



ATTACHMENT 12

Community Infrastructure and Housing Accelerator (CIHA) Order Conditions and Rationale City of Vaughan, File CIHA.23.003

171 Maplecrete Road, 140-160 Doughton Road, and Block 2 on Registered Plan 65M-4793

Item No. in Draft Order	Proposed Condition	Rationale
City of Vaughan: VMC Development Engineering Conditions		
1.	For City 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	There is limited available city-wide servicing capacity.
2.	The Owner shall provide an updated Functional Servicing Report to the satisfaction of the VMC Development Engineering.	To determine required improvements to the municipal servicing infrastructure and any mitigation measures to minimize impacts.
3.	The Owner shall provide an updated Transportation Impact Study where such report requires additional information and addresses all Transportation Engineering comments prior to the final approval of the application, to the satisfaction of the City.	It is anticipated that the Development may introduce an acceptable transportation impact on the surrounding road network, however, revisions and clarifications to the submitted study are required.
4.	The Owner shall enter into a Development Agreement with the City to design and construct all applicable external municipal infrastructure (i.e. road widening, boulevard improvements and servicing upgrades) required that are necessary to benefit the subject lands to the satisfaction of the City. The Development Agreement shall be registered against the subject lands to which it applies, and upon execution, the Owner shall satisfy conditions of the City, financial or otherwise, all to the satisfaction of the City	Mitigation measures identified through forthcoming studies and civil drawings may require further external infrastructure improvements to permit the contemplated Development.

<p>5.</p>	<p>The Owner shall provide an Updated Air Quality/ Land Use Compatibility Study which includes the entire subject lands to assess for any potential adverse effects on the proposed sensitive land use from the adjacent industrial facilities and transportation right of ways to the satisfaction of the Development Engineering Department</p>	<p>The Owner submitted a Noise Study to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. Further clarification and details are to be finalized to inform on the specific noise mitigation measures that will be required for the Development.</p> <p>Submitted Letter from MTE Consultants Inc. acknowledges that they have been retained to update the previous Air Quality Assessment to include an adjacent property to the north, which was not part of the Subject Lands at the time of their original assessment. While this work is still in progress, MTE noted that it does not "anticipate identifying additional local air quality concerns" or that existing conditions "would have changed since 2023 impacting local air quality".</p>
<p>6.</p>	<p>The Owner's ESA reports have identified areas of contamination in excess of applicable Ministry of the Environment, Conservation and Parks (MECP) at the subject lands. As a result, the Owner is requested to submit a Remedial Action Plan (RAP) that addresses these exceedances, in accordance with the City's RAP checklist. The Owner is also requested to provide the City with a reliance letter for all environmental reports (Phase One ESAs, Phase Two ESAs and the RAP), in accordance with the City's reliance letter template.</p>	<p>ESA Reports submitted recommended remedial excavations to address pH levels and petroleum hydrocarbon (PHC) exceedance. A remedial action plan (RAP) that addresses the exceedances in accordance with the City's RAP checklist.</p> <p>The Owner is required to provide the City with a Reliance Letter for all ESA Reports</p>

7.	As a result of the required remediation of the site, as well as the proposed change to a more sensitive land use, the Owner shall submit a copy of a Ministry of the Environment, Conservation, and Parks (MECP) Record of Site Condition filed on the environmental site registry covering the subject lands or implementation and confirmation of completion of the RAP to the satisfaction of the City.	A copy of the MECP Record of Site Condition will confirm implementation and completion of the Remedial Action Plan to the City prior to issuance of an above-grade building permit.
City of Vaughan: VMC Urban Design Division Conditions		
8.	Prior to removing this CIHA Order condition, final Site Plan, Colour Rendered Elevations and Perspective drawings, Context Map, Landscape Master Plan, Urban Design and Sustainability Brief, Tree Inventory and Arborist Report, Tree Preservation Plan, Pedestrian Level Wind Study and Sun/Shadow Study will be approved to the satisfaction of the VMC Program	Documentation that would typically be required in order to establish the principal of development, is to be deferred to the Site Plan application stage in order to expedite the proposal through the CIHA tool.
The Regional Municipality of York ('York Region') Conditions		
9.	Prior to final Site Plan approval, implement the planned internal road/connections network as shown in the approved VMC Secondary Plan	This condition is required to implement improvements to the road network to service development in the area.
10.	Prior to final Site Plan approval, if not already arranged or completed by others, provide preliminary design and cost estimate to construct south approach to the Highway 7 and Maplecrete Road intersection as per Regional standards	This condition is required to implement improvements to the road network to service development in the area.
11.	Prior to final Site Plan approval, provide a drawing to show the layout of active transportation facilities and connections internal to the site and to the boundary roads	Coordinate to realize any requirements to provide an in-boulevard cycle track along Maplecrete Road and Doughton Road frontages

12.	The Owner shall agree to provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways to support active transportation and public transit, where appropriate	Coordinate to realize any requirements to provide an in-boulevard cycle track along Maplecrete Road and Doughton Road frontages.
13.	Prior to final Site Plan approval, provide a revised Transportation Study to address all comments related to the Transportation Impact Study dated January 2024 prepared by LEA Consulting	Revisions and clarifications to the submitted Transportation Impact Study are required to ensure appropriate provisions and mitigation measures are in place to accommodate for the Development.
14.	The Owner shall agree to, if not already arranged or completed by others, implement/construct Maplecrete Road between Highway 7 and White Elm Road to its ultimate configuration to accommodate the subject development	This condition is required to implement improvements to the road network to service development in the area.
15.	The Owner shall agree to implement all recommendations, including TDM measures, as recommended in the revised Traffic Impact Study, to the satisfaction of the Region	This condition aids in implementing the findings of the Traffic Impact Study submitted to support the proposed Development.
Canadian National Railway (CN Rail) Conditions		
16.	CN Rail will review the submitted Noise Impact Study. Subject to the review of the Report, the CN Rail may consider other mitigation measures recommended by the Noise Consultant.	The Subject Lands are within proximity to the CN Rail yard. The Noise Study will provide for any mitigation measures to be included in the Development.