

ATTACHMENT NO. 3

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-23V002 (THE 'PLAN')
2678462 ONTARIO LTD. (THE 'OWNER')
2160 and 2180 HIGHWAY 7
PART OF LOT 6, CONCESSION 3 (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 THE PLAN 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. 3a).
2. The Conditions of Approval of York Region as set out in Attachment 3b) and dated February 9, 2024.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment 3c) and dated March 4, 2025.
4. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment 3d) and dated May 4, 2023.
5. The Conditions of Approval of Bell Canada as set out in Attachment 3e) and dated July 26, 2024.
6. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out in Attachment 3f) and dated May 19, 2023.
7. The Conditions of Approval of Canada Post as set out in Attachment 3g) and dated May 16, 2023.
8. The Conditions of Approval of Canadian National (CN) Railway as set out in Attachment 3h) and dated May 10, 2023.

Clearances

1. Final Approval for registration may be issued in phases to the satisfaction of the City, subject to payment of 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 commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment No. 3, and for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise in writing that Conditions on Attachment No. 3a) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise in writing that the Conditions on Attachment No. 3b) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
4. The Toronto and Region Conservation Authority shall advise in writing that the Conditions on Attachment No. 3c) have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
5. Alectra Utilities Corporation shall advise that the Conditions contained in Attachment 3d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Bell Canada shall advise that the Conditions contained in Attachment 3e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge Gas Inc. shall advise that the Conditions contained in Attachment 3f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Canada Post shall advise that the Conditions contained in Attachment 3g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. CN Railway shall advise that the Conditions contained in Attachment 3h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT No. 3a)

CITY OF VAUGHAN CONDITIONS:

Development and Parks Planning Department or Policy Planning and Special Programs Department:

1. The final Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons, Revision 7, dated May 16, 2024 (the 'Plan') and relating to City File 19T-23V002.
2. Prior to release for registration of the Plan, 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, R.S.O. 1990, c.P.14, as amended.
3. If the Plan is not registered within three (3) years after the date upon which approval of Draft Plan of Subdivision File No. 19T-23V002 was given, then the draft plan approval shall lapse unless the Owner applies to the City for an extension and approval is granted for said extension prior to the lapsing date.
4. 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 and Parks Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided.
5. The Plan shall be updated to include the approved street names to the satisfaction of the Development and Parks Planning Department, Policy Planning and Special Programs Department and York Region.
6. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Fees and Charges By-law.
7. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development and Parks Planning Department in accordance with the in-effect Fees and Charges By-law.
8. The following clauses shall be included in the Subdivision Agreement:
 - a) Should archaeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Gaming and Ministry of Sport

and the Vaughan Policy Planning and Special Programs Department, Cultural Heritage Division.

If human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Bereavement Authority of Ontario (BAO) of the Ministry of Public and Business Service Delivery and Procurement and the Vaughan Development and Parks Planning Department, Cultural Heritage Division for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.

Development Engineering Department:

STANDARD DRAFT PLAN CONDITIONS

9. 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.
10. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
11. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
12. Prior to final approval of the Plan, the Owner shall provide easements 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.
13. Prior to final approval, 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.

14. 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.
15. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for review and approval the following:
 - a) A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
 - i. plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - ii. the location and description of all outlets and other facilities;
 - iii. storm water management techniques which may be required to control minor and major flows; and
 - iv. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
 - b) A detailed Flooding Mitigation and Emergency Access Report required to support the development within this draft plan, which report shall include:
 - i. plans illustrating how the existing and future riverine floodplain management tie into surrounding Toronto and Region Conservation Authority regulated floodplain, and indicating whether it is part of an overall floodplain mitigation scheme identified in the approved Concord GO Centre Flood Remediation Study, how all flooding events up to and including the regulatory storm, will be accommodated, and the downstream receiving system is not impacted to the satisfaction of the City;
 - ii. describes the impact to the existing and future floodplain extents and identifies interim and ultimate mitigation strategies that aligns with approved Concord GO Centre Flood Remediation Study.
 - iii. the location of emergency access and proposed methods to ensure safe access during all flooding events up to and including the regulatory storm;
 - iv. Detailed grading plans for the subject lands and details of any on and off-site infrastructure necessary to implement any required in the approved Concord GO Centre Flood Remediation Study

16. Prior to final approval of the Plan or any phase thereof, the Owner may be required to revise or update the technical reports related to the development where such reports may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Flooding Mitigation and Emergency Access Report, Traffic Impact Study, Hydrogeological Study and Noise Study.
17. 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.
18. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
19. Prior to final approval of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
20. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
21. 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.
22. 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.
23. 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.

24. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
- a) "Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act* and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
 - b) "Purchasers and/or tenants are advised that 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."
25. Any additional warning clause as noted in the subdivision agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.

SITE-SPECIFIC DRAFT PLAN CONDITIONS

26. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the draft plan, to the satisfaction of the City.
27. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase One Environmental Site Assessment ('ESA') report, a Phase Two ESA report, and if required and as applicable, a Remedial Action Plan and Phase Three ESA 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. A letter of reliance in accordance with the City's reliance letter template will also be required for all reports submitted to the City.
 - b) Given the proposed change to a more sensitive land use as defined under O. Reg. 153/04 (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.

- i) Should the Phase Two ESA identify contamination requiring remediation 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) for any portions of lands within the Plan, the RSC(s) will be required prior to final approval of the Plan.
 - ii) Should the Phase Two ESA not identify contamination requiring remediation, the RSC(s) will be required prior to the execution of a future Subdivision Agreement.
- 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).
- d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
28. Prior to final approval of the Plan, 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.
29. The Owner shall agree in the subdivision agreement to design and construct at no cost to the City all applicable external municipal infrastructure, including flood remedial works required that are necessary to benefit the Plan to the satisfaction of the City.

30. The City's Integrated Urban Water Plan ('IUWP') Class EA, specifically the Concord GO Centre/Major Transit Station Area ('MTSA') Functional Servicing Strategy Report ('FSSR'), identifies the need to complete downstream improvements to the existing sanitary sewer system to service the planned growth in the Concord GO Centre and surrounding development lands including the lands within the Plan.

The City intends to enact an Area Specific Development Charge (ASDC) by-law(s) with respect to these necessary downstream sewer infrastructure improvements. In advance of the enactment of this ASDC(s) by-law, the Owner shall agree in the Subdivision Agreement to provide financial securities for its proportionate share of the downstream sanitary sewer improvements based on the City's latest cost estimate for the required infrastructure improvements to the satisfaction of the City. Once the ASDC by-law related to the downstream sanitary sewer infrastructure improvements is enacted, the Owner shall pay the Development Charge applicable to the lands within the Plan.

31. 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.
32. Prior to final approval 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.
33. Prior to final approval of the Plan, the Owner shall prepare a comprehensive parking justification study to the satisfaction of the City.
34. Prior to final approval 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 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.
35. Prior to final approval of the Plan, the Owner shall ensure all necessary approvals to facilitate the road network in accordance with the Traffic Impact Study ('TIS'), to the satisfaction of the City. The traffic study is to analyze proposed road network and its impact to existing roadways that are also subject to approval by the Region of York.

36. Prior to final approval 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.
37. 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.
38. Prior to final approval 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 an 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 the Region to service the Subject Lands.
39. Prior to final approval 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 the Region to service the Subject Lands.

40. Prior to final approval of the Plan, the Owner shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands, as the current design does not conform to the City Standard. This report shall describe the proposed drainage system to develop the subject lands to conform to the City Standards. This condition is to be read in conjunction with related City's standard draft plan conditions and comments related to the stormwater management design.
41. The City is in the process of initiating a comprehensive flood risk assessment study and remediation strategy for the Concord GO Centre and surrounding development area to identify the infrastructure improvements necessary to remediate the effects of the existing floodplain and unlock the development potential in the area including the lands within the Plan.

The Owner shall agree in the Subdivision Agreement to pay its proportionate share of the cost associated with implementing the infrastructure improvements identified in the conclusion and recommendations of the approved Concord GO Centre Flood Remediation Study to the satisfaction of the City. The City intends to enact an Area Specific Development Charge (ASDC) by-law(s) with respect to the required storm drainage infrastructure improvements. In advance of the enactment of this ASDC(s) by-law, the Owner shall agree in the Subdivision Agreement to provide financial securities for its proportionate share of the storm drainage and sewer infrastructure improvements based on the City's latest cost estimate for the required infrastructure improvements to the satisfaction of the City. Once the Concord GO Centre Flood Remediation ASDC by-law is enacted, the Owner shall pay the Development Charge applicable to the lands within the Plan.

Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.

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

- a) Submit a Phase Two Environmental Site Assessment ('ESA') report in accordance with Ontario Regulation ('O. Reg.') 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should remediation of any portions of the park/open space block(s) within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, 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 Remedial Action Plan ('RAP') and a complete copy of the satisfactory registration of the Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the 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).
 - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
43. Prior to the initiation of the grading or striping of topsoil and final approval, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
44. The Owner shall agree in the subdivision agreement to construct a 1.5-metre-high black vinyl chain link fence along the limits of the Blocks where they abut the open space, valley/woodlot, and/or park blocks to the satisfaction of the City.

45. The Owner shall agree in the subdivision agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
46. 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.
47. Prior to final approval 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.
48. The Owner shall agree in the subdivision agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian and cycling facilities.
49. Prior to final approval of the Plan or any phase thereof, the Owner shall submit an updated environmental noise and/or vibration report ('Noise Study') to the City for review and approval, which includes addressing the following:
 - a) The Noise Study shall include the ultimate traffic volumes associated with the surrounding road network and railway in accordance with MECP Guidelines.
 - b) Should a Class 4 acoustical area designation recommendation be confirmed in the Noise Study for a phase of this Plan, the City will require our peer reviewer to evaluate these findings. As such, the Owner shall agree that as part of a Site Development application for each individual phase of development, the Owner shall submit a deposit, in an amount to be confirmed at the time of the peer review, to cover the costs of the peer review and City of Vaughan administration fees (as per the City's in-effect Fees and Charges By-Law). Any remaining budget from this deposit following the peer review will be refunded upon completion of the peer review process; should additional funds be required, they will be requested in the future.
 - c) The Owner shall address all comments provided by the Peer Reviewer to the satisfaction of the City.

- d) Should the designation of the Subject Lands as a Class 4 Area be confirmed through the peer review process to the City's satisfaction, the Owner shall agree that as part of a Site Development application for each individual phase of development, the Owner shall pay the surcharge fee in accordance with the City's Fees and Charges By-Law to amend the City's Noise By-Law to recognize the Class 4 Area designation for the Subject Lands, conditional upon the Owner satisfying the following:
 - i) Submission of a detailed noise impact assessment and provision of the recommended noise control measures, to the satisfaction of the City
 - ii) Approval of a related Site Development application by Vaughan Council or Delegated Staff Authority
 - iii) Agreement to provide notice to prospective purchasers that the dwellings are located in a Class 4 Area and that agreements respecting noise mitigation may exist, and if so, to be registered on title
 - iv) Agreement to register warning clauses on title to the satisfaction of the City, and
 - v) Submission of a copy of the registered plan of survey (i.e. R-Plan) showing the boundaries of the lands used for the designation of the Class 4 Area, to the satisfaction of the City.
 - e) The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved Noise Study to the satisfaction of the City. This agreement shall include the installation of the off-site mitigation measure, a proposed sound barrier on the adjacent property at 111 Rayette Road (including any revisions to the design of the barrier that are included in subsequent updated Noise Studies) to the satisfaction of the City (and its peer reviewer, if applicable).
 - f) The Owner shall also agree in the subdivision agreement to carry out, or cause to carry out, any additional proposed on-site or off-site noise mitigation measures as recommended in the Noise Studies for future phases of the Plan, to the satisfaction of the City (and its peer reviewer, if applicable).
50. Prior to final approval 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.
51. Prior to final approval of the Plan, the Owner shall obtain confirmation from the City and Toronto and Region Conservation Authority that adequate flood protection and safe emergency access are available to accommodate the proposed development.

52. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
53. 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.
54. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall explore waterproofing of the underground parking structure to avoid the need for permanent dewatering. Please note that the City of Vaughan is generally not supportive of any proposed active permanent dewatering (e.g. sumps in underfloor drainage systems) of the Oak Ridge Aquifer Complex.
55. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall provide a final Hydrogeological Assessment and final documentation that are required to complete a fulsome review of the development.
56. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall enter into an Encroachment Agreement Permit with the City and pay all associated Encroachment Fees related to shoring and/or tie-backs due to the existence of municipal infrastructure external to the Subject Lands (watermain and sanitary sewer).
57. Prior to final approval of the Plan and/or commencement of construction within the Plan and shall agree in the subdivision agreement to submit a Functional Design Plan including Pavement Marking & Signage Plan to the satisfaction of the Development Engineering Department which includes all proposed public roads and any proposed intersections with public roads. This includes the proposed Street A, the Street A intersection with Highway 7, all site accesses to Street A, the terminus of Street A, and the proposed emergency access road linking Highway 7 to Street A. The Functional Design Plan must demonstrate that City Engineering Standards and York Region requirements can be satisfied.

58. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall confirm access rights and any applicable easements with the neighbouring property at 2104 Highway 7 to the satisfaction of the Development Engineering Department. If required, interconnection with the neighbouring property 2104 Highway 7 must be incorporated into the design of Street A. The design of the Street A intersection with Highway 7 must also be revised recognizing the existing access to 2104 Highway 7 to Highway 7.
59. The Owner shall agree in the subdivision agreement to design and phase the implementation of Streets A and B to the satisfaction of the City.
60. Prior to final approval of the Plan, the width, alignment and limits of Street B shall be determined to the satisfaction of the City.
61. The Plan shall relate to the Draft Plan of Subdivision Drawing, prepared by KLM Planning Partners Inc., dated August 18, 2022 (revision date May 16, 2024), and shall be subject to addressing all technical comments to the satisfaction of the Development Engineering Department.
62. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.
63. The planned development in the Concord GO Centre and surrounding development area is dependent on realizing the construction of a new GO Rail Station on the Barrie GO Rail line located north of Highway 7 and east of the Barrie Rail Corridor (Highway 7/Concord GO Station). Metrolinx completed an initial business case for the Highway 7/Concord GO Station in 2023, which concludes the new station would have a positive Benefit-Cost Ratio and is therefore economically viable. Pursuant to provincial legislation (Bill 131), it is anticipated that the capital cost to construct the new station, shall be borne by the benefiting parties, including potentially the proposed development on the lands within the Plan. The Owner shall agree in the Subdivision Agreement to provide financial securities for its proportionate share of the cost associated with implementing the Highway 7/Concord GO Station that is attributed to the development on the lands within the Plan to the satisfaction of the City. Once the final cost sharing and financial strategy for the construct the Highway 7/Concord GO has been established, the Owner shall pay its proportionate share of the cost for Station, if applicable, to the satisfaction of the City.

Policy Planning and Special Programs Department:

LAND USE COMPATIBILITY CONDITIONS

64. Prior to final approval of the Draft Plan of Subdivision, the Owner shall submit an updated Land Use Compatibility Study (Air Quality) prepared by RWDI Consulting Engineers and Scientists, originally dated March 6, 2023, to the satisfaction of City.
65. The Owner shall agree to submit an addendum to the updated Land Use Compatibility Study (Air Quality) prepared by RWDI Consulting Engineers and Scientists to the satisfaction of the City as part of future Site Plan Development applications.
66. The Owner shall agree to include all recommended warning clauses from the updated Land Use Compatibility Study (Air Quality) prepared by RWDI Consulting Engineers and Scientists with respect to the potential impact of Environmental Noise, Air Quality, and Hazards in the Draft Plan of Subdivision Agreements, Site Plan Agreements, Condominium Agreements, and Purchase and Sales Agreements, as proposed by the Owner's consultants (i.e. Valcoustics Canada Ltd. and RWDI Consulting Engineers and Scientists) and to the satisfaction of the City.

ENVIRONMENTAL PLANNING CONDITIONS

67. The Owner is advised that the City of Vaughan has Species at Risk (SAR) within its jurisdiction that are protected under the *Endangered Species Act, 2007*, S.O.2007. As such, the onus is on the Owner to ensure the provisions of the *Endangered Species Act* are not contravened, and therefore the Owner shall agree in the Subdivision Agreement that it is the responsibility of the Owner to comply with any Ministry of Environment, Conservation and Parks (MECP) regulations and guidelines to protect SAR and their habitat.

Urban Design:

68. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
 - a) In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
 - b) The Owner shall not remove trees without written approval by the City.

- 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.
69. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development and Parks Planning Department in accordance with the in-effect Council approved Fee and Charges By-law for Vaughan Development Applications – Landscape Plan Review:
- This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
 - In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
70. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan Urban Design Policies. The document shall address but not be limited to the following issues:
- Landscape master plan; co-ordination of the urban design/streetscape elements including built form, fencing treatments, and street tree planting.
 - The appropriate edge treatments and landscaping along Highway 7 with low-maintenance plant material.
 - Architectural control design guidelines, including appropriate flankage elevations along Highway 7.
 - The pedestrian urban connections between streets and built forms.
 - Sustainability design practices/guidelines.
71. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics Program.
- The program shall present a set of metrics to quantify the sustainability performance of new development projects.

72. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the mixed-use blocks that abut the existing employment lands to the north, to the satisfaction of the City.
73. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the mixed-use blocks that abut the existing employment lands to the west, to the satisfaction of the City.

Parks Department:

74. The Owner acknowledges and agrees that cash-in-lieu of parkland may be required and shall be paid in accordance with Section 42 and 51.1 of the *Planning Act* and conform to the City's in-effect parkland dedication by-law and amendments.
75. The applicant shall enter into an agreement with the City to secure dedication of a public park, generally 0.27 ha in size, to be located within Block 2 on approved plan of subdivision last revised [*May 16, 2024*]. The public park will be designed and conveyed to the City at a future phase of the development.
76. Prior to the registration of the Plan, the Owner shall convey a blanket easement over the whole of Block 2, in favour of the City of Vaughan, for the purposes of public access and the construction and maintenance of a future public park. The Owner and the City agree that the Blanket Easement shall remain on Block 2 until, all to the satisfaction of the City:
 - i. a reference plan showing the location of the public park, generally 0.27 ha in size, on a portion of the Blanket Easement Lands, is prepared and deposited on title to the satisfaction of the City;
 - ii. the public park is constructed to its ultimate condition; and
 - iii. the public park, as shown on a reference plan, is conveyed to the City, free of all cost and encumbrances.

Upon the occurrence of Items (i), (ii), and (iii) the Owner shall register a Transfer, Release and Abandonment of the Blanket Easement, at the sole expense of the Owner and at no cost to the City. All costs associated with the above works as it relates to the blanket easement and transfer, release and abandonment of the blanket easement shall be paid by the Owner.

Real Estate Department:

77. The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1 ha per 1000 net residential units, or at a fixed rate, at Vaughan's discretion, and/or shall, convey land at the rate of 1 ha per 600 net residential units in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law.

Prior to the issuance of a Building Permit, the Owner shall pay to the City of Vaughan by way of certified cheque a community benefits charge equivalent to 4% of the value of the subject lands in accordance with Section 37 of the *Planning Act* and the City's Community Benefits Charge By-law. The Owner shall submit an appraisal of the subject lands, pursuant to the City's Community Benefits Charge 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 community benefits change payment.

Financial Planning and Development Finance Department:

78. 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 charges, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies, at the cost of the Owner.



February 9, 2024

Carol Birch
Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Carol Birch, Planner

**RE: 2nd Submission
Draft Plan of Subdivision SUBP.23.V.0014 (19T-23V002)
2160 and 2180 Highway 7
(2678462 Ontario Ltd.)
City of Vaughan**

York Region has now completed its review of the above noted revised draft plan of subdivision prepared by MGP, Project No. 19-2829, revised on September 28, 2023. The proposed development is located on the north side of Highway 7, east of Keele Street, and municipally known as 2160 and 2180 Highway 7, in the City of Vaughan. The proposal will facilitate the creation of two development blocks, with a combined total of 918 residential units, and blocks for two streets, within a 3.91 ha site.

Draft Plan of Subdivision – Required Changes

As noted in the first submission, the draft plan of subdivision does not correctly identify lands that are required to be conveyed to the Region as road allowance. The daylight trapezoid shall be a separate block from Street B. Please refer to the attached red-lined drawing.

Sanitary Water and Sewage Supply

Residential development requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation for the existing capacity assignments to date, then the development may require additional Regional infrastructure based on the conditions of future capacity assignment.

It is the Region's understanding that lands located in and around the Concord GO Station Mobility Hub planning area are contemplating higher density growth than planned in the recently approved Regional Official Plan. Please note that the Region's recently completed 2022 Water and Wastewater Master Plan has not considered the level of intensification proposed. As such, the potential impact of proposed growth in this area (and upstream and downstream areas) on the Regional infrastructure system must be monitored and addressed through various capacity

management tools which include: the capacity assignment program (managed in collaboration with local municipalities), future master plan studies, phasing of growth in alignment with available capacity, etc. At this time, the Region's servicing capacity commitment remains within the limits of currently assigned capacity to the City of Vaughan. It is in the City's jurisdiction to allocate the Region assigned capacity to individual developments based on their growth priorities.

Technical Comments

Regional Development Engineering, Transportation Planning and Sustainable Mobility staff have reviewed the draft plan of subdivision and associated documents and provides technical comments, attached hereto.

Summary

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

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

Sincerely,



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

JW/

Attachments (3): Schedule of Clauses/Conditions for the Draft Plan of Subdivision
 Technical Memorandum
 Red-lined Draft Plan of Subdivision

**Schedule of Clauses/Conditions
SUBP.23.V.0014 (19T-23V002)
2160 and 2180 Highway 7
(2678462 Ontario Ltd.)
City of Vaughan**

Re: MGP, Project No. 19-2829, Revised on September 28, 2023

Clauses to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall implement all recommendations, including TDM measures, as recommended in the Transportation Impact Study and Mobility Plan, to the satisfaction of the Region.
3. The Owner shall advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.
4. The Owner shall agree that no site alteration and/or development works of any kind shall be undertaken on Blocks 1 and 2 without appropriate Site Plan and/or Engineering approvals from York Region.
5. The Owner shall agree that no direct access to Block 2 shall be obtained from Highway 7. Access to this block shall be obtained from internal roadways.

Conditions to be Satisfied Prior to Final Approval

6. The Owner shall provide to the Region the following documentation to confirm that unrestricted water and wastewater servicing capacity is available from the Region assigned pool and have been allocated to the subject development by the City of Vaughan:
 - A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof, and
 - A copy of an email confirmation by a City of Vaughan staff member stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.

7. The Owner shall provide an electronic set of the final engineering drawings showing the water and wastewater infrastructure for the proposed development to Development Services and Infrastructure Asset Management for record.
8. The Owner shall revise the Transportation Impact Study and Mobility Plan, prepared by Arcadis, dated November 1, 2023, to the satisfaction of the Region.
9. The Owner shall provide a set of engineering drawings and obtain Regional approval, for the construction of Street A and its intersection with Highway 7 to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for Street A;
 - b) Grading and Servicing;
 - c) Intersection Design
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Line Painting Plans;
 - g) Traffic Control/Management Plans;
 - h) Erosion and Siltation Control Plans;
 - i) Landscaping and Boulevard Restoration Plans; and
 - j) Tree Protection Plans.
10. 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) Any additional widenings that may be required to maintain a minimum 15 metre by 15 metre daylight trapezoid at the intersection of Street B and Highway 7.
11. 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.
12. 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.

13. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
14. For any applications (Site Plan or Zoning By-law Amendment) deemed complete 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.
15. The Regional Corporate Services Department shall advise that Conditions 1 to 14 inclusive, have been satisfied.



MEMORANDUM - TECHNICAL COMMENTS

RE: 2nd Submission
Draft Plan of Subdivision SUBP.23.V.0014 (19T-23V002)
2160 and 2180 Highway 7
(2678462 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.

Development Engineering

1. Detailed comments are provided under SP.23.V.0091.
2. No part of the shoring system with the exception of tie-backs will be permitted to encroach into the road allowance of Highway 7.
3. The Owner shall submit a separate engineering application for the design and construction of proposed Street B, the servicing infrastructure underneath these roads, and the intersection design of Street B with Highway 7.
4. As noted in the first submission, the draft plan of subdivision does not correctly identify lands that are required to be conveyed to the Region as road allowance. The daylight trapezoid shall be a separate block from Street B. Please refer to the attached red-lined drawing.

Transportation Planning

1. The development of any phase with just one right-in/right-out access onto Highway 7 will result in significant U-turns on the already congested Regional intersections along Highway 7. The Study shows that intersection of Highway 7 and Keele Street will operate at or above capacity in existing and future scenarios. In our opinion, no phases of development should be allowed with just a single right-in/right-out access. At a minimum, Street A should be extended northward and connected to the existing Rayette Road from Phase 1 of the development. Additionally, the east-west road connection to Keele Street should also be protected for development phases beyond Phase 1.

2. It should be noted that Metrolinx has released an Initial Business Case (IBC) that studies the feasibility of a Highway 7/Concord GO station to be added to the Barrie GO Line. This GO Station will not be available to accommodate the initial phases of the development emphasizing the need to provide local roadway connections.
3. The deletion of east-west interconnection will remove any opportunity to provide a connection to Keele Street for this development and lands located east of this property. It is strongly recommended that a comprehensive plan is prepared for area located north of Highway 7 between Keele Street and Bowes Road to provide a local roadway network to lessen the impacts of development traffic on Highway 7.

Sustainable Mobility

1. The TDM Checklist shall include a line item identifying a PRESTO card transit incentive, pre-loaded with the value of three (3) monthly YRT passes, to be provided to each residential unit. The cost of the transit incentive is to be borne solely by the applicant and will not be the responsibility of the Region. The Region has identified this to be an appropriate TDM initiative given the context identified in the TIS. The development has significant access and connectivity to transit (Section 2.2) and active transportation infrastructure (Section 2.3) and no transportation network improvements are anticipated in the near future (Section 3.2). The applicant is advised that the average forecasted cost for transit passes is \$155/pass/month.
2. The Checklist shall include a line item for TDM Communication Strategy Outreach which shall identify a line with an estimated cost for a physical location for transit incentive distribution and sustainable transportation information. An associated cost of a rental venue for the outreach shall be provided if an on-site space is not available (e.g. condo lobby, meeting room). The applicant is responsible for the coordination and for providing a venue for the distribution of incentives. Each event, approximately 4 hours of staff time, can serve approximately 150 residential units. An estimated cost of \$3000 is recommended for a minimum of 2 outreach events. The applicant shall coordinate specific event details with York Region/York Region Transit staff allowing a minimum of 2 months' notice.

Transit

1. Existing fixed-route YRT services operating in the vicinity of the subject lands include:
 - Route 77 - Highway 7
 - Route 96 - Keele-Yonge
 - Route 107/107B - Keele and Viva Orange
2. Existing Mobility On-Request services operating in the vicinity of the subject lands include:
 - MOR 65+

3. The Owner is strongly encouraged to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the subject lands 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.
4. Keele Street and Highway 7 are identified as a Frequent Transit Network corridors. YRT plans to have 15-minute or better service along these corridors in the future. Increases to frequency are dependent on ridership demand and resource availability.

March 4, 2025

CFN 69277

Mary Caputo
Senior Manager of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Caputo:

**Re: Draft Plan of Subdivision 19T-23V002
Site Development Application DA.23.018
Part of Lot 6, Concession 3
2160 & 2180 Highway 7
City of Vaughan, Regional Municipality of York
2678462 Ontario Limited**

Further to our previous comments provided to you on February 14, 2025, which also detailed recommended conditions of Draft Plan of Subdivision approval and Site Development approval, the purpose of this letter is to provide revised conditions reflecting further discussions with City staff related to addressing flooding and access issues to the subject lands.

TRCA Recommendation

Based on the above and recognizing the Minister's Zoning Order (Ontario Regulation 170/21) issued for the lands on March 5, 2021, TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-23V002 and Site Development Application DA.23.018, subject to the inclusion of the recommended conditions attached in Appendices A and B. It is the expectation of TRCA that the Owner will address TRCA's interests through fulfillment of the conditions.

Please provide the Notice of Decision for the Draft Plan of Subdivision once approved. We trust these comments are of assistance and should you have any questions or comments, please contact the undersigned.

Regards,



Jason Wagler MCIP RPP
Senior Manager
Development and Engineering Services
Jason.wagler@trca.ca

Appendix A: TRCA's Draft Plan Conditions

TRCA recommends approval of the Draft Plan of Subdivision, prepared by MGP, revised May 16, 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 TRCA.

Conditions Applicable Prior to Development of any Phase

3. That prior to any site alteration or development taking place, the Owner shall submit and obtain approval of engineering reports (e.g., Stormwater Management) that describe in detail the Stormwater Management (SWM) criteria, how the proposed storm drainage system will be designed to meet SWM criteria, and how it will comply to TRCA requirements. These reports shall include, but are 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 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 captured, and the design capacity of the receiving system).
 - iii. Provisions for appropriately sized Stormwater Management Practices (SWMPs) to be used to treat stormwater in accordance with TRCA's current Stormwater Management 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 28.1.2 of Conservation Authorities Act.
 - v. Detailed grading plans for the subject lands and details of any on and off-site infrastructure necessary to implement any required Interim Floodplain Remediation Strategy, to the satisfaction of TRCA.
 - vi. Information detailing all anticipated temporary dewatering that may be required during the construction phases, including anticipated volumes, duration, discharge locations, filtration media, and procedures for emergency cleanouts in adjacent drainage systems due to unanticipated sediment releases/deposition events, to the satisfaction of the TRCA, for the purposes of determining whether a TRCA permit is required and whether the control of erosion and flooding may be impacted.
 - vii. Measures for minimizing and mitigating erosion related impacts on downstream areas (during and post construction), which are to be integrated into the stormwater management plan to the satisfaction of the TRCA.
 - viii. In conjunction with information related to the temporary dewatering management on site, proposed methods for controlling or minimizing erosion and siltation on-site, including the monitoring and maintenance of existing drainage systems on and around the site prior to and during construction, and/or in downstream areas of the West Don tributaries during and after construction, in accordance with the TRCA's Erosion and Sediment Control (ESC) guidelines (dated 2019) utilized by the TRCA. Erosion and sediment control plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included.
4. That prior to any site alteration or development taking place, the Owner shall obtain a permit from the TRCA pursuant to Section 28.1.2 of the Conservation Authorities Act, to the satisfaction of the TRCA.

Additional Condition Applicable Prior to Development of Block 2

5. That prior to any site alteration or development taking place on Block 2, and until such time as a comprehensive flood risk assessment and remediation strategy is completed for lands affected by flooding from the CN Rail Yard to areas in the vicinity of the Concord Go Secondary Plan, that the Owner shall submit and obtain approval of an Interim Floodplain Remediation strategy for the subject property to the satisfaction of TRCA staff. The Interim Remediation strategy, which shall include floodplain modelling, must demonstrate how the subject lands would be removed from the floodplain during construction period and remain outside the floodplain after construction without impacting flooding and increasing risk on adjacent properties.

Conditions Applicable Prior to Registration of any Phase

6. That prior to the registration of this plan or any phase thereof, the Owner shall provide confirmation by way of floodplain modelling that ingress and egress to the plan or phase is safe in accordance with provincial standards for pedestrians, vehicles, and emergency vehicles for all flooding events up to and including the regulatory storm, to the satisfaction of TRCA staff.
7. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to Section 28.1.2 of the Conservation Authorities Act, to the satisfaction of TRCA and that any obligations contained within the required permit agreement with TRCA have been fulfilled, to the satisfaction of TRCA.

Subdivision Agreement

8. That 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, including any remedial works.
 - ii. To obtain all necessary permits from TRCA pursuant to Section 28.1.2 of the Conservation Authorities Act, to the satisfaction of TRCA.
 - iii. To comply with the permits approved pursuant to Section 28.1.2 of the Conservation Authorities Act, including the approved plans, reports, conditions, and related agreements to the satisfaction of TRCA.
 - iv. To prohibit grading works within areas subject to TRCA's regulation unless approved by TRCA.

Fees

9. That the Owner provides a copy of the fully executed subdivision agreement and pay TRCA the required subdivision clearance fee, and permit fees (topsoil stripping, grading, servicing, etc.).

Appendix B: TRCA's Conditions for Site Plan Approval

1. That the Owner obtains a permit from TRCA pursuant to Section 28.1.2 of the Conservation Authorities Act.
2. That the Owner agrees in the site plan agreement that prior to the proposed buildings obtaining final occupancy, the Owner demonstrates to the satisfaction of TRCA that the subject lands have been removed from the floodplain and that the subject lands have safe access during and up to a regulatory storm event and that any remediation works necessary to achieve safe access for the subject lands have been implemented, to the satisfaction of TRCA staff. This demonstration shall include the submission of as-built drawings, revised floodplain modeling, floodplain mapping, and written certification by a qualified consulting engineer.

Attachment 3d)



Revised: May 11, 2020

Date: May 4th 2023

Attention: Carol Birch

RE: Request for Comments

File No.: 19T-23V002

Applicant: Mario Cortellucci, 2678462 Ontario Ltd.

Location 2160 and 2180 Highway 7

Revised: May 11, 2020

COMMENTS:

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

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

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

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

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

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

Revised: May 11, 2020

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

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

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

We trust this information is adequate for your files.

Regards,

Mitchell Penner

Supervisor, Distribution Design-Subdivisions

Phone: 416-302-6215

E-mail: Mitchell.Penner@alectrautilities.com

Subdivision Application Information Form is available by emailing Mitchell.Penner@alectrautilities.com

Attachment 3e)



7/26/2024

Carol Birch

**Vaughan
Vaughan (City)**

Attention: Carol Birch

**Re: Draft Plan of Subdivision (19T-23V002) and Site Plan Application (DA.23.018), 2160 and 2180
Highway 7, Vaughan; Your File No. 19T-23V002,DA.23.018
Our File No. DTS: 36985 / Circ: 43181**

Dear Sir/Madam,

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

Bell Canada Condition(s) of Approval

1) 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.

2) 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 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.

Concluding Remarks:

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.

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

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 Bell's responses and for any of the content herein.

Should you have any questions, please contact the undersigned.

Yours Truly,

A rectangular box with a thin border, containing a small blue square icon with a white question mark inside, indicating a redacted signature.

Juan Corvalan
Senior Manager - Municipal Liaison
Email: planninganddevelopment@bell.ca.



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

May 19, 2023

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

Dear Carol,

Re: Site Development Application
2678462 Ontario Ltd.
2160 and 2180 Highway 7
City of Vaughan
File No.: DA-23-018
Related Application: 19T-23V002

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

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

The applicant shall use the [Enbridge Gas Get Connected tool](#) to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.

https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F

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

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

The applicant will contact Enbridge Gas Customer Service at 1-877-362-7434 prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jasleen Kaur'.

Jasleen Kaur
Municipal Planning Coordinator
Engineering

ENBRIDGE
TEL: 437-929-8083
500 Consumers Rd, North York, ON M2J1P8
enbridge.com
Safety. Integrity. Respect. Inclusion.

Attachment 3g)



DELIVERY PLANNING
200 – 5210 BRADCO BLVD
MISSISSAUGA, ON L4W 2G7
416-262-2394
CANADAPOST.CA

May 16, 2023

City of Vaughan – Planning Department

To: **Carol Birch**, Planner

Reference: **Files:** DA.23.018 **Related Files:** 19T-23V002
2160 and 2180 Highway 7

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:

In order to provide mail service to one high-rise mix use building and one high-rise residential building with retail unit(s) at ground level, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will provide each building/tower with its own centralized mail receiving facility. This lock-box assembly must be **rear-loaded**, adjacent to the main entrance and maintained by the owner/developer in order for Canada Post to provide mail service to the tenants/residents of this project. **For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.**
- ⇒ The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

As per our National Delivery Policy, **street level residences and/or retail/commercial and/or non-residential use units will also receive mail delivery at centralized locations, not directly to their door.**

For example: If there is a common indoor entrance or connection extra mail compartments can be provided to accommodate these units in the main mailbox panel. If these units are not part of the condo/building then a separate centralized mail receiving facility/box can be set up by the developer at an alternative location.

The specifications can be found in our Delivery Standards Manual, which can be downloaded from this link: 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 for Postal Code(s) as existing postal coding will not apply and new postal codes will be issued for this development. I am also requesting the developer/owner contact me during the design stage of the above project, to discuss a suitable mailbox/mailroom location.

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

1. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
2. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
3. 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

Should you require further information, please do not hesitate to contact me at the above telephone number or mailing address.

Regards,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning – GTA

Attachment 3h)

From: Saadia Jamil <Saadia.Jamil@cn.ca> on behalf of Proximity <proximity@cn.ca>
Sent: Wednesday, May 10, 2023 1:45 AM

Hi Kevin,

Thank you for consulting CN on the application mentioned in subject. It is noted that the subject site is located within 1000m of CN's Rail Yard operations. CN has concerns of developing/densifying residential uses in proximity to railway operations. Development of sensitive uses in proximity to railway operations cultivates an environment in which land use incompatibility issues are exacerbated. CN's guidelines reinforce the safety and well-being of any existing and future occupants of the area. Please refer to CN's guidelines below for the development of sensitive uses in proximity to railways. These policies have been developed by the Railway Association of Canada and the Federation of Canadian Municipalities.

CN encourages the municipality to pursue the implementation of the following criteria as conditions of an eventual project approval:

1. The Owner shall engage a consultant to undertake an analysis of noise. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
2. The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 1000m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 1000 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
3. The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the noise isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
4. The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
5. The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.

Please be advised that CN is currently undertaking a review of the noise report for the subject site and will be providing further comments.

Thanks,

Saadia Jamil

Urbaniste sénior / Senior Planner (CN Proximity)
Planning, Landscape Architecture and Urban Design
Urbanisme, architecture de paysage et design urbain



E : proximity@cn.ca

1600, René-Lévesque Ouest, 11e étage

Montréal (Québec)

H3H 1P9 CANADA

wsp.com
