

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023**

Item 10, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 20, 2023.

**10. 27 DEVELOPMENTS INC. DRAFT PLAN OF SUBDIVISION FILE 19T-20V009 SITE DEVELOPMENT FILE DA.18.088 DRAFT PLAN OF CONDOMINIUM FILE 19CDM-20V010 (COMMON ELEMENT) 8440 HIGHWAY 27 VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD**

**The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 6, 2023:**

**Recommendations**

1. THAT Draft Plan of Subdivision File 19T-20V009 (27 Developments Inc.) BE DRAFT APPROVED, to create a total of 6 blocks: 3 development blocks, a block for a common element road, a block for a shared parking area, and a block for a road widening, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 9;
2. THAT Site Development File DA.18.088 (27 Developments Inc.) BE DRAFT APPROVED to permit the development of a 14-storey hotel with Ancillary/Accessory Uses with 2 storeys of business/professional offices connected by a 2 storey link to the existing banquet hall, as shown on Attachment 2, subject to the Conditions of Site Plan Approval in 10, to the satisfaction of the Development Planning Department; and
3. THAT Draft Plan of Condominium (Common Element) File 19CDM-20V010 (27 Developments Inc.) BE DRAFT APPROVED, to establish the condominium tenure and common elements as shown on Attachment 8, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 11.

## Committee of the Whole (2) Report

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**DATE:** Tuesday, June 6, 2023      **WARD:** 2

**TITLE:** 27 DEVELOPMENTS INC.  
DRAFT PLAN OF SUBDIVISION FILE 19T-20V009  
SITE DEVELOPMENT FILE DA.18.088  
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-20V010  
(COMMON ELEMENT)  
8440 HIGHWAY 27  
VICINITY OF HIGHWAY 27 AND LANGSTAFF ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Draft Plan of Subdivision, Site Development and Draft Plan of Condominium (Common Element) Applications for the Subject Lands shown on Attachment 1, to permit the mixed-use development consisting of a 14-storey hotel including 2 floors for business and professional office uses, with ancillary/accessory eating establishments, ancillary personal service establishments, and amenity spaces, and a two-storey link containing office uses connecting to an existing two-storey banquet hall and conference centre (Chateau Le Jardin) that will be maintained as shown on Attachments 2 to 6. The proposed condominium tenure for the privately owned and maintained common element consists of a private road (Attachment 8).

## **Report Highlights**

- The Owner seeks draft plan of subdivision, site plan and draft plan of condominium (common element) approval to develop the Subject Lands with a 14-storey hotel building including: business and professional offices, accessory/ancillary eating establishments, ancillary personal service shop(s), and amenity spaces, and maintain the existing banquet hall (Chateau Le Jardin).
- The Development Planning Department supports the approval of the applications subject to conditions as outlined in this report.

## **Recommendations**

1. THAT Draft Plan of Subdivision File 19T-20V009 (27 Developments Inc.) BE DRAFT APPROVED, to create a total of 6 blocks: 3 development blocks, a block for a common element road, a block for a shared parking area, and a block for a road widening, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 9;
2. THAT Site Development File DA.18.088 (27 Developments Inc.) BE DRAFT APPROVED to permit the development of a 14-storey hotel with Ancillary/Accessory Uses with 2 storeys of business/professional offices connected by a 2 storey link to the existing banquet hall, as shown on Attachment 2, subject to the Conditions of Site Plan Approval in 10, to the satisfaction of the Development Planning Department; and
3. THAT Draft Plan of Condominium (Common Element) File 19CDM-20V010 (27 Developments Inc.) BE DRAFT APPROVED, to establish the condominium tenure and common elements as shown on Attachment 8, subject to the Conditions of Draft Plan of Condominium Approval in Attachment 11.

## **Background**

The 'Subject Lands' shown on Attachment 1, known municipally as 8440 Highway 27, are located southwest of the intersection of Langstaff Road and Highway 27. The Subject Lands abut Highway 27 to the east and Innovation Drive to the west. Surrounding land uses are shown on Attachment 1. Currently, the Subject Lands are developed with a banquet hall and conference centre known as the Chateau Le Jardin.

### ***Vaughan Council previously approved the Official Plan Amendment and Zoning By-law Amendment Files on the Subject Lands.***

Vaughan Council, on September 28, 2022, ratified the recommendation of the September 20, 2022 Committee of the Whole and approved Official Plan Amendment OP.18.011, and Zoning By-law Amendment Z.18.018 to permit the development (the 'Development') of:

- A 14-storey, approximately 18,243 m<sup>2</sup> hotel with 254 rooms, including 2 floors for business and professional offices, ancillary/accessory eating establishments, ancillary personal service shop(s) and amenity spaces ('hotel with associated

ancillary uses'), and maintain the existing two-storey banquet hall and conference centre (Chateau Le Jardin).

- A two-storey link containing approximately 1,268 m<sup>2</sup> of office space accessory to both the proposed hotel with associated ancillary uses and Chateau Le Jardin. The two-storey link will connect the hotel and Chateau Le Jardin.
- A total of 730 parking spaces are proposed with 495 parking spaces at grade and 235 spaces in two levels of underground parking.
- Portions of the two underground levels are proposed to contain portions of the hotel use and the associated ancillary uses.

The Draft Plan of Subdivision, Site Development Applications, and Draft Plan of Condominium (Common Element) were to be considered in a future technical report.

***The Draft Plan of Subdivision, Site Plan, and Draft Plan of Condominium (Common Element) Applications have been submitted to permit the Development*** 27 Developments Inc. (the 'Owner'), formerly known as Parentela Holdings Inc. submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1 to facilitate the development of the Subject Lands in accordance with the approved Official Plan and Zoning By-law Amendments:

1. Draft Plan of Subdivision File 19T-20V009, as shown on Attachment 7, to facilitate a future common element access on the Subject Lands and to create the following Blocks:

Blocks	Land Use	Area (ha)
1	Commercial (Chateau Le Jardin)	0.498
2	Commercial (Proposed Hotel, Hotel Ancillary Uses, and Offices)	0.792
3	Commercial Block (Parking Area)	0.693
4	Future Development	0.843
5	Common Element Road	0.406
6	Road Widening	0.036
Total		3.268

2. Site Development File DA.18.088 to permit the proposed development, as shown on Attachments 2 to 6.
3. Draft Plan of Condominium (Common Element) File 19CDM-20V010 (Attachments 8) to establish the common element ownership parcel.

After the initial Public Meeting for Official Plan and Zoning By-law Amendment Files OP.18.011 and Z.18.018 on September 17, 2018, the Owner submitted Draft Plan of Subdivision and Draft Plan of Condominium files 19T-20V009 and 19CDM-20V010, deemed complete March 9, 2021.

A second Public Meeting was held on May 4, 2021, to consider the Draft Plan of Subdivision application and as per the Vaughan Official Plan 2010 ('VOP 2010') the

Official Plan and Zoning By-law Amendment files since more than two years had passed since Council received the initial Public Meeting report.

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

Date of Notice: April 9, 2021 (circulated to all property owners within 150 m and to the West Woodbridge Homeowners Association).

Location of Notice Signs: Two Notice Signs were installed. One was posted along lands fronting Highway 27 and the other along lands fronting Innovation Drive.

Date of Public Meeting: May 4, 2021

Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 19, 2023

***Public Comments were received:***

A written and oral submission was received for the Applications from Goodmans LLP, representing Costco Wholesale Canada (90-111 Line Drive, formerly 8682 Highway 27). The written submission is dated January 26, 2018, and the oral submission was provided at the September 17, 2018, Public Meeting for the Official Plan and Zoning By-law Amendment Applications. Goodmans LLP provided comments respecting implications for Costco to maintain its Ministry of the Environment, Conservation and Parks ('MECP') noise approval as a result of the Development.

The comments provided writing and in-person at the September 17, 2018 Public Meeting were addressed through the implementing by-laws for the Official Plan Amendment and Zoning By-law Amendment and an amendment to the Noise By-law passed by Council on April 25, 2023.

**Previous Reports/Authority**

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

[September 17, 2018, Committee of the Whole Public Meeting \(Item 6, Report No. 28\)](#)

[May 4, 2021, Committee of the Whole Public Meeting \(Item 2, Report No. 24\)](#)

[September 20, 2022, Committee of the Whole Meeting \(Item 6, Report No. 36\)](#)

**Analysis and Options**

***The Development is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan, YROP 2022, 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 Subject Lands are also within an “Employment Area”, as defined by VOP 2010. The proposed Applications facilitate 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, ability to utilize existing municipal infrastructure, the opportunity to intensify the employment uses within an employment area that are also complimentary to the existing banquet hall and conference centre use and capitalize on transportation infrastructure investment is all consistent with the PPS. Staff are satisfied that the Applications to facilitate the proposed Development are 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 Applications propose to intensify the employment commercial uses within an existing employment area, more efficiently utilizing employment lands and existing infrastructure and providing a mix of employment uses within an employment area.

Therefore, in consideration of the above, the proposal conforms to the policies of the Growth Plan.

York Region Official Plan, 2022 (‘YROP 2022’)

The YROP 2022 guides economic, environmental, and community building decisions across York Region. The Subject Lands are designated “Urban Area” on Map 1: Regional Structure, of the YROP, which permits a range of residential, industrial, commercial, and institutional uses.

Policy 4.3 of the YROP 2022 provides policies for employment lands. The Development conforms to the employment policies of the YROP 2022 as they are located on employment lands that are fully serviced, contribute towards achieving a minimum density of 40 jobs per hectare in the developable area in accordance with Policy 4.3.16 of the YROP, and are proposed in such a configuration as to allow for future employment intensification (Block 4) in accordance with Policy 4.3.18.

Policy 5.3.13 encourages brownfield sites redevelopment to revitalize lands that may be underutilized. The Subject Lands contain a banquet hall and conference centre with a lot coverage of approximately 13.7%. The lands are under-utilized and have the ability to accommodate additional land uses. The Applications conform to this policy.

### Vaughan Official Plan, 2010 ('VOP 2010')

On April 25, 2023, Council enacted By-law 046-2023 to amend VOP 2010. The Subject Lands are identified on VOP 2010 as follows:

- "Employment Area" on Schedule 1 – "Urban Structure"
- "Employment Commercial Mixed-Use" on Schedule 13 – "Land Use", Volume 2, Site Specific Policy 13.68.

Site Specific Policy 13.68 permits a hotel with ancillary uses, a maximum building height of 14-storeys and a maximum Floor Space Index ('FSI') of 3 times the area of the lot. The Development conforms to VOP 2010.

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

As the Applications were received by the City on March 5, 2021, and deemed complete on March 8, 2021, the Applications are transitioned under Zoning By-law 001-2021. The Subject Lands are zoned "C6 Highway Commercial Zone" subject to site specific Exception 9(409) and subject to a Holding ('H') Symbol under Zoning By-law 1-88, as amended.

### ***The Development Planning Department recommends approval of the Draft Plan of Subdivision, subject to the Conditions of Approval***

#### Subdivision Design

The proposed Draft Plan of Subdivision (File 19T-20V009) shown on Attachment 7 is to create six blocks: 2 commercial blocks (Blocks 1 and 2), 1 future development block (Block 4), a block for a common element road (Block 5), a block for a shared parking area (Block 3), and a block for a regional road widening (Block 6). Block 6 is intended to be conveyed to a public authority (York Region) as a condition of draft plan of subdivision approval.

The creation of the blocks will allow them to be tied to the common element condominium driveway proposed by File CDM-20V010. Therefore, the blocks will be considered parcels of tied land ('POTL').

Prior to the execution of the Site Plan Agreement, the Owner is required to satisfy all conditions of Draft Plan of Subdivision Approval in Attachment 9 and the final Draft Plan shall be registered on title. A condition to this effect is included in Attachment 10.

#### Urban Design

All development within the Draft Plan is required to proceed in accordance with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines, and VOP 2010 Urban Design Policies. A detailed tree preservation study is also required. Conformity with the City of Vaughan Sustainability Metrics program is also required. Conditions to this effect are included in Attachment 10.

#### 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 will be included in the Subdivision and Site Plan Agreements.

***The Development Planning Department recommends approval of the Draft Plan of Condominium, subject to Conditions of Approval***

The Draft Plan of Condominium (file CDM-20V010) is consistent with the proposed site plan (file DA.18.088) shown on Attachment 2. The proposed Common Element Condominium shown on Attachment 8 consists of one common element condominium road to run from Innovation Drive to Highway 27, providing all POTLs with access to the municipal road network via a private road.

Should the Applications be approved, an additional draft plan of condominium application will be filed for Block 2 to create units for the hotel, office, eating establishment, and personal service uses.

The Development Planning Department has no objection to the Application, subject to the Conditions identified in Attachment 11.

***The Development Planning Department supports the Site Development application, subject to Conditions of Approval***

The Development Planning Department is satisfied with the Development. The final site plan, building elevation plans, landscape plan, photometric plan and landscape cost estimate must be approved prior to the execution of the Site Plan Agreement. In addition, the Draft Plan of Subdivision must be registered prior to the execution of the Site Plan Agreement.

**Site Design**

The site plan shown on Attachment 2 consists of a mixed-use development consisting of a 12-storey hotel including 2 floors for business and professional office uses, with accessory/ancillary eating establishments, accessory personal service shops, and amenity spaces, and a two-storey link containing office uses connecting to an existing two-storey banquet hall and conference centre (Chateau Le Jardin) that will be maintained.

Access to the POTLs and the future condominium units within the hotel building will be via a common element driveway identified as Block 5.

An atrium is proposed over the courtyard abutting the 2-storey link. Mail delivery is proposed to be to the front desk(s) of the various business operations.



### Landscape Design

The landscape design shown on Attachment 3 shows a mix of deciduous and coniferous trees, sod, perennials and shrubs around the Subject Lands. The plantings abutting the existing banquet hall and conference centre are to remain in place.

A 1.8 m high wooden screen fence is proposed along the entire south side of the Development. Starting at Innovation Drive, a 1.8 m high black chain link fence is proposed along over half of the north lot line of the Development. The balance of the north lot line will be fenced with a 1.8 m high wooden screen fence. A 1.8 m high black chain link fence is proposed along the west side of the Development.

### Building Elevations

The proposed building elevations are shown on Attachments 4-5, and perspective renderings on Attachment 6. Glass atriums are proposed on the main floor and 14<sup>th</sup> floor of the hotel building.

### Tree Protection

The Owner shall enter into a Tree Protection Agreement ('TPA') and in accordance with Council enacted Tree By-Law 052-2018 and Tree Protection Protocol ('TPP'). 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 registration of the Subdivision Agreement. A condition to this effect is included in Attachment 9.

### Financial Impact

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

### Operational Impact

#### ***Sustainability Threshold Score***

The Owner has submitted a completed Sustainability Performance Metrics ('SPM') Scoring Tool dated October 15, 2021, in support of the Development. The Sustainability Scoring Tool demonstrates an Overall Application Score of 25 for the Draft Plan of Subdivision, and an Overall Application Score of 31 for the Site Plan. The Development achieves a Bronze level score. A condition is included in both applications (Attachments 9 and 10 respectively) to verify the development complies with the respective minimum score requirements.

***The Development Engineering Department has no objection to the Applications, subject to Conditions of Approval***

The Development Engineering ('DE') Department has provided the following comments on the Applications:

### Water Servicing

The Development is proposed to be serviced by extending services from the existing service connections on Innovation Drive. These services are shown to extend into the site crossing future development blocks and are not within the common element as described. Easements will be required for the operation and maintenance of the shared services crossing development blocks.

The subject lands are located within Pressure District 5 (PD5). The existing building connects to a municipal water network east of Highway 27. An additional water service connection to the property has been provided as part of SRF Vaughan Subdivision (file no. 19T-08V03). One bulk water meter will be required within a City Standard W-106 meter and backflow chamber near the property line adjacent to Innovation Drive. The individual blocks within the development may have their own privately owned water metering system.

### Sanitary Servicing

The existing banquet hall building is proposed to retain its existing sanitary service connection to York Regional Road 27. A new sanitary service connection to Innovation Drive is proposed for the proposed new uses. The existing building connects to a municipal sewer network east of Highway 27. The additional sanitary service connection has been provided as part of SRF Vaughan Subdivision (file no. 19T-08V03).

### Stormwater Management

Storm flows generated by the existing building and portion of the site will be controlled and discharged into an existing municipal storm sewer located on a City easement within the property south of the site. An additional storm service connection has been provided as part of SRF Vaughan subdivision (file no. 19T-08V03). It is also proposed that a portion of the site outlet to the Highway 27 storm sewer through a new proposed connection.

Quality control for the west portion of the site is proposed to be provided by the Innovation Drive pond. A gravity-based treatment unit (oil and grit separator) is proposed to provide quality control for the east side of the site in addition to the existing stormwater management pond to achieve the water quality targets.

### Erosion and Sediment Control

Although a variety of erosion control best management practice manuals are available, the Erosion & Sediment Control Guidelines for Urban Construction (December 2006) guideline was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area for common usage in land development, construction and water management. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the aforementioned document and the erosion control drawings for the subject site.

### Environmental Services

As described in the Hydrogeological Investigation (Crozier, June 2021), the estimate long term groundwater dewatering rate is 35,090 L/day (0.41 L/s); therefore, a long-term discharge approval permit is required to be obtained from Environmental Services prior to final Site Plan Approval. Conditions, found within Attachment 10, are requested.

### Noise Attenuation

Environmental Engineering reviewed the latest noise report submitted for OP.18.011, Z.18.018, DA.18.088, 19T-20V009 & 19CDM-20V010. The revised noise study addressed Environmental Engineering's comments and is satisfactory. Environmental Engineering Division has no further comments to the revised Remediation Action Plan ('RAP').

### Parking and Transportation

The proposed parking supply of 736 spaces is found adequate based on the supporting analysis provided in the consultant's report. The Development Engineering Department agrees with the conclusions reached in the Parking Study and have no objection with the proposed parking supply

The proposed development is expected to generate 285 two-way trips (162 inbound and 80 outbound trips) during the weekday a.m. peak period, 285 two-way trips (143 inbound and 142 outbound trips) during the weekday p.m. peak period and 332 two-way trips (165 inbound & 167 outbound) trips during Saturday peak periods. The consultant utilized ITE Trip Generation Guide to estimate the number of trips that would be generated by the proposed development (an internationally accepted trip calculation guide).

Existing level of service conditions have been estimated for the study area utilizing existing traffic volumes, existing signal timings and Synchro traffic ware software. The analysis indicates that under existing conditions, all study area intersections are operating at an acceptable level of service.

Future level of service condition was determined for the study area intersections utilizing future background traffic volumes plus proposed development for the planning horizon of 2024. The Synchro analysis indicates that under future total traffic conditions, all signalized and un-signalized intersections within the study area would operate at an acceptable level of service.

The existing full moves site access to Highway 27 will be re-designed to allow ingress but restrict egress to a right-out only. The Development's access on Highway 27 requires review and approval by the Region of York. Confirmation of approval from the Region is required prior to final site plan approval.

Sight distance assessment as presented in the report indicates that the proposed driveway on Innovation Drive meets/exceeds the sightline criteria as identified in the City's Design Criteria/TAC manual.

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

The Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% 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 Dedication policy.

The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

***Development Charges are Applicable to the Development***

The owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. A clause for the payment of Development Charges is included as a standard condition in the Draft Plan of Subdivision conditions, Condominium Agreement, and Site Plan Agreement.

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

Canada Post Corporation and Toronto and Region Conservation Authority have no concerns with the approval of the Development. The Owner is required to satisfy all requirements of Alectra Utilities, Enbridge Gas, Bell Canada, and Hydro One for the Development. Conditions to this effect are included in Attachments 9 to 11.

**Broader Regional Impacts/Considerations**

York Region has no objection to the Applications subject to their conditions being incorporated into the Draft Plan of Subdivision, Draft Plan of Condominium, and Site Plan Applications. The Owner shall satisfy all requirements of York Region prior to the approval of the Draft Plan of Subdivision and execution of the Site Plan Agreement. Their conditions are found in Attachments 9-11.

**Conclusion**

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP 2022 and VOP 2010, the requirements of Zoning By-law 1-88 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 Conditions of Approval in Attachments 9 to 11.

**For more information**, please contact: David Harding, Senior Planner, Development Planning Department, ext. 8409.

## **Attachments**

1. Context and Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations – East and North
5. Building Elevations – West and South
6. Perspective Renderings
7. Draft Plan of Subdivision File 19T-20V009
8. Draft Plan of Condominium File 19CDM-20V010
9. Conditions of Draft Plan of Subdivision Approval File 19T-20V009
10. Conditions of Site Plan Approval File DA.18.088
11. Conditions of Draft Plan of Condominium Approval File 19CDM-20V010

## **Prepared by**

David Harding, Senior Planner, ext. 8409

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

Nancy Tuckett, Director of Development Planning, ext. 8529

## **Approved by**

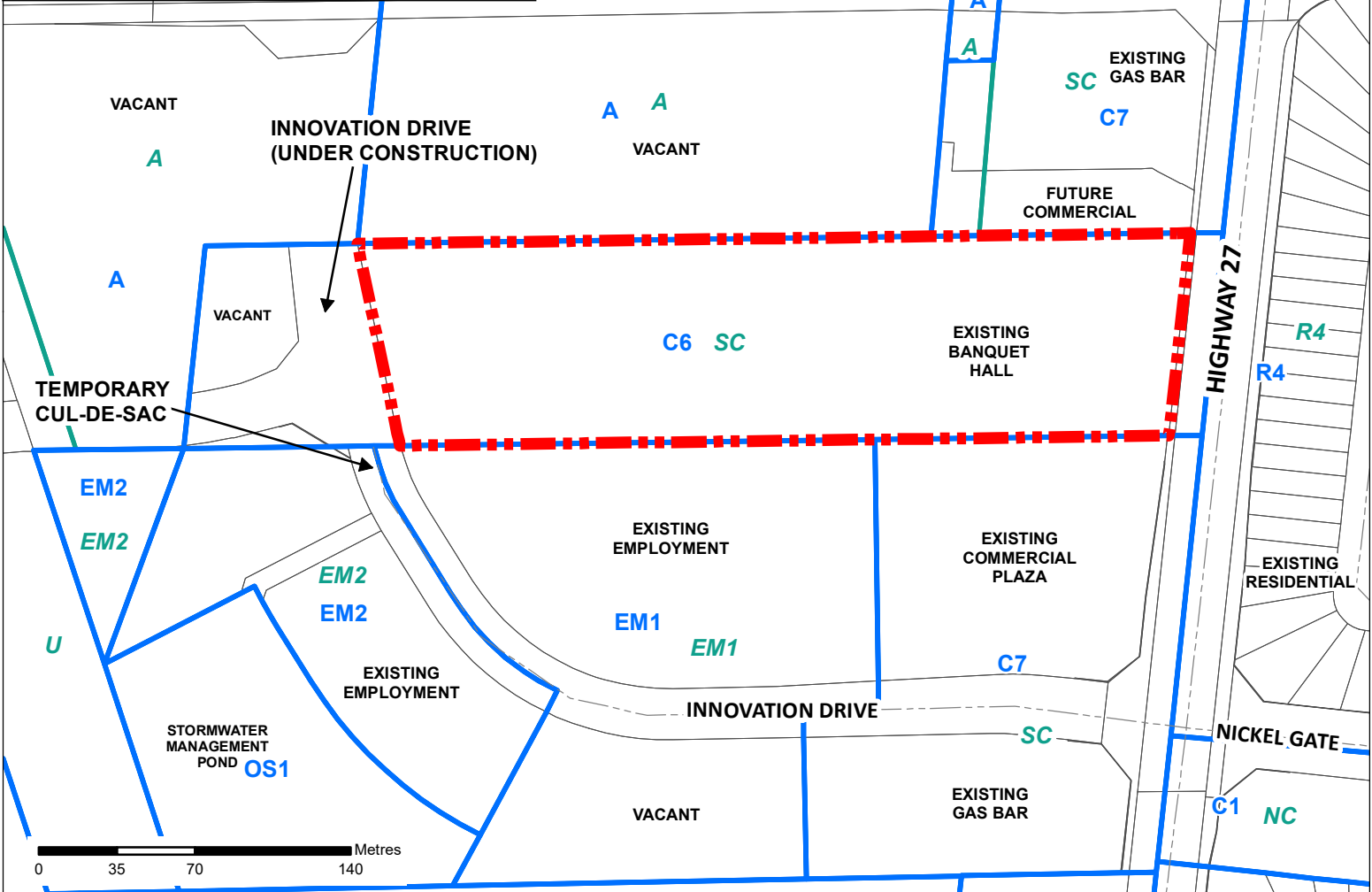
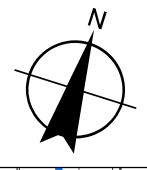
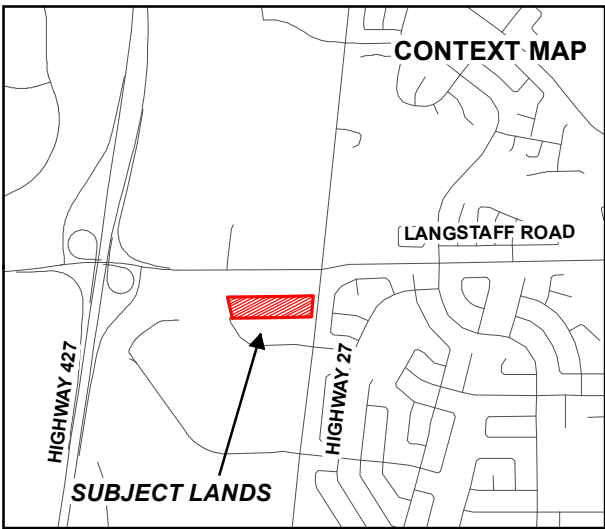


Haiqing Xu, Deputy City Manager  
Planning and Growth Management

## **Reviewed by**



Nick Spensieri, City Manager



Subject Lands	C7, Service Commercial Zone	<b>Zoning By-Law 001-2021</b>	NC, Neighbourhood Commercial
<b>Zoning By-Law 1-88</b>	EM1, Prestige Employment Area	A, Agriculture	OS1, Public Open Space
A, Agricultural	EM2, General Employment Area	EM1, Prestige Employment	SC, Service Commercial
C1, Restricted Commercial Zone	OS1, Open Space Conservation Zone	EM2, General Employment	U, Utility
C6, Highway Commercial Zone	R4, Residential Zone	FD, Future Development	

# Context and Location Map

**LOCATION:** 8440 Highway 27  
Part of Lot 10, Concession 9

**APPLICANT:**  
27 Developments Inc.



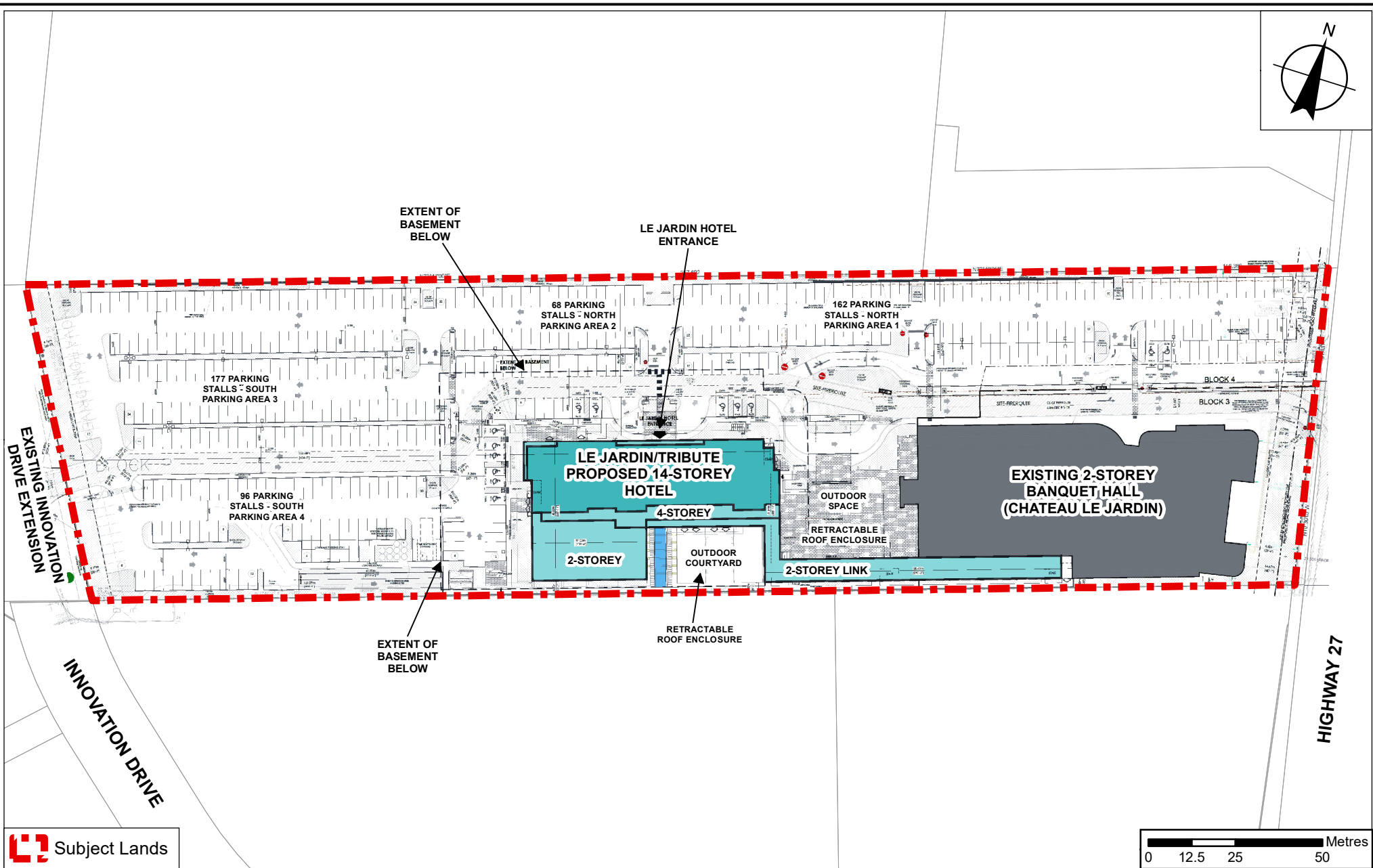
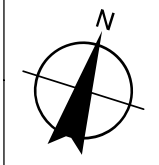
# Attachment


**FILES:** 19T-20V009,  
19CDM-20V010, DA.18.088

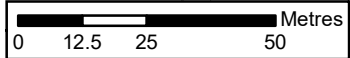
**RELATED FILES:**  
OP.18.011, Z.18.018

**DATE:** June 6, 2023

# 1



 Subject Lands



# Site Plan

**LOCATION:** 8440 Highway 27  
Part of Lot 10, Concession 9

**APPLICANT:**  
27 Developments Inc.



# Attachment

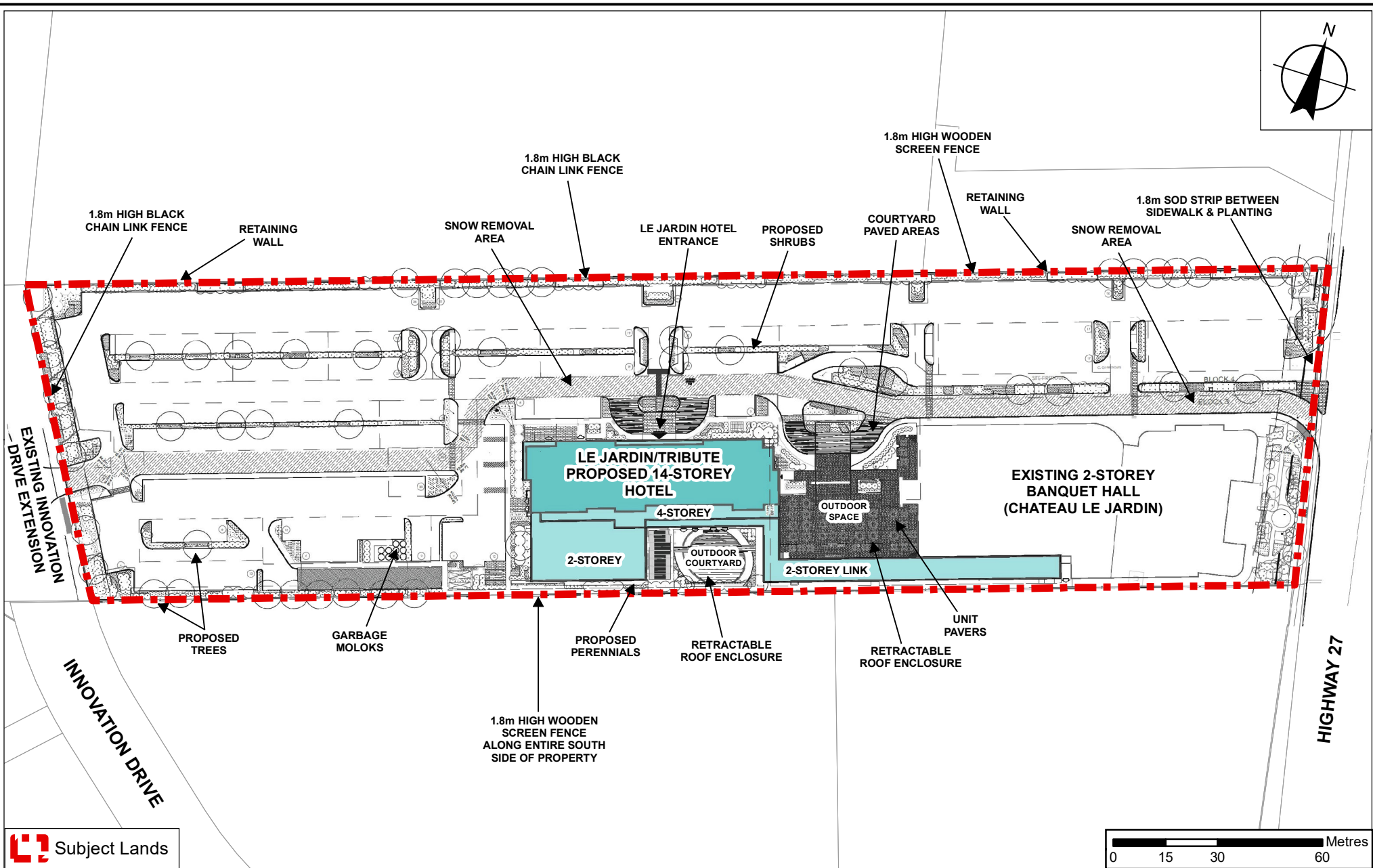
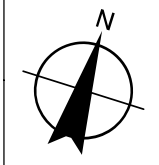
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**RELATED FILES:**  
OP.18.011, Z.18.018

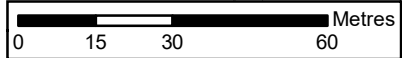
**DATE:** June 6, 2023

# 2





 Subject Lands



# Landscape Plan

**LOCATION:** 8440 Highway 27  
Part of Lot 10, Concession 9

**APPLICANT:**  
27 Developments Inc.

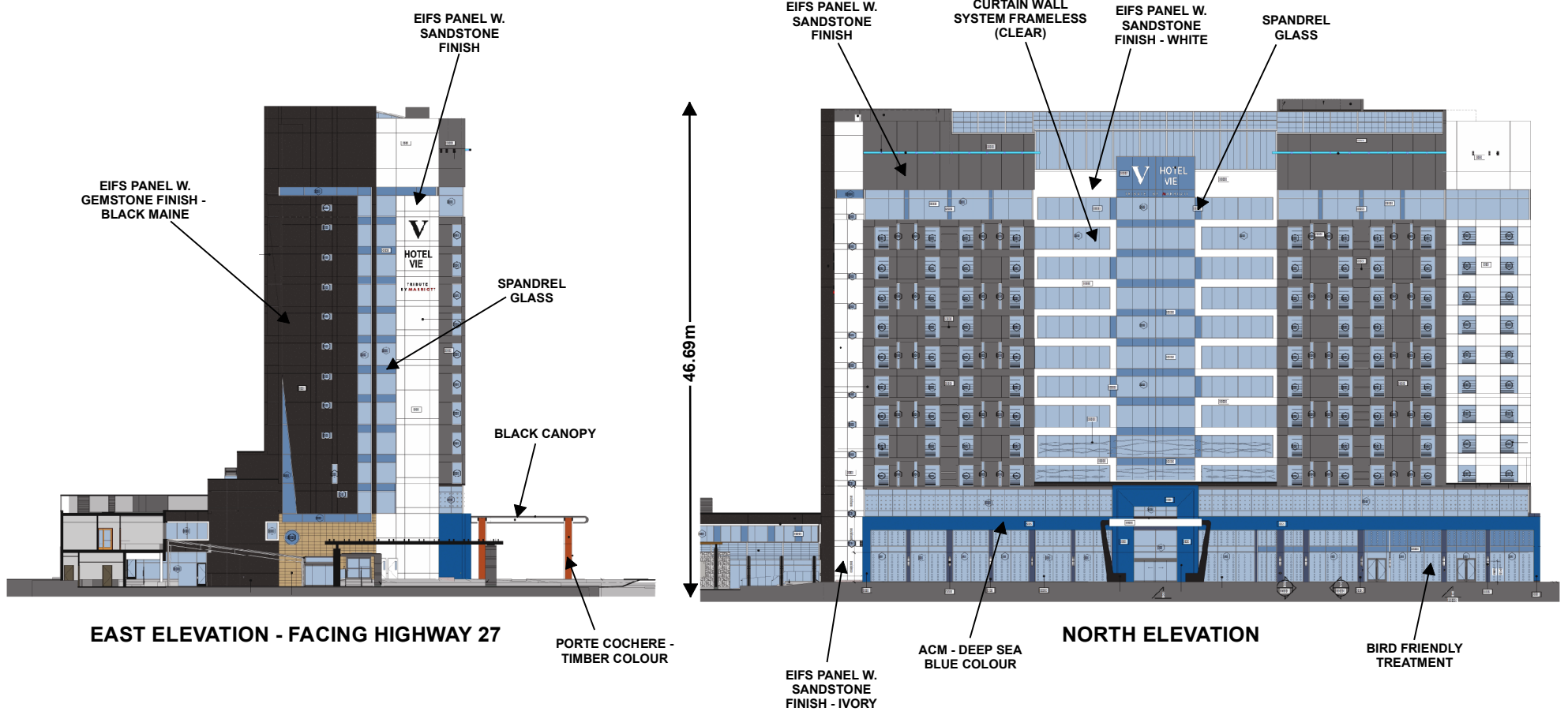


# Attachment

**FILES:** 19T-20V009,  
19CDM-20V010, DA.18.088  
**RELATED FILES:**  
OP.18.011, Z.18.018  
**DATE:** June 6, 2023

# 3





# Building Elevations - East and North

LOCATION: 8440 Highway 27  
Part of Lot 10, Concession 9

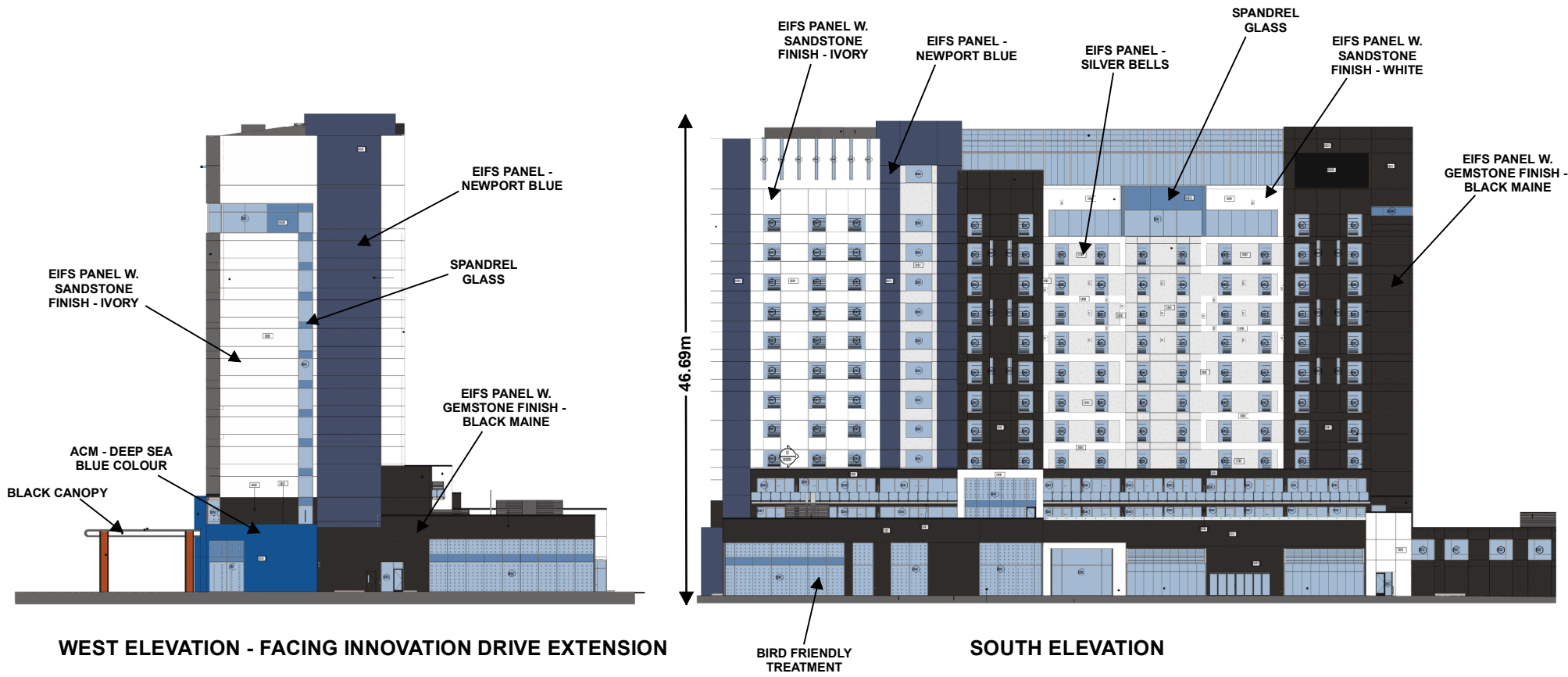
APPLICANT: 27 Developments Inc.



# Attachment

FILES: 19T-20V009,  
19CDM-20V010, DA.18.088  
RELATED FILES:  
OP.18.011, Z.18.018  
DATE: June 6, 2023

# 4



**WEST ELEVATION - FACING INNOVATION DRIVE EXTENSION**

**SOUTH ELEVATION**  
BIRD FRIENDLY TREATMENT

# Building Elevations - West and South

**LOCATION:** 8440 Highway 27  
Part of Lot 10, Concession 9

**APPLICANT:** 27 Developments Inc.



# Attachment

**FILES:** 19T-20V009,  
19CDM-20V010, DA.18.088

**RELATED FILES:**  
OP.18.011, Z.18.018

**DATE:** June 6, 2023

# 5



**SOUTH - WEST VIEW**



**NORTH - EAST VIEW**

## Perspective Renderings

**LOCATION:** 8440 Highway 27  
Part of Lot 10, Concession 9

**APPLICANT:**  
27 Developments Inc.



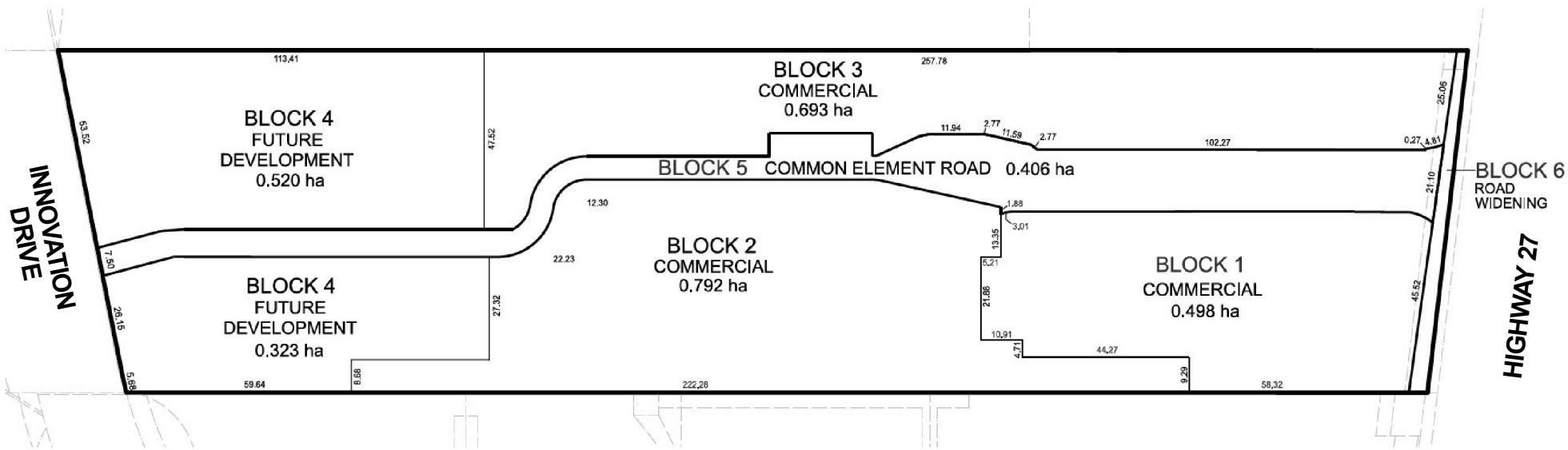
## Attachment

**FILES:** 19T-20V009,  
19CDM-20V010, DA.18.088

**RELATED FILES:**  
OP.18.011, Z.18.018

**DATE:** June 6, 2023

# 6



**Draft Plan of Subdivision  
File 19T-20V009**

**LOCATION:** 8440 Highway 27  
Part of Lot 10, Concession 9

**APPLICANT:** 27 Developments Inc.

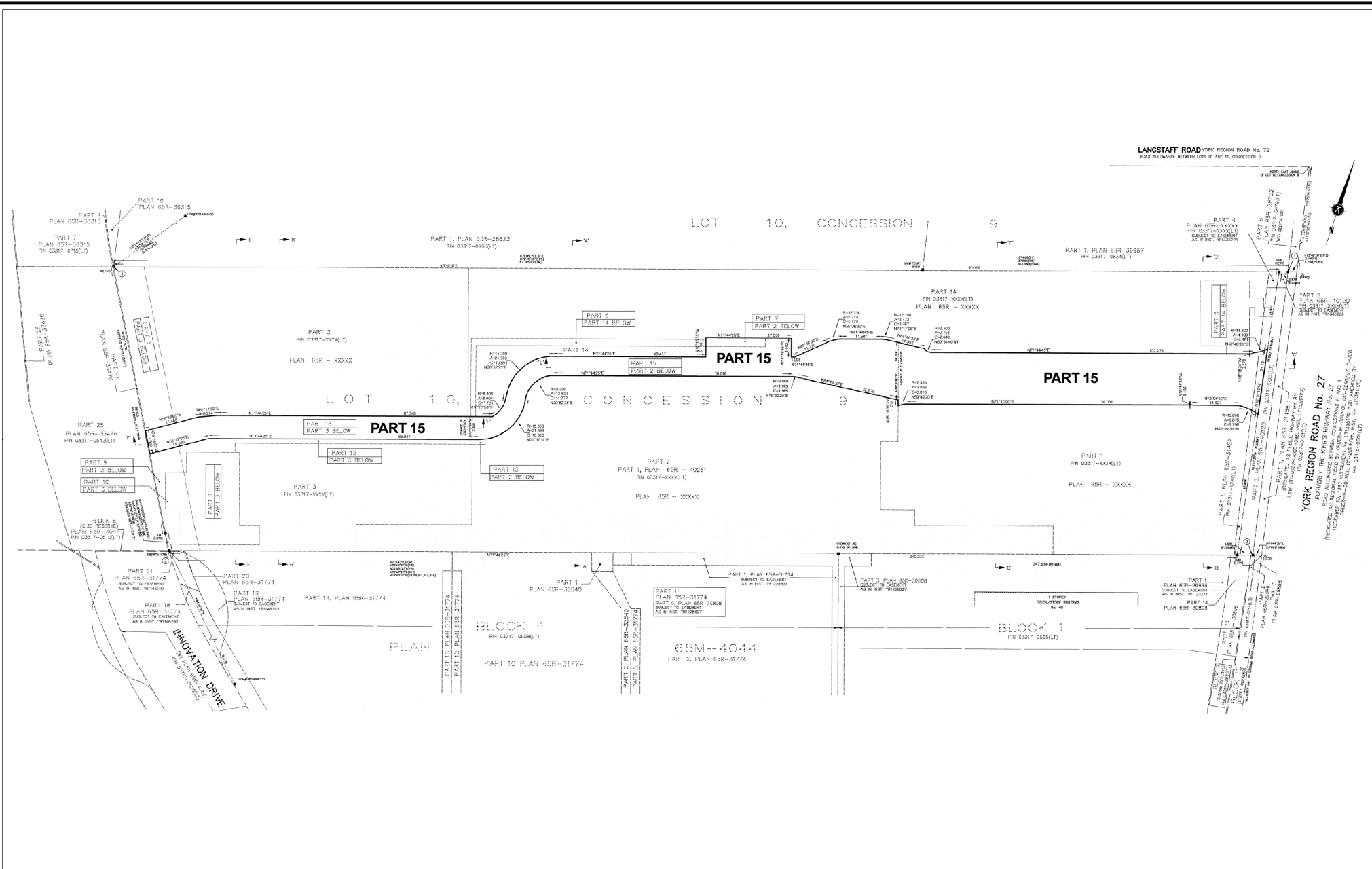


**Attachment**

**FILES:** 19T-20V009,  
19CDM-20V010, DA.18.088  
**RELATED FILES:**  
OP.18.011, Z.18.018  
**DATE:** June 6, 2023

**7**





# Draft Plan of Condominium File 19CDM-20V010

LOCATION: 8440 Highway 27  
Part of Lot 10, Concession 9

APPLICANT: 27 Developments Inc.



# Attachment

FILES: 19T-20V009,  
19CDM-20V010, DA.18.088  
RELATED FILES:  
OP.18.011, Z.18.018  
DATE: June 6, 2023

# 8

## **ATTACHMENT 9**

### **CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-20V009 ('THE PLAN')  
27 DEVELOPMENTS INC. ('THE OWNER')  
PART OF LOT 10, CONCESSION 9, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-20V009, ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 9a).
2. The Conditions of Approval of York Region as set out on Attachment No. 9b) and dated February 11, 2021.
3. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 9c) and dated August 9, 2021.
4. The Conditions of Approval of Bell Canada as set out on Attachment No. 9d) and dated January 13, 2021.

#### **Clearances**

1. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions on Attachment No 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. Enbridge Gas Inc. shall advise that the Conditions on Attachment 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Bell Canada shall advise that the Conditions on Attachment 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT 9a)**

**CONDITIONS OF APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-20V009 ('THE PLAN')  
27 DEVELOPMENTS INC. ('THE OWNER')  
PART OF LOT 10, CONCESSION 9, CITY OF VAUGHAN**

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

**CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Weston Consulting, File No. 5411 dated April 6, 2023 (the 'Plan').
2. The Owner shall provide the final georeferenced AutoCAD drawings of the plan of subdivision, site plan and landscape plan, the associated Excel translation files and 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](mailto:gisplanning@vaughan.ca) confirming the final submission has been approved will be provided.
3. 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*.
4. The Owner shall pay any and all outstanding application fees to the Development Planning and Development Engineering Departments, in accordance with the in-effect Tariff of Fees By-law.
5. The Owner shall enter into a Subdivision Agreement, if required, with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.
6. Prior to final approval of the Plan, the Owner acknowledges that parkland shall be dedicated, and cash-in-lieu of parkland may be required and shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's "Cash-in-lieu of Parkland Policy".
7. Prior to final approval of the Plan:
  - a. the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees,

- assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
- i. In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
  - ii. The Owner shall not remove trees without written approval by the City.
  - iii. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
- b. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the owner to the Development Planning Department in accordance with recent council approved fee by-laws (commencing January 1, 2021); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review
- i. This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
  - ii. In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
8. Prior to final approval, the owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines, and Vaughan City-Wide Official Plan (VOP 2010) Urban Design Policies. The document shall address but not be limited to the following issues:
- a. Landscape master plan; co-ordination of the urban design/streetscape elements including built form, street tree planting, and fencing treatments.
    - i. The appropriate edge treatments along Highway 27; including the appropriate landscaping with low maintenance plant material
    - ii. The appropriate community edge treatment along Highway 27; including the appropriate landscaping with low-maintenance plant material.



- iii. The appropriate community edge treatment along Innovation Drive; including the appropriate landscaping with low-maintenance plant material.
    - iv. The pedestrian urban connections between streets and built forms.
  - b. Architectural control design guidelines, including appropriate flankage elevations along Highway 27.
  - c. Sustainability design practices/guidelines.
- 9. Prior to final approval, the owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
  - a. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
- 10. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier within the limits of the development that abut the existing Prestige Employment Lands to the south, to the satisfaction of the City.
- 11. The Owner shall agree in the subdivision agreement to provide a soils report for all street tree pits and planting beds throughout the subdivision to the satisfaction of the City.
- 12. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
- 13. The Owner shall agree in the Subdivision Agreement, or other agreement satisfactory to the City, that construction access shall be provided only in a location approved by the City and the Region of York.
- 14. The Owner shall agree in the Subdivision Agreement, if required, that construction access shall be provided only in a location approved by the City and/or Region.
- 15. Prior to final approval of the Plan, the Owner shall provide easements and land dedication as may be required for access, utility servicing, drainage, construction purposes, or other municipal requirements to be granted to the appropriate authority(ies), to their satisfaction free of all charge and encumbrance.
- 16. The Owner shall agree in the subdivision agreement, if required, to ensure that the grading at the boundaries of the Plan match with the grading for the surrounding lands and working easements to be obtained.

17. 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. 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;
    - iii. storm water management techniques which may be required to control minor and major flows; and
    - iv. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
18. Prior to final approval of the Plan or any phase thereof, the Owner may be required to revise or update the technical reports related to the development where such reports may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Traffic Impact Study, Hydrogeological Study and Noise Study.
19. 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.
20. The Owner shall agree in the subdivision agreement, if required, 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.
21. Prior to final approval of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
22. Prior to final approval of the Plan, the Owner shall make 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.
23. The Owner shall agree in the subdivision agreement, if required, 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 that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
25. The Owner shall agree in the subdivision agreement, if required, 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.
26. 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. "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."
  - b. "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88, as amended, as follows:
    - i. The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
  - c. "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."
  - d. "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 0.3m reserve, as shown on the Construction Drawings.

e. "The City has taken a Letter of Credit from the Owner for 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, if required."

f. "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre 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, if required.

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 right-of-ways 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."

g. "Purchasers and/or tenants are advised that this plan of subdivision is designed to include catchbasins. The catchbasin is designed to receive and carry only clean stormwater. It is the tenant's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The catchbasins are shown on the Construction Drawings and the location is subject to change without notice."

h. "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling

containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

27. The Owner shall provide its financial contribution towards the associated municipal services that were built as part of the SRF Vaughan Subdivision (file no. 19T-08V03).
28. The Owner shall obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
29. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.

**Schedule of Clauses/Conditions**  
**SUBP.20.V.0044 (19T-20V009)**  
**Part of Lot 10, Concession 9**  
**8440 Highway 27**  
**(27 Developments Inc.)**  
**City of Vaughan**

Re: Weston Consulting, File No. 5411, dated June 3, 2020

**Clauses to be Included in the Subdivision Agreement**

1. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate.
2. The Owner shall implement the recommendations of the Transportation Study, including TDM measures and incentives, as approved by the Region.
3. 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.

**Conditions to be Satisfied Prior to Final Approval**

4. 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 and the Infrastructure Asset Management Branch for record.
5. The Owner shall provide a drawing to show the layout of active transportation facilities and connections internal to the site and to the Regional roads.
6. The Owner shall provide a revised Transportation Study to fully address all the comments provided on the Traffic Impact Study, prepared by Crozier Consulting Engineers, dated September 2020, to the satisfaction of the Region.
7. 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.

8. 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 Highway 27 of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Highway 27.
9. 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.
10. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.

11. 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.
12. The Regional Corporate Services Department shall advise that Conditions 1 to 11 inclusive, have been satisfied.



August 9, 2021

Clement Messere, BAA, MCIP, RPP  
Senior Planner  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Clement,

Re: Draft Plan of Condominium, Draft Plan of Subdivision, Development Application,  
Official Plan Amendment, Zoning By-law Amendment  
27 Developments Inc. (formerly Parentela Holdings Ltd.)  
8440 Highway 27  
City of Vaughan  
File No.: 19CDM-20V010, 19T-20V009, DA-18-088, OP-18-011, ZA-18-018

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](mailto:SalesArea30@Enbridge.com) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

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

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

Sincerely,



**Casey O'Neil**  
Sr Analyst Municipal Planning  
Long Range Distribution Planning

ENBRIDGE GAS INC.  
TEL: 416-495-5180  
500 Consumers Rd. North York, Ontario, M2J 1P8

enbridge.com  
Safety. Integrity. Respect.

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Messere, Clement](#)  
**Subject:** [External] OPA (OP.18.011), ZBLA (Z.18.018), Site Plan application (DA.18.088), Draft Plan of Condominium (19CDM-20V010) and Draft Plan of Subdivision (19T-20V009), 8440 Hwy. 27, Vaughan  
**Date:** Wednesday, January 13, 2021 1:07:32 PM

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**2021-01-13**

**Clement Messere**

**Vaughan**

, ,

Attention: Clement Messere

Re: OPA (OP.18.011), ZBLA (Z.18.018), Site Plan application (DA.18.088), Draft Plan of Condominium (19CDM-20V010) and Draft Plan of Subdivision (19T-20V009), 8440 Hwy. 27, Vaughan; Your File No. OP.18.011,Z.18.018,DA.18.088,19CDM-20V010,19T-20V009

Our File No. 89475

Dear Sir/Madam,

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

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

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

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

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

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

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

Please note that WSP operates Bell's development tracking system, which includes the intake of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

**ATTACHMENT 10**  
**CONDITIONS OF SITE PLAN APPROVAL**  
**SITE DEVELOPMENT FILE DA.18.088**

Conditions of 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 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 Owner shall submit an updated sustainability metrics scoring tool which achieves the minimum standard to the satisfaction of the Development Planning Department.
  - c. The elevation drawings shall be updated to incorporate the City's mandatory Bird Safe Design Standards.
  - d. The Owner shall obtain, as applicable, all necessary approvals/permits from the Regional Municipality of York, to their satisfaction, as the subject site abuts a regional right-of-way (i.e. Highway 27). Approvals shall be forwarded to Development Engineering Department for record.
  - e. The Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.
  - f. Prior to the discharge of any water originating from a source other than Vaughan's water supply, including water originating from groundwater accumulating or collected on private lands ("Private Groundwater Discharge") to Vaughan's storm sewer system, the Owner shall obtain, if required, a Discharge Approval for permanent ground water discharge ("Discharge Approval") from the City of Vaughan (the 'City') prior to the release of the Site Plan Approvals, if required by the City. The terms and conditions within the Groundwater Discharge Section are subject to the City requiring a Discharge Approval, if applicable.
  - g. The Owner shall provide Development Engineering with written confirmation that the construction and alignment of the shoring and retaining wall structures bounding the subject lands will not encroach upon the neighbouring properties, unless written consent of the encroachment from the respective neighbouring property Owner(s) is obtained. Any

written consent obtained shall be forwarded to the City for review and record.

- h. The Owner shall address all Development Engineering Department comments to the satisfaction of Development Engineering Department. Revised engineered drawings and reports shall be submitted to the satisfaction of the City.
  - i. The Owner shall submit a detailed noise impact assessment and provision of any recommended noise control measures, all of which are to be satisfactory to the City.
  - j. The Owner shall submit a copy of the registered plan of survey (i.e. R-Plan) showing the boundaries of the hotel portion used for the designation of the Class 4 acoustical area, to the satisfaction of the City.
  - k. The Owner shall submit a copy of the executed agreement with Costco with applicable stationary source owner registered on title, addressing the noise mitigation measures as identified in the accepted detailed noise impact assessment, to the satisfaction of the City.
  - l. The Owner shall register a warning clause (and restrictive covenant) on title indicating that the Owner of the lands shall ensure that all non-operable windows, ventilation measures, and any other noise mitigation measures identified in the accepted detailed noise impact assessment will not be modified or will meet the same level of noise specifications or better.
  - m. The Development Engineering Department shall approve the final grading plan, servicing plan (including interim and ultimate strategies), erosion and sediment control plan, Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report and Transportation Impact Study.
  - n. The Owner shall satisfy the Conditions of Approval of York Region as set out on Attachment 10a) and dated May 9, 2023.
  - o. Prior to the execution of the Site Plan Agreement, the Owner is required to satisfy all conditions of Draft Plan of Subdivision Approval for file 19T-20V009 and the final Draft Plan shall be registered on title.
2. THAT the Site Plan Agreement include, but not be limited to, the following clauses/conditions:
- 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.
- b. The Owner shall pay its proportionate share of the cost of the construction of Innovation Drive and associated municipal services that were built as part of the SRF Vaughan Subdivision (file no. 19T-08V03).
- c. All services within the property (sanitary, water and storm) will privately owned, maintained, and operated and will be the responsibility of the Condominium Corporation.
- d. The Owner/applicant shall at their expense arrange to prepare and register a reference plan of the subject lands showing the proposed easements in favor of Blocks 1 – 5, over identified stormwater management system, sanitary pipe watermain, control structures and any other infrastructure contributing to the operation of the site as a whole, for the purposes of access, construction, operations, and maintenance related to the servicing of the subject lands to the satisfaction of DE. The Owner/applicant shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
- e. The City's Noise By-law, Schedule 4, be amended to designate the hotel portion of Parentela Holding Ltd.'s site located at 8440 Highway 27 as a Class 4 area and the property description shall include reference to the assessed noise level limits defined in the final comprehensive Noise Impact Assessment report to the satisfaction of the City conditional upon:
  - i. Implementation of recommended design and mitigation measures as identified in the detailed noise impact assessment and the submission of a noise certification letter, prepared by a noise consultant, confirming the construction and implementation of the noise mitigation measures as identified in the accepted detailed noise impact assessment, to the satisfaction of the City.
- f. Water and sanitary servicing connections (i.e. decommissioning existing/installation of proposed) within the City's right-of-way must be completed by a City contractor. The Owner is required to contact the Development Inspection and Lot Grading Division directly, upon receipt of

Site Plan approval, to coordinate the proposed works. The watermain within the Subject Lands will be the responsibility of the future condominium corporation. The water meter will be owned by the City and shall be purchased from the City's Environmental Services Department by the Owner.

- g. The Owner is required to contact City of Vaughan Environmental Services directly at least 72 hours in advance of connecting to and/or disconnecting from any municipal water services to ensure that staff is present on site to observe the works and to provide any additional requirements to their sole satisfaction.
- h. The Owner shall obtain any applicable permits and coordinate all inspections directly through the City's Development Inspection and Lot Grading Division upon receipt of Site Plan Approval for all proposed works within the City's right-of-way (i.e. curb cuts/fills, sidewalk installation, boulevard rehabilitation).
- i. Should a Discharge Approval be required, the following conditions shall apply:
  - i. The Owner shall install all works to carry out the Private Groundwater Discharge ("Discharge and Related Works") in accordance with the terms and conditions of the Discharge Approval, all to Vaughan's satisfaction. Furthermore, the Owner shall ensure that all Discharge and Related Works are in good standing with the Discharge Approval.
  - ii. Prior to the registration of the condominium on the Subject Lands, the Owner shall ensure that the Discharge Approval is in full force and effect and that the Discharge and Related Works are in good standing in accordance with the terms and conditions of the Discharge Approval and operating to Vaughan's satisfaction.
  - iii. Upon registration of the condominium on the Subject Lands, the Owner (which shall then be the condominium corporation) shall apply for an obtain a renewal of the Discharge Approval within thirty (30) days of registration or prior to the expiry date on the Discharge Approval, whichever occurs first, such that the Owner (condominium corporation) shall assume and become responsible for the Discharge Approval and the Discharge Related Works.
  - iv. Fees related to the Discharge Approval renewal(s) shall apply in accordance with the City's Sewer Use By-law 087-2016, as amended.

- v. Upon the Owner's application to renew the Discharge Approval in accordance with 2(i)(iii), the Owner shall provide a report prepared and sealed by a licensed professional geoscientist, in the province of Ontario, attesting that all Private Groundwater Discharge complies with the requirements of the Discharge Approval issued by Vaughan.
- j. The Owner agrees that post-development flow rates discharged to the Vaughan's storm sewer system from the Lands, including Private Groundwater Discharge, shall not exceed the allowable flow rates discharged to the Vaughan's storm sewer system as approved by Development Engineering and per the Discharge Approval. The Owner may be required to add or modify the Discharge and Related Works to the Vaughan's satisfaction, all at their sole cost and expense. Where the Private Groundwater Discharge flow rates are exceeded, causing the post-development flow rates discharged to the Vaughan's storm sewer system to exceed the pre-development flow rates discharged to the Vaughan's storm sewer system, Council Approval for Discharge Approval will be required.
- k. The Owner's right to Private Groundwater Discharge from its Lands into the Vaughan's sewer system is subject to all terms and conditions of this Agreement, the Discharge Approval, if required, the Vaughan's Sewer Use By-Law 087-2016, as amended, and all applicable laws and regulations.
- l. The Owner agrees that in the event the Owner fails to comply with any of the terms and conditions set out in 2 i to k, Vaughan may immediately suspend, terminate or revoke, at Vaughan's sole discretion, any discharge privileges granted under this Agreement and the Discharge Approval, if applicable.
- m. The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to issuance of a Building permit, in accordance with Section 42 of the Planning Act. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.
- n. The Owner shall satisfy all requirements from Canada Post.
- o. The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Gas Inc., and Bell Canada.





Corporate Services  
Community Planning and Development Services

May 9, 2023

David Harding  
City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Dear Mr. Harding:

**Re: Site Plan Approval in Principle  
27 Developments Inc.  
8440 Highway 27  
City of Vaughan  
City File No.: DA.18.088  
Our File No.: SP.18.V.0322**

**Please note this does not constitute a final approval from the Regional Municipality of York.**

York Region has reviewed the civil engineering drawings and has no objection to the proposal, **in principle**. The Region does not object to this application being brought to City of Vaughan Council.

However, prior to receiving final approval from the Region, and prior to the issuance of any site alteration, conditional, partial and/or final building permits by the City of Vaughan, the applicant must satisfy the requirements listed below, and be in receipt of a signed final York Region approval letter, **unless otherwise agreed to in writing by York Region**.

The applicant is advised that prior to undertaking any works within the road allowance of Highway 27 – construction access included, the applicant will have to satisfy all the requirements outlined below and be in a receipt of a Road Occupancy Permit from the Region.

The applicant is further advised that any site alteration or building permits issued by the City do not permit the applicant to undertake any works within a Regional road allowance without Regional approvals and permits.

**Environmental Requirements**

All York Region environmental review comments are to be addressed to the Region's satisfaction and environmental clearance provided by the Region for the subject property.

**Technical Requirements**

York Region must be in receipt of civil engineering and landscape drawings to the satisfaction of the Region, **reflecting all comments and mark-ups provided to the applicant to date.**

**Financial and Insurance Requirements**

Prior to final approval the applicant is required to deposit the following financial and insurance requirements to the Region as part of this site plan application:

1. A development review fee
2. A certificate of insurance on the Region's form, completed to the satisfaction of the Region's Manager of Risk Management.
3. Security in the form of a letter of credit or certified cheque in an amount to be determined by York Region possible remediation works, and any site development works within the road allowance of Highway 27 based on cost estimates provided by the consultant engineer.

Prior to the City of Vaughan issuing any site alteration, conditional, partial and/or final building permits the Region must confirm in writing to the City of Vaughan that all Regional requirements have been satisfied..

York Region requests this letter be included as a schedule of conditions in the City of Vaughan's Planning staff report to Council.

If you have any questions, regarding this application, please contact Nick Sawyer at extension 71553.

Sincerely,



pp

Trevor Catherwood, C.E.T.  
Program Manager, Development Engineering

CM/ns

Copy to: Frank Lombardi, Ivan Gonzalez, Development Engineering, York Region (e-mail)

**ATTACHMENT 11**  
**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)  
FILE 19CDM-20V010 ('PLAN')  
27 DEVELOPMENTS INC. ('OWNER')  
8440 HIGHWAY 27, 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 PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19CDM-20V010, ARE AS FOLLOWS:**

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium (Common Element), prepared by KRCMAR Surveyors Ltd., Job No. 07-071, dated April 6, 2023.
2. Prior to the execution of the Condominium Agreement (Common Elements), 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 conditions with respect to such matters as landscape 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.18.088.
4. The Condominium Agreement shall be registered on title against the lands to which it applies, at the Owner's expense.
5. The following provisions shall be included in the Condominium Agreement to the satisfaction of the City:
  - a. The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins
  - b. Snow ploughing/removal and clearing will be privately administered and shall be the responsibility of the Condominium Corporation. The Condominium Corporation shall not store or deposit snow from the lands/development onto City of Vaughan owned property.
  - c. Upon a successfully completed Application, a site inspection, and the execution and registration of an Agreement with the Vaughan Environmental Services Department, Solid Waste Management Division 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 services, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.

6. Prior to final approval of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department.
7. 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.
8. 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 Development Planning financial requirements of this development as may be required by the Financial Planning and Development Finance Department.

#### Region of York

9. Prior to final approval, the Owner shall execute all Regional Agreements and obtain all the necessary permits required as part of the Site Plan Approval for the Subject Lands issued under Regional File No. SP.18.V.0322.
10. Prior to final approval, the Owner shall confirm that all the works within the Regional right of-way have been completed, to the satisfaction of York Region or that York Region holds sufficient securities to cover the cost of any outstanding works. Should there be an 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.
11. Prior to final approval, the Owner shall provide confirmation that all Transfers of Obligation have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.

#### Clearances

12. The Vaughan Development Planning Department shall advise in writing that Conditions 1 to 8 have been satisfied.
13. York Region shall advise the Vaughan Development Planning Department in writing that Conditions 9 to 11 have been satisfied.
14. Prior to registration of the condominium on the Lands, the Owner shall ensure that the Discharge Approval, if applicable, is in full force and effect and that the Discharge and Related Works are in good standing in accordance with the terms and conditions of the Discharge Approval and operating to Vaughan’s satisfaction.
15. Bell Canada, Rogers, Hydro One, Alectra Utilities Corporation and Enbridge Gas Inc. each shall advise the Vaughan Development Planning Department in writing that Condition 7 has been satisfied.