

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023

Item 2, Report No. 25, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 20, 2023.

**2. BLOCK 18 PROPERTIES INC. & BLOCK 18 (RUTHERFORD) INC.:
ZONING BY-LAW AMENDMENT FILE Z.20.039, DRAFT PLAN OF
SUBDIVISION FILE 19T-20V008 – VICINITY OF RUTHERFORD ROAD
AND PETER RUPERT AVENUE**

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 30, 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 29, 2023:
 1. THAT the Recommendation 1. of the Committee of the Whole Report dated May 30, 2023, be deleted and replaced in its entirety with the following:
 - “1. THAT Zoning By-law Amendment File Z.20.039 (Block 18 Properties Inc. & Block 18 (Rutherford) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “RD4 Residential Detached Zone Four”, “RD3 Residential Detached Zone Three”, “OS5 Open Space Environmental Protection Zone” and “A Agricultural Zone” to “RT1(H) Residential Townhouse Zone” with a Holding Symbol “(H)”, “OS2 Open Space Park Zone” and to revise the zone boundary for the “OS5 Open Space Environmental Protection Zone” as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 4);” and
 2. THAT the following additional recommendation be added as Recommendation 4 to the Committee of the Whole Report dated May 30, 2023:
 - “4. THAT Attachment 3 – Proposed Zoning and Draft Plan of Subdivision File 19T-20V008 be deleted and replaced in its entirety with Attachment 3 – Proposed Zoning and Draft Plan of Subdivision File 19T-20V008 attached to the Communication dated May 24, 2023.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 20, 2023

Item 2, CW Report 25 – Page 2

Recommendations

1. THAT Zoning By-law Amendment File Z.20.039 (Block 18 Properties Inc. & Block 18 (Rutherford) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “RD4 Residential Detached Zone Four”, “RD3 Residential Detached Zone Three”, “OS5 Open Space Environmental Protection Zone” and “A Agricultural Zone” to “RT1 Residential Townhouse Zone” and to revise the zone boundary for the “OS5 Open Space Environmental Protection Zone” as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 4);
2. THAT Draft Plan of Subdivision File 19T-20V008 (Block 18 Properties Inc. & Block 18 (Rutherford) Inc.) as shown on Attachment 3, BE APPROVED, to permit a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1; and
3. THAT the Holding Symbol (“H”) shall not be removed from the subject lands, or any portion (phase) thereof, until the following condition is satisfied:
4. THAT the Holding Symbol (“H”) shall not be removed from the subject lands, or any portion (phase) thereof, until the following condition is satisfied:
 - a. For Vaughan Council to adopt a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.

Committee of the Whole (1) Report

DATE: Tuesday, May 30, 2023

WARD: 4

**TITLE: BLOCK 18 PROPERTIES INC. & BLOCK 18 (RUTHERFORD) INC.:
ZONING BY-LAW AMENDMENT FILE Z.20.039,
DRAFT PLAN OF SUBDIVISION FILE 19T-20V008 –
VICINITY OF RUTHERFORD ROAD AND PETER RUPERT
AVENUE**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on applications to rezone and for approval of a Draft Plan of Subdivision to permit 273 freehold townhouse units as shown on Attachment 3.

Report Highlights

- The Owner proposes to rezone the subject lands to permit 273 freehold townhouse units.
- A Zoning By-Law Amendment Application and Draft Plan of Subdivision Application are required to permit the proposed development.
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement, 2020, conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, the York Region Official Plan 2010 and 2022, and Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Zoning By-law Amendment File Z.20.039 (Block 18 Properties Inc. & Block 18 (Rutherford) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “RD4 Residential Detached Zone Four”, “RD3 Residential Detached Zone Three”, “OS5 Open Space Environmental Protection Zone” and “A Agricultural Zone” to “RT1 Residential Townhouse Zone” and to revise the zone boundary for the “OS5 Open Space Environmental Protection Zone” as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 4);
2. THAT Draft Plan of Subdivision File 19T-20V008 (Block 18 Properties Inc. & Block 18 (Rutherford) Inc.) as shown on Attachment 3, BE APPROVED, to permit a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1; and
3. THAT the Holding Symbol (“H”) shall not be removed from the subject lands, or any portion (phase) thereof, until the following condition is satisfied:
 - a) For Vaughan Council to adopt a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.

Background

Location: Northwest corner of Peter Rupert Avenue and Rutherford Road, Part of Blocks 1 and 3 on Registered Plan 65M-3972 (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 2.

Applications have been submitted to permit the proposed development

Block 18 Properties Inc. & Block 18 (Rutherford) Inc. (the ‘Owners’) has submitted a Zoning By-law Amendment and Draft Plan of Subdivision (the ‘Applications’) for the Subject Lands to permit the proposed development of 273 freehold townhouses (the ‘Development’) as shown on Attachment 3:

1. Zoning By-law Amendment File Z.20.039 to amend Zoning By-law 1-88 to rezone the Subject Lands from “RD4 Residential Detached Zone Four”, “RD3 Residential Detached Zone Three”, “OS5 Open Space Environmental Protection Zone” and “A Agricultural Zone” to “RT1 Residential Townhouse Zone” and to revise the zone boundary for the “OS5 Open Space Environmental Protection Zone” as shown on Attachment 3, together with the site-specific zoning exceptions identified on Table 1 (Attachment 4).
2. Draft Plan of Subdivision File 19T-20V008, as shown on Attachment 3 (‘Draft Plan’), to facilitate a residential subdivision consisting of the following:

Lots/Blocks	Land Use	Area (ha)	Units
Blocks 1 to 54	Street Townhouse units (Minimum Lot Frontages 6.0 m)	6.093	273
Block 55	Buffer/ Natural Heritage System	0.522	
Blocks 56	Park	0.109	
Block 57	3m Wide Walkway	0.014	
Blocks 58 to 82	0.3 m Reserve	0.016	
Block 83 to 85	Road Widening	0.057	
Block 86	4.7m wide entry feature	0.012	
	Streets & Lanes	2.551	
Total		9.374 ha	273 units

History of the Subject Lands

Through the Block 18 approval process the Subject Lands were designated 'Public Use Lands' for the purposes of a catholic school and a community centre. The southern portion of the Subject Lands, shown as "RD4 Residential Detached Zone Four" on Attachment 1, were reserved by the York Catholic District School Board for a period of 5 years to develop a secondary school. However, the York Catholic District School Board decided not to exercise their option to purchase the lands. As such, these lands now form part of these Applications.

The northern portion of the Subject Lands, shown as "RD3 Residential Detached Zone Three" on Attachment 1, were intended to be used as a community centre. However, based on the recommendations and the needs assessment from the City of Vaughan's 2008 Active Together Master Plan, it was determined by Council that a larger multi-use community centre was more desirable to meet the needs of the larger community and more financially sustainable.

A larger multi-use community centre is being planned in Block 11 to meet the needs of both the local and broader community, including the residents in Block 18. This larger multi-use community centre is currently in the design stage of development and will be located within a 4 km distance from the Subject Lands, at the northeast intersection of Thomas Cook Avenue and Valley Vista Drive.

The Subject Lands are bounded on the west by the City's future Block 18 District Park, as shown on Attachment 1. In December 2015, the City acquired approximately 2 ha of additional parkland from the Block 18 landowners group, allowing for additional park programming for the new Block 18 District Park. Since the start of the conceptual design of the new Block 18 District Park in 2019, staff continue to coordinate with the Block 18 landowners group for the Subject Lands regarding public street frontage, site servicing (electrical, water, storm and sanitary), residential unit interface, facility programming, pedestrian connections, parking and driveway access options.

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

- March 12, 2021, (Circulated 150 m from Subject Lands and to the expanded polling area as shown on Attachment 2):
- Location of Notice Signs: Rutherford Road and Peter Rupert Avenue
- Date of Public Meeting: April 7, 2021, date ratified by Council April 20, 2021
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: May 23, 2023

Public Comments were received

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety

Environmental Impacts

- the Development will cause negative impacts to the existing wildlife in the area

Density and Built Form

- the Development is too dense and should include more detached homes, a larger green space, a community centre or school

School Board Capacity

- the Development will create insufficient capacity at nearby schools

These comments are addressed throughout this report.

Previous Reports/Authority

Previous reports related to the Applications can be found at the following link:

[April 20, 2021, Committee of the Whole \(Public Meeting\) Item 2, Report No. 15](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, ORMCP, YROP 2010 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 that capitalizes on the transportation infrastructure investments is consistent with the PPS. 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 an Intensification area, in proximity to higher order transit facilities and within the Rutherford GO Station Major Transit Station Area ('MTSA') with a density target of 100 people and jobs per hectare. The Development achieves a density of 86 people and jobs per hectare. Although the Development does not achieve the 100 people and jobs per hectare, it assists in achieving the overall density target. In addition, VOP 2010 designates the lands "Low-Rise Residential" therefore the townhouse units are permitted as-of-right. The Development shown on Attachments 3 conforms to the Growth Plan.

The Oak Ridges Moraine Conservation Plan ('ORMCP')

The Subject Lands are located on the Oak Ridges Moraine and are subject to the ORMCP. The ORMCP was established by the Province to provide land use and resource management direction for lands within the Oak Ridges Moraine.

The Subject Lands are located within the "Settlement Area" designation of the ORMCP which promotes the efficient use of land with transit supportive densities through intensification and redevelopment within existing urban areas. Urban uses and development as set out in municipal official plans are permitted within the Settlement

Area. The proposed townhouse use is permitted and conforms to VOP 2010. Therefore, the Development conforms to the ORMCP.

York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP 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 remains as the in-force Regional Official Plan against which conformity of the Applications is measured.

The 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 Rutherford GO Station MTSA which are focal points for the highest densities. The Development, which conforms to the YROP 2010, provides for a dense development on a parcel of the land in close proximity to existing transit facilities. 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" and "Primary Intensification Corridor" on Schedule 1 – "Urban Structure" of VOP 2010
- "Low-Rise Residential" on Schedule 13 – "Land Use" of VOP 2010

The Low-Rise Residential designation permits townhouse dwellings at a building height of 3 storeys. The Development shown on Attachments 3 includes 273 freehold residential townhouse 2 to 3 storeys in height. On this basis, 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 December 15, 2020, and deemed complete on February 2, 2021, the Applications are transitioned under Zoning By-law 001-2021.

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

- "RD3 Residential Detached Zone Three", "RD4 Residential Detached Zone Four", "Agricultural Zone", and "OS5 Open Space Environmental Protection Zone" by Zoning By-law 1-88, subject to site-specific Exception 9(1226)
- These Zones do not permit the Development
- The Owners propose to rezone the Subject Lands to "RT1 Residential Townhouse Zone" and "OS5 Open Space Environmental Protection Zone" together with site-specific zoning exceptions to permit the Development, as shown in Attachment 4.

The Development Planning ('DP') Department can support the zoning exceptions identified in Table 1 (Attachment 4) 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 that is supported in a MTSA with access to transit.

Minor modifications may be made to the zoning exceptions identified in Table 1 (Attachment 4) prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

A Holding Symbol "(H)" is recommended for the Subject Lands to satisfy the conditions of the City

A Holding Symbol "(H)" is recommended to be placed until sewage allocation and water supply capacity is assigned to the Development as discussed in the Development Engineering section of this report. The Holding Symbol "(H)" shall not be removed from the Subject Lands, or any portion thereof, until the condition included in the Recommendation section of this report is addressed to the satisfaction of the City.

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

Subdivision Design

The Draft Plan shown on Attachment 3 includes 54 residential blocks to be developed with 273 townhouse dwellings, a buffer block for the existing natural heritage system to the north, a park block for a connection to the future Block 18 District Park, a block for a pedestrian connection from Rutherford Road, 4 new public roads and 2 laneways.

Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved City-wide Urban Design Guidelines, the Block 18 Community Architectural Design Guidelines prepared by The Planning Partnership and The Block 18 Carrville Corners Landscape Master Plan prepared by NAK Design Group. Urban Design conditions are included in the Conditions of Approval in Attachment 1.

Archaeology

The DP Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is 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 as Conditions of Approval in Attachment 1.

The DP Department is satisfied with the proposed Draft Plan design as shown on Attachment 3, subject to the Conditions of Approval in Attachment 1 of this report.

Tree Protection Agreement

The Owners 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. The Owners shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018. A condition is included as Conditions of Approval in Attachment 1.

The Development achieves a Bronze Sustainability Threshold Score

The Development achieves an overall Sustainability Performance Metrics application score of 36 (bronze level). This score meets minimum threshold requirements.

Financial Impact

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

Operational Impact

The Policy Planning and Environmental Sustainability Department ('PPES') supports the Draft Plan, subject to Conditions of Approval

PPES has advised that the Subject Lands are located adjacent to several natural features including a woodland and a wetland to the north. The abutting lands to the north of the Subject Lands are designated "Natural Areas" by VOP 2010 and zoned OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88.

The Owner has provided an Environmental Impact Study ('EIS') prepared by Dillion Consulting which establishes appropriate development limits and an appropriate vegetation protection zone (Block 55, as shown on Attachment 3) for the Subject Lands. The Toronto and Region Conservation Authority ('TRCA') and PPES are satisfied with the development limits and vegetative protection zone. VOP 2010, Policy 3.2.3.10 states Core Features and their related vegetation protection zone will be conveyed to the City and/or TRCA as a condition of development approval to ensure their continued protection and management. The Owner is proposing to convey Block 55 to the City or TRCA. A condition to this effect is included in Attachment 1.

It is noted that 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 1.

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

The DE Department has no objection to the Development subject to conditions included in Attachment 1, and provided the following comments:

Road Network

The Development contains new local roads and laneways, and two full-move accesses to Peter Rupert Avenue that aligns with the existing road network to the east. The submitted transportation-related studies show that the Development will be adequately served by the existing and proposed road network. The surrounding transportation network consists of local, minor collector and arterial roads in close proximity to Rutherford GO station.

Water Supply

The Subject Lands are located within Pressure District 7. Water supply to the Subject Lands will be provided via three connections to the existing 400 mm diameter watermain along Peter Rupert Drive. The proposed watermain layout provides a 300 mm diameter loop within the Subject Lands, the balance of the roads and laneways are provided with 200 mm diameter and 150 mm diameter watermains.

Sanitary Servicing

Sanitary flows from the majority of the Subject Lands will flow west along an easement located on the north side of the existing adjacent stormwater management pond and ultimately discharging to the existing 525 mm sanitary sewer. The remainder of the Subject Lands will flow to a newly installed stub at the southwest corner of the Subject Lands. This sanitary servicing scheme will eliminate predicted surcharging of existing sanitary sewers on Rutherford Road created by the increased Carrville District Centre density and will accommodate the increased population of the Subject Lands. The existing sanitary service connection will be decommissioned.

Stormwater Management

The Subject Lands are proposed to have a dual drainage scheme consisting of major and minor system networks. The existing stormwater management pond adjacent to the southwest quadrant of the Subject Lands is designed to provide quality, quantity, and erosion control for its service area, which include the Subject Lands. Due to depth restrictions, units in the southwest quadrant of the Subject Lands cannot be provided with gravity storm connections and will require sump pumps that will discharge to the storm connections to avoid basement flooding.

Lot Grading

The DE Department has no objections to the proposed grading. The Owner shall provide a revised detailed grading plan confirming the proposed grading of the site and lot grading of the individual lots meet the current City's lot grading criteria. A condition to this effect is included in Attachment 1.

Transit

The Subject Lands are located within walking distance of a bus stop and is well served by several York Region Transit bus routes including Route 85 Rutherford, Route 87 Autumn Hill, Route 105 Dufferin and Rutherford GO Station.

Active Transportation

Sidewalks are available on at least one side of proposed residential roadways and surrounding roadways which provide pedestrian connectivity for all townhouse units. A pedestrian pathway (Block 57 on Attachment 3) will be provided between Blocks 9 and 10 will provide a connection to Rutherford Road. Signed bike routes and cycling facilities along Peter Rupert Avenue are within walking distance of the Development and are identified as a primary local route in the City of Vaughan Pedestrian and Cycling Master Plan.

Noise Assessment

The Owner has submitted a noise report titled “Noise Feasibility Study Proposed Residential Development Block 18, Parcels S-3, S-4, CC-1 Vaughan, Ontario”, dated September 26, 2022, prepared by HGC Engineering. The report concludes that the sound levels due to road traffic will exceed the Ministry of the Environment, Conservation and Parks (‘MECP’) limits. The report recommends central air conditioning, forced air ventilation system with ducts sized to accommodate the future installation of central air conditioning and noise warning clauses.

Based on the report the road traffic on Rutherford Road and Peter Rupert Avenue are the dominant noise sources within 500 m of the Subject Lands. The Subject Lands are located more than 75 m away from the existing rail line to the west and will not require the assessment of ground-borne vibrations under MECP guidelines. DE has no objections to the noise feasibility study, subject to ensuring warning clauses and all recommendations from the study incorporated within the design and included within all future agreements to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1.

Environmental Engineering

The Owner submitted Site Screening Questionnaire, Phase One and Phase Two Environmental Site Assessment (ESA) reports, and Record of Site Conditions (RSCs) filed with the MECP for the Development. The DE Department has reviewed the submissions and was satisfied with the ESA documents.

Sewage and Water Allocation

Currently there is limited available city-wide servicing capacity, however York Region is expected to grant the City of Vaughan additional servicing capacity in the last quarter of 2023 as part of their capacity assignment to cycle to local municipalities. Therefore, it is recommended that a Holding Symbol (‘H’) be placed on the Subject Lands until such time that Vaughan Council adopts a resolution allocating sewage capacity and water supply capacity to the Subject Lands. A condition to this effect is included in the Recommendations section of this report.

Parking

The proposed Development meets the zoning by-law requirement and provides sufficient parking for the proposed townhouse units.

The Parks Infrastructure Planning Department ('PIPD') has no objections to the Development, subject to Conditions of Approval

PIPD has no objection to the Development, subject to conditions included in Attachment 1 of this report.

Development Charges apply to the Development

The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A condition to this effect is included in Attachment 1 of this report.

Developers Group Agreement

A condition of approval is included in Attachment 1 requiring the Owner to execute a Developer's Group Agreement with other participating landowners within Block 18 to the satisfaction of the City of Vaughan regarding the provision cost-sharing of servicing infrastructure, roads, parks and cash-in-lieu for Block 18. The Owner must satisfy all requirements of the Block 18 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 18 Trustee and the City of Vaughan. This agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

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 condition to this effect is included in Attachment 1 of this report.

Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution has no objection to the Development, subject to Conditions of Approval

Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution has no objection to the approval of the Applications, subject to their conditions contained in Attachment 1 of this report.

The school boards no objection to the Development

The York Catholic District School Board and the York Region District School Board have no objections to the Development.

Canada Post has no objection to the Development, subject to Conditions of Approval

Canada Post has no objection to the Development, subject to the Owner installing mailbox facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment 1 of this report.

Broader Regional Impacts/Considerations

York Region has no objection to the Development, subject to Conditions of Draft Plan of Subdivision

The York Region Community Planning Department has no objection to the approval of the Applications, subject to their Conditions of Draft Plan of Subdivision Approval contained in Attachment 1.

The TRCA has no objection to the Development, subject to Conditions of Approval

The TRCA has no objection to the Applications, subject to their conditions included in Attachment 1 of this report.

Conclusion

The Development Planning Department is satisfied the Applications are consistent with the PPS, conforms with the Growth Plan, YROP 2010 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 Conditions of Approval in Attachment 1.

For more information, please contact Daniela DeGasperis, Planner, at extension 8382.

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-20V008
4. Zoning By-law 1-88 Table 1

Prepared by

Daniela DeGasperis, Planner, ext. 8382.

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



Zoran Postic
on behalf of Nick Spensieri,
City Manager

ATTACHMENT 1**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-20V008 ('THE PLAN')
BLOCK 18 PROPERTIES INC. & BLOCK 18 (RUTHERFORD) INC.
PART OF BLOCKS 1 & 3, REGISTERED PLAN 65M-3972 AND PART OF LOT 16,
CONCESSION 3, 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
SUBDIVISION FILE 19T-20V008, 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 in Attachment 1a.
2. The Conditions of Approval of York Region as set out in Attachment 1b dated May 8, 2023.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment 1c dated March 8, 2023.
4. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment 1d dated January 11, 2021.
5. The Conditions of Approval of Bell Canada as set out in Attachment 1e and dated January 15, 2021.
6. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out in Attachment 1f dated March 3, 2021.
7. The Conditions of Approval of Canada Post as set out in Attachment 1g and dated May 9, 2023.

Clearances

1. The City shall advise that the Conditions contained in Attachment 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 contained in Attachment 1b have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.



3. The Toronto and Region Conservation Authority shall advise that the Conditions contained in Attachment 1c has been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Alectra Utilities shall advise that the Condition contained in Attachment 1d has been satisfied and the clearance letter shall include a brief statement detailing how the condition has been met.
5. Bell Canada shall advise that the Conditions contained in Attachment 1e have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge Gas Inc. shall advise that the Condition contained in Attachment 1f has been satisfied and the clearance letter shall include a brief statement detailing how the condition has been met.
7. Canada Post shall advise that the Conditions contained in Attachment 1g have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 1a

**DRAFT PLAN OF SUBDIVISION FILE 19T-20V008 ('THE PLAN')
BLOCK 18 PROPERTIES INC. & BLOCK 18 (RUTHERFORD) INC. ('THE OWNER')
PART OF BLOCKS 1 & 3, REGISTERED PLAN 65M-3972 AND PART OF LOT 16,
CONCESSION 3, 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
SUBDIVISION FILE 19T-20V008, ARE AS FOLLOWS:**

CITY OF VAUGHAN CONDITIONS

The Owner shall satisfy the following Conditions of Approval:

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated May 1, 2023 (the 'Plan').
2. The Owner shall pay any and all outstanding application fees and street naming fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
3. The Owner shall provide the final georeferenced AutoCAD drawings of the Plan, 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.
4. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the Planning Act.
5. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law.

Development Engineering

6. The Owner shall enter into a subdivision agreement with the City of Vaughan 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.
7. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.

8. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
9. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
10. 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.
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. 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.
14. 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:

- a) 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;
- b) the location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor or major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

15. 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.
16. 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.
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 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.
19. 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.
20. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis 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.
21. 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 advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by

purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling.”

- (b) “Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.”

- (c) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act 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.”

- (d) “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 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 - 6.99m ¹	3.5m
7.0 - 8.99m ¹	3.75m
9.0 – 11.99m ¹	6.0m
12.0m and greater ²	9.0m

¹The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

²The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent

(60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- (e) “Purchasers and/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.”
- (f) “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.”
- (g) “Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including 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.
- (h) “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.”
- (i) “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 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 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.”

- (j) "Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner'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 rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."
- (k) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for 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."
22. Any additional warning clause as noted in the subdivision agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City
23. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and no Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
- the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;
 - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
 - the location of parks, open space, stormwater management facilities and trails;
 - the location of institutional uses, including schools, places of worship, community facilities;
 - the location and type of commercial sites;
 - colour-coded residential for townhouses
 - the following notes in BOLD CAPITAL TYPE on the map:
- "For further information, on proposed and existing land uses, please call or visit the City of Vaughan Planning Department, at 2141 Major Mackenzie Drive, (905) 832-8585."

"For detailed grading information, please call the developer's engineering consultant, (name) at ".

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

24. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
25. Prior to final approval of the Plan, the Owner shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway according to the Ministry of Environment, Conservation and Parks (MECP) Guidelines. The Owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the City. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.
26. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.
27. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
28. Prior to final approval of the Plan and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - (a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
 - (b) Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out under O. Reg. 153/04 (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site

Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.

(c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.

(d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

29. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:

(a) For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 and/or O. Reg. 406/19 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.

(b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out under O. Reg. 153/04 and/or O. Reg. 406/19 (if applicable and as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) following remediation.

(c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).

(d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

30. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 18 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services to support development within Block 18. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland

Policy". If required, non-participating Owners shall be required to pay additional cash-in-lieu to the City.

31. Prior to final approval of the Plan, the Trustee for the Block 18 Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 18 Developers' Group Agreement.
32. The Owner shall agree in the subdivision agreement to construct a 1.5 m high or 1.8 m high black vinyl chain link fence along the limits of the subdivision where they abut a storm water management pond, open space, valley/woodlot, and/or park blocks to the satisfaction of the City.
33. The Owner shall agree in the subdivision agreement to include following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan:

(a) abutting or in proximity of any parkland or walkway:

- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park" or walkway of which noise and lighting may be of concern due to the nature of the park for active recreation."

(b) encroachment and/or dumping:

- "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park and open space are prohibited."

(c) gate of access point:

- "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the park and open space is prohibited."

(d) rear lot catchbasins:

- "Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner'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 rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."

34. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City.

The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.

35. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
36. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
37. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
38. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
39. Prior to final approval of the Plan, the Owner shall convey lands or provide easements as may be required for pedestrian access, utility, drainage or construction purposes, which may include any required easements and/or additional lands within and/or external to the Draft Plan and shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
40. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
41. Prior to the initiation of the grading or striping of topsoil and final approval, the Owner shall submit a topsoil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.

42. Prior to final approval, the owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
43. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
44. The Owner shall agree in the Subdivision Agreement to construct, at no cost to the City, any required sidewalk and/or walkway shown on the approved construction drawings to the satisfaction of the City.
45. Any proposed road allowances, road widening, and daylight corners on the draft plan shall be dedicated as public highway on the final plan for registration to the satisfaction of the City and free of all encumbrances.
46. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
47. The Owner shall agree in the subdivision agreement to design and construct Laneway 'A' in addition with the 3 m wide utility easement to support infrastructure requirements within the laneway to the satisfaction of Development Engineering Department.
48. The Owner shall agree in the subdivision agreement to construct proposed intersections and accesses from the subdivision to the existing boundary roads at the Owner's cost as per the approved construction drawings unless alternative arrangements are made with the City. The cost shall be secured through a letter of credit based on cost estimates, to the satisfaction of the City.
49. The Owner shall agree in the subdivision agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
50. 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.
51. Prior to final approval of the Plan, the Owner shall provide detailed intersection design drawings for all proposed accesses onto the existing boundary roads inclusive of the emergency accesses to the satisfaction of the City unless alternative arrangements are made with the City.
52. Prior to final approval, the Owner shall satisfy the following:

- a) All technical, financial and other requirements of Alectra Utilities Inc., its successors and assigns, regarding the design, installation, connection and/or expansion of electrical distribution services, or any other related matters; the Owner shall enter into a development agreement with Alectra Utilities Inc. which addresses the foregoing requirements.
 - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of Alectra Utilities Inc. and the City.
53. The Owner shall enter into a Subdivision Agreement for the Draft Plan of Subdivision application and to carry out all servicing and any additional external works identified by the City.
54. Prior to execution of the Subdivision Agreement:
- a) The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management reports, site plan drawings, final noise report and vibration study, and Traffic Impact Study (TIS).
 - b) The Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purpose. 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.
 - c) Pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction.
55. Prior to final approval of the Plan, the Owner shall provide detailed design drawings for the proposed subdivision road network to the satisfaction of the City. The detailed design drawings should provide active transportation connections to the surrounding road network and include the location of sidewalks, multi-use paths, crossings, pavement markings, signage, bike lanes and other transportation infrastructure to the satisfaction of the City.
56. Prior to final approval of the Plan, the Owner shall provide a pavement marking and signage plan for the proposed subdivision to the satisfaction of the City. The Owner shall agree in the subdivision agreement to fully implement the pavement markings and signage at the Owner's cost as per approved drawings to the satisfaction of the City.
57. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out, the design and construction of the traffic calming and traffic management measures that are identified on the functional and/or detailed design drawings. In the event that these traffic calming measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services, then the Owner shall design and construct

additional traffic calming measures and/or traffic management measures to the satisfaction of the City.

58. Prior to final approval of the Plan, the Owner shall provide an updated Traffic Impact Study/ Transportation Mobility Plan to the satisfaction of York Region and Development Engineering. Any road improvements and/or specific measures identified through the updated Traffic Impact Study/ Transportation Mobility Plan, such as centre median modification on Peter Rupert Avenue, will be responsibility of the Owner. The Owner shall agree in an agreement with the City to implement the recommendations to the satisfaction of the City
59. Prior to final approval of the Plan, the Owner shall provide an updated Traffic Signage and Pavement Marking Plan / Transportation Management Plan to the satisfaction of Development Engineering
60. Given the access locations of the district park are uncertain at this time, Street 1 road design and driveways for Block 13 may be affected by the final park design. The Owner would have to coordinate with City at the detail design stage.
61. A letter of credit that covers the costs associated with Transportation Demand Management Plan ('TDM') will required as part of the subdivision agreement. Applicant to identify the costs associated with all TDM measures within the TDM Checklist.

Parks Infrastructure Planning and Development

62. Parkland Dedication: To meet dedication requirements under the *Planning Act*, the Vaughan Official Plan (VOP) 2010 (Section 7.3.3 Parkland Dedication) and in-effect parkland dedication by-law and amendments, payment-in-lieu of parkland may be applicable, discounting any public parkland dedicated to the City. Real Estate Services staff shall review and provide comments as required.
63. Ensure the block plan respecting park design, location, typology, and size conforms to and be consistent with the Vaughan Official Plan (VOP 2010) Section 7.3.2 Parks and Open Space Design and to the Active Together Master Plan (ATMP).
64. A parkland dedication chart shall be provided showing sufficient information to demonstrate parkland dedication calculations to the City's satisfaction. The parkland dedication chart shall be used for valuating, determining, and identifying the total amount of final parkland conveyance or payment representing the cash-in-lieu of parkland dedication to the City based on developable lands. The parkland dedication calculations shall be based on the individual applicant lands or the development group, and the 'Block 18 Block Plan' base parkland dedication requirements prior to inclusion of the subject application (19T-20V008).
65. All parkland conveyed to the City shall be conveyed in a physical condition satisfactory to the City and in accordance with the policies, practices and guidelines of the City.

Refer to Developer Responsibility for Parkland Conveyance Conditions (Base Conditions) below:

Prior to the execution of the subdivision agreement, the Owner shall agree to develop the base requirements for Park Block 56 in accordance with items listed below. The timing of these works shall be completed by no later than, within two growing seasons of the first building permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the subdivision or surrounding subdivisions served by the park.

66. Public parks and associated blocks (eg. multi-use path block, park signage blocks) shall be unencumbered by underground parking, utility easements and structures, transformer boxes, Canada Post mailboxes and/or access, overland flow routes, railway and pipeline safety buffers and zones, Natural Heritage Network core features and associated buffers, regulated floodplain areas, or anything that could negatively impact the public use of the public park;

67. The Owner shall agree to complete the following:

- a) provide the base park topsoil conditions or an acceptable equivalent as outlined in the Letter of Undertaking, provided by Block 18 Properties Inc., dated January 25, 2017;
- b) Archaeological Assessment, Stage I and II is required to determine limits of public park block(s). Proposed public park lands are to be clear of all historically significant heritage features;
- c) A geotechnical investigation and Phase 2 Environmental Site Assessment to be conducted by a qualified Professional Engineer in accordance with O. Reg. 153/04 and/or O. Reg. 406/19 (as amended) assessing park and open space blocks for contaminants of concern to the satisfaction of the City and in conformity with the applicable MOECC Site Condition Standards for parkland use. Ensure compliance with the updated Engineering Design Criteria and Standard Drawings Manual. A minimum of 2 boreholes are required within Park Block 56. Boreholes are to be taken at regular intervals along the full length of Park Block 56. Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including levels of various chemical elements and contaminants; Should additional fill be placed to meet required grading levels, the results of the Phase Two Investigation shall be supplemented with a letter report addressed to the City the Owner's environmental consultant that includes: confirmation of the area where fill has been placed and details regarding dates, sources, volumes, and certification that the placed fill material meets the applicable MOECC Site Condition Standards referenced above and compacted to the standard referenced below;

- d) A complete inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within Park Block 56. Drawings shall indicate the location of all existing trees, including limit of drip line, trees to be removed and trees to be maintained within the park block. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site;
- e) Any tree or similar vegetation in accordance with the tree preservation plan shall be retained on the park block(s);
- f) An Edge Management Plan along the Northern Woodlot/ and Natural Feature Edge including buffers is to be provided. The documents are to be circulated from Development Planning staff to Urban Design, and Parks, Forestry and Horticulture Operations ('PFHO') for review and comment.
- g) Park Blocks shall be graded based on the Park's proposed facilities and stormwater management requirements. Park Block 56 shall be graded to conform to the overall grading plan of the subdivision with clean engineered fill compacted to 95% Standard Proctor Dry Density ('SPDD'), inclusive of any civil work required such as retaining structures, rip rap, swales, and the like to meet grading levels as determined by the City approved grading plan. The park block shall generally be graded to conform with the park design requirements.
- h) No fill is to be placed on existing topsoil and the stockpiling of topsoil on the park and open space blocks is prohibited. Spread and fine grade topsoil evenly to a depth of 300mm over the entire park block. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0pH to 7.5pH and shall be capable of sustaining vigorous plant growth. The owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Prior to placement of topsoil, the owner shall add all amendments as required to amend the existing soils to meet the recommendations of the fertility testing and demonstrate that these standards have been met;
- i) Proposed public park block(s) grading must not negatively impact adjacent properties with overland flow routes. Likewise, the public park block(s) cannot be encumbered by overland flow routes from adjacent properties. However, the City and the developer shall agree to work towards a reasonable and coordinated grading strategy to the satisfaction of the City;
- j) Park Block 56 shall be seeded as approved by the City;
- k) The perimeter of Park Block 56 shall be temporarily fenced off with fencing approved by the City and "No Dumping", "No Trespassing", and "Encroachment by-law" signs shall be placed along the perimeter of the park blocks;

- l) All temporary sediment control management measures within parks and open space blocks are to be removed prior to rough grading of the associated block;
 - m) The Owner shall be responsible to maintain Park Block 56 until such time as the park's construction commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice in summer, erosion repairs, cleaning of catch basins, repair of perimeter fencing and removal of any debris that is dumped on the site, to the satisfaction of the City.
68. Fencing: The Owner shall agree to construct a permanent 1.5 m high black vinyl chain-link fence or approved equivalent along the limits of blocks/lots abutting the existing stormwater management pond and future district park, to the satisfaction of the City. The fence shall not impede the drainage of stormwater flows from the subject lands.
69. Cost Sharing Agreement: The Owner/developer shall agree to work with the City on location of utility connections, design details, timing, and cost sharing related to base development works associated with the park, inclusive of grading, topsoil, utility connections, and access easements.
- The City will be constructing the shared sanitary sewer north of the stormwater pond connecting the subdivision to the main sanitary trunk, and seeking reimbursement from the developer. The developer and the City shall each be responsible for 50% proportion or percentage of the costs of constructing the shared sanitary sewer. Where both parties receive the benefits of a nominal sized pipe constructed in a non-road frontage condition then that nominal pipe (200 mm diameter) and appurtenances will be shared 50/50%. Should higher flows from the development of the subject lands require a sanitary sewer larger than the nominal size then 100% of that oversizing cost will be attributable to the developer.
- The Developer is to provide approved subdivision engineering drawings, once available, to the Parks Delivery team (Walter Fischer, walter.fischer@vaughan.ca). The approved drawing should be accompanied by a cost estimate which will inform the proportionate shares of the cost of the installation works.
70. Proposed Servicing through Block 57 At detailed design stage, the developer is to provide detailed drawings for the proposed servicing (sanitary and storm) connections running through Block 59 and plans for reinstatement of the existing pedestrian viewing/seating area adjacent to the stormwater pond. The seating area will need to be reinstated by the developer to the satisfaction of the City and appropriate securities will be collected. Existing signage adjacent to the seating area will need to be updated to reflect the new development at the cost of the developer.
71. District Park Servicing (Water, Sanitary, Storm): The District Park shall be serviced with adequately sized servicing connections as per the park design, including a water chamber manhole, complete with a curb stop, sanitary manhole, and storm water

manhole. All servicing structures are to be located based on the park plan. A storm water management brief and grading plan for all required storm water services is required to ensure that proposed works have been designed to accommodate storm water flows, including overland flow routes, in accordance with the Engineering Department Design Manual City at interim and ultimate phases of the Park Block and to the satisfaction of the City.

72. District Park Servicing (Electrical): The approved electrical distribution plan will include a three phase, 27,600 volt power supply to be available at the road allowance property line of the park. The provision of the three phase supply can either be a high voltage distribution switchgear located at the edge of the park with a vacant switch dedicated for park use only, or three phase supply cables on the road allowance adjacent to the park property. The three phase power distribution supply source must be available on the park side of the road and not require a future road crossing to access the cables.
73. Public Access Agreement and Easement: A temporary access easement to permit access from Peter Rupert Avenue to the proposed District Park has been secured in the City's favour. The easement is to remain in place and may be utilized by the City to access the park should the park be open to public use prior to completion of the development. The Developer shall agree to an orderly and coordinated transition from the temporary access to the ultimate access off the public streets.
74. The following warning clauses are to be included in all Agreements of Purchase and Sale or Lease for the proposed development and specifically those blocks/units adjacent/abutting the municipal park where appropriate:

"Purchasers and/or tenants are advised that the lot abuts a District Park and that lighting and noise should be expected from the use of the park and/or pathway for recreation purposes."

"Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the District Park are prohibited."

"Purchasers and/or tenants are advised that the neighbourhood parks may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City."

In conjunction with the above, additional warning clauses may be provided when appropriate as conditions of Draft Plan approval.

75. The following warning clauses are to be included in all Agreements of Purchase and Sale or Lease for the proposed development and specifically those blocks/units adjacent/abutting the stormwater management lands/pond where appropriate:

"Purchasers and/or tenants are advised that the lot abuts a stormwater management pond or open space valley and associated buffer and are designed for naturalization and therefore shall receive minimal maintenance."

76. Timing: Further dialogue will also be required with the Owner with respect to the timing of both the development of the Block 18 District Park and this residential development; to ensure proper coordination and timing of services etc. A projected timeline/work plan for the proposed development is to be provided. The Park block is to be prioritized and in place upon completion of the proposed subdivision and or where appropriately aligned with construction of the District Park. Further comments will be provided once a projected timeline is provided. Please include percentages of completion for each stage.

77. Zoning: Park Block 56 shall be zoned “OS2” under Zoning By-law 1-88.

Urban Design

78. Prior to final approval, 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.

- 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.
- The owner shall not remove trees without written approval by the City.
- 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.

79. 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; i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review

- 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.
- 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.

80. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the Vaughan Council approved Block 18 Community Architectural Design Guidelines prepared by The Planning Partnership.

- The guidelines shall be updated to include an addendum for this area of development.
- A control architect shall be retained at the cost of the owner with concurrence of the City to ensure compliance with the architectural design guidelines.

- Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines.
 - The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the owner.
81. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the approved Block 18 Carrville Corners Landscape Masterplan prepared by NAK Design Group, including but not be limited to the following issues:
- The master plan shall be updated to include an addendum for this area of development;
 - Co-ordination of the urban design/streetscape elements including built form, fencing treatments, street tree planting, park block, and natural heritage system;
 - Sustainability design practices/guidelines;
 - The appropriate community edge treatment along Rutherford Road with low-maintenance plant material;
 - Environmental report for the natural heritage system, including the appropriate edge restoration within the buffer block;
 - The pedestrian urban connections between streets and built forms; and
 - Trail system and network within the park block and the natural heritage system.
82. 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.
- The program shall present a set of metrics to quantify the sustainability performance of new development projects.
83. Prior to final approval, the Owner shall provide a buffer block abutting the existing wooded area and natural heritage system in accordance with TorontoRCA policies.
84. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the wooded area. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the wooded area edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The owner shall not remove any vegetation without written approval by the City.
- The owner shall provide a report for a 20 m zone within all staked wooded area edges to the satisfaction of the City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
85. The warning clause council approved September 29th, 1997 with respect to “Tree Fees” shall be included in the subdivision agreement:

- *“Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.”*
- *“The City has not imposed an amount of a ‘Tree Fee’ or any other fee which may be charged as a condition of purchase for the planting of trees. Any ‘Tree Fee’ paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling.”*

86. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut the existing storm water management pond, to the satisfaction of the City.
87. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential blocks that abut the existing wooded area and associated natural heritage system buffer Block 55.
88. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential blocks that abut the existing undeveloped park land and associated park Block 56.
89. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut entry feature Block 86, to the satisfaction of the City.
90. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut walkway Block 57, to the satisfaction of the City.
91. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.
92. The Owner shall convey entry feature Block 86 to the City free of all cost and encumbrances.
93. The Owner shall convey natural heritage system / buffer Block 55 to the City or the TRCA free of all cost and encumbrances.
94. 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.

95. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 18 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 18. This agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
96. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's Cash-In-Lieu of Parkland Policy.

Environmental Planning

97. As per policy 3.2.3.10 of the Vaughan Official Plan (VOP) 2010, the City will seek conveyance of the "Core Features" and their related vegetation protection zone associated with Block 55 (Buffer/NHS) into public ownership (i.e. The City of Vaughan). On April 6, 2023 the Toronto and Region Conservation Authority has confirmed that they are not interested in obtaining Block 54 (Buffer/NHS), therefore we ask that prior to the registration of the Draft Plan of Subdivision of the subject lands, a condition pertaining to the conveyance into City ownership be included in the Draft Plan of Subdivision agreement.
98. The following are warning clauses that should be included to the Draft Plan of Subdivision agreement, and do not require clearing:
- 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 approvals made or provided by the City in respect to the Plan or the related Site Plan Agreement, the Owner must comply with the provisions of the Act.
 - The Owner acknowledges that they are required to abide by the Migratory Birds Convention Act (1994) regulated by Environment and Climate Change Canada. The Migratory Birds Convention Act regulations protect migratory birds, their eggs and nests from hunting, trafficking and commercialization and, prohibits the destruction of bird habitat (nests). The City of Vaughan bird breeding window is April 1 to August 31. If the Owners proposes to remove trees within this timing window, nest surveys are required to confirm there are no active bird nests.

Cultural Heritage

99. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Heritage, Sport, Tourism and Cultural Industries, as well as the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.



memorandum

100. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Bereavement Authority of Ontario.

ATTACHMENT 1b - YORK REGION CONDITIONS

**Schedule of Clauses/Conditions
Draft Plan of Subdivision SUBP.21.V.0002 (19T-20V008)
Part of Blocks 1 and 2, Registered Plan 65M-3972
Part of Lot 16, Concession 3
(Block 18 Properties Inc.)
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2827, dated May 1, 2023

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, where appropriate.
3. The Owner shall implement the recommendations of the revised Transportation Impact Study, including TDM measures and incentives, as approved by the Region.
4. The Owner shall agree to provide interconnections with adjacent developments to consolidate and reduce the number of accesses onto Regional roads (Regional Official Plan Policy 7.2.53), where appropriate.
5. The Owner shall reserve an unobstructed location for the future construction of the passenger standing areas/shelter pads identified below:
 - On Street: Peter Rupert Avenue
 - At Street: Rutherford Road
 - Location: Northwest corner between Block 2 and Block 3
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 agree that where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.

8. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
9. 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.
10. 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."
11. 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.
12. The Owner shall agree that prior to the development approval of Blocks 4 to 9, that access to Blocks 4 to 9 shall be via Lane "A" (the internal road network) and direct access to Rutherford Road will not be permitted.
13. 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

14. 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.
15. 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.
16. The Owner shall provide a revised Transportation Impact Study (TIS) to address all comments related to the TIS prepared by Trans-Plan, dated November 2020, to the satisfaction of York Region.
17. 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.
18. The Owner shall provide a temporary easement over lands described as Part 18 on Reference Plan 65R-36863, for the purposes of relocating the Block 18 gateway feature, located near the northwest corner daylighting triangle of Rutherford Road and Peter Rupert Avenue expiring on December 31st, 2026 to the satisfaction of the Region.
19. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for the York Region road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;

- i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
 - l) Functional Servicing Report (water, sanitary and storm services)
 - m) Water supply and distribution report;
 - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
 - Disinfection Plan
 - MOECC Form 1- Record of Watermains Authorized as a Future Alteration
 - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
20. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
21. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
22. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
23. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
24. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
25. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening between Block 4 and Block 9, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located along the south side of Lane 'A', but within

its right-of-way. The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.

26. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region right-of-way to be removed, preserved or relocated. The report/plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
27. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region right-of-way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
28. 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.
29. Prior to final approval, the Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
30. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
31. For any applications (Site Plan or Zoning By-law Amendment) completed after January 1, 2020, the Owner shall enter into a Development Charge Rate Freezing Agreement with York Region to freeze/lock in the Development Charge rate at the time the site plan application or Zoning By-law Amendment is deemed complete submission, satisfy all conditions, financial and otherwise, and confirm the date at which Regional development charge rates are frozen; 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. Please contact Fabrizio Filippazzo, Manager, Development Financing Administration to initiate a Development Charge Agreement with York Region.
32. The Regional Corporate Services Department shall advise that Conditions 1 to 31 inclusive, have been satisfied.

ATTACHMENT 1c - TRCA CONDITIONS

Appendix 'B' – TRCA's Draft Plan Conditions and Comments

TRCA's Conditions of Draft Plan Approval

TRCA recommends approval of Draft Plan of Subdivision, Part of Block 1 and 3, Registered Plan 65M-3972 and Part of Lot 16, Concession 3, City of Vaughan, Regional Municipality of York, prepared by KLM Planning Partners Inc., revised dated January 27, 2023, subject to the following conditions:

Red-line Revisions

1. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
2. Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of the City of Vaughan and TRCA.

Prior to Works Commencing

3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This submission shall include:
 - o Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
 - o An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
4. That prior to any development or site alteration (except for topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a Functional Servicing Report (FSR) and detailed engineering reports (e.g., Stormwater Management, Site Level Water Balance) that describes in detail the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria, and how it will comply to TRCA requirements. These reports shall include, but not limited to:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, quality, water balance and erosion control.
 - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system.
 - iii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended.
- v. Design of flow dispersal measures and treatments associated with stormwater management outlets to reduce potential erosion, impacts to the natural system, and maximization of potential infiltration, to the satisfaction of the TRCA.
- vi. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
- vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to: mimic pre-development site hydrology, overall site water balance, pre-development water budget to satisfy the CTC Source Protection Plan criteria, and feature-based water balance to the satisfaction of the TRCA.
- viii. A subsurface investigation (including assessment of groundwater levels) for the final design of underground parking structures/foundations, site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
- ix. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation measures, and any permitting requirements.
- x. Grading plans for the subject lands, including details to demonstrate that Blocks 9-12 will be graded to ensure that a minimum 0.5 m vertical buffer above the Regional Storm flood plain elevation is provided.
- xi. Cross-sections and details where grading and filling is proposed in, or adjacent to, the Buffer/Natural Heritage System (Block 54) and existing stormwater management pond, including detailed cross sections for any proposed retaining walls adjacent to the subject blocks. The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the natural features, hazards, and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; sediment and erosion controls; supporting geotechnical/soils analyses; and compensation to the satisfaction of TRCA.
- xii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.

- xiii. That prior to the registration of this plan or any phase thereof, the Owner prepare updated HEC-RAS model and a digital version of the flood plain map sheet to TRCA standards.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering reports and details of the plans approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.

5. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA.
6. Prior to the registration of this plan or any phase thereof, the Owner shall prepare comprehensive landscape planting plans, to the satisfaction of TRCA, for Buffer/Natural Heritage System (Block 54). The Owner shall carry out, or cause to be carried out, the restoration plantings approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
7. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Buffer/Natural Heritage System (Block 54) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
8. The implementing zoning by-law shall recognize the Buffer/Natural Heritage System (Block 54) in an open space, or other suitable environmental protection zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
9. The implementing zoning by-law shall be prepared to the satisfaction of TRCA.
10. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
11. Prior to the registration of this plan or any phase thereof, the Owner shall obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
12. That prior to assumption the Buffer/Natural Heritage System (Block 54) be dedicated to public ownership (TRCA or City of Vaughan), free of all charges and encumbrances, to the satisfaction of TRCA.

Subdivision Agreement

13. The Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval.
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA.

- iii. To obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
- iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA.
- v. To erect a permanent fence along all blocks that abut the Buffer/Natural Heritage System (Block 54) and in other areas as may be required to protect existing and future open space lands from unauthorized/non-programmed entry to the satisfaction of TRCA.
- vi. To prohibit grading works within the Buffer/Natural Heritage System (Block 54) unless approved by TRCA; and
- vii. To prohibit retaining walls in or adjacent to the Buffer/Natural Heritage System (Block 54) and stormwater management pond block unless approved by TRCA.

Fees

14. That the Owner provide a copy of the fully executed subdivision agreement and pay TRCA the required draft plan of subdivision planning review fees, clearances fees and permit fees (topsoil stripping, grading, servicing, etc.).

Revised: May 11, 2020

Date: January 11th , 2021

Attention: Michael Torres

RE: Request for Comments

File No.: Z.20.039 & 19T-20V008

Applicant: Block 18 Properties Inc.

Location Part of Blocks 1 & 3, Registered Plan 65M-3972 and Part of Lot 16, Con. 3.

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@alectrautilities.com

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

Subject: [External] ZBLA (Z.20.039) and Draft Plan Subdivision (19T-20V008) Application; NW Corner of Rutherford Rd. and Peter Rupert Ave., Vaughan

Date: Friday, January 15, 2021 at 6:22:17 PM Eastern Standard Time

From: circulations@wsp.com

To: DeGasperis, Daniela

2021-01-15

Daniela Degasperis

Vaughan

''

Attention: Daniela Degasperis

Re: ZBLA (Z.20.039) and Draft Plan Subdivision (19T-20V008) Application; NW Corner of Rutherford Rd. and Peter Rupert Ave., Vaughan; Your File No. Z.20.039,19T-20V008

Our File No. 89512

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 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

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: planninganddevelopment@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

ATTACHMENT 1f



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

March 3, 2021

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

Dear Daniela,

Re: Draft Plan of Subdivision, Zoning By-law Amendment
Block 18 Properties Inc.
Part of Blocks 1 & 3, Registered Plan 65M-3972 and Part of Lot 16, Con. 3.
City of Vaughan
File No.: 19T-20V008, Z-20-039

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.

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,

A handwritten signature in blue ink, appearing to read 'Casey O'Neil'.

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.

ATTACHMENT 1g - CANADA POST CONDITIONS

May 9, 2023

City of Vaughan – Planning Department

To: **Daniela DeGasperis**, Planner, Development Planning

Reference: File: **Z.20.039, 19T-20V008** Related Files: **PAC.20.029**

Part of Blocks 1 & 3, Registered Plan 65M-3972 and Part of Lot 6, Con 3
(Rutherford Rd & Peter Rupert Ave)
274 Residential units.
Ward 4

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 274 townhouse units 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

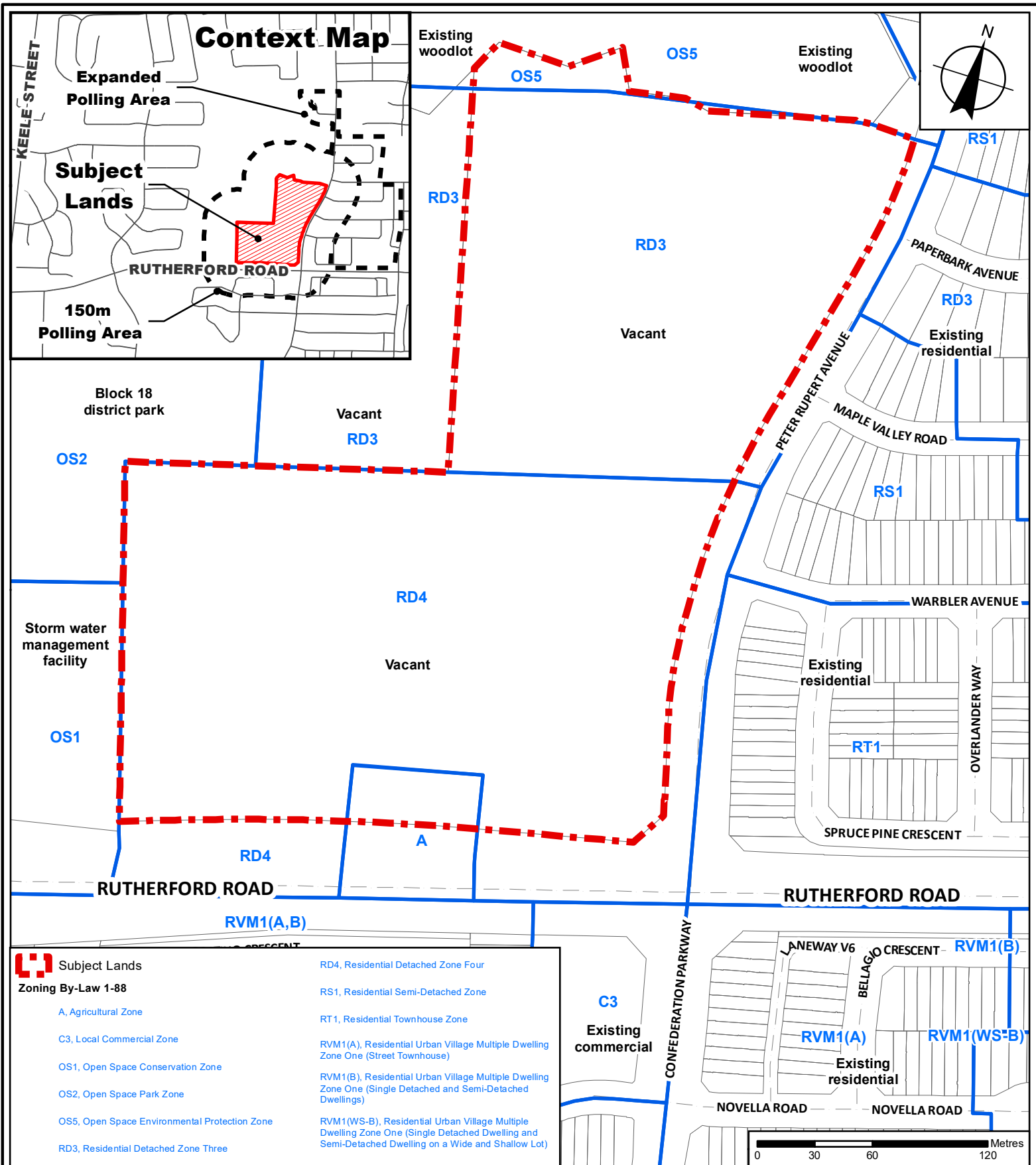
Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca



Location Map

LOCATION: Part of Lot 16, Concession 3
Part of Blocks 1 and 3, 65M-3972

APPLICANT: Block 18 Properties Inc. and
Block 18 (Rutherford) Inc.



Attachment

FILES: Z.20.039,
19T-20V008

DATE:
May 30, 2023

2



Subject Lands

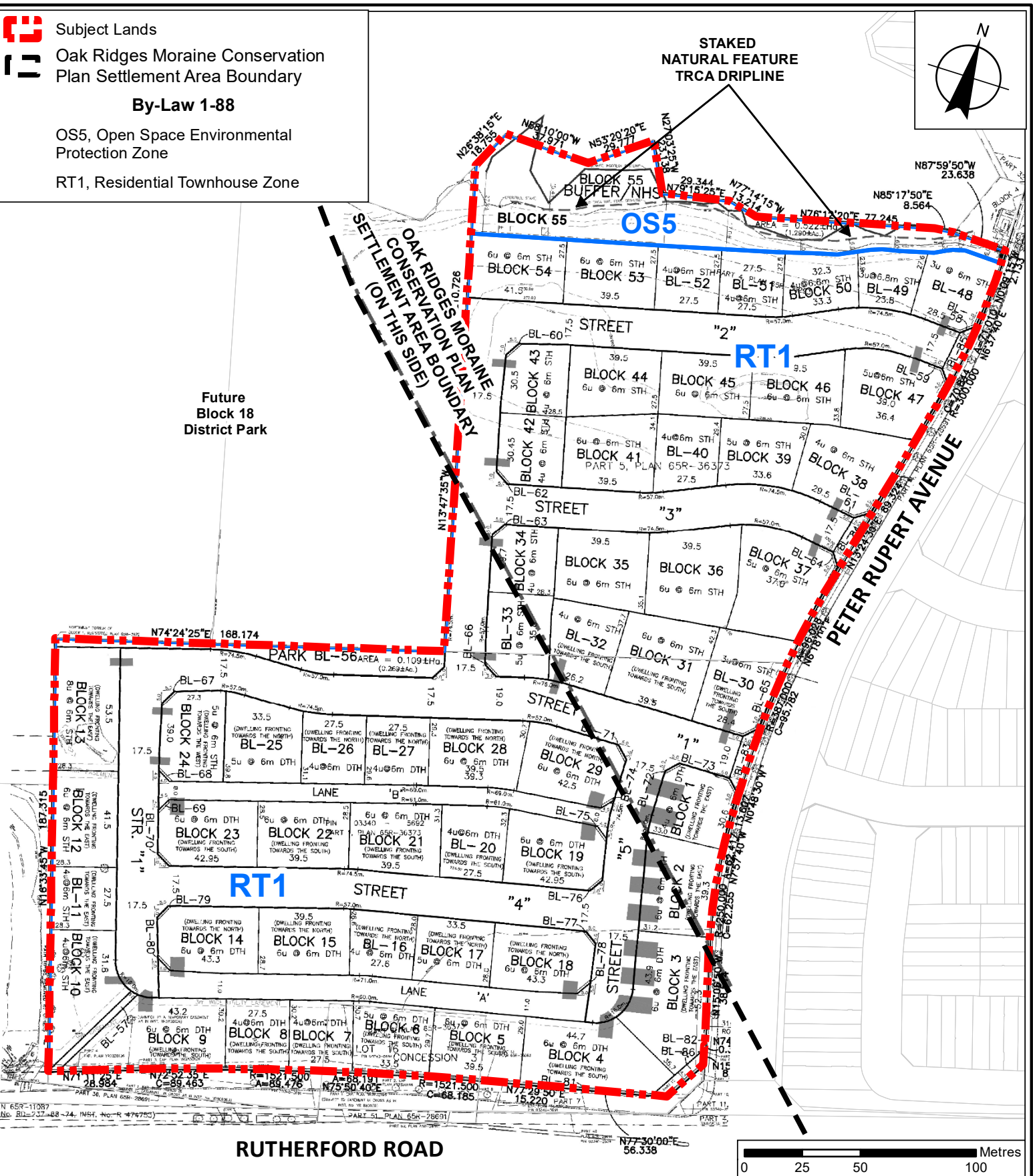
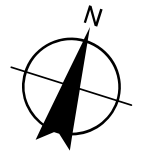
Oak Ridges Moraine Conservation
Plan Settlement Area Boundary

By-Law 1-88

OS5, Open Space Environmental
Protection Zone

RT1, Residential Townhouse Zone

STAKED
NATURAL FEATURE
TRCA DRIPLINE



Proposed Zoning and Draft Plan of Subdivision File 19T-20V008

LOCATION: Part of Lot 16, Concession 3
Part of Blocks 1 and 3, 65M-3972

APPLICANT: Block 18 Properties Inc. and
Block 18 (Rutherford) Inc.



Attachment

FILES: Z.20.039,
19T-20V008

DATE:
May 30, 2023

3

Attachment 4 - Zoning By-law 1-88 Table 1

Table 1:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
a.	Definition of a "Lot"	Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the <i>Planning Act</i> , R.S.O 1990, c. PI 13. would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a building permit shall be deemed to be a parcel of land and a reserve shall not form part of the lot.	Means a lot accessed by a Lane fronting a Public Street for Blocks 4 – 9
b.	Definition of "Lane"	Means a public or private means of access which affords only a secondary means of access to an abutting property in addition to a public highway.	The northern lot line is deemed to be abutting a lane for Blocks 4-9
c.	Definition of "Front Lot Line"	Means the street line	Means the easterly lot line for Blocks 1-3 Means the southerly lot line for Blocks 4-9
d.	Frontage on an Improved Public Street	No person shall erect any building or structure in any zone except the lot upon the building or structure is to be erected is on an improved public street	Blocks 4-9 are deemed to have frontage on an Improved Public Street (Rutherford Road)
e.	Minimum Lot Frontage Landscaping	25% (Front or Exterior Side Yard) of which 60% shall be soft landscaping	20% (Front or Exterior Side Yard) of which 50% shall be soft landscaping

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
f.	Minimum Soft Landscaping Requirement	60%	50%
g.	Minimum Distance between Intersection and Street Lines and Driveways	15 m	Shall not apply
h.	Minimum Landscape Strip Abutting a Street	6 m	Shall not apply
i.	Minimum Lot Area	180 m ²	160 m ² (Blocks 1-9, 15-17, 19-23, and 25-29) 150 m ² (Block 14) 130 m ² (Blocks 49-50)
j.	Minimum Rear Yard Setback	7.5 m	6 m (Blocks 1-9, 15-17, 19-23 25-29 and 49-50) 5 m (Block 14) 7 m (Block 24)
k.	Minimum Lot Depth	30 m	27.5 m (Blocks 1-9, 15-17, 19-23 and 25-29) 26.5 m (Block 14) 23 m (Blocks 49-50)

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
			27 m (Block 24)
l.	Maximum Building Height	11 m	12 m
m.	Minimum Interior Side Yard Setback	3.5 m	1.2 m (Block 13 abutting OS2 Zone) 3 m (Blocks 9 and 10 abutting pedestrian pathway) No minimum interior side yard setback shall be required between attached dwelling units, except where the common wall is entirely below grade
n.	Minimum Exterior Side Yard Setback	4.5 m 3 m (between site triangle and an attached garage)	3 m (Blocks 33 and 34) 2 m (between site triangle and an attached garage)
o.	Maximum Townhouse Units in a Block	6 units	8 units (Block 13)
p.	Minimum Interior Garage Dimensions	For lots at least 12m and 15m (corner lots): 3 m x 6 m (2 risers may encroach into the rear portion of the garage)	For all lots: 3 m x 6 m (2 risers may encroach into the rear portion of the garage)
q.	Maximum Interior Garage Width	3.048 m	5.9 m (Blocks 4-9, 14-23, 25-29) For Lots within Blocks 1-3, 10-13 24 and 30-54, the maximum interior garage width may be

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
			increased provided the increased width shall: - Occur only on an interior wall - Be a maximum of 1.8 m in width - Not occur within the first 1.2m immediately behind the garage door
r.	General Notes B	No garage shall project into the front yard or exterior yard more than 1 m beyond the most distant point of any wall of the dwelling facing the street at the ground floor level and a maximum of 2 m where there is a covered and unenclosed porch or a covered and enclosed porch.	For Blocks 10-13, 24 and 30-54: No garage shall project into the front yard or exterior yard more than 1 m beyond the most distant point of any wall of the dwelling facing the street at the ground floor level and a maximum of 2 m where there is a covered and unenclosed porch or a covered and enclosed porch. For the purposes of this note, a “covered and enclosed porch” means: a platform with or without a foundation and with at least one side open, which is covered by either a roof, balcony or enclosed space or room. For the purposes of this Note, on a corner lot, where the garage faces the front lot line, the most distant point of any wall facing the street shall not include any part of the wall forming part of the flankage elevation of the dwelling
s.	General Note C	The minimum interior side yard setback to a door that provides access to the dwelling or an attached garage shall be 1.8 m	The minimum interior side yard setback to a door that provides access to the dwelling or an attached garage may be reduced to 1.2 m provided that no stairs or risers to access the said door are

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Requirement	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirement
			located within the minimum required yard
t.	Permitted Encroachments	Not permitted (Enclosed Porch in front yard) 1.5 m (Steps within front and exterior yards)	2.5 m (Enclosed Porch) 0.3 m (Steps (Blocks 1-3, 10-54)) 0 m (Steps (Blocks 4-9))
u.	No Encroachment Zone	1.5 m within front and exterior yards	0.3 m for steps within front and exterior yards (Blocks 1-3 and 10-53) 0 m for steps within front and exterior yards (Blocks 4-9)
v.	Finished Floor Elevation of Enclosed or Unenclosed Porch	1.2 m	1.5 m
w.	Interior Yard Setback for Central Air Conditioner Units located at the rear of a dwelling unit	0.6 m	0 m
x.	Maximum Driveway Width/ Curb Cut at rear lot line	No requirement	3.5 m (Blocks 1-3)