Senior Planner

**Re: Draft Plan of Subdivision 19T-18V001 (SUBP.18.V.0009)
Part of Lot 15, Concession 4
2901 Rutherford Road and 0 Caldari Road
(Peter Cortellucci, Rutherford Land Development Corporation/Caldari Land
Development Corporation)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Bousfields Inc., Drawing No. 12125-43dp, dated August 2, 2019. The development is located at the southeast quadrant of Rutherford Road and Jane Street, in the City of Vaughan. The proposal is comprised of 4 high-rise mixed-use development blocks, and blocks for roads, land conveyance and reserves, within a 7.89 ha site.

Technical Comments

Regional Transportation and Infrastructure Planning and Development engineering staff have reviewed the draft plan of subdivision and supporting documentation 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,
- Northeast Vaughan Servicing - 2028 expected completion, and
- Other projects as may be identified in future studies.

Based on our understanding of the Utility Plan submitted, the proposed development will be serviced by way of existing wastewater and water infrastructure owned by the City of Vaughan in the Caldari Road right-of-way and a direct connection to the Region's 900 mm watermain on Rutherford Road.

The Owner is advised that the Regional 900 mm watermain is located in the south side of the Rutherford Road right-of-way and the Regional 975 mm Jane Rutherford Sanitary Trunk Sewer is located in Jane Street right-of-way. The integrity of the aforementioned infrastructure is to be maintained at all time during the grading and construction activities of the proposed development.

The proposed direct connection of the 400 mm watermain to the Region's 900 mm watermain requires Region's approval prior to construction. Furthermore, the Owner is advised of the following Regional requirements to be met prior to construction:

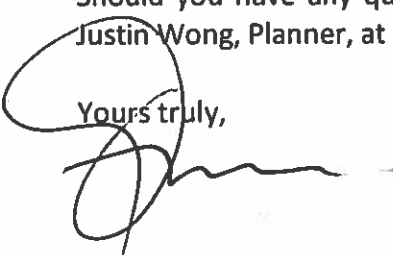
- Engineering designs showing the plan and profile views of the associated construction works shall be submitted to the Region for review and approval;
- Disinfection Plan;
- Flushing and sampling program;
- MOECC Form 1 – record of Watermains Authorized as a Future Alteration; and
- Two (2) weeks advanced notice prior to the connection works so that a Regional inspector can be present at the site during construction.

Summary

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

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

Schedule of Clauses/Conditions
Draft Plan of Subdivision 19T-18V001 (SUBP.18.V.0009)
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2901 Rutherford Road and 0 Caldari Road
**(Peter Cortellucci, Rutherford Land Development Corporation/
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City of Vaughan

Re: Bousfields Inc., Drawing No. 12125-43dp, dated August 2, 2019

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, prior to the development approval of Blocks 1 and 2, that access to these blocks shall be via the internal road network and that direct access to Jane Street and Rutherford Road will not be permitted.

Conditions to be Satisfied Prior to Final Approval

3. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
4. 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.
5. The Owner shall revise the Transportation Impact Assessment, prepared by Poulos & Chung, dated January 2018, to the satisfaction of the Region.
6. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment,

delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

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

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

7. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
 - a) A widening across the full frontage of the site where it abuts Rutherford Road of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Rutherford Road,
 - b) A 10 metre by 10 metre daylight triangle at the intersection of Street "B" and Rutherford Road measured from the widened limit of Rutherford Road,
 - c) A widening across the full frontage of the site where it abuts Jane Street of sufficient width to provide a minimum of 22.5 metres from the centreline of construction of Jane Street,
 - d) A 10 metre by 10 metre daylight triangle at the intersection of Street "A" and Jane Street measured from the widened limit of Jane Street,
 - e) A 20 metre by 20 metre daylight triangle in the southeast corner of the intersection of Jane Street and Rutherford Road, measured from the widened limits of Jane Street and Rutherford Road, and

- f) A 0.3 metre reserve adjacent to the above noted widenings.
8. 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.
 9. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services can be installed within the area of the development lands and not within York Region's road allowances. 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.
 10. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the site is to be graded to prevent an increase of stormwater flows from the site to existing Regional storm sewer infrastructure on Jane Street and Rutherford for the 5 year to 100 year storm events.
 11. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
 12. 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.
 13. The Regional Corporate Services Department shall advise that Conditions 1 to 12 inclusive, have been satisfied.



MEMORANDUM – PRELIMINARY TECHNICAL COMMENTS

RE: Draft Plan of Subdivision 19T-18V001 (SUBP.18.V.0009)
Part of Lot 15, Concession 4
2901 Rutherford Road and 0 Caldari Road
(Peter Cortellucci, Rutherford Land Development Corporation/
Caldari Land Development Corporation)
City of Vaughan

Regional Transportation and Infrastructure Planning and Development Engineering staff have reviewed the above noted draft plan of subdivision as well as the supporting documents and offer the following comments for these applications and any 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. Transportation and Infrastructure Planning staff provide the following comments on the Transportation Impact Assessment, prepared by Poulos & Chung, dated January 2018:
 - a) Transportation Impact Assessment should include a Transportation Demand Management Plan (TDM). However, a comprehensive TDM Plan consistent with Region Transportation Mobility Plan Guidelines shall be required at the site plan stage to the satisfaction of York Region. The TDM Plan shall include a 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).
 - b) 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 months' notice.

2. Prior to site plan approval, the Owner shall submit site plan drawings and reports that show the following:
 - a) The implementation of all the requirements/conditions as stipulated in the RLDC Modifications for Partial Approval (Vaughan Mills Centre Secondary Plan (VMCSP) and Vaughan Official Plan (VOP)). These include a development and infrastructure phasing plan, Caldari Road extension requirements from Riverock Gate to Rutherford Road, an eastwest public street connecting Jane Street to Caldari Road extension and an updated Transportation Study to the satisfaction of the Region.
 - b) The provision of direct pedestrian and cycling connections to the boundary roadways and adjacent developments, as well as facilities on the site (e.g. convenient and secure bike racks near entrances) to promote non-auto travel modes. Drawings that show the pedestrian and cycling connections and facilities shall be provided for review.
 - c) The provision a comprehensive Transportation Demand Management (TDM) Plan consistent with the Region's Mobility Plan Guidelines (November 2016). The TDM Plan shall identify measures to achieve the desired Modal Split. The TDM Plan shall include a 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 City of Vaughan shall be identified as "TBD" (To be determined).
 - d) A TDM Plan that include a 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 months' notice.
 - e) The provisions of interconnections with adjacent developments or existing communities in order to consolidate and reduce the number of accesses onto Regional roads (as per the Regional Official Plan Policy 7.2.53), where appropriate.
 - f) The provision of proposed development access via local streets, shared driveways and interconnected properties to maximize the efficiency of the Regional street system (as per the Regional Official Plan Policy 7.2.53), where appropriate.
 - g) That there will be no direct private accesses to Street or Rutherford Road and that all site accesses shall be provided via local road.

- h) The provision of sidewalk facilities that connect Street "A" with Jane Street and the Caldari Road extension with Rutherford Road.
- i) In the Site Plan Agreement and Condominium Agreement the Owner shall agree to advise all potential purchasers of the existing transit services in this development. This includes current transit routes, bus stops, and shelter locations. The Owner/consultant is to contact YRT Contact Centre (tel.1-866-668-3978) for route maps and the future plan maps.

Development Engineering

- 3. The Region anticipates that technical approvals relating to Site Grading, Site Servicing, Erosion and Sediment Control, Landscaping, Construction Management, Intersection Construction, Noise Control etc. will be done through future Site Plan applications for developments on Blocks 1 to 5. Submission requirements for these can be provided as part of the formal pre-development consultation process.
- 4. No development works may commence on these blocks without Regional sign-off as part of a Site Plan Approval process.



KEY PLAN

1:12.5-Map Aug 2, 2019

Block	Area (ha)	Area (ac)
Block 1	0.798	1.978
Block 2	1.778	4.398
Block 3	4.150	10.280
Block 4	0.049	0.122
Block 5	0.033	0.082
Block 6	0.000	0.000
Block 7	0.000	0.000
Block 8	0.000	0.000
Block 9	0.000	0.000
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LEGEND

Subject Property

Notes

All dimensions are in feet.

All area measurements are computer generated.

All elevations are to Canadian Datum.

Additional Information

REQUIRED UNDER SECTION 51(1.7) OF THE PLANNING ACT

1. This represents the applicant's survey of the subject land and is not a survey of the land.

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ROADS

20' Dm R.O.W. 538 m 0.000

20' Dm R.O.W. 87 m 0.001

Total 428 m 1.011 ha

OWNER'S AUTHORIZATION

I, Bousfields Inc., do hereby authorize the use of the subject land for the purposes set out in the above plan and for the purposes set out in the above plan.

[Signature]

SURVEYOR'S CERTIFICATE

I, [Name], a duly qualified and licensed surveyor, do hereby certify that the above plan is a true and correct copy of the original plan as filed in my office.

[Signature]

BOUSFIELDS INC.

2 Church Street, Suite 100
Scarborough, Ontario M1V 4A2
Tel: (416) 291-1111
Fax: (416) 291-1112
E: info@bousfields.com

DRAFT PLAN OF PROPOSED SUBDIVISION

PART OF LOT 15, CONCESSION 4
(Geographic Township of Vaughan)
CITY OF VAUGHAN
REGIONAL MUNICIPALITY OF YORK

1:750 August 2, 2019 12125-4389

