

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2024**

Item 3, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on September 24, 2024, as follows:

**By receiving Communication C1 from Irene Ford, dated September 9, 2024.**

**3. 1045501 ONTARIO LIMITED AND EAST KLEINBURG DEVELOPMENTS INC. ZONING BY-LAW AMENDEMENT FILE Z.22.030 DRAFT PLAN OF SUBDIVISION FILE 19T-22V007 11191 HIGHWAY 27**

**The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated September 10, 2024:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.22.030 (1045501 Ontario Limited and East Kleinburg Developments Inc.) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands from “OS2 Private Open Space Zone” to “R2A Second Density Residential Zone”, “R3A Third Density Residential Zone”, “R4 Fourth Density Residential Zone”, “RT1 Townhouse Residential Zone” all with the Holding Symbol “(H)”, and “OS1 Public Open Space Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified on Attachment 8;
2. THAT the Holding Symbol “(H)” shown on Attachment 3 shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are satisfied:
  - a. As the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an Agreement with the City to design and construct the works, to the satisfaction of the City;
  - b. The Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station (‘KSPS’), is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2024**

#### Item 3, CW Report 27 – Page 2

- c. That one of the following are met to the satisfaction of the City:
  - i. The City and York Region agree to the recommended pressure zone re-alignment to PD7, and the Owner implements all required water distribution system infrastructure to facilitate the re-alignment; OR
  - ii. The Owner agrees to install a local water distribution system pumping station to service the homes in Kleinburg-Nashville situated in the higher elevated area of the pressure district.
- d. External lands are required to provide service and access to the Subject Lands, therefore, the following conditions must be satisfied:
  - i. The Owner shall enter into a Developers' Group Agreement, or provide acknowledgement from the other landowners within Block 55 West 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, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the Development Engineering Department;
  - ii. The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and
  - iii. The Owner through the Block 55 Developers' Group shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise, for the

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 24, 2024**

#### **Item 3, CW Report 27 – Page 3**

construction of the municipal services for the Block, including but not limited to roads, water, wastewater, storm and stormwater management pond, land conveyances, including the construction of streets and roads south of the Subject Lands or front-end the works and enter into a Development or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and stormwater management pond, land conveyances including the construction of streets and roads south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.

- e. The Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation and will be required to file and obtain a Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC') for the Subject Lands. The Holding Symbol "H" removal will be conditional upon the submission of a filed MECP RSC covering the Subject Lands and associated Environmental Site Assessment ('ESA') reports to the City's satisfaction.
3. THAT Draft Plan of Subdivision File 19T-22V007 (1045501 Ontario Limited and East Kleinburg Developments Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1 to facilitate the draft plan of subdivision shown on Attachment 3; and
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"THAT Draft Plan of Subdivision Application 19T-22V007 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 273 residential units (973 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months."

# Committee of the Whole (1) Report

---

**DATE:** Tuesday, September 10, 2024

**WARD:** 1

**TITLE:** 1045501 ONTARIO LIMITED AND EAST KLEINBURG  
DEVELOPMENTS INC.  
ZONING BY-LAW AMENDEMNT FILE Z.22.030  
DRAFT PLAN OF SUBDIVISION FILE 19T-22V007  
11191 HIGHWAY 27

**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 the subject lands to permit a residential draft plan of subdivision consisting of 242 single detached and 30 townhouse units, a low-rise mixed-use block, a public park and a public elementary school block, as shown on Attachments 3 to 6.

**Report Highlights**

- The Owner proposes 242 single detached and 30 townhouse units, a low-rise mixed-use block, a public park and a public elementary school block on the subject lands.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposed development.
- The Development Planning Department supports approval of the applications subject to the conditions as outlined in this report.

**Recommendations**

1. THAT Zoning By-law Amendment File Z.22.030 (1045501 Ontario Limited and East Kleinburg Developments Inc.) BE APPROVED, to amend Zoning By-law 001-2021 to rezone the Subject Lands from “OS2 Private Open Space Zone” to “R2A Second Density Residential Zone”, “R3A Third Density Residential Zone”,

“R4 Fourth Density Residential Zone”, “RT1 Townhouse Residential Zone” all with the Holding Symbol “(H)”, and “OS1 Public Open Space Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified on Attachment 8;

2. THAT the Holding Symbol “(H)” shown on Attachment 3 shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are satisfied:

- a) As the Subject Lands are tributary to future water and sanitary service infrastructure improvements, the Owner must demonstrate that an alternate interim sanitary and water servicing strategy can be achieved utilizing a comprehensive study, and must enter into an Agreement with the City to design and construct the works, to the satisfaction of the City;
- b) The Owner shall ensure that the proposed sanitary pump station, designated as the Kirby Sanitary Pumping Station (‘KSPS’), is substantially complete to the satisfaction of the Development Engineering Department in accordance with the approved plans, specifications, and all relevant municipal and regulatory standards;
- c) That one of the following are met to the satisfaction of the City:
  - i. The City and York Region agree to the recommended pressure zone re-alignment to PD7, and the Owner implements all required water distribution system infrastructure to facilitate the re-alignment;  
OR
  - ii. The Owner agrees to install a local water distribution system pumping station to service the homes in Kleinburg-Nashville situated in the higher elevated area of the pressure district.
- d) External lands are required to provide service and access to the Subject Lands, therefore, the following conditions must be satisfied:
  - i. The Owner shall enter into a Developers’ Group Agreement, or provide acknowledgement from the other landowners within Block 55 West 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, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers’ Group Agreement when they

wish to develop their lands, all to the satisfaction of the Development Engineering Department;

- ii. The Owner shall submit a letter from the Block Trustee or balance of the other landowners within Block 55 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 55 West Landowners Cost Sharing Agreement, to the satisfaction of the Development Engineering Department; and
- iii. The Owner through the Block 55 Developers' Group shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise, for the construction of the municipal services for the Block, including but not limited to roads, water, wastewater, storm and stormwater management pond, land conveyances, including the construction of streets and roads south of the Subject Lands or front-end the works and enter into a Development or Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and stormwater management pond, land conveyances including the construction of streets and roads south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the Development Engineering Department.

- e) The Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation and will be required to file and obtain a Ministry of the Environment, Conservation and Parks ('MECP') Record of Site Condition ('RSC') for the Subject Lands. The Holding Symbol "H" removal will be conditional upon the submission of a filed MECP RSC covering the Subject Lands and associated Environmental Site Assessment ('ESA') reports to the City's satisfaction.

- 3. THAT Draft Plan of Subdivision File 19T-22V007 (1045501 Ontario Limited and East Kleinburg Developments Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1 to facilitate the draft plan of subdivision shown on Attachment 3; and
- 4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"THAT Draft Plan of Subdivision Application 19T-22V007 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 273 residential units (973 persons equivalent). The allocation

of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months."

## **Background**

**Location:** 11191 Highway 27 (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

### ***The Subject Lands represent Phase 2 of a 4-phase development with associated Official Plan Amendment files subject to an Ontario Land Tribunal appeal***

The Subject Lands represent Phase 2 of a comprehensive residential redevelopment that includes part of the Copper Creek Golf Course lands, as shown on Attachment 7 (the 'Block 55W Plan'). The existing clubhouse, 9 holes of the golf course and some associated accessory buildings will be retained and continue operating.

Kirby 27 Developments Limited submitted Official Plan Amendment file OP.17.007 to redesignate the Phase 1 lands from the "Agricultural" and "Natural Areas" designation to the "Low-Rise Residential" designation in Vaughan Official Plan 2010 ('VOP 2010'), and to modify the Future Transportation Network and establish minimum vegetation protection zones.

East Kleinburg Developments Inc. and 1045501 Ontario Limited submitted Official Plan Amendment file OP.17.008 to redesignate the Phases 2 to 4 lands from the "Private Open Space", "Natural Areas" and "Agricultural" designations in VOP 2010 to the "Low-Rise Residential" and "Low-Rise Mixed-Use" designations, and to establish minimum vegetation protection zones. Phases 2 to 4 include part of the lands known as the Copper Creek Golf Course.

On June 12, 2019, Vaughan Council approved Official Plan Amendment files OP.17.007 and OP.17.008, and adopted implementing OPA 47 (By-law 107-2019) and OPA 48 (By-law 108-2019). The OPAs are now in effect; however,

1. The OPAs were appealed unsuccessfully to the Local Planning Appeal Tribunal ('LPAT') (now known as the Ontario Land Tribunal - 'OLT') (Decision date: June 2021). A Motion for leave to appeal to the Divisional Court to challenge the OPAs is awaiting a hearing date.

2. A related Application for judicial review challenging the OPAs that was previously heard in Divisional Court was dismissed in April 2024. A motion for leave to appeal to the Court of Appeal challenging the OPAs was served in May 2024 and is awaiting a hearing date.

***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development***

1045501 Ontario Limited and East Kleinburg Developments Inc. (the ‘Owners’) have submitted the following applications (the ‘Applications’) for the Subject Lands to permit the development of 242 single detached and 30 townhouse units, a low-rise mixed-use block, a public park and a public elementary school block (the ‘Development’) as shown on Attachments 3 to 6, representing Phase 2 of the overall development as shown on Attachment 7:

1. Zoning By-law Amendment File Z.22.030 to rezone the Subject Lands from “OS2 Private Open Space Zone” (‘OS2 Zone’), subject to site-specific Exception 14.801, to “R2A(H) Second Density Residential Zone” (‘R2A(H) Zone’), “R3A(H) Third Density Residential Zone” (‘R3A(H) Zone’), “R4(H) Fourth Density Residential Zone” (‘R4(H) Zone’), “R4A(H) Fourth Density Residential Zone” (‘R4A(H) Zone’), “RT1(H) Townhouse Residential Zone” (‘RT1(H) Zone’), all subject to the Holding Symbol, and the “OS1 Public Open Space Zone” (‘OS1 Zone’) under Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified on Attachment 8.
2. Draft Plan of Subdivision File 19T-22V007, as shown on Attachment 3, for a Draft Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

Lot/Blocks	Land Use	Area (ha)	Units
Lots 1-70, and 163-242	Single Detached	7.10	175
Lots 96-162	Single Detached with Public Laneway	2.13	67
Blocks 243-247	Street Townhouses	0.65	30
Block 251	Low-Rise Mixed Use	0.73	TBD
Block 252	Road Widening	0.01	
Block 248	Landscape Buffer	1.21	
Block 249	Public Park	1.23	
Block 250	Elementary School	2.67	
Blocks 252-305	0.3 m Reserves	0.01	
	Public Roads/Laneways	6.12	
Total		21.86 ha	272 units

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

- Date of Notice: December 23, 2022 (circulated within 150 m of the Subject Lands as shown on Attachment 2, and to the Kleinburg and Area Ratepayers' Association)
- Location of Notice Sign(s): Highway 27
- Date of Public Meeting: January 17, 2023, ratified by Council on January 24, 2023
- Date of Community Meeting: March 16, 2023
- Date of Courtesy Notice: August 27, 2024

***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:

Traffic Congestion and Road Improvements

- There is existing traffic congestion in the area and road improvements are desired, including expansion of Highway 27

Environmental Impacts

- Concerns that the development will pose negative environmental impacts to nearby natural features and lands within the Greenbelt

Active Transportation Linkages to Village of Kleinburg and Existing Facilities

- There's a desire for more active transportation connections in the area which the Development could provide, including connections to the Highway 27 and Kirby intersection and the Vaughan Super Trail

Proposed Density and Lot Sizes

- The proposed densities were too high/lots were too small and did not reflect the character of the Kleinburg area
- The overall reduction in density from the proposal shown at the Official Plan Amendment stage may put development pressure on other areas including the Oak Ridges Moraine

These comments are addressed throughout this report.

## **Previous Reports/Authority**

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

East Kleinburg Developments Inc. and 1045501 Ontario Limited File OP.17.008

Committee of the Whole Report:

[June 4, 2019 Committee of the Whole \(Item 2, Report No. 20\)](#)

East Kleinburg Developments Inc. and 1045501 Ontario Limited Files Z.22.030 and

19T-22V007 Public Meeting Report:

[January 17, 2023 Committee of the Whole \(Public Meeting\) \(Item 4, Report No. 3\)](#)

Block 55 Northwest Landowners Group Block Plan Committee of the Whole Report:

[September 12, 2023 Committee of the Whole \(Item 2, Report No. 31\)](#)

## **Analysis and Options**

***The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, York Region Official Plan 2010, Vaughan Official Plan 2010, OPA 48 and the approved Block 55W Plan***

Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development through building strong and 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 intensification of underutilized lands with a mix of unit types that efficiently use existing and planned infrastructure and services, while maintaining a low-rise built form character compatible with the area. The provision of a new public park, elementary school, 24 m wide landscape buffer along Highway 27 and active transportation connections will promote healthy, active communities and publicly accessible recreational opportunities. Staff are satisfied that the Development is consistent with the PPS, specifically Sections 1.1.3.1, 1.1.3.2, 1.4, 1.5.1 and 1.6 pertaining to focusing growth within Settlement Areas, promoting efficient land use patterns, an appropriate range and mix of housing options, healthy and active communities, and efficient infrastructure and public service facilities.

#### A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 ('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 2051. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within a Settlement Area and designated built-up area, as defined by the Growth Plan. The Development supports the achievement of complete communities by providing an appropriate mix of housing types, public parks and schools, and will extend planned and existing municipal services and stormwater management measures to achieve growth within a Settlement Area, in accordance with Sections 1.2.1, 2.2.1.2, 2.2.2.2, 2.2.6.1, 3.2.6 and 3.2.7 of the Growth Plan. The Development also achieves a density of 45 residents and jobs per hectare which supports the direction of a minimum 40% of all residential development to the designated built-up area as identified in York Region Official Plan 2010 ('YROP 2010'), which is applicable to the Subject Lands. Staff are satisfied that the Development conforms to the Growth Plan.

#### Greenbelt Plan, 2017 ('Greenbelt Plan')

The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrogeological features, areas and functions within the Greenbelt Plan area. The Greenbelt Plan includes transition provisions which recognize land uses permitted through an official plan amendment prior to December 16, 2004. The Kleinburg-Nashville Community Plan ('OPA 601') was in full force and effect on October 29, 2001 which designated the Subject Lands as "Future Residential" and "Valley Area" and permitted residential uses on the "Future Residential" portion subject to the establishment of development limits.

The technical studies submitted through the review of OPA 48 established the development limits to the satisfaction of the Toronto and Region Conservation Authority ('TRCA'). The land use permissions from OPA 601 for the Subject Lands were transitioned into VOP 2010, and therefore are transitioned under the Greenbelt Plan. Staff are satisfied that the Development conforms to the Greenbelt Plan.

### YROP 2010

The York Region Official Plan 2022 ('YROP 2022') replaces the YROP 2010 with respect to applications not deemed complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains the in-force Regional Plan against which conformity of the Applications are measured.

The YROP 2010 guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Towns and Villages" and "Greenbelt Protected Countryside" on Map 1 – "Regional Structure" of the YROP 2010. The Applications contribute to accommodating a minimum 40% of all residential development to the designated built-up area in accordance with Policy 8.2.3.a that is consistent with the character, form and planned function of the area in accordance with Section 5.0. The Applications conform to the YROP 2010.

Although it does not apply to the Applications, it should be noted that the Subject Lands are now designated "Urban Area" on Map 1 – "Regional Structure" of the YROP 2022, which recognizes the approval of OPA 48 and redesignation for the Development.

### VOP 2010 and OPA 48

The Subject Lands are designated "Community Area" and "Natural Areas and Countryside" on Schedule 1 – Urban Structure, partially within the "Greenbelt Natural Heritage System" on Schedule 4 – Oak Ridges Moraine Conservation & Greenbelt Plan Areas by VOP 2010, and "Low-Rise Residential" by OPA 48. The "Low-Rise Residential" designation permits the proposed low-rise built forms of street townhouses and single detached dwellings.

Policies 13.48.1.2.b) and 13.48.1.5 of OPA 48 require various transportation improvements be identified within the submitted Traffic Impact Study and addressed through the Development. These policies are addressed in the Operational Impact section of the report and associated conditions of approval.

Policies 13.48.1.2.c), 13.48.1.8 and 13.48.1.10 of OPA 48 require the Development to implement various buffers, transition measures and street patterns to ensure compatibility with the surrounding area, which the Development achieves through the implementation of a 24 m landscape buffer along Highway 27, rear lotting onto Highway 27 and a mixture of internal street patterns as shown throughout the Approved Block 55W Plan shown on Attachment 7.

Policies 13.48.1.15 and 13.38.1.17 of OPA 48 requires the precise limits of valley and stream corridors, woodlands and their associated vegetation protection zones ('VPZ') be established. The development limits and a 10 m VPZ have been established to the satisfaction of the TRCA, and no lands are required for conveyance to the TRCA per Policy 13.48.1.19 of OPA 48.

The Applications conform to VOP 2010 and OPA 48.

#### Block 55W Plan

Policy 13.48.1.2 of OPA 48 required the Owner to submit a scoped Block Plan for the lands shown on Attachment 7 to determine the layout, unit type and yield of the Development, among other technical matters. The Block 55W Plan Application (File No. BL.55W.2019) was submitted and reviewed concurrently with the Applications to inform and facilitate the overall phased development. The Block Plan shown on Attachment 7 was approved by Council on September 26, 2023. The Development conforms to the Block 55W Plan, subject to minor modifications to the lot fabric and internal street design.

#### ***Amendments to Zoning By-law 001-2021 are required to permit the Development***

The Subject Lands are zoned OS2 Zone, subject to site-specific Exception 14.801 as shown on Attachment 2, which permits the existing private golf course and related facilities. The Owner is proposing to rezone the Subject Lands to the R2A(H), R3A(H), R4(H), R4A(H), RT1(H) and OS1 Zones as shown on Attachment 3, to permit the Development, together with the site-specific zoning exceptions identified in Attachment 8. The retained portion of the golf course will remain in the OS2 Zone. Minor modifications may be made to the zoning exceptions prior to the enactment of an implementing Zoning By-law, as required through the final review of the Applications.

The Development Planning Department can support the proposed rezoning of the Subject Lands and the site-specific zoning exceptions in Attachment 8 to implement the Development as they establish an appropriate range and mix of low-rise housing types, development standards and open spaces compatible with the surrounding area, and conform to YROP 2010, VOP 2010, OPA 48 and the approved Block 55W Plan.

#### ***A Holding Symbol "(H)" shall be applied to the Subject Lands***

A Holding Symbol "(H)" is required to ensure the Owner enters into agreements, as required, with the City and developers' groups, for matters such as achieving an alternate interim sanitary and water servicing strategy, implementation of infrastructure, and cost sharing, as well as obtaining an RSC from the MECP, as identified in the Recommendations section of this report.

***The Development Planning Department has no objection to the Applications subject to conditions of draft plan approval***

The Development Planning Department has reviewed the Applications and has no objection to their approval subject to the Conditions of Draft Plan Approval in Attachment 1 and resolution of additional comments provided to the Owners.

Parking

In addition to the required number of parking spaces being provided on each lot, areas for 187 on-street parking spaces are proposed along the internal public streets, as shown on Attachment 3, with the final total subject to review by the Transportation Engineering Division of the Development Engineering Department.

Landscape Plan

Landscape screening is proposed along the west buffer area abutting Highway 27 and boulevard plantings are proposed along the internal public roads, park and elementary school, as shown on Attachment 4. Sidewalks are proposed on at least one side of the street throughout the Development and along all sides of the public park and elementary school. A multi-use path is proposed within the future expanded right-of-way of Highway 27 along its east side to accommodate expected trips to Block 55 East and the Kleinburg Community. Visual connectivity per Policy 13.48.1.6 of OPA 48 is achieved through providing vista views of the retained portion of the golf course.

Tree Inventory and Preservation Plan

A total of 1,262 inventoried trees are recommended for removal from the combined Phase 2, 3 and 4 lands, with 826 trees requiring replacement and 440 trees being dead or below the minimum replacement size. As a Condition of Draft Plan approval, the Owner shall enter into a tree protection agreement and provide a detailed tree preservation plan to the satisfaction of the City to demonstrate the tree preservation methods and quantify the value of tree replacements.

Building Elevations

A typical building elevation is shown for each proposed dwelling type on Attachments 5 and 6. The dwelling frontages will face internally to the subdivision and address the local public roads to maintain the character of the overall Kleinburg area.

Sustainability Performance Metrics ('SPM')

The Development achieves an overall SPM application score of 40 (silver level) which exceeds the City's minimum SPM threshold.

## **Financial Impact**

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

## **Operational Impact**

### ***The Policy Planning and Special Programs ('PPSP') Department has no objection to the Applications subject to conditions of draft plan approval***

The PPSP Department has no objection to the Applications provided the Draft Plan conforms with the approved Block 55W Plan and that a final Master Environment and Servicing Plan be submitted to the satisfaction of the City, York Region and TRCA, as identified in the Conditions of Draft Plan Approval in Attachment 1. The Environmental Planning Division of the PPSP Department also requests that efforts be made to retain mature trees and consider alternative compensation methodologies beyond standard replacement requirements. Standard natural heritage warning clauses shall be included within the subdivision agreement.

### ***The Development Engineering ('DE') Department has no objection to the Applications subject to comments and conditions of draft plan approval***

The DE Department reviewed the Applications and have no objection to their approval subject to the Conditions of Draft Plan Approval in Attachment 1, the Holding Conditions in the Recommendations section of this Report, and resolution of additional comments provided to the Owners.

## **Road Network**

The Development proposes internal public roads and rear laneways which connect to the internal road network of the adjacent phases and new intersections at Highway 27 and Kirby Road. Various road improvements and land dedications are required including the conveyance of all necessary lands to widen Highway 27 to a four-lane cross-section. The Owner is required to address comments and conditions provided by the Transportation Division of the Development Engineering Department and York Region.

## **Water Servicing**

The Subject Lands are within the Pressure District Kleinburg Nashville ('PDKN') of the York Water System. In general, Phase 1 is serviceable from PDKN; however, Phases 2 to 4 and the homes situated in the higher elevated areas within the pressure district ('PD') will experience low water pressure and will not meet City design criteria. Therefore, the Block 55W Plan was analyzed comprehensively, and two water servicing options are recommended, as follows:

- The first includes a pressure district zone realignment to Pressure District 7 ('PD7') involving approval and coordination with York Region as there are implications to the system, given that the existing PD7 system has been set-up for the transition from PDKN to PD7. Discussions are ongoing with York Region, and the City's Infrastructure Planning Department is carrying this option in its master plan update. This is the consultants recommended option.
- The second option is to install a local booster pumping station to service the homes situated in the higher elevated area within the PD. This option is also feasible and will be carried forward as the recommended option if York Region does not approve Option 1 above.

The DE Department supports both options and requires a Holding Condition be applied to resolve the water servicing approach.

### Sanitary Servicing

#### *Ultimate Wastewater Servicing*

The Subject Lands are tributary to York Region's West Vaughan Sanitary Sewer, and its proposed outlet is at a manhole located on the Kleinburg Water Resource Recovery Facility ('KWRRF') site. A 14 km sanitary sewer route from the new Humber Sewage Pumping Station to the KWRRF is the preferred solution for future sewage servicing in West Vaughan. The sanitary sewer will be constructed in 2 phases.

The ultimate outlet for the Subject Lands will be available in phase 2 of the sanitary sewer, and its construction in-service date is beyond 2034. To connect to this outlet, a permanent sanitary sewer along Highway 27 is required from approximately Nashville Road to the KWRRF site. To allow for the Development to proceed ahead of the ultimate build out, an interim servicing solution is proposed.

#### *Interim Wastewater Servicing*

The recommended option to service the Subject Lands in the interim is to connect to the exiting Nashville Sewage Pumping Station ('NSPS'). Given limitation, 2 upstream inline storage tanks are proposed to attenuate flows and to ensure the NSPS does not exceed its design capacity. The first storage location is just upstream of the NSPS.

To convey flows from Block 55W to the NSPS, a new pumping station ('Kirby SPS') is required. The Kirby SPS captures flows from Block 55W (proposed and future growth) and an existing external area along Kirby Road. The second storage location is just upstream of the Kirby SPS and is consistent with the Interim Servicing Strategy Study.

A combination of forcemain and gravity sewers will be used to convey wastewater flows to the NSPS. The second inline storage is proposed to be located upstream of the NSPS.

#### Storm Servicing

The majority of the Block 55 West Plan lands drain east towards the Humber River. Six man-made ponds and a network of private storm sewers and irrigation pipes are located on the Copper Creek Golf Course lands which service the Subject Lands. The stormwater management ('SWM') plan comprises of employing the existing SWM pond located within the Copper Creek Golf Course, which will be upgraded to service the Block 55 West Plan area.

The City design standards dictate that the SWM pond should control the urban stormwater runoff to the target release rates established in the City's Master Plan and provide water quality treatment and erosion control. While the SWM pond will remain under private ownership, the City is requesting an easement over the lands for operations and maintenance if required. The Owner shall provide the necessary financial security in the form of a Letter of Credit ('LC') for this arrangement, all to the satisfaction of the DE Department.

#### Lot Grading, Erosion and Sediment Control

A detailed evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted for the City's review. The Owner shall inform the City of any operation and maintenance obligations for future municipal or private infrastructure including retaining walls, soil stability requirements or other proposed structures necessary to facilitate the Development.

#### Environmental Site Assessment ('ESA')

A Phase 1 and Phase 2 ESA report were previously submitted and reviewed under related file OP.17.008, which identified that the proposed residential development on the golf course lands would require an MECP RSC due to the change to a more sensitive land use. In addition, the ESA reports indicated a number of locations with impacts exceeding the applicable MECP standards. As per the City's policy on contaminated sites for future development, the Owner shall provide the City with a Remedial Action Plan outlining their approach to remediation along with filing and obtaining a MECP RSC for the Subject Lands. A Holding Symbol "(H)" condition will be included in the amending zoning by-law for the submission of a filed MECP RSC and associated ESA reports to the satisfaction of the DE Department.

### Noise Impact Study ('NIS')

The Owner submitted an NIS prepared by Aercooustics Engineering Ltd. dated May 26, 2021 to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. The NIS recommended noise barriers for most of the lots and blocks abutting Highway 27 and Kirby Road as well as upgraded building exterior components, central air conditioning, and noise warning clauses to be included in Offers of Purchase and Sale or Lease and registered on title to make future occupants aware of potential noise levels. The prediction results as well as noise control recommendations presented in the NIS should be verified based on the final grading of the Development. The final NIS must be approved to the satisfaction of the DE Department and all comments and conditions be addressed through a subsequent submission.

### Sewage and Water Allocation

On March 26, 2024, Vaughan Council endorsed its latest Allocation of Servicing Capacity Annual Distribution Update and Allocation of Servicing Capacity Policy. The current remaining servicing capacity amount tributary to the Kleinburg Water Resource Recovery Facility is 1,260 persons equivalent. Accordingly, servicing capacity to the Development is available and unrestricted for 273 residential units (973 persons equivalent).

### ***The Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the Applications subject to conditions of draft plan approval***

The Development contains one 1.23 ha public park (Block 249) to be conveyed to the City. Canada Post mailboxes are currently shown within Block 249; however, as a Condition of Draft Plan Approval the mailboxes must be relocated as they cannot encumber lands for a public park. The PIPD Department has no objection to the Applications subject to their Conditions of Draft Plan Approval in Attachment 1.

### ***Municipal waste collection will be provided to the Development***

The Environmental Serviced Department, Solid Waste Management Division has no objection to the Development, which will be serviced by municipal waste collection.

### ***Development Charges are applicable to the Development***

The Financial Planning and Development Finance Department requires the Owner to enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise, regarding matters the City may consider necessary, including paying all applicable development charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board

Development Charge By-laws. A standard condition to this effect is included in Attachment 1 of this report.

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

Prior to the issuance of a Building Permit, the owner shall dedicate land and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the subject lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable. A standard condition to this effect is included in Attachment 1 of this report.

***Canada Post has no objection to the Applications***

The Development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes; however, modifications to the mailbox location are required in light of comments provided by PIPD. Canada Post has no objection to the Applications, subject to their Conditions of Draft Plan Approval identified in Attachment 1d) to satisfy their mail delivery requirements.

***The utility providers have no objection to the Applications***

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada and Rogers Communications Inc. have no objection to the Applications, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities (if required) prior to the commencement of any site works, and satisfying the Conditions of Draft Plan of Subdivision Approval in Attachments 1 and 1e).

***The School Boards have no objection to the Applications***

The York Region District School Board ('YRDSB') will obtain a 2.68 ha elementary school block (Block 250) and have provided their Conditions of Draft Plan Approval contained in Attachment 1f). The York Catholic District School Board ('YCDSB') has no objection to, or any conditions for, the Applications pertaining to Phase 2. The Conseil Scolaire de District Catholique Centre-Sub have not provided comments on the Applications.

**Broader Regional Impacts/Considerations**

***York Region has no objection subject to conditions of draft plan approval***

The Subject Lands abut Highway 27 to the west, which is under the jurisdiction of York Region. All access to Highway 27 from the Development shall be provided through City

roads. York Region requires that Highway 27 be widened to a four-lane cross-section for the portion abutting the Development prior to the Development being occupied, which will ultimately complete the planned upgrades spanning from Kirby Road to Major Mackenzie Drive (road expansion, turning lanes, active transportation facilities, etc.). The Owner shall also convey adequate land to provide a minimum of 18 m from the centreline of Highway 27, a right turn lane at the intersection of Highway 27 and Street B, and the necessary daylight triangles at the corners of Highway 27 and Kirby Road (15 m by 15 m), and at Highway 27 and Street B (10 m by 10 m).

On December 14, 2022, York Region indicated that the Applications are a matter of local significance and have no objection to their approval, subject to their Conditions of Draft Plan Approval included in Attachment 1b).

***The TRCA has no objection subject to conditions of draft plan approval***

A portion of the Subject Lands are within the TRCA regulated area. The TRCA has no objection to the Application, subject to their conditions of draft plan approval identified in Attachment 1 c).

**Conclusion**

The Development Planning Department has reviewed the Applications in consideration of the applicable Provincial policies, York Region and City Official Plan policies, the requirements of Zoning By-law 001-2021, the comments received from City Departments, external public agencies, the public, and surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conforms to the Growth Plan, the YROP 2010, VOP 2010 and Block 55W Plan, and are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the recommendations in this report and the Conditions of Draft Plan of Subdivision Approval in Attachment 1.

**For more information**, please contact: Chris Cosentino, Senior Planner, Development Planning Department, ext. 8215.

**Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Draft Plan of Subdivision and Proposed Zoning
4. Conceptual Landscape Plan

5. Elevations (Typical)
6. Elevations (Typical)
7. Approved Block 55W Plan
8. Zoning By-law 001-2021 Table 1

**Prepared by**

Chris Cosentino, Senior Planner, ext. 8215.

Mark Antoine, Senior Manager of Development Planning, ext. 8212.

Nancy Tuckett, Director of Development Planning, ext. 8529.

**ATTACHMENT NO. 1**

**CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-22V007 (THE 'PLAN')  
1045501 ONTARIO LIMITED AND EAST KLEINBURG DEVELOPMENTS INC. (THE  
'OWNER')  
11191 HIGHWAY 27  
PART OF LOTS 28 and 29, CONCESSION 8 (THE 'LANDS')  
CITY OF VAUGHAN (THE 'CITY')**

**THE CONDITIONS OF THE COUNCIL OF THE CITY THAT SHALL BE SATISFIED  
PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE  
19T-22V007 ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of the Region of York as set out on Attachment No. 1b) and dated December 14, 2022.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated May 22, 2024.
4. The Conditions of Approval of Canada Post as set out on Attachment No. 1d) and dated October 27, 2022.
5. The Conditions of Approval of Bell Canada as set out on Attachment No. 1e) and dated October 25, 2022.
6. The Conditions of Approval of the York Region District School Board as set out in Attachment No. 1f) and dated January 4, 2023.

**Clearances**

1. The City shall advise that Conditions on Attachment No. 1a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
2. The Region of York shall advise that the Conditions on Attachment No. 1b) have been satisfied; 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 on Attachment No. 1c) have been satisfied; the clearance letter shall include a brief

statement detailing how each condition has been met.

4. Canada Post shall advise that the Conditions on Attachment No. 1d) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise that the Conditions on Attachment No. 1e) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
6. The York Region District School Board shall advise that the Conditions on Attachment No. 1f) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT No. 1a)**

**CITY OF VAUGHAN CONDITIONS:**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons, dated April 24, 2024 (the 'Plan').
2. If approval of a final plan of subdivision is not given within 3 years after the date upon which approval of Draft Plan of Subdivision File No. 19T-22V007 was given, then the draft plan approval shall lapse unless extended by the City upon application by the Owner.
3. 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*.
4. The Plan shall be updated to include the approved street names to the satisfaction of the Development Planning Department.
5. 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.
6. Prior to registration of the Plan, 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](mailto:gisplanning@vaughan.ca) confirming the final submission has been approved will be provided.
7. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Tariff of Fees By-law.
8. The Owner acknowledges and agrees that the Plan and associated conditions of draft approval may require revisions, to the satisfaction of the City, to implement or integrate any recommendations resulting from studies or submissions required as a condition of draft approval.
9. The Deputy City Manager of Planning and Growth Management shall be delegated the authority to approve any minor revisions to the draft plan or draft

conditions as a result of errors, omissions, or other revisions as required through detailed engineering design.

10. The Plan shall conform with the September 26, 2023, Council Approved Block 55 West Plan, subject to any minor amendments resulting from the fulfillment of conditions of Draft Plan Approval that do not constitute a formal amendment to the Block Plan.
11. Prior to Registration of the Plan, the final Master Environment and Servicing Plan shall be submitted to the satisfaction of the City, York Region and Toronto and Region Conservation Authority, prior to registration of the Plan, and shall reflect the agreed upon revisions identified through the Block Plan Application process.
12. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a. phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
  - b. all agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 1f) inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
13. 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.
14. Prior to the issuance of a Building Permit, the Owner shall dedicate land and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the subject lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable.
15. The Owner shall acknowledge in the Subdivision Agreement that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act, 2007*. The Owner is required to comply with any Ministry of Environment, Conservation and Parks (MECP) 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 Lands, the Owner must comply with the provisions of the *Endangered Species Act, 2007*.

16. The Owner shall acknowledge in the Subdivision Agreement that the City contains Migratory Birds within its jurisdiction that are protected under the *Migratory Bird Convention Act, 1994*. The Owner shall not remove any trees within the breeding bird window in Vaughan from March 31 to August 31. If tree removals are necessary then bird nest sweeps and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.

#### Parks Infrastructure Planning and Development

17. The park (Block 249) design, location, typology and size shall conform to, and be consistent with, the Vaughan Official Plan 2010, Section 7.3.2 Parks and Open Space Design and the Active Together Master Plan ('ATMP').
18. Prior to registration of the Plan, the Owner shall provide the City with a parkland dedication chart for all Block 55 West development lands owned by the Owner, including Phases 1 to 4 (Subdivision Files: 19T-22V006, 19T-22V007, 19T-22V008, and 19T-22V009), for review and approval to the satisfaction of the City. The parkland dedication chart shall include the total hectares of parkland identified to be conveyed to the City in all phases of the Block 55 West development, including the 1.23 ha park block (Block 249) proposed as part of the subject development (Phase 2 - 19T-22V007). Note: 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 of Block 55 West of the individual Owner lands or the development group.
19. 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.
20. Prior to the execution of the subdivision agreement, the Owner shall agree to develop the base requirements for Park 'B' in accordance with items listed under Parkland Base Conditions and Requirements. Unless otherwise agreed upon with City staff, development of the public parkland block 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.

21. Prior to registration of the Plan, the Owner shall at its sole expense complete Parkland Base Conditions and Requirements Part 1 and Part 2 as outlined below for Block 249 – Park B to the satisfaction of the City:

Part 1: General Requirements

- a. Proposed public park block(s) grading must not negatively impact adjacent properties with overland flow routes. The public park block(s) cannot be encumbered by overland flow routes from adjacent properties.
- b. The public park block(s) shall not be encumbered by any easements for utility services, transformer boxes, temporary or permanent building structural elements including underground parking, building overhangs, Canada Post mailboxes and/or access, buffers, railway and pipeline safety buffers and zones, overland flow routes, regulated floodplain areas, Natural Heritage Network core features and associated buffers, with the exception of cross easements for servicing, utilities, maintenance and access, or anything that could negatively impact the public use of the public park, unless otherwise agreed to between the parties.
- c. A storm water management brief and grading plan for all required storm water services is required to ensure that proposed grading works have been designed to accommodate storm water flows in accordance with the Engineering Department Design Manual at interim and final phases of the public park block(s) development to the satisfaction of the City.
- d. A Park Master Plan/Facility Fit Plan to the City's standard level of service shall be prepared and include the following information:
  - a. Illustrates the proposed park program requirements and level of service to meet the projected population and demographics as determined by the City per the recommendations of the ATMP, and informed by the findings and recommendations of the Community Services and Facilities Report prepared for these subject lands;
  - b. Demonstrates a sound design approach at locations where proposed public parks are adjacent to private development the treatment of the

interface between the public park and the private development to ensure an integrated design approach is adopted towards built form, pedestrian connections, and ground floor programming to the City's satisfaction;

- c. Layout plan which illustrates proposed park program requirements, phasing plan based on adjacent construction activities, pedestrian circulation, and required setbacks as determined by the City; Demonstrate parkland configuration and grading to allow for the placement and development of appropriate outdoor facilities;
- d. Provides information on parkland development phasing to deliver the Park and associated facilities to residents consistent with the development phasing and to the City's satisfaction;
- e. Provides boundaries of proposed parkland dedication and the total size of individual blocks;
- f. Provides an existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
- g. Provides a grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements. Provide base and ultimate grading consistent with intended uses and objectives of the park. The grading plan shall illustrate proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements;
- h. Provides a preliminary construction cost estimate;
- i. Required restoration works and Edge Management Plan for park block abutting open space and associated buffer; and
- j. The plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program requirements to the satisfaction of the City.

#### Part 2: Public Park Base Condition Works

- e. 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;

- f. A geotechnical investigation and Phase 2 Environmental Site Assessment to be conducted by a qualified Professional Engineer in accordance with O. Reg. 153/04 (as amended) assessing all public park block(s) in the Plan for conformity with the applicable MOECC Site Condition Standards for parkland use, to the satisfaction of the City. A minimum number of boreholes, to be determined at draft plan of subdivision or development agreement stage, are required within the parks blocks. Boreholes are to be taken at regular intervals along the full length of the proposed public park block(s). 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 by 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;
- g. A complete inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within park block(s). 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;
- h. Adequately sized servicing connections are required along the main public park frontage and shall include a water chamber manhole, complete with a curb stop, sanitary manhole and a storm water manhole. All structures are to be located a minimum of 5 meters from adjacent property lines;
- i. The approved electrical distribution plan will include a 120/240 volt, single phase, three wire power supply to the public park block(s). The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the block(s). The cable feed will originate from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2"x4" wood stake, visible above grade;

- j. Public park block(s) grading shall be completed using 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 meet and match surrounding levels and allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area;
- k. No fill shall be placed on existing topsoil and the stockpiling of topsoil is prohibited on the public park block(s). 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. Topsoil shall be spread evenly to a minimum depth of 300mm over the entire public park block(s). 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;
- l. All temporary sediment control management measures are to be removed prior to rough grading;
- m. The public park block(s) shall be sodded, as approved by the City;
- n. The Owner shall install City approved temporary fencing along the perimeter of the public park block(s). "No Dumping", "No Trespassing", and "Encroachment by-law" signage shall be attached to the temporary fencing; and
- o. The Owner shall be responsible to maintain the public park block(s) until such time as the public park is conveyed to the City. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice 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.

22. Prior to the execution of the subdivision agreement, the Owner shall provide the City with a Letter of Credit (LC) totaling the complete cost to construct the public parkland to base conditions as per *Parkland Base Conditions and Requirements*, based on the approved plans and cost estimate. The LC shall be held for the estimated construction costs for the proposed site works, which shall include but is not limited to all required grading, landscape restoration, additional fill to meet approved grades, risk of contamination, removal of existing infrastructure/ structures, temporary drainage structures, servicing, and fencing. The Owner is responsible for the total cost of the construction of parkland base as per *Parkland Base Conditions and Requirements*, including but not limited to any works of a temporary nature.
23. Development of the park blocks are to be coordinated with residential development in order to provide park facilities to the local residents in a timely manner. The Owner is to advise the City whether or not they intend to undertake full development of and/all of the park blocks so that the City can plan and budget accordingly. In the event that the Owner and the City agree that the Owner will develop Park Block 249 on Schedule "A", the Owner shall agree that the design, securities and construction for the Park will be addressed through an amending agreement in accordance with the City "Developer Build Parks Policy, No. 07.2.05".

#### Urban Design

24. Prior to registration of the Plan, 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.
- a. 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;
  - b. The Owner shall not remove trees without written approval by the City; and
  - c. 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.

25. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with recent Council approved fee by-laws (commencing January 1, 2024); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.

- a. 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; and
- b. 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.

26. Prior to registration of the Plan, the Owner shall:

- a. Agree that all development shall proceed in accordance with the Vaughan Council approved Architectural Design Guidelines for the Copper Creek Block 55 North West Architectural Design Guidelines prepared by John G. Williams Limited, Architect. and revised if required;
- b. Retain a control architect at the cost of the Owner with concurrence of the City to ensure compliance with the approved architectural design guidelines;
- c. Agree that prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and
- d. Acknowledge that the City may undertake periodic reviews to ensure compliance with the architectural design guidelines and should inadequate enforcement be evident, the City may cease to accept drawings certified by the control architect and retain another control architect at the expense of the Owner.

27. Prior to registration of the Plan, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the approved Copper Creek Block 55 North West Urban Design Guidelines and Block 55 Copper Kirby Development Landscape Master Plan prepared by the MBTW

Group / MBTW-WAI, including but not be limited to the following issues:

- a. The master plan shall be updated to include an addendum for this area of development;
  - b. Co-ordination of the urban design/streetscape elements including built form, fencing treatments, street tree planting, park block, vista blocks, buffer block;
  - c. Sustainability design practices/guidelines;
  - d. The appropriate landscaping and streetscaping treatment within the Phase 1 development including the public laneways;
  - e. The appropriate community edge treatment along Highway 27 with low-maintenance plant material;
  - f. The appropriate landscape buffer treatment including trail system along Highway 27 buffer Block 248 with low-maintenance plant material;
  - g. The appropriate landscaping and streetscaping treatment with a pedestrian trail within park Block 249;
  - h. The appropriate landscaping and streetscaping treatment within elementary school Block 250;
  - i. The appropriate landscaping and streetscaping treatment along the existing clubhouse frontage;
  - j. The appropriate landscaping treatment within vista blocks;
  - k. The appropriate landscaping and streetscaping treatment within round about and splitter islands; and
  - l. The appropriate fencing treatment along residential boundary abutting future residential, low-rise mixed-use Block 251, existing golf course and future residential.
28. Prior to registration of the Plan, 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.

29. Prior to registration of the Plan, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space 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.
  - a. The Owner shall provide a report for a 20 metre zone within all staked woodlot and open space edges to the satisfaction of the TRCA and 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.
30. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high galvanized chain-link fence or approved equal along the limits of the residential lots/blocks that abut open space areas.
31. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential lots and blocks that abut the landscape buffer Block 248.
32. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high galvanized chain-link fence or approved equal along the limits of elementary school Block 250 that abuts the residential lots.
33. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of the residential lots and blocks that abut the low-rise mixed-use Block 251.
34. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier and landscaping treatment within vista blocks.
35. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks landscape buffer blocks; to be coordinated with the environmental noise report.
36. The Owner shall convey Buffer Block 248 to the City free of all cost and encumbrances.

### Development Engineering

37. Any dead ends or open sides of road allowances created by this Plan 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.
38. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and Region of York.
39. Prior to registration of the Plan, the Owner shall provide easements and land dedication as may be required for access, utility servicing, drainage, construction purposes, or other municipal requirements shall be granted to the appropriate authority(ies), to their satisfaction free of all charge and encumbrance.
40. Prior to registration of the Plan, a geotechnical 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.
41. The Owner shall agree in the subdivision agreement to ensure that the grading at the boundaries of the Plan match with the grading for the surrounding lands and working easements to be obtained.
42. Prior to the initiation of grading, and prior to the registration of the Plan or any phase thereof, the Owner shall submit to the City for review and approval 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 and major flows; and

- d. Proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
43. Prior to registration of the Plan, the Owner may be required to revise or update the technical reports related to the development where such report may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Traffic Impact Study, Hydrogeological Study and Noise Study.
44. 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.
45. 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 development.
46. Prior to registration of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
47. Prior to registration 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.
48. 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.
49. 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.
50. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular

basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.

51. 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.
52. The Owner shall agree in the subdivision agreement to design and construct at no cost to the City all applicable external municipal infrastructure required that are necessary to benefit the Plan to the satisfaction of the City.
53. Prior to registration of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof. The analysis shall include, but not be limited to, conducting a WaterCAD/InfoWater analysis of the lands in accordance with the recommendations set forth within the Functional Servicing Report. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security for operation, maintenance and decommissioning considerations as necessary, to be held by the City until the ultimate water servicing works are implemented by York Region to service the Subject Lands.
54. Prior to registration of the Plan, the Owner shall conduct comprehensive sanitary sewer study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, downstream sanitary sewer design sheets and related drawings to demonstrate that the subject lands can be adequately serviced as proposed and conform to the City's comments on the sewer design. The sanitary sewer analysis shall be completed using the City standards as these lands are proposed to connect through an existing sanitary sewer network. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security for operation, maintenance and decommissioning considerations as necessary, to be held by the City until the ultimate sanitary servicing works are implemented by York Region to service the Subject Lands.

55. The Owner shall agree to provide the necessary financial security or payment as its contribution towards the construction of the ultimate sanitary sewer along Highway 27. This financial security or payment shall be provided in the form of a Letter of Credit or other method acceptable to the City. The financial security will be confirmed by the City prior to execution of the Subdivision Agreement upon the City's review and approval of the detailed engineering design submission of the ultimate sanitary sewer design along Highway 27, all to the satisfaction of the Development Engineering Department.
56. The Owner shall agree in the Subdivision Agreement with the City to pay its financial contribution towards any Special Area Charges related to implementation of the interim and ultimate servicing strategies identified through the Master Environmental Servicing Plan and/or the current Functional Servicing Report to service the Subject Lands.
57. The Owner shall agree in the subdivision agreement to pay its proportional financial contribution of the Kleinburg North SPS and associated sanitary forcemain works as the subject development is identified as lands external to the Kleinvit Estates Inc Subdivision (19T-08V05) (herein referred to as the "Kleinvit Lands") that is tributary to the sanitary network improvements. The pumping station was oversized through the Kleinvit Lands and any required obligations and/or required contributions to external lands will be applicable and determined through Draft Plan approval process.
58. The Owner shall agree in the Subdivision Agreement to decommission the Copper Creek Clubhouse forcemain along Highway 27 and associated unused local downstream sanitary sewer along Highway 27 / Islington Avenue, to the satisfaction of the City.
59. Prior to registration of the Plan of the Plan, the Owner shall provide an engineering report for the review and approval by the City that describes the proposed storm drainage system to develop the Subject Lands. The report shall include, but not be limited to, conveyance capacity analysis of proposed sewers, downstream storm sewer design sheets, hydraulic grade line analysis and related design drawings of the proposed pond to demonstrate that the subject lands can be adequately serviced to the satisfaction of the City, as the current design does not conform to the City standards. The stormwater analysis shall be completed using the City standards as these lands are proposed to be serviced by the private stormwater management pond within the lands adjacent to the Subject Lands.

60. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security or direct financial contribution for operation and maintenance considerations to the City, to the satisfaction of the City.
61. The Owner shall at their expense arrange to prepare and register a reference plan of the adjacent lands showing the proposed easements in favor of the City, over identified storm sewers, future maintenance roads, stormwater management pond and control structures within the adjacent lands, for the purposes of access, construction, operations, and maintenance related to the servicing of the subject lands to the satisfaction of Development Engineering Department. The Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit.
62. The Owner shall agree in the subdivision agreement that adequate access and municipal services will be available to service the subject Lands or demonstrate that alternative arrangements have been made for their completion to the satisfaction of the City.
63. All proposed watercourse/roadway crossings and subsurface infrastructure including, but not limited to, sanitary, stormwater and water services shall be constructed in conjunction with this development. The timing for construction of these works shall be to the satisfaction of the City.
64. Prior to registration of the Plan, the Owner shall obtain confirmation from the City and Region of York that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
65. Prior to registration of the Plan, the Owner shall retain the services of a qualified Electrical Consultant to provide an updated streetlighting design and photometric analysis as part of the proposed works. The plan/analysis to be submitted to the City and Region of York for review and approval shall demonstrate that adequate lighting is available for the sidewalk and roadway, and shall recommend mitigative measures for these issues, to the satisfaction of the City.
66. The Owner shall agree in the subdivision agreement 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.

67. Prior to registration 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.

68. Prior to registration of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:

- a. Submit a Phase One Environmental Site Assessment ('ESA') report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan ('RAP'), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City;
- b. Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan;
- c. Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended); and

- d. Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.

69. For park/open space block(s)/stormwater management block(s) that are being conveyed to the City, prior to registration of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:

- a. Submit a Phase Two ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City;
- b. Should remediation of any portions of the park/open space block(s) within the Plan be required to meet the applicable Standards set out in the MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a RAP and a complete copy of the satisfactory registration of the RSCs filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the remediated park/open space block(s) within the Plan;
- c. Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended); and
- d. Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.

70. Prior to registration 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 to according to the MECP Guidelines. 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.

71. Prior to registration of the Plan, the Owner shall ensure all necessary approvals to facilitate the road network in accordance with an updated Transportation Impact Study (TIS), to the satisfaction of the City. The updated TIS is to address all outstanding City comments and to analyze the proposed road network and its impact to existing roadways that are also subject to approval by the Region of York, to the satisfaction of the City.
72. Prior to registration of the Plan, the Owner shall provide updated functional design drawings followed by detailed engineering drawings of for the Phase 2 lands which includes but not be limited to the proposed intersections, roadways, and active transportation facilities for compliance with City requirements.
73. Prior to registration of the Plan of the Plan, the Owner shall prepare a comprehensive Traffic Management Plan (TMP) based on updated traffic study. The TMP shall include the details of the future traffic calming measures, future transit routes, pedestrian network, traffic controls, phasing etc. that reflects the latest road network to the satisfaction of the City.
74. Prior to registration of the Plan, the Owner shall retain the services of a qualified Transportation Consultant to provide an updated transportation report/plan outlining the required Regional and City road improvements. The report/plan submitted to the City and Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed development, and shall explain all transportation issues and recommend mitigative measures for these issues. An updated transportation report shall include a traffic management/roadway detour plan for the proposed roadway improvements. The Owner shall agree in the subdivision agreement to implement the recommendations of the updated transportation report/Plan and TMP, to the satisfaction of the City.
75. Prior to registration of the Plan and/or commencement of construction within the Plan, the Owner shall submit detailed engineering design plans for the proposed roads within and external to the Subject Lands including, but not limited to, the intersection design with existing municipal and Regional roads, lane widths, lane

configurations, curb radii, turning lanes with storage/ taper length, retaining wall details and sidewalk details to the satisfaction of the City and Region.

76. The Owner shall coordinate any telephone or telecommunications service provider to locate its plant in a common trench on future Street(s) to service the proposed Development Block(s) 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 able to install its plant so as to permit connection to individual units within the subdivision, at no cost to the City.
77. 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.
78. Prior to registration of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.

#### Warning Clauses

79. The following warning clauses shall be included in the Subdivision Agreement and all Agreements of Purchase and Sale or Lease as applicable:
  - 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 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."
  - b. "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."
  - c. "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this the 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.”

- d. “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.”
- e. “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 001-2021, 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.
- f. “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.”
- g. “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.”
- h. “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.”

- i. “The City has taken a Letter of Credit from the Owner (Subdivision Developer) 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.”
- j. “Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The 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.”

- k. “Purchasers and/or tenants are advised that this plan of subdivision is designed to include catchbasins. The catchbasin is designed to receive and carry only clean stormwater. It is the tenant’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
- l. “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint

Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

Adjacent to Park and Trail Blocks:

- m. "Purchasers and/or tenants are advised that the lot abuts a municipal park and/or multi-use municipal pathway and that lighting and noise should be expected from the use of the park and/or pathway for recreation purposes."
- n. "Purchasers and/or tenants are advised that the lot abuts a valley/open space buffer within which the City may construct a trail in the future together with satisfactory security and safety arrangements, and that noise should be expected from the active use of the trail."
- o. "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the municipal park and multi-use municipal pathway, are prohibited."
- p. "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."

Adjacent to Storm Water Management Blocks:

- q. "Purchasers and/or tenants are advised that the lot abuts a stormwater management facility or open space valley/woodlot and associated buffer and are designed for naturalization and therefore shall receive minimal maintenance."
- r. "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the school site, park, open space, woodlot and/or storm water management facility are prohibited."
- s. "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the school site, open space, stormwater management facility, watercourse corridor, woodlot, and/or park is prohibited."
- t. "Purchasers and/or tenants are advised that their rear yard lot area has been design to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which

may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits.”

**Schedule of Clauses/Conditions  
SUBP.22.V.0047 (19T-22V007)  
Part of Lot 28 & 29, Concession 8  
(East Kleinburg Developments Inc./1045501 Ontario Ltd.)  
City of Vaughan**

Re: Malone Given Parsons, File No. 22-3124, dated July 7, 2022

**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 agree that Highway 27 will be widened to a four-lane cross-section, from Kirby Road to Major Mackenzie Drive, prior to the development being occupied.
3. The Owner shall agree to implement the recommendations of the revised Transportation Study, including TDM measures and incentives, as approved by the Region.
4. The Owner shall agree that no private vehicular access will be provided to Highway 27, all access shall be through local roads.
5. 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.
6. The Owner shall agree 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.
7. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
8. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
9. The Owner shall include the following warning clause with respect to the lots or blocks affected:

## Copper Kirby – Phase 2

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

10. The Owner shall agree that 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 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
  - c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.
11. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

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

12. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
13. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
  - a) 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
  - b) 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.

## Copper Kirby – Phase 2

14. 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.
15. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to Development Engineering for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
16. Prior to final approval and 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 Regional right-of-way, 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:
    - i. Disinfection Plan
    - ii. 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.
17. 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.

18. 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.
19. 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.
20. 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.
21. 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.
22. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening from Public Lane "A" to the north leg of Street "F", 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 within the right-of-way of Street "F". The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
23. 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.
24. 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.
25. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be

for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

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

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

26. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) A widening across the full frontage of the site where it abuts Highway 27, of sufficient width to provide a minimum of 18 metres from the centreline of construction of Highway 27,
  - b) A 10 metre by 10 metre daylight triangle at the northeast and southeast corners of Highway 27 and Street "B", and
  - c) An additional 2 metre widening, 40 metres storage, together with a 60 metre taper for the purpose of a northbound right turn lane at the intersection of Highway 27 and Street "B".

## Copper Kirby – Phase 2

27. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
28. The Owner shall demonstrate, to the satisfaction of Development Engineering that Street "B" shall be designed to intersect Highway 27 at a right angle, or on a common tangent.
29. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street "B" shall be designed to accommodate the recommendations of the transportation report approved by York Region.
30. The intersection of Highway 27 and Street "B" shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
31. 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.
32. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
33. 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.
34. The Regional Corporate Services Department shall advise that Conditions 1 to 33 inclusive, have been satisfied.

**MEMORANDUM- TECHNICAL COMMENTS**

**RE: Draft Plan of Subdivision SUBP.22.V.0047 (19T-22V007)  
Zoning By-law Amendment ZBA.22.V.0130 (Z.22.030)  
Copper Kirby – Phase 2  
Part of Lot 28 & 29, Concession 8  
(East Kleinburg Developments Inc./1045501 Ontario Ltd.)  
City of Vaughan**

Regional Staff have reviewed the above noted draft plan of subdivision application, as well as the supporting documents, and provide the following comments. These comments are not an approval and are intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

**Infrastructure Asset Management****1. Wastewater Servicing**

- The MESP indicates that wastewater services will be provided by a future local sewage pumping station on the northeast corner of the site, which shall ultimately discharge to the Region's Kleinburg WRRF.
- Section 5.2 of the MESP acknowledges that capacity limitations exist in the Region's Kleinburg WRRF and captures an understanding of the plant's capacity, gained from the Region's recent review of the facility as follows:

"In a meeting with York Region on May 19, 2022, York Region advised that they had completed a study of the WRRF which confirmed that the plant has a biological capacity of 7830 people, however, the study also discovered a hydraulic restriction within the plant. To increase the plant capacity beyond 7505 people, the Region advised that filter upgrades would be required to alleviate the hydraulic restriction. Prior to the filter upgrades, the WRRF has a residual capacity of approximately 2600 people available to service Block 55 West."

- While largely accurate, Regional staff provides the following corrections and clarification:
  - a) The final sentence of the paragraph implies that the Kleinburg WRRF can service 7,505 people without filter upgrades and should be revised for accuracy and clarity. At this time, the confirmed available capacity at the plant is 7,200 persons.

## Copper Kirby – Phase 2

The 7,505 persons of capacity being available at the plant (without filter upgrades) is subject to confirmation through future monitoring of observed flows to the plant from the remaining population to be connected. Due to the hydraulic capacity limitations of the plant, the actual peaking factor observed in flows to the plant will impact the number of people beyond 7,200 persons that can be supported by the plant.

- b) It is also noted that IAM is not aware of any capacity commitment by the City to Block 55 landowners beyond 2,300 persons and has no knowledge of any commitment to the 2,600 persons suggested in the above noted paragraph of the MESP.
- c) IAM also notes an apparent discrepancy in the number of units/persons proposed between the MESP (2,800 persons, as noted on page 27) and Block Plan statistics (746 units/2,934 persons in participating lands, 791 units/3,094 persons including non-participating lands). Please revise documents as appropriate for consistency and clarity.

## 2. Water Servicing

- The MESP indicates that water services will be provided by existing local municipal infrastructure on Highway 27.
- Section 6.2 of the MESP indicates that the preferred water servicing strategy is to implement a pressure zone realignment which would convert the subject block from PDKN to PD7.
- The proposed water servicing strategy for the Block has not been accepted by the Region.
- IAM is currently reviewing the potential impacts of the proposed pressure zone realignment on the Region's PD7 system. Further comments will be provided to the applicant once the Region completes the review. The current estimated completion date is spring 2023. Please note the current estimate and may change and is provided for information purposes only.

## Transportation and Infrastructure Planning

1. The Addendum Transportation Mobility Assessment Study, prepared by Poulos & Chung, dated August 25, 2022 still references the Region's 2007 Access Guidelines in Section 2.
2. It should be noted that the Region does not fund YRT monthly passes.

### **Transit**

1. There are currently no existing fixed-route YRT services operating in the vicinity of the subject lands.
2. The subject lands fall within the service area for Mobility On-Request Kleinburg-Nashville. This service does not require bus stops.
3. The Transportation Mobility Plan Study uses a map from 2020 to list existing YRT services within the vicinity of the subject lands. The map is outdated and no longer reflects the current service. It is stated that the closest YRT route to the subject lands is Route 13 – Islington at Islington Avenue and Nashville Road. The Planning Justification Report also states YRT services operate near this intersection. Route 13 no longer operates in this area; however, the area is serviced by Route 468 - Emily Carr School Special via Kleinburg.
4. Any proposed adjustments or additions to YRT services in the area are not currently planned for and will be reviewed in the future as warranted. These will be dependent on development, ridership demand, and budget availability.
5. The applicant is strongly advised to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the internal road network to the Regional road network. The pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the local municipality. The applicant is strongly advised to include the provision of sidewalk facilities on both sides of all collector roads shown in the Block Plan.

### **Water Resources**

1. Please note the property is located (partially) within the SGRA and WHPA-Q (Recharge Management Area). As such the CTC Source Protection Plan water quantity recharge policy will apply. The proponent must make best effort to maintain predevelopment recharge at the site using best management practices. The contact person for this requirement is Don Ford at TRCA. The approving body for compliance with the policy will be the local municipality.
2. While the site is located in the Highly Vulnerable Aquifer, the proposed works will not trigger the associated requirements.
3. Water Resources would like to note the site is in an identified area of concern due to known high water table conditions and confined artesian aquifer conditions, which could have geotechnical implications with respect to construction activities including, but not limited to, dewatering (short-term or long-term), foundation construction, and building stability.

## Copper Kirby – Phase 2

4. As such, Water Resources recommends that any geotechnical and hydrogeological investigations undertaken by the owner take into account the fact that groundwater levels may currently be artificially depressed at the site due to third party permanent dewatering systems in the area. Also, please note that the Environmental Monitoring and Enforcement group of the Environmental Services department should be contacted at [sewerusebylaw@york.ca](mailto:sewerusebylaw@york.ca) for a dewatering permit, if required.
5. For your reference the Oak Ridges Moraine (YPDT-CAMC) Groundwater Management Tool: <https://oakridgeswater.ca/> can be accessed for geological data in support of geotechnical and hydrogeological analysis.

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

### **TRCA's Conditions of Draft Plan Approval**

TRCA recommends approval of Draft Plan of Subdivision 19T-22V007, Part of Lot 28 and 29, Concession 8, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons, revised dated April 24, 2024, 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 TRCA's Regulated Area. This submission shall include:
  - Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
  - 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 and prior to the registration of this plan or any phase thereof, the Owner shall submit detailed engineering reports (e.g., Stormwater Management) 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, 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. Provide provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quantity and volume of ground and surface water resources, in accordance with TRCA's current Stormwater Management Guidelines. The existing drainage patterns should be maintained, to the greatest extent possible, and the existing function of all regulated features is to be maintained, consistent with TRCA's guidelines.

- 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 Section 28.1 of Conservation Authorities Act.
- v. Design of flow dispersal measures and treatments associated with stormwater management outlets to reduce potential erosion, impacts to the regulated 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 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. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including dewatering necessary for the stormwater management infrastructure, including anticipated volumes, duration, discharge locations, potential impacts to wetlands, and filtration media – as required, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required.
- x. Grading plans for the subject lands. The plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to regulated natural features and associated buffers. All modifications to existing slopes must result in geotechnically-stable slopes to the satisfaction of the TRCA.
- xi. Cross-sections and details where grading and filling is proposed in, or adjacent to, the valley corridor (Other Lands Owned by Applicant) 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 regulated 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; and supporting geotechnical/soils analyses 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.
- 5. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to Section 28.1 of Conservation Authorities Act, to the satisfaction of TRCA.
  - 6. 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.

### **Subdivision Agreement**

- 7. 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 Section 28.1 of Conservation Authorities Act, to the satisfaction of TRCA.
  - iv. To comply with the permits approved pursuant to Section 28.1 of Conservation Authorities Act, including the approved plans, reports and conditions to the satisfaction of TRCA.
  - v. To erect a permanent fence along all blocks that abut the valley corridor (Other Lands Owned by Applicant) 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 valley corridor and adjacent Regulated Areas unless approved by TRCA; and
  - vii. To prohibit retaining walls in, or adjacent to, the valley corridor and adjacent Regulated Areas unless approved by TRCA.

### **Fees**

- 8. 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.) to TRCA.

City of Vaughan – Planning Department

To: **Christopher Cosentino**, Senior Planner, Development Planning Department

Reference: File: **Z.22.030 & 19T-22V007** Related Files: **PAC.22.40**  
**Part Lot 28 & 29, Concession 8 (Phase 2)**

Ward 1

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

Canada Post has reviewed the proposal of the 30 townhomes and 242 detached homes totaling 272 low rise residential units for the above noted Development 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](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

## Christopher Cosentino

---

**From:** circulations@wsp.com  
**Sent:** Tuesday, October 25, 2022 7:50 PM  
**To:** Christopher Cosentino  
**Subject:** [External] ZBLA (Z.22.029, Z.22.030, Z.22.031, Z.22.032) and Draft Plan of Subdivision (19T-22V006, 19T-22V007, 19T-22V008, 19T-22V009); 11063, 11191, 11363 Hwy. 27, Vaughan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

2022-10-25

Christopher Cosentino

Vaughan

, ,

Attention: Christopher Cosentino

**Re: ZBLA (Z.22.029, Z.22.030, Z.22.031, Z.22.032) and Draft Plan of Subdivision (19T-22V006, 19T-22V007, 19T-22V008, 19T-22V009); 11063, 11191, 11363 Hwy. 27, Vaughan; Your File No. Z.22.029,19T-22V006,Z.22.030,19T-22V007,Z.22.031,19T-22V008,Z.22.032,19T-22V009**

To Whom this May Concern,

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.”

Upon receipt of this comment letter, the Owner is to provide Bell Canada with servicing plans/CUP at their earliest convenience to [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) 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.

We note that WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. However, **all responses to circulations and requests for information, such as requests for clearance, will come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Juan Corvalan  
Senior Manager - Municipal Liaison  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at [www.wsp.com/casl](http://www.wsp.com/casl). For any concern or if you believe you should not be receiving this message, please forward this message to [caslcompliance@wsp.com](mailto:caslcompliance@wsp.com) so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au [www.wsp.com/lcap](http://www.wsp.com/lcap). Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au [conformitelcap@wsp.com](mailto:conformitelcap@wsp.com) afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

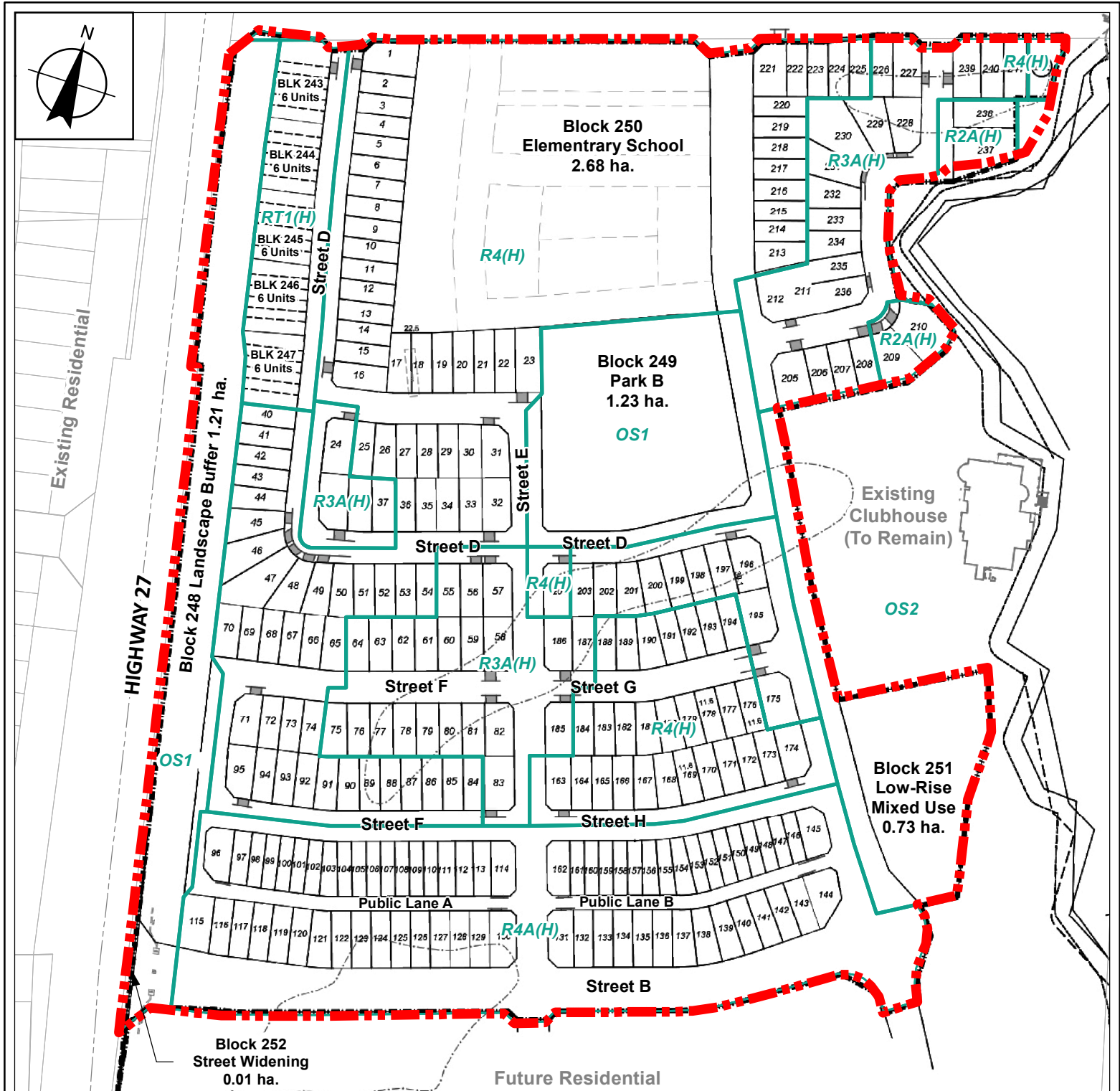
-LAEmHhHzdJzBITWfa4Hgs7pbKI

**A. Draft Plan Conditions:**

1. That the following conditions of draft plan approval to be imposed upon the subject Draft Plan of Subdivision 19T-22V007 relative to the York Region District School Board:
  - a) That prior to final approval, the owner shall have made Agreement satisfactory to the York Region District School Board for the transfer of a public elementary school site. The public elementary school site, Block "250", shall contain not less than 2.68 hectares and be free and clear of all encumbrances including but not limited to natural features.
  - b) That the owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:
    - i) to grade the school site and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
    - ii) to remove any buildings on the school site;
    - iii) to remove trees, as required to accommodate school layout;
    - iv) to provide a letter of credit pertaining to stockpiling and removal of topsoil, by taking the volume of topsoil to be stored upon the school site and multiplying such volume by 200% of the current market prices for waste material disposal, as set forth in the latest version of Hanscomb's Yardsticks for Costing, Cost Data for the Canadian Construction Industry, to the satisfaction of the York Region District School Board;
    - v) to remove stockpiled topsoil within 30 days of written notice by the Board and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
    - vi) to construct a black vinyl coated chain link fence, Type II 1 ½ " mesh, 1.8 m high along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
    - vii) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;
    - viii) to erect and maintain a sign on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
    - ix) to provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of eight boreholes shall be required and for a secondary school site a minimum of sixteen boreholes shall be required;
    - x) to provide the foregoing at no cost to the Board;
    - xi) to assume any upstream and downstream charges for hydro, natural gas, sanitary and storm drainage, and water supply.

- c) That the owner shall submit to the York Region District School Board, at no cost to the Board, a letter from a qualified consultant concerning:
  - i) the suitability of the school site for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and
  - ii) the availability of natural gas, electrical, cable, water, storm sewer and sanitary sewer services.
- d) That the owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board that the services referred to in Condition c) ii) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.
- e) That prior to final approval, the owner shall submit to the School Board an Environmental Impact Study for the school block, an initial set of engineering plans for review and approval, and subsequently, a copy of the final engineering plans as approved by the *City of Vaughan* which indicate the storm drainage system, utilities, and the overall grading plans for the complete subdivision area.
- f) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
- g) That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that they are satisfied that payment for any upstream and downstream charges will be made by the original developer.
- h) That the subdivision agreement includes warning clauses advising the *City of Vaughan*, property owners and purchasers of lots within the draft plan that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of the school site.
- i) That the York Region District School Board shall advise that conditions a) to h) inclusive have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.





#### Subject Lands

Zoning By-Law 001-2021

OS1, Open Space Zone

OS2, Open Space Zone

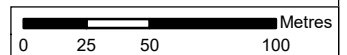
R2A(H), Second Density Residential Zone

R3A(H), Third Density Residential Zone

R4(H), Fourth Density Residential Zone

R4A(H), Fourth Density Residential Zone

RT1(H), Townhouse Residential Zone



## Draft Plan of Subdivision and Proposed Zoning

**LOCATION:** 11191 Highway 27  
Part of Lots 28, 29, Concession 8

**APPLICANT:** 1045501 Ontario Limited  
and East Kleinburg Developments Inc.

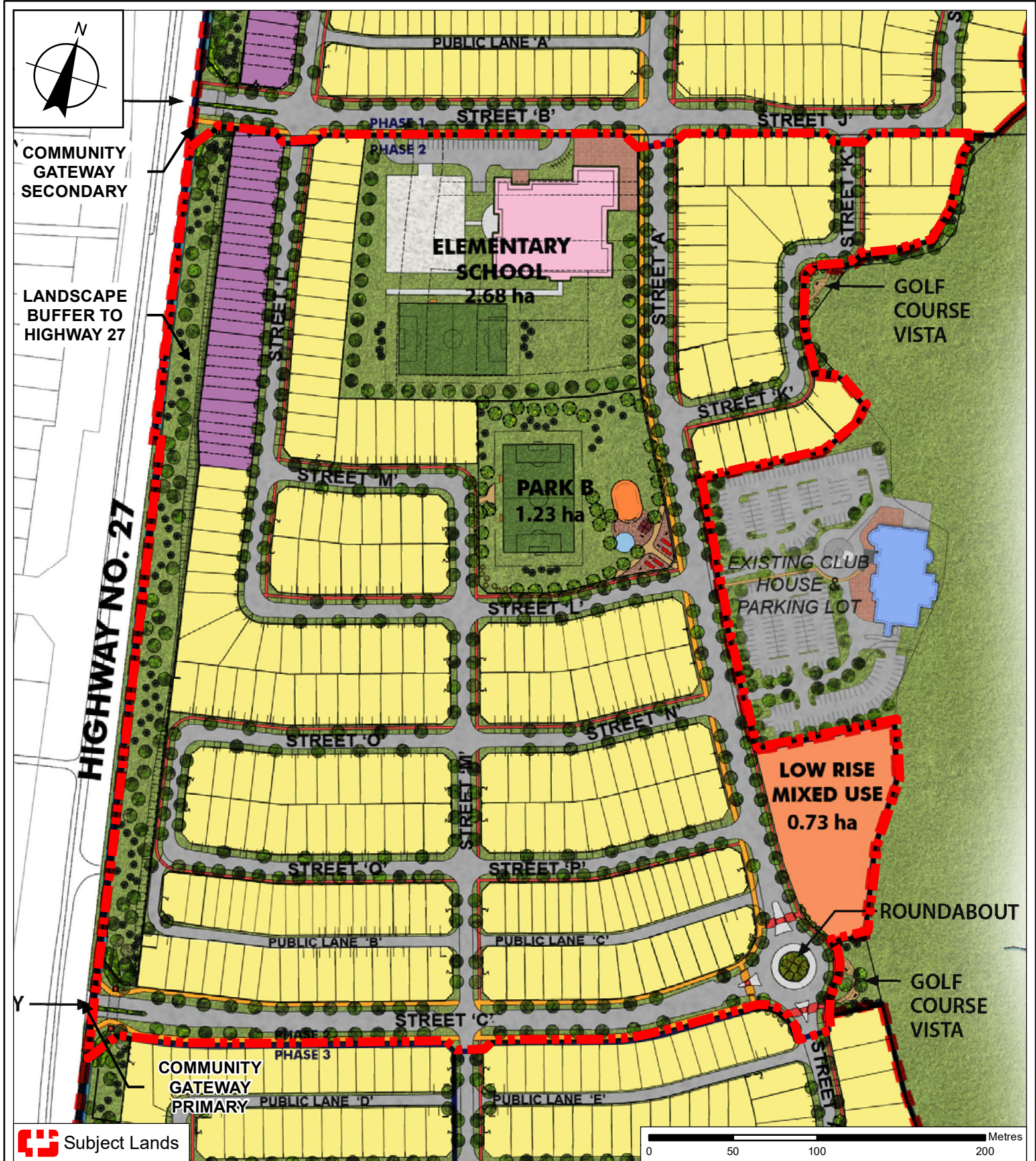


## Attachment

**FILES:**  
Z.22.030 and 19T-22V007

**DATE:**  
September 10, 2024

3



# Conceptual Landscape Plan

**LOCATION:** 11191 Highway 27  
Part of Lots 28, 29, Concession 8

**APPLICANT:** 1045501 Ontario Limited  
and East Kleinburg Developments Inc.



## Attachment

**FILES:**  
Z.22.030 and 19T-22V007

**DATE:**  
September 10, 2024

4



**20' STREET TOWNS**

**Townhouse Elevation - 6.1m Frontage Per Unit**



**26' REAR LANE**

**Single-Detached Lane Elevation - 8m Frontage**



**31' REAR LANE**

**Single-Detached Lane Elevation - 9.8m Frontage**

Not to Scale

## Elevations (Typical)

**LOCATION:** 11191 Highway 27  
Part of Lots 28, 29, Concession 8

**APPLICANT:** 1045501 Ontario Limited  
and East Kleinburg Developments Inc.



## Attachment

**FILES:**  
Z.22.030 and 19T-22V007

**DATE:**  
September 10, 2024

**5**



**38' SINGLE**

Single-Detached Elevations - 11.6m Frontage



**42' SINGLE**

Single-Detached Elevations - 12.8m Frontage



**50'/60' SINGLE**

Single-Detached Elevations - 15.24m and 18.3m Frontage



**70' SINGLE**

Single-Detached Elevations - 21.3m Frontage

Not to Scale

## Elevations (Typical)

**LOCATION:** 11191 Highway 27  
Part of Lots 28, 29, Concession 8

**APPLICANT:** 1045501 Ontario Limited  
and East Kleinburg Developments Inc.



## Attachment

**FILES:**  
Z.22.030 and 19T-22V007

**DATE:**  
September 10, 2024

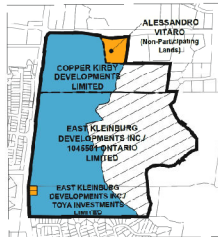
**6**

Subject Lands  
(Phase 2)



## BLOCK 55 NORTHWEST - BLOCK PLAN

### OWNERSHIP KEY MAP



### BLOCK 55 WEST RESIDENTIAL UNITS

UNIT TYPE	Phase 1	Phase 2	Phase 3	Phase 4	TOTAL PARTICIPATING	NON PARTICIPATING OWNERS		
						Vitale	Hwy 27	TOTAL
21.2m Single Detached	0	0	4	13	17	0	0	17
18.3m Single Detached	2	2	3	30	37	0	0	37
15.74m Single Detached	9	9	19	26	63	0	0	63
12.6m Single Detached	25	52	23	1	101	0	0	101
11.6m Single Detached	50	112	12	15	187	0	5	192
11.0m Single Detached/Car	16	30	17	15	78	0	0	78
7.80m Single Detached/Car	54	5	0	0	59	0	0	59
8.0m Single Detached/Car	71	32	0	0	103	0	0	103
4.1m Townhouses	71	30	0	0	101	40	0	141
TOTAL	298	272	78	98	746	40	5	791

\*Does not include estimated additional 15 units expected in low risk mixed use block

### BLOCK 55 WEST LAND USE SCHEDULE

LAND USE	TOTAL
Residential Area (incl. local roads)	48.02
Parklands A-C	3.08
Landscape Buffers	2.72
Schools	2.44
Pumping Station	0.31
Volleyball / Open Space / Ex. Golf Course	40.62
Regional Road Widening	0.17
TOTAL BLOCK AREA	97.40

Subject Lands

## Approved Block 55W Plan

LOCATION: 11191 Highway 27  
Part of Lots 28, 29, Concession 8

APPLICANT: 1045501 Ontario Limited and East  
Kleinburg Developments Inc.



## Attachment

FILES:  
Z.22.030 and 19T-22V007

DATE:  
September 10, 2024

7

**Attachment 8 – Zoning By-law 001-2021 Table 1**

	<b>Zoning By-law 001-2021 Standards</b>	<b>R2A Second Density Residential Zone Requirements</b>	<b>Proposed Exceptions to the R2A Second Density Residential Zone Requirements</b>
a.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater  Notwithstanding the above, the minimum shall be 2.4 m where it abuts a non-residential use including a walkway, greenway or stormwater management facility
b.	Minimum Exterior Side Yard	4.5 m	2.4 m
c.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
d.	Maximum Building Height	9.5 m	11 m
	<b>Zoning By-law 001-2021 Standards</b>	<b>R3A Third Density Residential Zone Requirements</b>	<b>Proposed Exceptions to the R3A Third Density Residential Zone Requirements</b>
e.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater  Notwithstanding the above, the minimum shall be 2.4 m where it abuts a non-residential use including a walkway, greenway or stormwater management facility
f.	Minimum Exterior Side Yard	4.5 m	2.4 m
g.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
h.	Maximum Building Height	9.5 m	11 m

	<b>Zoning By-law 001-2021 Standards</b>	<b>R4 Fourth Density Residential Zone Requirements</b>	<b>Proposed Exceptions to the R4 Fourth Density Residential Zone Requirements</b>
i.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater
j.	Minimum Exterior Side Yard	4.5 m	2.4 m
k.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
l.	Maximum Driveway Width	6 m for lots with a lot frontage of 12 m or greater	6.1 m for lots with a lot frontage of 11.6 m or greater
	<b>Zoning By-law 001-2021 Standards</b>	<b>R4A Fourth Density Residential Zone Requirements</b>	<b>Proposed Exceptions to the R4A Fourth Density Residential Zone Requirements</b>
m.	Minimum Lot Frontage	9 m	8 m
n.	Minimum Lot Area	225 m <sup>2</sup>	215 m <sup>2</sup>
o.	Minimum Front Yard	3 m	2 m
p.	Minimum Setback to a Sight Triangle	No requirement	1.2 m
q.	Minimum Rear Yard Setback	6 m	0.6 m
r.	Minimum Interior Side Yard	1.2 m	May be reduced to 0.6 m on one side, where the abutting interior side yard is 0.6 m or greater  Notwithstanding the above, the minimum shall be 2.4 m where it abuts a non-residential use including a walkway, greenway or stormwater management facility
s.	Maximum Lot Coverage	55 %	75 %
t.	Maximum Building Height	9.5 m	12.5 m  An Attached Rear Yard Garage shall not exceed the height of the principal dwelling

u.	Definition – Attached Rear Yard Garage	No definition	Means a private garage which is accessed from the rear of a lot via a lane and is connected to the principal dwelling with an Attachment. An Attached Rear Yard Garage may have part of the principal dwelling unit or a secondary suite above the ground floor
v.	Definition - Attachment	No definition	Means a covered and enclosed one or two-storey living space beside an outdoor amenity area connecting a private garage accessed by a lane to the principal dwelling. The width of an Attachment shall not exceed 50% of the lot width
	<b>Zoning By-law 001-2021 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
w.	Minimum Front Yard	4.5 m	3 m
x.	Minimum Setback to a Sight Triangle	3 m	1.2 m
y.	Maximum Lot Coverage	50 %	60 %
z.	Accessory Structure Permissions	<ul style="list-style-type: none"> <li>a) The maximum lot coverage shall be 10% or 67 m<sup>2</sup>, whichever is less</li> <li>b) The minimum interior side yard shall be 1.2 m</li> <li>c) The maximum building height shall be 3 m</li> <li>d) The maximum encroachment into any required yard for an eave or gutter shall not exceed 0.5 m</li> </ul>	<ul style="list-style-type: none"> <li>a) The maximum size shall not exceed 6 m<sup>2</sup></li> <li>b) The minimum interior side yard shall be 0.6 m</li> <li>c) The maximum building height shall be 4.5 m from finished grade to the highest point of the structure</li> <li>d) The maximum encroachment into an interior or exterior side yard for an eave or gutter shall not exceed 0.3 m</li> </ul>