

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2023

Item 1, Report No. 20, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 16, 2023.

**1. 2777100 ONTARIO INC. ZONING BY-LAW AMENDMENT FILE Z.20.025
DRAFT PLAN OF SUBDIVISION FILE 19T-20V003 SITE
DEVELOPMENT FILE DA.20.044 DRAFT PLAN OF CONDOMINIUM
FILE 19CDM-20V007 9675, 9687 AND 9697 KEELE STREET VICINITY
OF KEELE STREET AND BARRHILL ROAD**

The Committee of the Whole recommends:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated May 2, 2023, be approved, subject to the following amendment, in accordance with Communication C1, Memorandum from the Deputy City Manager, Planning and Growth Management, dated May 1, 2023:**
 - 1. THAT Attachment 12 of the report of the Deputy City Manager, Planning and Growth Management dated May 2, 2023, be replaced with Attachment 12 provided with this Memorandum; and**
- 2) That the comments from Adam Layton, Evans Planning, Yonge Street, Richmond Hill, on behalf of the applicant, be received.**

Recommendations

1. THAT Zoning By-law Amendment File Z.20.025 (2777100 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachment 1, from “R1 Residential Zone” to “R5(H) Residential Zone” subject of the “(H)” Holding Symbol in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 12;
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the following condition is satisfied:
 - a. Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands;
3. THAT Draft Plan of Subdivision File 19T-20V003 (2777100 Ontario Inc.) BE DRAFT APPROVED, to permit a residential Draft Plan of Subdivision as shown on Attachment 10, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 13;

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 16, 2023

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4. THAT Site Development Application File DA.20.044 (2777100 Ontario Inc.) BE DRAFT APPROVED, as shown on Attachment 2, to subject to the conditions included in Attachment 15; and
5. THAT Draft Plan of Condominium (Common Elements) File 19CDM-20V007 (2777100 Ontario Inc.) BE DRAFT APPROVED, to establish the common element as shown on Attachment 11, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 14.

Committee of the Whole (1) Report

DATE: Tuesday, May 2, 2023

WARD: 1

TITLE: 2777100 ONTARIO INC.

ZONING BY-LAW AMENDMENT FILE Z.20.025

DRAFT PLAN OF SUBDIVISION FILE 19T-20V003

SITE DEVELOPMENT FILE DA.20.044

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-20V007

9675, 9687 AND 9697 KEELE STREET

VICINITY OF KEELE STREET AND BARRHILL ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for applications to rezone and a Draft Plan of Subdivision to permit five, 3-storey semi-detached dwellings (10 units) fronting onto Keele Street, on a common element condominium road including a new access and garage for the existing heritage dwelling at 9697 Keele Street, as shown on Attachments 2 to 11.

Report Highlights

- The Owner proposes to rezone the subject lands (Attachment 1) to permit five, 3-storey semi-detached dwellings (10 units), with rear garages and visitor parking on a privately owned and maintained common element condominium road including a new access and garage for the existing heritage dwelling at 9697 Keele Street
- The subject lands are designated under Part V of the *Ontario Heritage Act* and the Constable House at 9697 Keele Street is a contributing property in the Maple Heritage Conservation District Inventory
- The Development Planning Department supports the proposed development subject to conditions as outlined in this report

Recommendations

1. THAT Zoning By-law Amendment File Z.20.025 (2777100 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands shown on Attachment 1, from “R1 Residential Zone” to “R5(H) Residential Zone” subject of the “(H)” Holding Symbol in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Attachment 12;
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the following condition is satisfied:
 - a) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands;
3. THAT Draft Plan of Subdivision File 19T-20V003 (2777100 Ontario Inc.) BE DRAFT APPROVED, to permit a residential Draft Plan of Subdivision as shown on Attachment 10, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 13;
4. THAT Site Development Application File DA.20.044 (2777100 Ontario Inc.) BE DRAFT APPROVED, as shown on Attachment 2, to subject to the conditions included in Attachment 15; and
5. THAT Draft Plan of Condominium (Common Elements) File 19CDM-20V007 (2777100 Ontario Inc.) BE DRAFT APPROVED, to establish the common element as shown on Attachment 11, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 14.

Background

Location: 9675, 9687 and 9697 Keele Street (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Previous Applications: In 2014, the previous Owner (791296 Ontario Ltd.) submitted Official Plan and Zoning By-law Amendment Files OP.14.005 and Z.14.017 to develop the Subject Lands with 20 block townhouse units on a private common element road. These applications were considered at a Public Meeting on September 9, 2015. These applications did not meet the compatibility criteria for townhouses in the existing residential area policies of Vaughan Official Plan 2010 (‘VOP 2010’) (Sections 9.1.2.1 and 9.1.2.2). The applications were closed by Development Planning staff when the current applications were submitted by the current Owner.

Applications have been submitted to permit the proposed development

The Owner has submitted Zoning By-law Amendment, Draft Plan of Subdivision ('Draft Plan'), Site Development and Draft Plan of Condominium applications (the 'Applications') for the Subject Lands to permit the proposed development of 5, three-storey, semi-detached dwellings (10 units) accessed by a private common element condominium road including a new access and garage for the existing heritage dwelling at 9697 Keele Street (the 'Development') as shown on Attachments 2 to 11.

Required Future Application

The Owner is required to submit a Part Lot Control Application to create the future parcels of tied land for the residential units and the rear garages.

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

- Date of Notice (Circulated 150 m from Subject Lands - Attachment 1):
- Location of Notice Sign: Keele Street
- Date of Public Meeting: March 2, 2021, date ratified by Council March 10, 2021
- Other Meetings: Heritage Vaughan Committee, January 25, 2023, date ratified by Council February 22, 2023
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: April 21, 2023

Public Comments were received

The following is a summary of the comments provided and received to date:

Built Form and Building Design

- the units should be redesigned to have garages in front of the units and the rear garages and private road should be removed from the Development

These comments are addressed within this report.

Previous Reports/Authority

Previous reports related to the applications for the Subject Lands can be found at the following links:

[March 2, 2021, Committee of the Whole Public Meeting \(Item 3, Report 9\)](#)

[January 25, 2023, Heritage Vaughan Committee Report](#)

[Extract from Council Meeting Minutes from February 22, 2023](#)

Analysis and Options

The Development is consistent with the PPS and conforms to the Growth Plan, YROP and VOP 2010

Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitate a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS.

The Development is consistent with the PPS policies to conserve built heritage resources and maintain the character of the "Village of Maple Heritage Conservation District Plan" (the 'MHCDP'). Staff are satisfied that the Development is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant, and complete communities, developing a strong competitive economy, protecting, and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within a Settlement Area, as defined by the Growth Plan, utilizing existing municipal water and sanitary servicing connections located on Keele Street. The Development will add to the range and mix of housing types within the area to assist in accommodating the needs of all household sizes and incomes. The existing heritage dwelling at 9697 Keele Street (known as the Constable House) will remain on the property. New access and garages will be provided through the Development along with new streetscaping and fencing to provide a cohesive Keele Street streetscape.

Retaining the Constable House as a detached dwelling implements the goals and objectives of the municipal cultural heritage plan and the streetscape improvements help conserve a cultural heritage resource as intended by the Growth Plan policies. The Subject Lands front onto the Keele Street Bus Route. The Development shown on Attachments 2 to 11 conforms to the Growth Plan.

York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP

2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured.

YROP 2010 designates the Subject Lands 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within the "Community Area" designation for residential development. The Development includes modest intensification of the existing residential lots, with five semi-detached dwellings (10 units) with rear garages which is considered to be "local infill" within the Community Area. One driveway access on the Subject Lands will provide a consolidated shared access to the rear garages for the semi-detached dwellings and a new access and a new garage for the existing Constable House dwelling at 9697 Keele Street. The Development conforms to the YROP 2010.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- "Community Area" on Schedule 1 – "Urban Structure" of VOP 2010
- The "Low-Rise Residential" designation permits detached, semi-detached and townhouse dwellings at a maximum building height of 3-storeys
- The Subject Lands are identified on Schedule 1B – "Areas Subject to Policy 9.1.2.3 Vaughan's Established Large Lot Neighbourhoods"

The Development is subject to the VOP 2010 compatibility criteria for new development in a "Community Area":

- limited intensification may be permitted in a "Community Area" in accordance with the policies of the Chapter 9 of VOP 2010
- the proposed development must be sensitive to and compatible with the character, form, and planned function of the surrounding context consistent with the policies of Section 2.2.3.3
- new development that reinforces the existing scale, height, massing lot pattern, building type character, form and planned function of the immediate local area is permitted

The Development shown on Attachments 2 to 11 is within a maturing neighbourhood in a "Community Area" characterized by predominantly low-rise residential housing. The Development is sensitive to and respectful of the existing character of the area and designed to reinforce the physical character of the established neighbourhood and adjacent properties. The semi-detached dwelling units are three (3) storeys in height and are consistent with the "Low-Rise Residential" designation. The proposed semi-detached dwellings front onto Keele Street (an arterial road), are located adjacent to existing detached dwellings and back onto existing detached dwellings on Fifefield Drive. The Development addresses the compatibility criteria for new development in an existing "Community Area" and the design respects and reinforces the existing physical character in terms of lot configuration and size, built form and physical character of the surrounding developments. On this basis, the Development conforms to VOP 2010.

The Development was recommended for approval by the Heritage Vaughan Committee

The Subject Lands are located within the MHCDP and are protected under Part V of the *Ontario Heritage Act* and subject to the Heritage Conservation District policies of VOP 2010. The Heritage Vaughan Committee on January 25, 2023, recommended approval of the Development, subject to conditions. Vaughan Council February 22, 2023, approved the recommendation from the Heritage Vaughan Committee to approve the Development.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

As the Applications were received by the City on October 8, 2020, and deemed complete on November 5, 2020, the Applications are transitioned under Zoning By-law 001-2021 and are reviewed under Zoning By-law 1-88.

Amendments to Zoning By-law 1-88 are required to permit the Development
Zoning:

- “R1 Residential Zone” by Zoning By-law 1-88
- This Zone permits does not permit the semi-detached dwellings on a private road with detached rear garages
- The Owner proposes to rezone the Subject Lands to “R5(H) Residential Zone” with the Holding Symbol “(H)” together with the site-specific zoning exceptions to permit the Development, as shown in Attachment 12
- Staff support “R5(H) Residential Zone” with the Holding Symbol “(H)” pending Council’s endorsement of servicing allocation for the 10 dwelling units

The Development Planning (‘DP’) Department can support the remaining zoning exceptions identified in Attachment 12 on the basis that the proposed site-specific zoning standards would facilitate a development that is consistent with the policies of the PPS and conforms to the Growth Plan. The site-specific development standards will enable a compact built form and pedestrian realm relationship. The exception for maximum building height is included to address the MHCD Plan and Guidelines and to maintain an appropriate building height adjacent to the existing Heritage Dwelling.

Minor modifications may be made to the zoning exceptions identified on Attachment 12 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

The DP Department supports the Development, subject to conditions

The DP Department recommends approval of the Development as shown on Attachments 2 to 11, subject to conditions in Attachments 13 to 15.

Site Design

The Development shown on Attachments 2 to 8 consists of 5 semi-detached dwellings (10 units) fronting onto Keele Street with one full moves access road mid-point along

the street frontage. This provides access to the rear garages for the semi-detached dwellings, a visitor parking area and a new access and new garage for the heritage dwelling. All existing driveways to Keele Street will be removed. The new access will be a private common element road and access to 9697 Keele Street will be through easement agreements with the Owner/future Condominium Corporation. A new walkway access from Keele Street to the main entrance of the heritage dwelling will provide a better connection to the heritage dwelling. A condition to require easement agreements for the access to 9697 Keele Street is included in Attachment 14. The existing wood privacy fencing adjacent to Keele Street will be replaced with fencing in keeping with the MHCD plan. A Canada Post Community mailbox is proposed on the access road entrance for delivery to the new units.

Building Elevations and Building Height

The proposed building elevations are shown on Attachments 4 to 8 and the scale of the Development complements the MHCD village. The proposed semi-detached dwellings are 3-storeys in height but have the appearance of 2 1/2 storey units. The Mansard style roof measures to 10.8 m to the top of the roof and the units with pitched roofs are a maximum of 9.5 m in height. The MHCD Plan does not specify a maximum roof height for new construction however, to maintain a transition to the adjacent heritage dwelling, the roof heights shall be limited in height as noted above.

The proposed design of Semis 1 and 5 exhibit Edwardian and Victorian styles. Semis 2 and 4 propose a second Empire form and Semi 3 is an Edwardian style. All units have front doors facing onto Keele Street. The design styles for the new development are consistent with the policies of the MHCD Plan and the Section 9.0 Design Guidelines within the Plan. Attachments 4 to 8 show the building materials which include red coloured brick and beige coloured brick for the semi-detached dwellings and all dwellings have coloured shingles. Attachment 9 is a perspective drawing illustrating the alternative brick colours from the street view of the future semi-detached dwellings and the perspective provides a view of new development relative to the existing Constable House dwelling at 9697 Keele Street.

Building Setbacks

The proposed front yard building setback to the semi-detached dwellings is similar to existing dwelling setbacks along Keele Street and maintains a street view to the Constable House. A proposed York Region road widening along Keele Street has been included in the design. Air conditioning units will be installed in all new dwelling units within the Development. The air conditioning units are proposed to be wall mounted units located between the semi-detached units and on the rear wall of the units abutting the driveway access as shown on Attachment 2.

Landscape Plan

The Subject Lands are located within the Maple Streetscape and Urban Design Guidelines ('MSUDG') Study Area. The landscape plan shown on Attachment 3 indicates the landscaping in the Keele Street right-of-way ('ROW'), pedestrian walkway

connections and shows the proposed mix of deciduous trees and shrubs around the new dwellings. The walkway connection to semi-detached dwelling units 9 and 10 avoids conflict with the existing mature trees in the Keele Street ROW. The final site plan and landscape plan for the Development shall be in accordance with the MSUDG and shall be to the satisfaction of the DP Department and subject to approval by York Region.

Prior to the execution of the Site Plan Agreement the Owner shall contribute \$14,830.00 to the City of Vaughan for the long-term maintenance of the enhanced landscape features within the Keele Street ROW to the satisfaction of the DP Department. A condition to this effect is included in Attachment 15.

The DP Department recommends approval of the Draft Plan, subject to the Conditions of Approval

Subdivision Design

The Draft Plan shown on Attachment 10 facilitates the Development in creating residential development blocks as follows:

Block	Purpose
Block 1	Existing heritage dwelling which will include easement agreements for access and parking within Block 4 (garage)
Blocks 2 and 3	Semi-detached dwelling units
Block 4 and 5	Detached garages
Block 6	Common Elements - maintained by the future condominium (includes the private road, landscaping, and visitor parking)
Blocks 7 and 8	York Region road widening and sight triangles

Prior to the execution of the Site Plan Agreement, the Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 13.

Urban Design

All development within the Draft Plan and on the Site Plan is required to proceed in accordance with the Vaughan Council approved Maple Heritage Conservation District Plan and Guidelines and the Keele Street Streetscape Master Plan. A condition to this effect is included in Attachment 15.

Archaeology

The DP Department, Urban Design and Cultural Heritage Division has advised the Subject Lands are not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included in Attachments 13 and 15.

The Development Planning Department is satisfied with the proposed Draft Plan design as shown on Attachment 10, subject to Attachment 13.

Tree Protection Agreement ('TPA')

The Owner shall enter into a TPA in accordance with Council enacted Tree By-Law 052-2018 given 32 trees are being removed from the Subject Lands. Seven trees are proposed to be planted in the private property boundary. Cash-in-lieu for 25 trees shall be required. The Owner shall file a Tree Protection Application, enter into a TPA with the City and post the required securities in a Letter of Credit (based on the costs indicated in the arborist report) prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 15.

The Development achieves a Bronze Sustainability Threshold Score

The Development achieves an overall Sustainability Performance Metrics application score of 35 (bronze level). This score meets minimum threshold requirements.

The Draft Plan of Condominium is consistent with the Site Development Application DA.20.044 included in this report

The proposed Draft Plan of Condominium File 19CDM-20V007, shown on Attachment 11 is consistent with Site Development File DA.20.044 (2777100 Ontario Inc.) shown on Attachment 2 to permit the Development. The Condominium Units will consist of freehold lots tied to the common element condominium road (“Parcels of Tied Land”). The Draft Plan of Condominium (Common Element) as shown on Attachment 11 is required to create the common element tenure for the following elements:

- Private driveway Emergency access/ fire route including access to semi-detached dwelling units, rear garages, at grade visitor parking spaces
- Sidewalks, walkways, landscape areas, community mailbox

The proposed Draft Plan of Condominium (Common Element) is consistent with the proposed site plan.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs (‘PPSP’) Department supports the Development, subject to Conditions of Approval

The PPSP Department has advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting these Applications. However, all applications regardless of their location are required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Natural Resources and Forestry (‘MNRF’). The Owner is required to complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment 13.

The Development Engineering (‘DE’) Department supports the Development, subject to the conditions in this report

The DE Department has provided the following comments:

Road Network

Access to the Development from Keele Street will be through a shared mutual access (a common element private road) facilitated through Draft Plan of Condominium File 19CDM-20V007 to serve 9675 to 9697 Keele Street. A future road widening for Keele Street is required and will be facilitated through the Draft Plan of Subdivision File 19T-20V003, subject to York Region approval. All existing driveways on Keele Street will be removed.

Municipal Servicing

The DE Department reviewed the Functional Servicing and SWM Report ('FS/SWM') prepared by Aplin & Martin Consultants Ltd., revised August 8, 2022, in support of the Development and provided the following comments:

Water Servicing

The Development will be serviced by the existing water main on Keele Street. Given the existing residential development on the Subject Lands, there are three existing water service connections to the water main on Keele Street. Water supply to the new Development will be provided by a private watermain connecting to the existing 300 diameter on Keele Street. The FS/SWM report concludes existing water servicing infrastructure can support the Development.

Sanitary Sewer Network

The Subject Lands are serviced by a sanitary sewer on Keele Street that conveys flows southerly. There are three existing sanitary sewer connections to the sewer. A new sanitary sewer service connection will be made to the existing 450 mm diameter sanitary sewer by a new 200 mm-diameter sanitary sewer to accommodate the proposed flows of 0.29/L/s and 0.84 L/s respectively. The proposed sanitary service connection is acceptable.

Storm Sewer Network

The proposed stormwater management maintains the existing drainage patterns for the Subject Lands to convey stormwater overland flow, to be collected within an on-site underground stormwater detention system prior to discharge into the existing regional storm sewer on Keele Street. The discharging of ground water into a City storm sewer is subject to the provisions of the City of Vaughan Sewer Use By-law.

Erosion and Sediment Control

Erosion and sediment control mitigation measures shall be implemented during the construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the Toronto and Region Conservation Authority ('TRCA') standards.

Noise Mitigation

The Owner has submitted The Noise Impact Study, prepared by J. E. Coulter Associates Limited, dated June 15, 2020 ('Noise Study'). The Noise Study identified Keele Street as the primary significant noise source with sound levels generated by traffic volumes generating a modest noise impact on the front facades along Keele Street although no sound barriers are required. Noise mitigation measures including mandatory air conditioners for all 10 units and site-specific warning clauses regarding sound levels due to road traffic are recommended to be included in the Site Plan Agreement. Conditions to this effect are included in Attachment 15.

The Owner shall submit a final Noise Report to the City prior to the issuance of final site plan approval. Prior to the occupancy of each dwelling unit, the noise consultant shall certify the building plans are in accordance with the noise control features recommended by the final Noise Report. A condition to this effect is included in Attachment 15.

Environmental Engineering

The Owner submitted a Phase 1 Environmental Site Assessment ('ESA') report, prepared by Fisher Environmental Ltd., dated March 9, 2020, and an ESA reliance letter for the Subject Lands. The DE Department is satisfied with the ESA documents and no lands are being conveyed to the City.

Sewage and Water Allocation

The Development requires allocation from the Allocation of Servicing Capacity Annual Distribution for the 10 residential units, by Council resolution. Currently there is limited available city-wide capacity until York Region grants additional servicing capacity. A Holding Symbol "(H)" will be required until regional servicing capacity is available to service this Development. A recommendation for allocation has been included in this report.

Dewatering

The Environmental Services ('ES') Department will require the Owner to make an application for any temporary and permanent dewatering system that is required for the development, and to enter into an Agreement and/or permit to discharge ground water as required by the City. The Owner shall contact the ES Department prior to connecting or disconnecting any existing municipal services to ensure requirements of the City are addressed to the City's satisfaction.

DE Department Conditions of Site Plan Approval and Draft Plan of Subdivision Approval

Prior to registration of the Draft Plan, the Owner is required to satisfy all DE Draft Plan conditions. The Owner shall also provide proof of final York Region approval prior to final DE Department approval. The DE Department conditions of Draft Plan of Subdivision and Conditions of Site Plan Approval are included in Attachments 13 and 15 respectively.

Infrastructure Planning and Capital Asset Management ('IPCAM')

IPCAM requires a one-time financial contribution in the amount of \$14,960.00, representing the Owner's proportionate share of the required sanitary sewer system improvements on Keele Street. The calculation is based on sanitary sewer system upgrades identified in the City's Focus Area Core Servicing Strategy, on a cost per person equivalent. A condition to this effect has been included in Attachment 15.

Cash-in-Lieu of the dedication of parkland is required

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the parkland, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. A standard condition to this effect will be included in the implementing Site Plan Agreement.

Other external agencies and various utilities have no objection to the Development

The York Region District School Board, York District Catholic School Board have no objection to the approval of the Development. No comments were received from the Conseil Scolaire de District Catholique Centre Sud. Canada Post Corporation, Alectra Utilities Corporation, Enbridge, Bell Canada, and Rogers have no objections to the Development subject to the conditions included in Attachments 13, 14 and 15.

Broader Regional Impacts/Considerations

The Subject Lands are located on Keele Street (Regional road). York Region on November 17, 2020, provided comments and Conditions of Approval for Draft Plan of Subdivision and Draft Plan of Condominium in Attachments 13 and 14.

York Region on March 2, 2022, provided comments on the Site Development application. The Owner shall satisfy all York Region requirements and Conditions of Site Plan Approval in Attachment 15.

The TRCA has no conditions of approval

The TRCA has identified that the subject lands are outside the regulated area however, the property is within the Source Water Protection Area (WHPA Q2') and requires water balance to meet pre to post development infiltration rates. TRCA is satisfied with the analysis and mitigation strategy proposed. The Development meets the intent of the Source Protection Plan.

Conclusion

The DP Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Applications, subject to the recommendations in this report and the Zone Exceptions in Attachment 12, and the Conditions of Draft Approval listed in Attachments 13, 14 and 15.

For more information, please contact Laura Janotta, Planner, at extension 8634.

Attachments

1. Context and Location Map
2. Conceptual Site Plan and Proposed Zoning
3. Landscape Plan
4. Building Elevation - Semi 1
5. Building Elevation - Semi 2
6. Building Elevation - Semi 3
7. Building Elevation - Semi 4
8. Building Elevation - Semi 5
9. Perspective Rendering Keele Street Frontage
10. Draft Plan of Subdivision File 19T-20V003
11. Draft Plan of Condominium (File 19CDM-20V007)
12. Zoning By-law 1-88 File Z.20.025
13. Conditions of Draft Plan of Subdivision Approval File 19T-20V003 1) 1a) – 1e)
14. Conditions Draft Approval Draft Plan of Condominium (Common Element) 19CDM-20V007
15. Conditions of Site Plan Approval DA.20.044

Prepared by

Laura Janotta, Planner, ext. 8634

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by

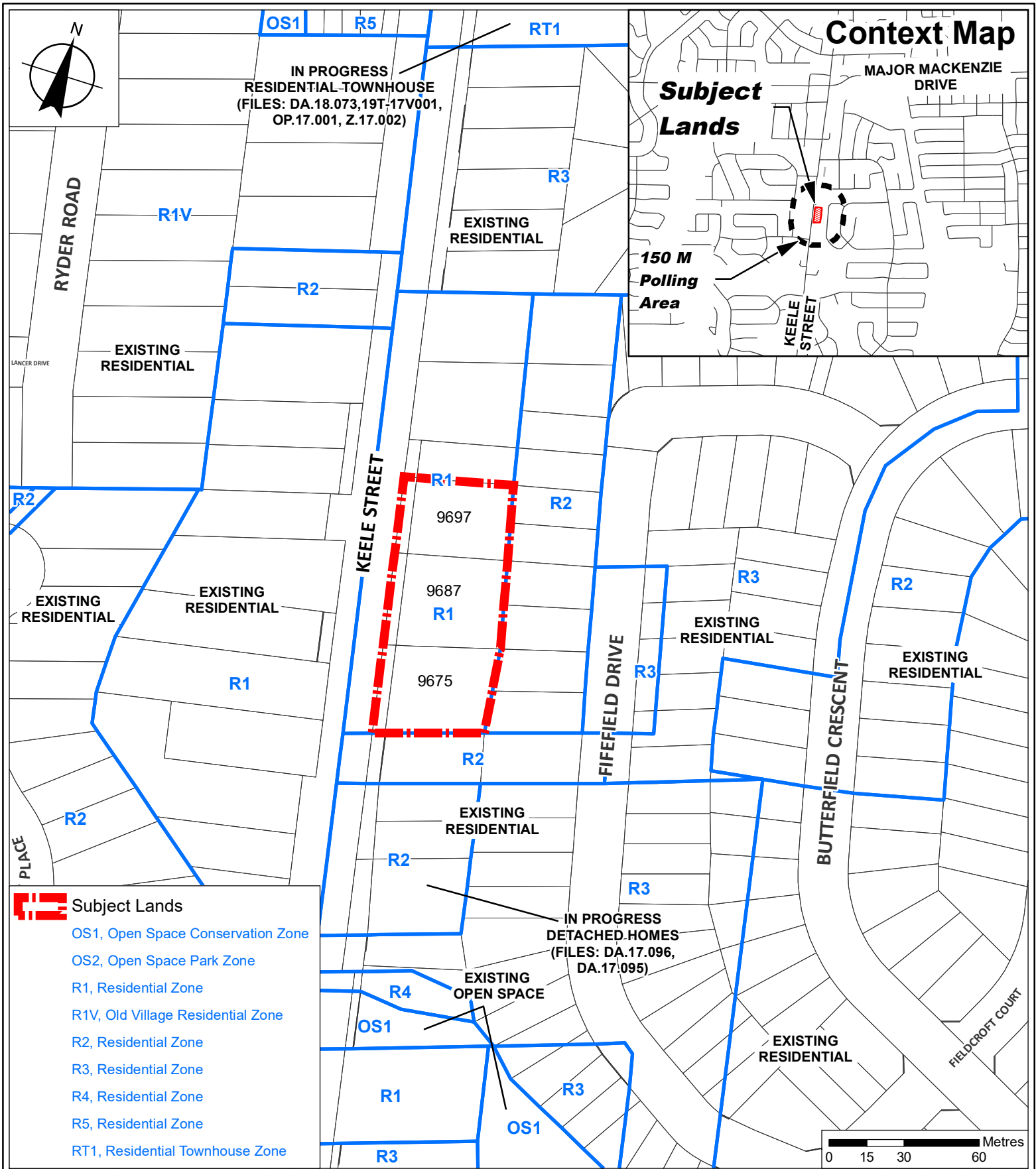


Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Context and Location Map

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.

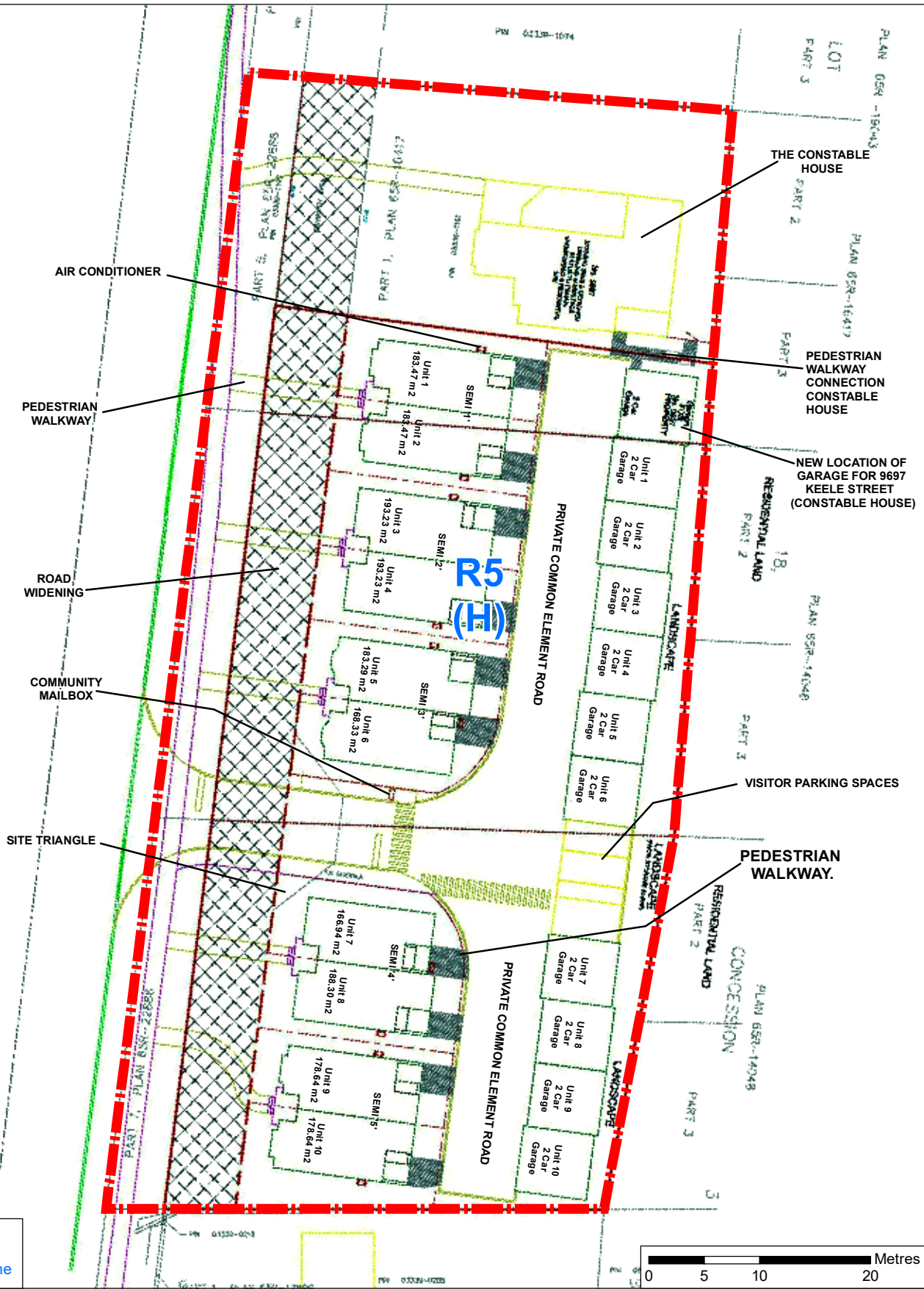
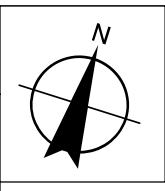



Attachment

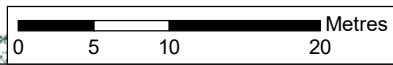
RELATED FILES:
Z.20.025, DA.20.044,
19T-20V003, 19CDM-20V007

DATE:
May 2, 2023

1



 Subject Lands
R5, Residential Zone



Conceptual Site Plan and Proposed Zoning

Attachment

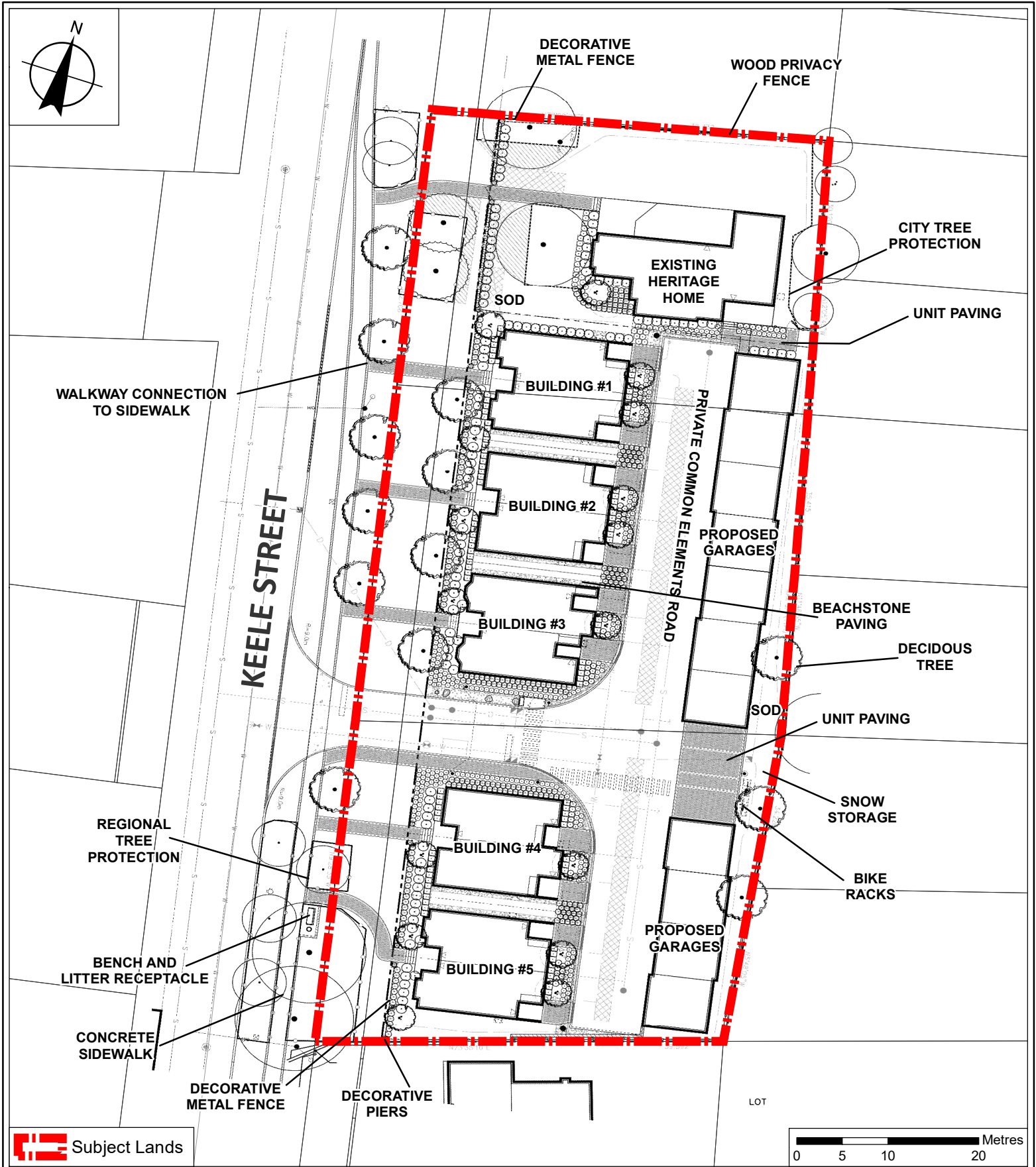
LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.



FILES:
Z.20.025, DA.20.044
RELATED FILES:
19T-20V003, 19CDM-20V007
DATE:
May 2, 2023

2



Landscape Plan

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.



Attachment

RELATED FILES:
Z.20.025, DA.20.044,
19T-20V003, 19CDM-20V007

DATE:
May 02, 2023

3

SLATE COLOUR
ASPHALT SHINGLES

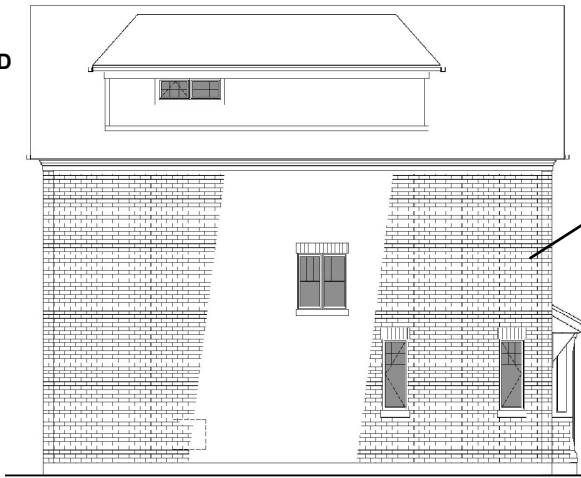


FRIEZE BOARD

HARDIE BOARD
PANELING

FIBERGLASS
COLUMN

PROPOSED WEST ELEVATION



BRICK
(RED-CAVENDISH)

PROPOSED NORTH ELEVATION

ALUMINIUM
WINDOWS

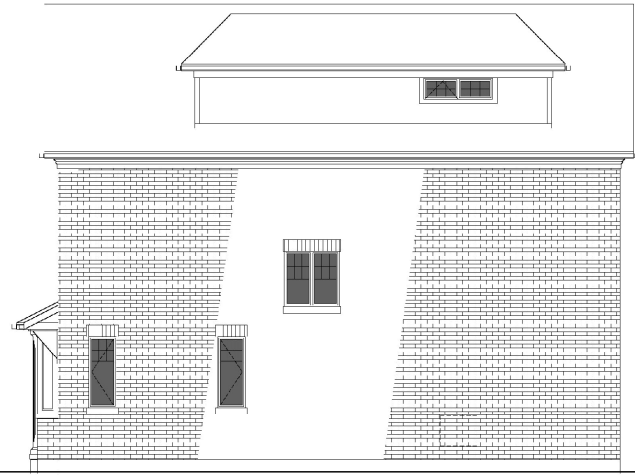


NATURAL
LIMESTONE

BRICK - SOLDIER COURSE
(BEIGE - ROCKCLIFFE)

PROPOSED EAST ELEVATION

10.67 M



PROPOSED SOUTH ELEVATION

NOT TO SCALE

Building Elevation – Semi 1

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.

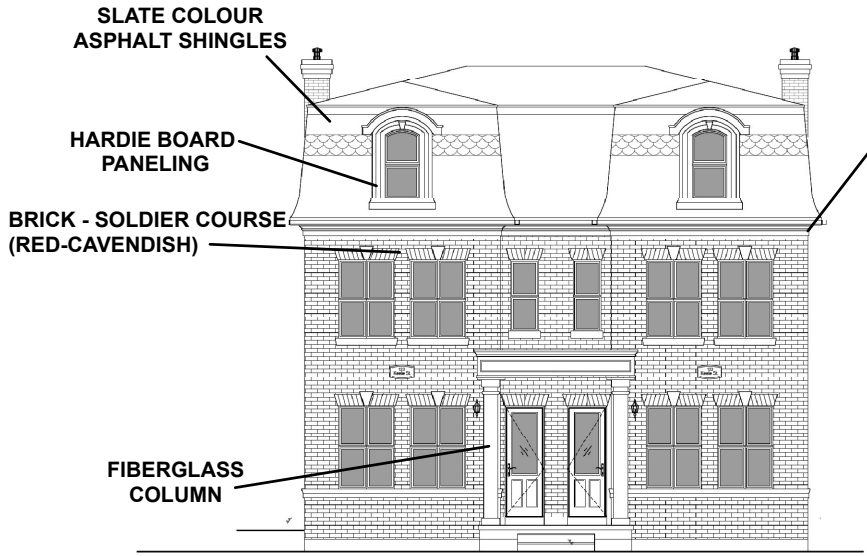


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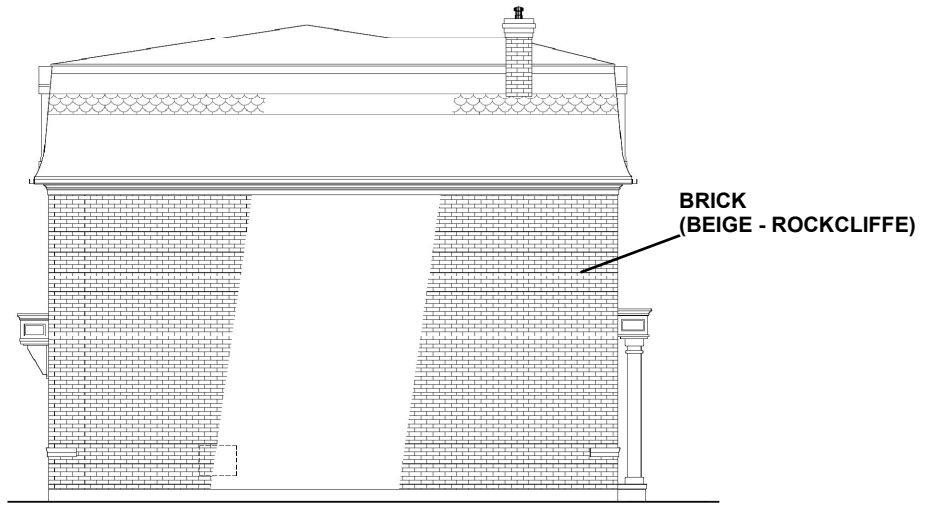
RELATED FILES:
Z.20.025, DA.20.044,
19T-20V003, 19CDM-20V007

DATE:
May 02, 2023

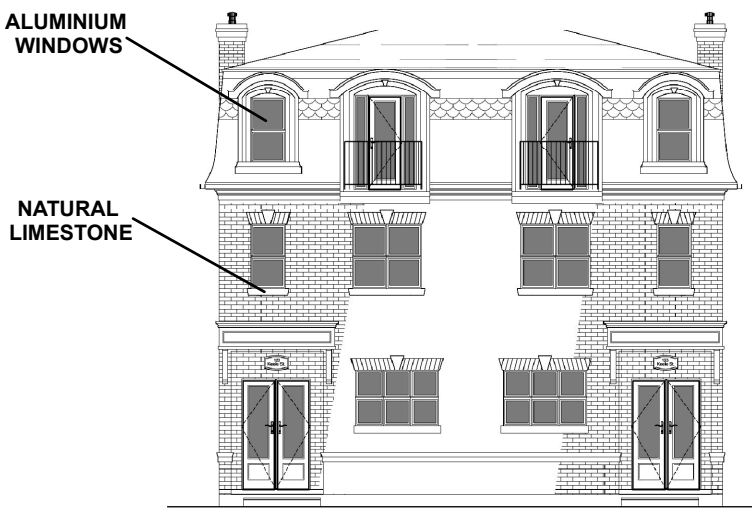
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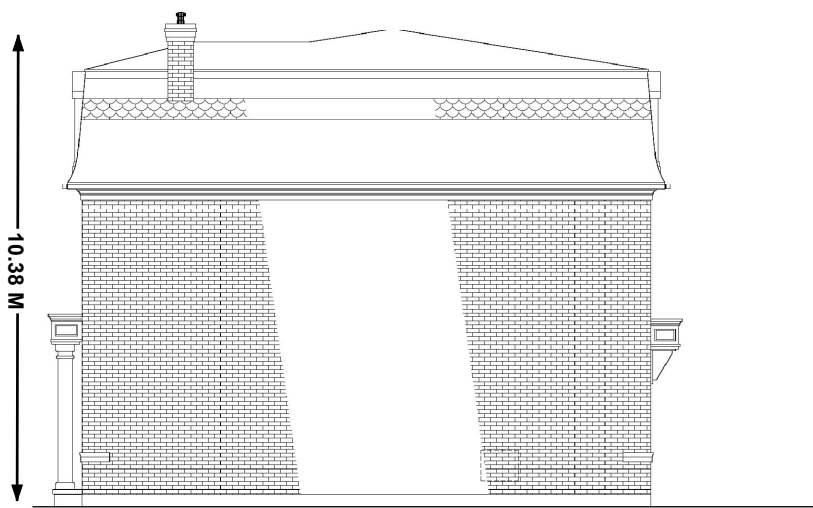
PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

NOT TO SCALE

Building Elevation – Semi 2

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

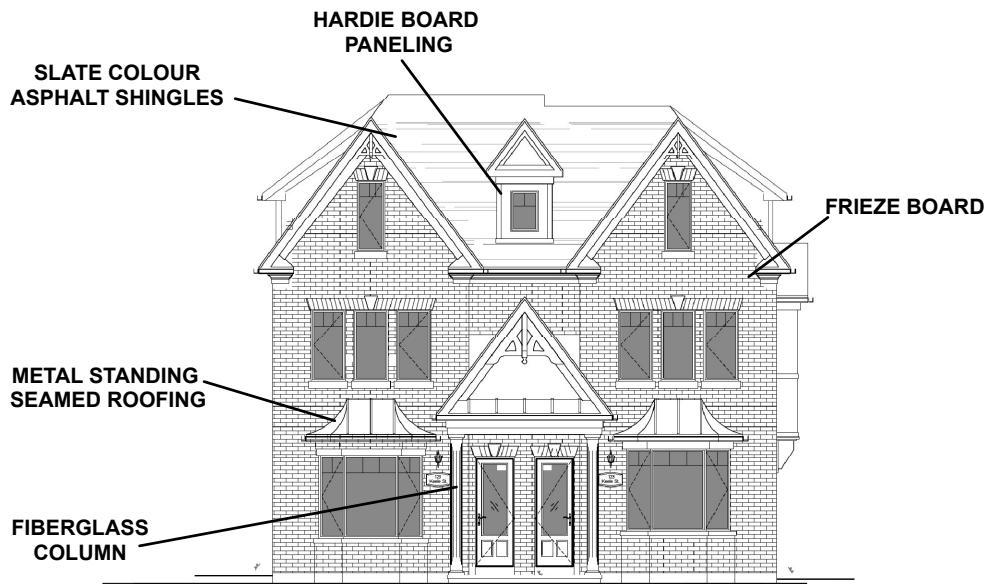
APPLICANT:
2777100 Ontario Inc.



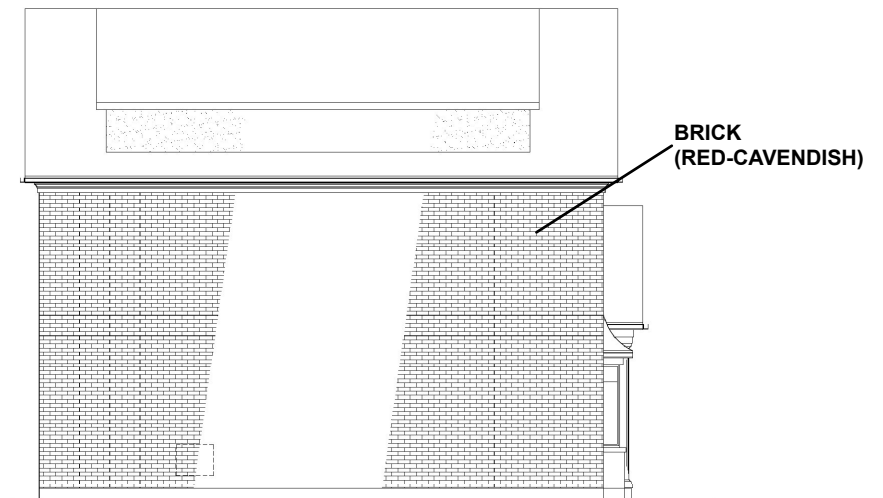
Attachment

RELATED FILES:
Z.20.025, DA.20.044,
19T-20V003, 19CDM-20V007
DATE:
May 02, 2023

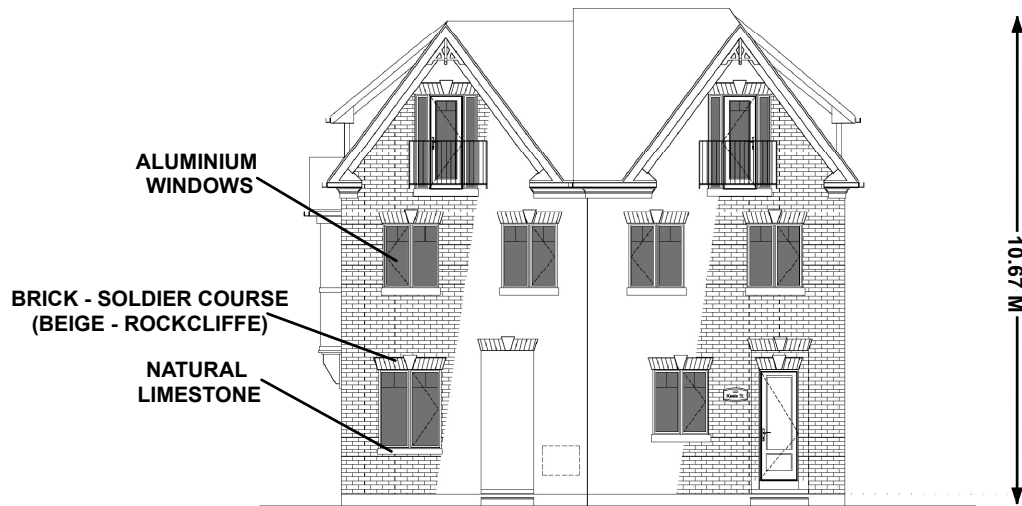
5



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION

NOT TO SCALE

Building Elevation – Semi 3

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.



Attachment

RELATED FILES:
Z.20.025, DA.20.044,
19T-20V003, 19CDM-20V007

DATE:
May 02, 2023

6

SLATE COLOUR
ASPHALT SHINGLES

HARDIE BOARD
PANELING

BRICK - SOLDIER COURSE
(RED-CAVENDISH)

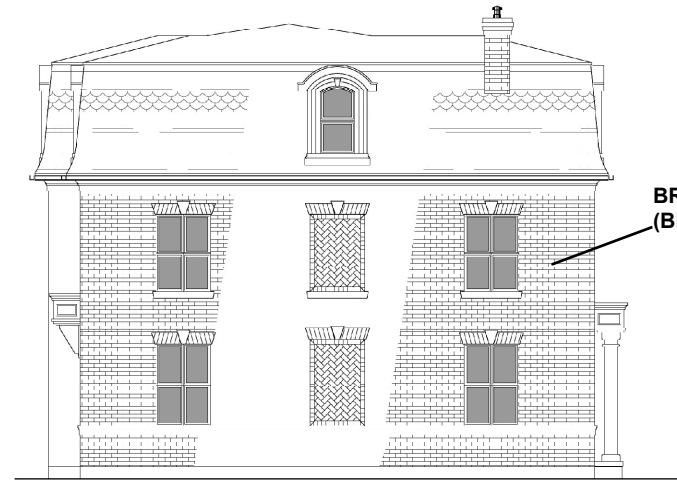
METAL STANDING
SEAMED ROOFING

FIBERGLASS
COLUMN

FRIEZE BOARD



PROPOSED WEST ELEVATION



BRICK
(BEIGE - ROCKCLIFFE)

PROPOSED NORTH ELEVATION

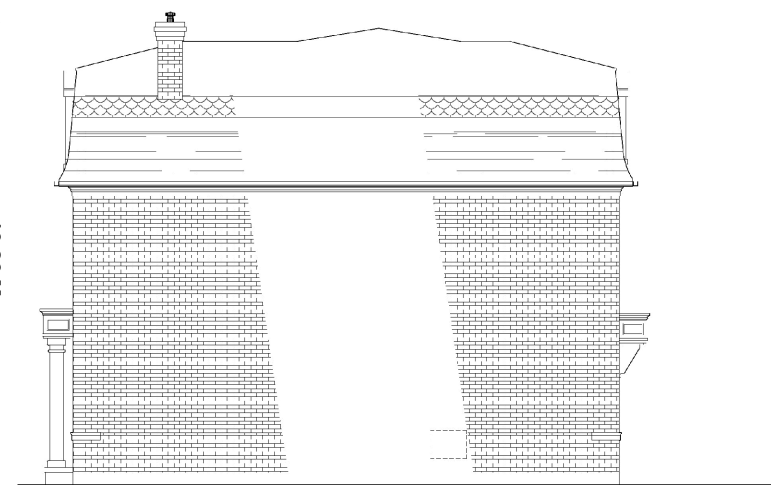
ALUMINIUM
WINDOWS

NATURAL
LIMESTONE



PROPOSED EAST ELEVATION

10.26 M



PROPOSED SOUTH ELEVATION

NOT TO SCALE

Building Elevation – Semi 4

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.



Attachment

RELATED FILES:
Z.20.025, DA.20.044,
19T-20V003, 19CDM-20V007

DATE:
May 02, 2023

7

SLATE COLOUR
ASPHALT SHINGLES

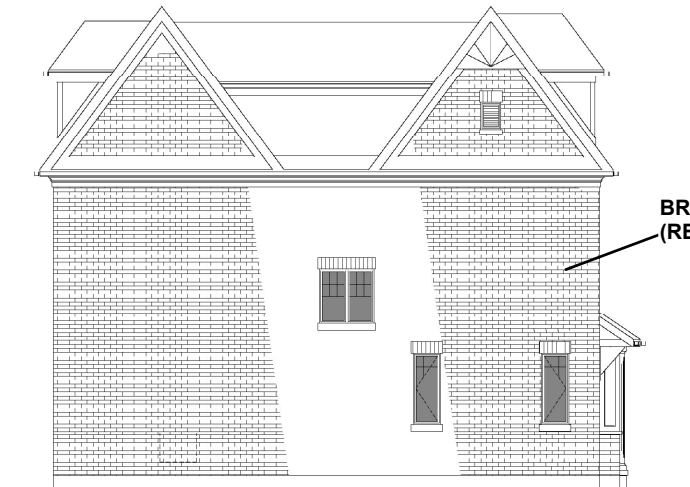


FRIEZE BOARD

HARDIE BOARD
PANELING

FIBERGLASS
COLUMN

PROPOSED WEST ELEVATION



BRICK
(RED-CAVENDISH)

PROPOSED NORTH ELEVATION

ALUMINIUM
WINDOWS



NATURAL
LIMESTONE

BRICK - SOLDIER COURSE
(BEIGE - ROCKCLIFFE)

PROPOSED EAST ELEVATION

11.10 M



PROPOSED SOUTH ELEVATION

NOT TO SCALE

Building Elevation – Semi 5

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.



Attachment

RELATED FILES:
Z.20.025, DA.20.044,
19T-20V003, 19CDM-20V007

DATE:
May 02, 2023

8

ARTIST'S CONCEPT ONLY



NOT TO SCALE

Perspective Rendering Keele Street Frontage

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.

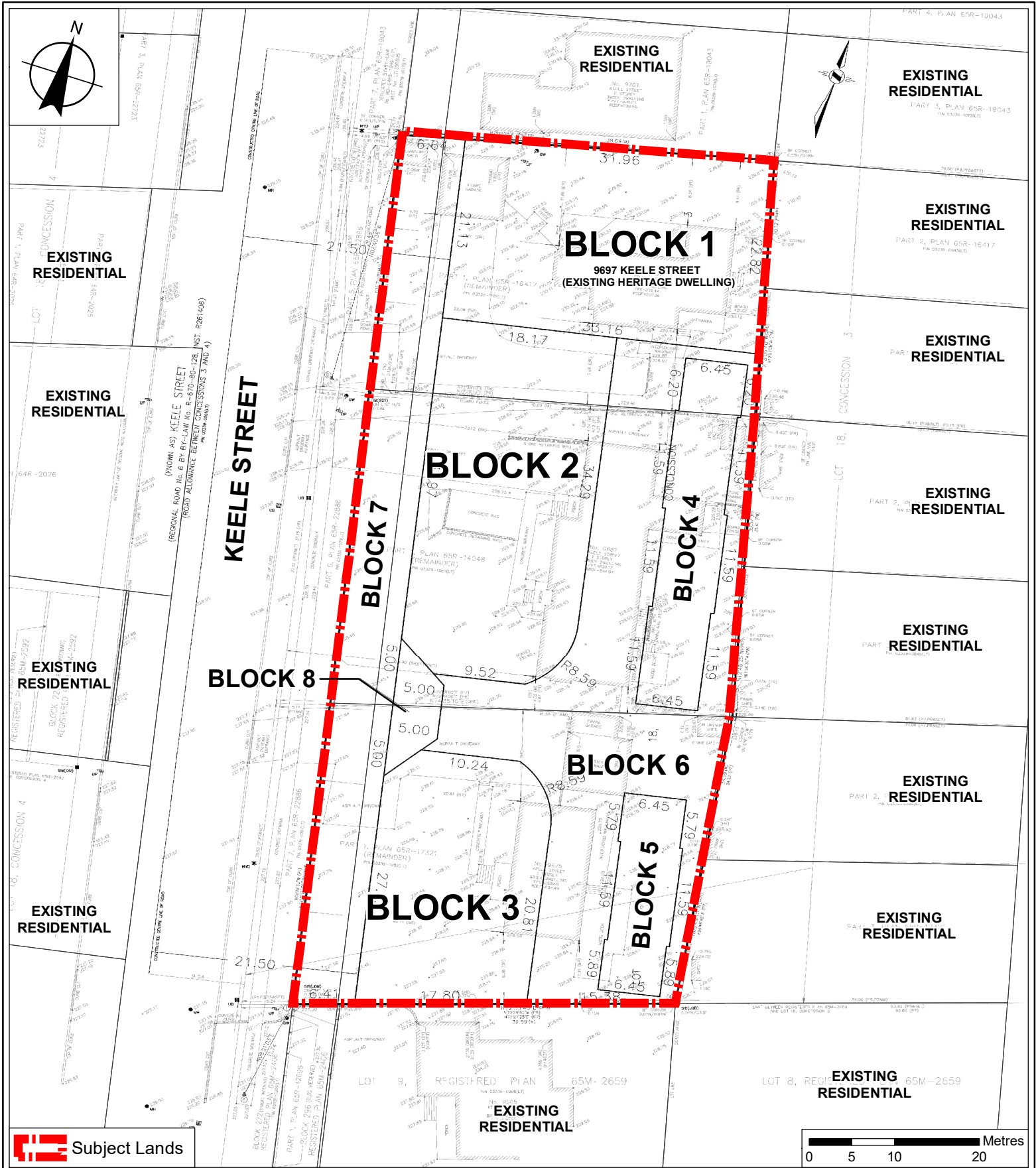



Attachment

RELATED FILES:
Z.20.025, DA.20.044,
19T-20V003, 19CDM-20V007

DATE:
May 02, 2023

9



 Subject Lands

Draft Plan of Subdivision File 19T-20V003

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street

APPLICANT:
2777100 Ontario Inc.

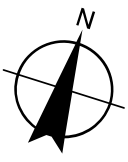


RELATED FILES:
Z.20.025, DA.20.044,
19T-20V003, 19CDM-20V007

DATE:
May 02, 2023

Attachment

10



KEELE STREET
(REGIONAL ROAD No. 6 BY BY-LAW No. R-470-80-128, INST. R261408)
(ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4)

BLOCK 8

BLOCK 7

BLOCK 2

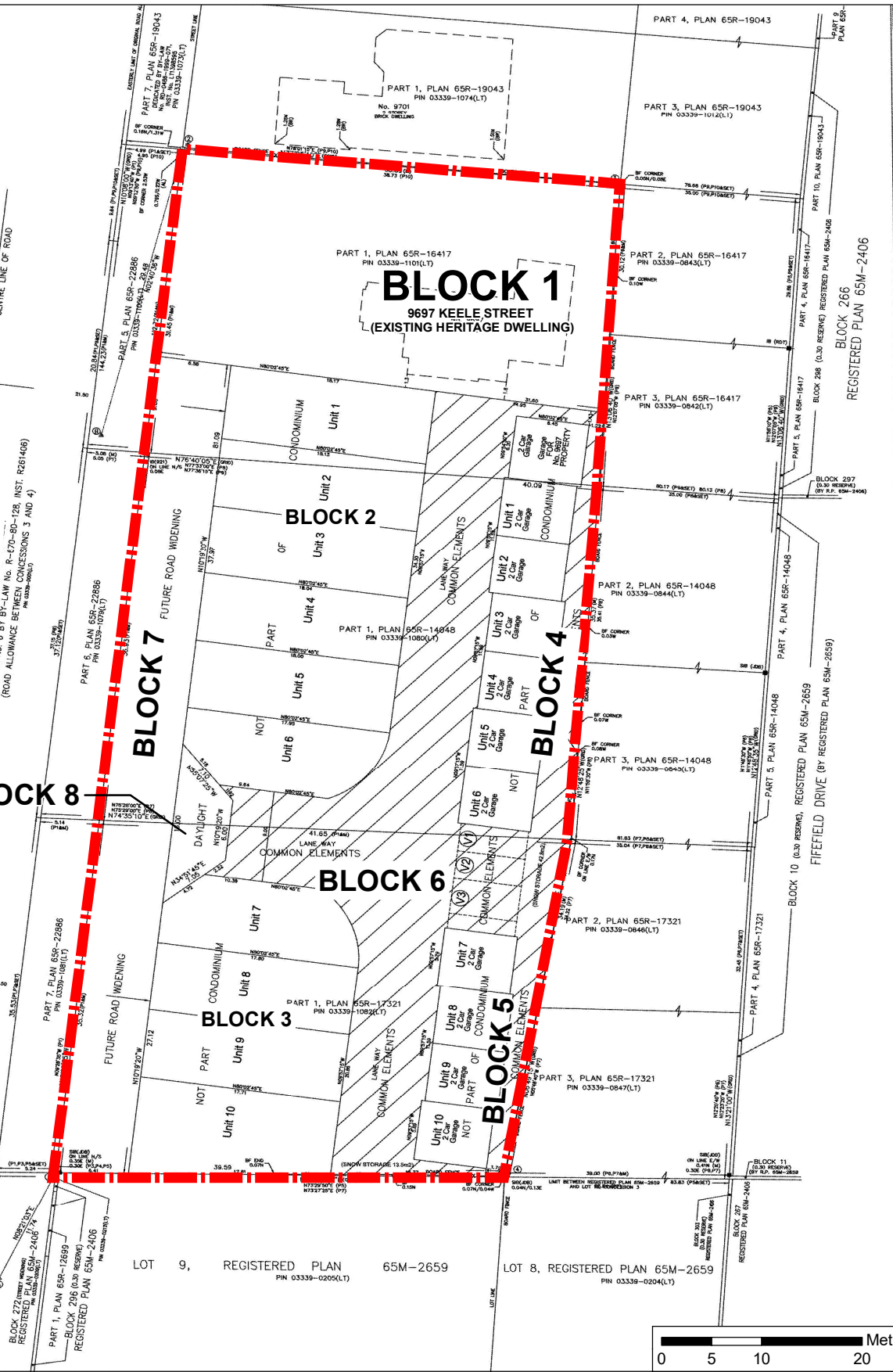
BLOCK 6


BLOCK 3

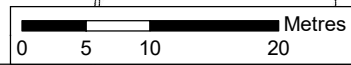
BLOCK 4

BLOCK 5

BLOCK 1
9697 KEELE STREET
(EXISTING HERITAGE DWELLING)



 Subject Lands



Draft Plan of Condominium (File 19CDM-20V007)

Attachment

LOCATION:
Part of Lot 18, Concession 3
9675, 9687 and 9697 Keele Street



RELATED FILES:
Z.20.025, DA.20.044,
19T-20V003, 19CDM-20V007

APPLICANT:
2777100 Ontario Inc.

DATE:
May 02, 2023

11

Attachment 12 - Zoning By-law 1-88 File Z.20.025

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirement	Proposed Exceptions to the R5 Residential Zone Requirement
a.	Permitted Uses	<ul style="list-style-type: none"> • Single family detached dwelling • Semi-detached dwelling 	<ul style="list-style-type: none"> • Permit the existing single family detached dwelling unit (Block 1) with accessory detached garage on Block 4 with access onto a private common element condominium road • Permit semi-detached dwellings (Blocks 2 – 3) on a freehold lot with accessory detached garage units (Blocks 4 – 5) accessed by a private common element condominium road
b.	Frontage on a Public Street	Buildings must be on a lot with frontage on a public street	<ul style="list-style-type: none"> • Permit a semi-detached dwelling unit on a freehold lot fronting onto a public road and accessed by a privately owned and maintained common element condominium road
c.	Definition of a Street line	Means a dividing line between a road and a street	<ul style="list-style-type: none"> • Keele Street for Block 1, 2 and 3 • Private common element condominium road for Blocks 4 – 5
d.	Frontage on a Public Street	Buildings must be on a lot with frontage on a public Street	<ul style="list-style-type: none"> • Permit a detached dwelling (heritage dwelling on Block 1) and rear garage to be accessed from a privately owned and maintained common element condominium road • Permit semi-detached units on Blocks 2 – 3 on a freehold lot fronting on a privately owned and maintained common element road providing access to the unit's rear garages on Blocks 4 – 5
e.	Minimum Lot Frontage	7.5 m per unit	<ul style="list-style-type: none"> • 6.5 m semi-detached units (Blocks 2 – 3) • 5.5 m garage units (Blocks 4 – 5)
f.	Minimum Lot Area	225 m ² per unit	<ul style="list-style-type: none"> • 115 m² semi-detached units (Blocks 2 – 3) • 35 m² garage units (Blocks 4 – 5)
g.	Minimum Front Yard Setback	4.5 m to dwelling	<ul style="list-style-type: none"> • 2.2 m semi-detached units (Blocks 2 - 3) (Keele Street) • 0.0 m garage units (Blocks 4 – 5)

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirement	Proposed Exceptions to the R5 Residential Zone Requirement
			<ul style="list-style-type: none"> 0.0 m garage unit (for 9697 Keele Street on Block 4)
h.	Minimum Rear Yard Setback	7.5 m	<ul style="list-style-type: none"> 0.4 m to common element condominium road on Semi-detached units (Blocks 2 – 3) 0.0 m to common element condominium road on garage units (Blocks 4 – 5) 3.75 m existing dwelling on Block 1
i.	Minimum Interior Side Yard Setback	<ul style="list-style-type: none"> 1.2 m on one side 4.5 m on one side where there is no garage 	<ul style="list-style-type: none"> 0.5 m semi-detached units (Blocks 2 – 3) and no interior side yard between attached pair of dwellings 0.0 m garage units (Blocks 4 – 5) 1.2 m existing dwelling on Block 1
j.	Minimum Exterior Side Yard Setback	<ul style="list-style-type: none"> 4.5 m to main dwelling 6.4 m to garage facing the lot line 	<ul style="list-style-type: none"> 1.2 m semi-detached units (Blocks 2 – 3) 0.0 m garage units (Blocks 4 – 5) 0 m setback to sight triangle
k.	Minimum Rear Yard Setback (to the east lot line behind Garages)	7.5 m	<ul style="list-style-type: none"> 1.2 m setback and shall be maintained as a landscaped area behind the garage units (Blocks 4 – 5)
l.	Maximum Lot Coverage	50%	<ul style="list-style-type: none"> 65% semi-detached units (Blocks 2 – 3) 100% garage units (Blocks 4 – 5)
m.	Minimum Parking Requirements	Residential <ul style="list-style-type: none"> 2 parking spaces for each semi-detached unit 3 parking spaces for detached unit located on the same lot as main building 	<ul style="list-style-type: none"> 2 parking spaces per unit within garage units in Blocks 4 – 5 2 parking spaces within 1 garage unit shall be provided at the north end of the Block 4 to provide off-site parking for the exclusive use for the existing detached dwelling on 9697 Keele Street and access easements may be required 3 visitor parking spaces shall be provided (includes 1 Barrier Free space)

	Zoning By-law 1-88 Standard	R5 Residential Zone Requirement	Proposed Exceptions to the R5 Residential Zone Requirement
		<ul style="list-style-type: none"> Total Parking Required = 13 spaces 	<ul style="list-style-type: none"> Provide a total of 15 parking spaces
n.	Minimum Landscaped Area	10%	<ul style="list-style-type: none"> No minimum required for garage units (Blocks 4 – 5)
o.	Minimum Landscape Strip Width along front lot line	6 m	<ul style="list-style-type: none"> 1 m detached dwelling unit (Block 1) and semi-detached units (Blocks 2 – 3)
p.	Minimum % of Soft Landscaping – Front and Exterior Yard	60%	<ul style="list-style-type: none"> 41 % semi-detached units (Blocks 2 – 3) No minimum required for garage units (Blocks 4 – 5)
q.	Minimum % of Hard Landscaping	40%	<ul style="list-style-type: none"> No hard landscaping provided for garage units (Blocks 4 – 5)
r.	Minimum Driveway Width at Property Line	7.5 m	<ul style="list-style-type: none"> 6 m - common element condominium road width
s.	Maximum Lot Coverage of Accessory Buildings (Garages)	10% of the lot area	<ul style="list-style-type: none"> 100% maximum coverage on garage units (Blocks 4 – 5) which includes the garage unit provided for 9697 Keele Street
t.	Accessory Buildings	be located on same lot as main building	<ul style="list-style-type: none"> garage units shall be located on Blocks 4 – 5 for semi-detached units on Blocks 2 – 3 garage unit for Block 1 shall be on Block 4
u.	Maximum Permitted Yard Encroachment	0.5 m for eaves	<ul style="list-style-type: none"> 0.7 m for eaves 0.6 m side yard encroachment for wall mounted air conditioner

An additional exception will be added to the implementing zoning by-law identifying the Maximum Building Height for the dwelling units with Blocks 2 and 3 for:

-Pitched roof types as 9.5 m (Semi – 1/Block 2; Semi – 3/Block 2; Semi – 5/Block 3)

-Mansard roof types as 10.8 m (Semi – 2/Block 2, Semi – 4/Block 3)

ATTACHMENT NO. 13

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL FILE 19T-20V003

**DRAFT PLAN OF SUBDIVISION FILE 19T-20V003 ('THE PLAN')
2777100 ONTARIO INC. ('THE OWNER')
PART LOT 18, CONCESSION 3,
9675, 9687 AND 9697 KEELE STREET
CITY OF VAUGHAN**

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

The Owner shall satisfy the following Conditions:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 1a).
2. The Conditions of Approval of York Region set out in Attachment No. 1b) and dated November 17, 2020.
3. The Conditions of Approval from Canada Post as set out in Attachment No. 1c) and dated October 26, 2020.
4. The Conditions of Approval from Alectra utilities as set out in Attachment 1d) and dated October 26, 2020.
5. The Conditions of Approval from Enbridge Gas Inc. as set out in Attachment No. 1e) and dated February 8, 2023.

Clearances

The City shall advise that the Conditions contained in Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

6. 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.
7. York Region shall advise that the Conditions contained in Attachment No. 1b) 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 contained in Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. Alectra Utilities shall advise that the Conditions contained in Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
10. Enbridge Gas Inc. shall advise that the Conditions contained in Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met

ATTACHMENT 13 1) a)

**CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-20V003 ('THE PLAN')
2777100 ONTARIO INC. ('THE OWNER')
PART OF LOT 18, CONCESSION 3,
9675, 9687 AND 9697 KEELE STREET
CITY OF VAUGHAN**

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

CITY OF VAUGHAN CONDITIONS

1. The final Plan shall relate to the Draft Plan of Subdivision (the 'Plan'), prepared by Evans Planning and Vladimir Dosen Surveying, dated October 27, 2021, submitted January 23, 2023.
2. Prior to the registration, the lands within the Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding applications fees to the Development Planning Department and the Development Engineering Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall enter into a subdivision agreement, if required, through the Development Engineering Department to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of servicing connections.
5. The Owner shall agree to pay for design and construction of any improvements to the municipal infrastructure regarding the site servicing assessment, should it be determined that upgrades are required to the infrastructure to support this development. The Subdivision Agreement shall be registered against the lands to which it applies, to the satisfaction of the City.
6. The Owner shall agree in the Subdivision Agreement, among other things, to design and construct any required improvements to the municipal infrastructure to support this development, and any require municipal services upgrade for watermains, sanitary and storm sewers.

7. The Owner shall agree in the Subdivision Agreement to pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post any required Letters of Credit.
8. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
9. The Owner shall prepare and register a reference plan at their expense showing part of the reserve to be lifted to permit access for the proposed private road access for the subject lands, to the satisfaction of the Development Engineering Department. The Owner shall submit a draft reference plan to the Development Engineering Department for review, prior to deposit. The Owner shall pay the required fees to lift the 0.3 m reserve along the proposed access.
10. The private road included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
11. The Owner shall agree in the Subdivision Agreement, that construction access shall be provided only in a location approved by the City and the Region of York.
12. 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.
13. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan, any modification to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
14. Prior to final approval of the Plan, the grading and servicing plan, Stormwater Management Report, Noise Feasibility Report, Functional Servicing Report shall be submitted for review and approval to the satisfaction of the Development Engineering Department.
15. The Owner shall agree in the subdivision agreement, if required, 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.
16. The Owner shall agree in the subdivision agreement that no building permits 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 proposed development.

17. 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.
18. The Owner shall agree that:
 - a) should any archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department shall be notified immediately.
 - b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner 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.
19. The Owner shall include the following warning clauses in a schedule to all Offers of Purchase and Sale, or Lease for all lots:
 - a) within the entire subdivision Plan:
 - "The Owner shall inform the public and all purchasers and tenants of this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc."
 - "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the 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."
 - "Purchasers and/or 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 plan provided by the Owner in its Sales Office."
 - "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."

b) For Units 1 to 10:

- “Purchaser’s/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Municipality’s and the Ministry of Environment, Conservation, and Parks noise criteria.”
- “This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment, Conservation, and Parks noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MECP Publication NPC-216, Residential Air conditioning Devices, and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.”

20. Prior to final approval, 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 including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
21. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:

- i.) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- ii.) the location and description of all outlets and other facilities which may require permits under Ontario Regulation 166/06 and/or the Lakes and Rivers Improvement Act;
- iii.) storm water management techniques which may be required to control minor or major flows;
- iv.) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and

quantity of ground and surface water resources at it relates to fish and their habitat;

- v.) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
- vi.) retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls;
- vii.) overall grading Plans for the Plan; and

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.

- 22. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the plan.
- 23. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
- 24. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until 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 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.
- 25. Prior to final approval of Plan, the final site grading and servicing plan, Stormwater Management Report, Environmental Noise and Vibration Report, Functional Servicing Report and/or downstream sanitary sewer analysis shall be submitted for review and approval, to the satisfaction of the Development Engineering and Infrastructure Planning Department.
- 26. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - (a) Submit a Phase One Environmental Site Assessment (ESA) report and,

if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.

- (b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) 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 satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.
- (c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) and signed by the Owner and QP stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
- (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.

27. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, 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) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the

satisfaction of the City.

- (b) Should remediation of any portions of the park/open space block(s) within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a Remedial Action Plan (RAP) and a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering the remediated park/open space block(s) within the Plan.
 - (c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
 - (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
28. Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) 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 satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.

Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

29. Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
30. Prior to final approval, an environmental noise impact study, prepared at the Owner's expense, shall be submitted 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.
31. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
 - a. "Owner shall inform the public and all purchasers and tenants that this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc."
 - b. "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the 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."
 - c. "Purchasers and/or 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 plan provided by the Owner in its Sales Office."
 - d. "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."
 - e. "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 public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing 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 (Subdivision Developer) for the 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 deposit 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 feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road rights-of-way by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”

32. Any additional warning clauses 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.
33. The Owner shall not apply for building permits and the City shall not issue building permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.

Attachment 13 1) b)



Corporate Services

November 17, 2020

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

Attention: Laura Janotta, Planner

**RE: Draft Plan of Subdivision 19T-20V003 (SUBP.20.V.0029)
Draft Plan of Condominium 19CDM-20V007 (CDMP.20.V.0020)
Zoning By-law Amendment Z.20.025 (ZBA.20.V.0115)
Part of Lot 18, Concession 3
9675, 9687 & 9697 Keele Street
(Eugene Scholyar, 2777100 Ontario Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Evans Planning, dated April 21, 2020 and the draft plan of common elements condominium prepared by Vladimir Dosen Surveying, Job No. 20-017 and signed by the Surveyor on June 16, 2020. The proposed development is located at 9675, 9687 and 9697 Keele Street, south of Major Mackenzie Drive and on the east side of Keele Street, in the City of Vaughan. The proposal will facilitate the creation of a future development block comprised of 5 semi-detached dwellings with 10 residential units and a private common element road, within a 0.407 ha site.

Sanitary Water and Sewage 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 expected completion, and
- Other projects as may be identified in future regional studies.

The Functional Servicing Report (FSR) and servicing drawing indicates that water and sanitary servicing will be provided by connections to the local municipal sewers and watermains located on Keele Street. Should there be any change in the servicing strategy, a revised FSR and servicing drawing shall be submitted to the Region for review and record.

As shown on the Site Servicing Plan, the proposed development abuts Keele Street where a 900 mm Concrete Pressure Pipe Watermain is located within the right-of-way. The plan indicates that the proposed 100 mm diameter watermain and a 200 mm diameter sanitary sewer will connect to the City of Vaughan system on Keele Street in close proximity to the Region's watermain. There is also a 250 mm diameter storm sewer crossing the Region's watermain. As such, the Owner is required to design and construct the crossing works to the satisfaction of the Region. The Region will provide detailed requirements as part of comments and conditions for the associated site plan approval process. All construction drawings showing works in close proximity of the Region's infrastructure shall include the following notes for the Contractor:

"Integrity of the Regional 900 mm diameter transmission watermain on Keele Street shall be protected at all times."

Regional staff also advises that the Region's Construction Administrator shall be invited to pre-construction meetings and site inspections during works performed in close proximity of the Region's infrastructure on Keele Street. A minimum two weeks' notice is required.

Transit

Existing YRT transit services operate on Keele Street and the applicant is encouraged to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the internal road network to Keele Street. The pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the local municipality.

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from "Single Family Detached Dwelling (R1) Zone" to "Residential Detached (R5) Zone" with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Summary

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

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

Yours truly,



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

JW/

Attachments (2): 1) Schedule of Clauses/Conditions for the Draft Plan of Subdivision
2) Schedule of Conditions for the Draft Plan of Condominium

YORK-#11925069-v4-SUBP_20_V_0029_(19T-20V003)__ZBA_20_V_0115_(Z_20_025)_&_CDMP_20_V_0020_(19CDM-20V007)_-_Regional_Condition_Letter

Schedule of Clauses/Conditions
19T-20V003 (SUBP.20.V.0029)
Part of Lot 18, Concession 3
9675, 9687 & 9697 Keele Street
(Eugene Scholyar, 2777100 Ontario Inc.)
City of Vaughan

Re: Evans Planning, dated April 21, 2020

Clauses to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall 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.
3. The Owner shall implement the recommendations of the Transportation Study, including TDM measures and incentives, as approved by the Region.
4. The Owner shall to enter into a reciprocal easement agreement to provide vehicular interconnections/access with adjacent properties to the north and the south should lands be developed.
5. The following warning clause shall be included:

"THE OWNER COVENANTS AND AGREES TO ADVISE POTENTIAL PURCHASERS, IN ALL AGREEMENTS OF PURCHASE AND SALE, THAT INTERCONNECTIONS/ACCESS WILL BE PROVIDED TO LANDS NORTH AND SOUTH OF THE SUBJECT SITE AND TO ALLOW FOR THE KEELE STREET ACCESS TO BE SHARED. AS SUCH, TRAFFIC VOLUMES ARE EXPECTED TO INCREASE AT THE TIME THESE LANDS ARE DEVELOPED."

6. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
7. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
8. 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.

9. 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".

10. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:

- a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way,
- b) That noise fences adjacent to York Region roads may be constructed on the private side of the property line and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
- c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.

11. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

12. The Owner shall provide to the Region the following documentation to confirm that unrestricted water and wastewater servicing capacity is available from the Region assigned pool and have been allocated to the subject development by the City of Vaughan:

- A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and

- A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
13. The Owner shall provide an electronic set of final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services branch and the Infrastructure Asset Management Branch for record.
 14. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to Development Engineering for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
 15. 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.
 16. 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.

17. 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 Keele Street of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Keele Street,
 - b) 5 metre by 5 metre daylight triangles at the north and south corners of Keele Street and the proposed access, and
 - c) Any lands required for additional turn lanes at the intersections will be conveyed to York Region for public highway.
18. 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.
19. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
20. The Owner shall enter into an agreement with York Region, to satisfy all conditions, financial and otherwise, and state the date at which development charge rates are frozen, 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.
21. The Regional Corporate Services Department shall advise that Conditions 1 to 20 inclusive, have been satisfied.

Attachment 13 1) c)

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

October 26, 2020

City of Vaughan – Planning Department

To: **Laura Janotta, Planner, Development Planning**

Reference: **File: Z.20.025, DA.20.044, 19T-20V003 & 19CDM-20V007**
Related Files: PAC.19.074
Part of Lot 18, Concession 3, 9675, 9687, 9697 Keele Street
5 semi-detached dwellings (10 residential units).

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal of the 5 semi-detached dwellings with 10 residential units fronting Keele Street for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**

Canada Post further requests the owner/developer be notified of the following:

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca

Revised: May 11, 2020

Date: October 26th , 2020

Attention: Michael Torres

RE: Request for Comments

File No.: Z.20.025, DA.20.044, 19T-20V003 & 19CDM-20V007

Applicant: Eugene Scholyar, 2777100 Ontario Inc.

Location 9675, 9687 & 9697 Keele Street

Revised: May 11, 2020

COMMENTS:

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

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

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

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

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

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

Revised: May 11, 2020

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

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

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

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions

Phone: 905-532-4419

E-mail: tony.donofrio@alecrautilities.com

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



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

February 8, 2023

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

Dear Laura,

Re: Draft Plan of Subdivision, Draft Plan of Condominium, Site Development
Application, Zoning By-Law Amendment
2777100 Ontario Inc.
9675, 9687, 9697 Keele Street
City of Vaughan
File No.: 19T-20V003, 19CDM-20V007, DA-20-044, Z-20-025

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

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

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

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

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

The applicant will contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,

A handwritten signature in black ink, appearing to read "Jasleen Kaur". The signature is fluid and cursive, with a horizontal line above the first few letters.

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE

TEL: 437-929-8083

500 Consumers Rd, North York, ON M2J1P8

enbridge.com

Safety. Integrity. Respect. Inclusion.

ATTACHMENT NO. 14
CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)
FILE 19CDM-20V007 ('PLAN')
2777100 ONTARIO INC. ('OWNER')
9675, 9687 AND 9697 KEELE STREET
CITY OF VAUGHAN ('CITY')

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-20V007, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Vladimir Dosen Surveying, drawing File No. 20-017, dated November 3, 2021, submitted December 9, 2021.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any outstanding conditions respecting such matters as landscaping and site development, and any other matters that the City may consider necessary that may be outstanding as part of related Site Development File DA.20.044.
4. The Condominium Agreement shall be registered on title against the lands to which it applies, at the Owner's expense.
5. Prior to final approval of the Plan, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
6. Prior to final approval of the Plan, the Owner, their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
7. Prior to final approval of the Plan, the Owner shall confirm to the Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required to the satisfaction of the Financial Planning and Development Finance Department. The Owner also certifies acknowledgement or responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of the Condominium

Agreement, if required, until each unit covered under the Condominium Agreement is separately assessed.

8. The following provisions shall be included in the Condominium Agreement to the satisfaction of the City:
 - a) The Owner and/or the Condominium Corporation shall be responsible to regularly clean and maintain all catch basins, area drains and sewers within the lands.
 - b) The Owner and/or Condominium Corporation shall be responsible for snow removal and clearing and the Condominium Corporation shall not store or deposit snow from the lands/development onto adjacent property.
 - c) Private waste collection shall be the responsibility of the Condominium Corporation.
 - d) Upon a successfully completed application, a site inspection, and the executed agreement as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.
 - e) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
 - f) The Owner and/or Condominium Corporation shall enter into an easement agreement with the Owner of 9697 Keele Street permitting driveway access to 9697 Keele Street, a pedestrian access connection to 9697 Keele Street and the exclusive use of the northerly two car garage unit located within Block 4 on the Draft Plan of Condominium 19CDM-20V007.
9. The Owner shall include the following warning clauses in the Condominium Declaration and in all Agreements of Purchase and Sale and/or Lease, advising the purchasers or tenants that:
 - a) “This development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc.”;

b) “The *Telecommunications Act* and Canadian Radio television and Telecommunications Commissions (‘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.”;

c) “Mail delivery will be from a designated community mailbox as per the requirements of Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its sales office.”; and

a)d) “This development will be serviced by a private waste and recycling collection system and snow ploughing/removal services”.

10. The following noise warning clauses shall be included in all Offers of Purchase and Sale or Lease and in the future Condominium Agreement and Condominium Declaration for all Units:

a) “Purchasers and/or tenants are advised that that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling unit occupants as the sound levels exceed the Municipality’s and the Ministry of Environment, Conservation, and Parks noise criteria.

a)b) This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment, Conservation, and Parks noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MECP Publication NPC-216, Residential Air conditioning Devices, and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.”

York Region Conditions

11. Prior to final approval, the Owner shall satisfy the following conditions to the satisfaction of York Region:

a) Prior to final approval, the Owner shall provide confirmation that all of the conditions of Site Plan Approval under Regional Site Plan file (SP.20.V.0220) have been satisfied.

- b) Prior to final approval, the Owner shall make any revisions to the draft plan of condominium as required by the site plan application review and approval.
- c) Prior to final approval, the Owner shall execute all Regional Agreements and obtain all of the necessary permits required as part of the Site Plan Approval for the subject property under Regional file (SP.20.V.0220).
- d) Prior to final approval, the Owner shall provide confirmation that all of the works within the Regional right-of-way have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
- e) Prior to final approval, the Owner shall provide confirmation that all Transfers of Obligations have been completed where Regional Agreements require a responsibility to change from the Owner to the Condominium Corporation.

Utilities Conditions

- 12. Prior to final approval of the Plan, the Owner shall confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at no cost to the utility corporation. The Owner agrees that should any conflict arise with the existing utility facilities or easement(s) within the subject area, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.

Canada Post Conditions

- 13. The Owner and/or the Condominium Corporation shall install and maintain a centralized mailbox facility to the satisfaction of Canada Post.

Clearances

- 14. The City of Vaughan Development Planning Department shall advise in writing that Conditions 1 to 10 have been satisfied.
- 15. York Region Community Planning and Development Services shall advise the Vaughan Development Planning Department in writing that Condition 11 has been satisfied.

16. Alectra, Enbridge Gas, Bell Canada shall advise the Development Planning Department in writing that that Condition 12 has been satisfied.
17. Canada Post shall advise the Development Planning Department in writing that Condition 13 has been satisfied.

ATTACHMENT 15

CONDITIONS OF SITE PLAN APPROVAL **SITE DEVELOPMENT FILE DA.20.044** **2777100 ONTARIO INC. ('THE OWNER')** **9675, 9687 AND 9697 KEELE STREET** **CITY OF VAUGHAN**

Conditions of Site Plan Approval:

1. THAT prior to the execution of the Site Plan Agreement:
 - a) The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and the individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided;
 - b) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, lighting plan, Tree Protection Plan, Arborist Report and Sustainability Performance Metrics;
 - c) The Draft Plan of Subdivision 19T-20V003 shall be registered on title with the Land Registry Office;
 - d) The Owner shall enter into a Tree Protection Agreement to the satisfaction of the Development Planning Department and shall provide compensation to Vaughan in lieu of 25 trees located within the site that will be removed and cannot be re-accommodated onsite in the amount of \$13,750.00 payable by certified cheque, in accordance with Vaughan's Tree Replacement Requirements pursuant to By-law 052-2018, as amended, and the Vaughan Tree Protection Protocol;
 - e) The Owner shall provide a one-time financial contribution in the amount of \$14,830.00 for the long-term maintenance of the enhanced landscape features within the Keele Street right-of-way, to the satisfaction of the Development Planning Department.

- f) The Owner shall pay the applicable Development Engineering Site Plan Complex review fees and building water charge pursuant to the Fees and Charges By-law paid to the satisfaction of the Development Engineering Department;
- g) The Owner shall provide the City a one-time financial contribution in the amount of \$14,960.00 to the satisfaction of the Development Engineering Department. This represents the Owner's proportionate share of the required sanitary sewer system improvements on Keele Street. The calculation is based on sanitary sewer system upgrades identified in the City's Focus Area Core Servicing Strategy.
- h) The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management report, site plan drawings, final noise report, Traffic Impact Study ('TIS') and required technical documents for external works for service connections for the subject lands, to the satisfaction of the Development Engineering Department.
- i) The Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purposes. The Owner shall be responsible for all costs incurred by the City in connection with the water used for testing and flushing the water distribution system.
- j) If required, the Owner shall enter into a Subdivision Agreement through the Development Engineering Department for the installation of any proposed service connections and agree to pay for design and construction of any improvements to the municipal infrastructure regarding the site servicing assessment, should it be determined that upgrades are required to the infrastructure to support this development. The Agreement shall be registered to the lands to which it applies, and to the satisfaction of the City. The Owner shall agree to:
 - i. Design and construct any require improvements to the municipal infrastructure to support this development, and any required municipal services upgrades (watermains, sanitary and storm sewers)

- ii. Pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended, and post the necessary Letters of Credit.
 - k) The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division. The Owner shall also agree in the Site Plan Agreement that the development will have private waste collection and snow removal services.
 - l) The Owner shall satisfy all requirements of York Region relating to Regional file SP.20.V.0233, to the satisfaction of the York Region. Development Engineering, Community Planning and Development.
 - m) To meet dedication requirements under the *Planning Act*, the VOP 2010 and in-effect Parkland Dedication By-law and applicable amendment, payment-in-lieu of parkland shall be provided. Real Estate Services shall review and provide comments as required prior to Building Permit. The valuation date of land value for payment-in-lieu, including determining what unit rate shall apply under the Parkland Dedication By-law, shall be the day before the day the required first building permit is issued for the development.
 - n) The Owner shall satisfy all requirements from Canada Post, Alectra, and Enbridge Gas.
2. THAT the Site Plan Agreement include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) “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:
 - i. archaeological resources are found on the property during grading or construction activities the Owner must cease all grading or construction activities; and
 - ii. where human remains are encountered during grading or construction activities, the Owner 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.”

- iii. In the event of a future development application that involves further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of approval may apply.”
- b) “The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act, 2007, S.O.2007*. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the *Act*.”
- c) “The Owner shall pay to City of Vaughan, cash-in-lieu of parkland equivalent to 5% of the value of the subject lands, in accordance with the *Planning Act*, and the City’s Parkland Dedication By-law. The Owner shall submit an appraisal of the subject lands, in accordance with the *Planning Act* and the City’s Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation or the cash-in-lieu payment, as applicable.”
- d) “The Owner shall pay applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board.”
- e) “The Owner shall agree to implement the recommendations of the final detailed noise impact assessment report into the design and construction of the buildings on the subject lands and include all necessary warning statements on all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City.”
- f) “Prior to the occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final detailed noise impact assessment report. Where mitigation measures such as a wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a Professional Engineer at the City’s request. The Engineer’s certificate must refer to the final detailed noise impact assessment report and be submitted to the City’s Chief Building Official and the Director of Development Engineering.”

- g) The Owner shall agree in the Site Plan Agreement to include the following Noise Warning Clauses in the agreements of Offer of Purchase and Sale, lease/rental agreements and condominium declarations including but not limited to the following:
- i. “Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality’s and the Ministry of Environment Conservation and Parks’ (‘MECP’) noise criteria.”
 - ii. “This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the MECP noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done to comply with noise criteria of MECP Publication NPC-216, Residential Air Conditioning Devices, and thus minimize the noise impacts both on and in the immediate vicinity of the subject property”.
 - iii. “Units 1 to 10 incorporate central air conditioning prior to occupancy.”
 - iv. “The location and installation of the outdoor air conditioning device shall be done to comply with both the requirements of Zoning By-law 1-88 regarding the placement of air conditioning devices and the noise criteria of MECP Publication NPC-216, Residential Air Conditioning Devices, and thus minimized the noise impacts both on and in the immediate vicinity of the subject lands. Where technically feasible, the air-cooled condenser units should be paired together along with the rear of the dwelling units with the exception of Unit 1 and Unit 10 where the air condenser unit can be placed along the side wall.”
 - v. “Ontario Building Code (‘OBC’) -compatible construction based on the bedroom and living/dining room window-area to floor-area ratios will be enough to meet the MECP’s interior noise criteria. Large window-area to floor-area ratios can be used and still meet the interior noise criteria without the need for upgraded glazing or exterior wall construction. Windows related at STC 25 or greater are easily available. The brick veneered facades are adequate

where any OBC compatible construction is adequate for the exterior façade. There are no special glazing requirements for the kitchen and bathroom, where applicable.”

- h) “Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate noise warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements, and condominium declarations.”
- i) “The Owner is required to contact the City’s Environmental Services Department at least 72 hours in advance of connecting to and/or disconnecting from any existing municipal water services to ensure that the staff is present on site to observe the works and to provide any additional requirements to the City’s satisfaction.”
- j) “The Owner/Consulting Engineer shall design, implement and monitor erosion and sediment control measured during all phases of construction in the plan in accordance with the Toronto and Region Conservation Authority (‘TRCA’) Erosion and Sediment Control Guidelines for Urban Construction, Dated December 12, 2006, to the satisfaction of the City and TRCA.
- k) “The Owner shall satisfy the following requirements of Canada Post:
 - i. The Owner shall consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
 - ii. The Owner shall confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
 - iii. The Owner shall install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post’s concrete pad specification drawings;
 - iv. The Owner shall agree to prepare and maintain an area of compacted gravel to Canada Post’s specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community

Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy; and

v. The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.”

- l) “Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements, and condominium declarations.”
- m) “The Owner agrees that the subject lands will be serviced by a private waste collection service. Homeowners are advised that removal of both recycling, general waste, leaf and yard waste, bulky waste items, metal/appliance collection and any future organics collection will be by way of a private waste service provided by and paid for by the future Condominium Corporation. The Condominium is not designed for public waste removal.”
- n) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
- o) “This Development is located within the Maple Heritage Conservation District and any exterior alterations to the dwellings, including window design are subject to the Maple Heritage District Conservation District Plan and may require approval from the City.”