

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2025

Item 4, Report No. 1 of the Committee of the Whole which was adopted without amendment by the Council of the City of Vaughan on January 28, 2025.

**4. WESTON REAL ESTATE HOLDINGS INC. OFFICIAL PLAN
AMENDMENT FILE OP.22.018 ZONING BY-LAW AMENDMENT FILE
Z.22.038 DRAFT PLAN OF SUBDIVISION FILE 19T-22V012 11211
WESTON ROAD VICINITY OF WESTON ROAD AND KIRBY ROAD**

The Committee of the Whole recommends approval of the recommendations contained in the following report of the Deputy City Manager, Planning, Growth Management and Housing Delivery, dated January 21, 2025:

Recommendations

1. THAT Official Plan Amendment File OP.22.018 (Weston Real Estate Holdings Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan for the subject lands shown on Attachment 1 as follows:
 - a) redesignate a portion of the subject lands fronting Weston Road from “Low Rise Residential” to “Mid Rise Residential”
 - b) permit a maximum number of seven townhouse units in a row
2. THAT Zoning By-law Amendment File Z.22.038 (Weston Real Estate Holdings Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone”, subject to site-specific Exception 14.1110 and “EP Environmental Protection Zone” to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “FD Future Development Zone”, and “EP Environmental Protection Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 Attachment 4 of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands zoned “RM3 Multiple Residential Zone”, until the following condition is addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2025

Item 4, CW Report 1 – Page 2

4. THAT Draft Plan of Subdivision File 19T-22V012 (Weston Real Estate Holdings Inc.) as red-lined on January 21, 2025, shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.
5. THAT Council's approval of Draft Plan of Subdivision File No. 19T-22V012 subject to the conditions set out in Attachment 5 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Committee of the Whole (1) Report

DATE: Tuesday, January 21, 2025

WARD: 1

**TITLE: WESTON REAL ESTATE HOLDINGS INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.018
ZONING BY-LAW AMENDMENT FILE Z.22.038
DRAFT PLAN OF SUBDIVISION FILE 19T-22V012
11211 WESTON ROAD
VICINITY OF WESTON ROAD AND KIRBY ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning, Growth Management and Housing Delivery

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on applications to redesignate and rezone and for approval of a Draft Plan of Subdivision to permit a residential development consisting of 36 street townhouse units and a mid-rise building with 383 residential units, as shown on Attachment 2.

Report Highlights

- The Owner proposes to redesignate and rezone the subject lands to permit a residential development consisting of 36 street townhouse units and a mid-rise building with 383 residential units.
- Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications are required to permit the proposed development.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendations

1. THAT Official Plan Amendment File OP.22.018 (Weston Real Estate Holdings Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1 and Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan for the subject lands shown on Attachment 1 as follows:
 - a) redesignate a portion of the subject lands fronting Weston Road from “Low Rise Residential” to “Mid Rise Residential”
 - b) permit a maximum number of seven townhouse units in a row
2. THAT Zoning By-law Amendment File Z.22.038 (Weston Real Estate Holdings Inc.) BE APPROVED, to amend Zoning By-law 001-2021, to rezone the Subject Lands shown on Attachment 1, from “FD Future Development Zone”, subject to site-specific Exception 14.1110 and “EP Environmental Protection Zone” to “RM3 Multiple Unit Residential Zone” with a Holding Symbol “(H)”, “RT1 Townhouse Residential Zone”, “FD Future Development Zone”, and “EP Environmental Protection Zone”, in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Table 1 Attachment 4 of this report.
3. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands zoned “RM3 Multiple Residential Zone”, until the following condition is addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
4. THAT Draft Plan of Subdivision File 19T-22V012 (Weston Real Estate Holdings Inc.) as red-lined on January 21, 2025, shown on Attachment 2, BE APPROVED, SUBJECT TO THE CONDITIONS OF DRAFT PLAN APPROVAL set out in Attachment 5, to permit a residential plan of subdivision on the Subject Lands shown on Attachment 1.
5. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-22V012 subject to the conditions set out in Attachment 5 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 11211 Weston Road (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1.

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

The Owner has submitted an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications (the 'Applications') for the Subject Lands to permit the following proposed development (the 'Development') as shown on Attachments 2 and 3:

- a) Blocks 1-6 – 36 street townhouse residential units (0.70 ha)
- b) Block 7 – Road widening (0.14 ha)
- c) Block 8 – TransCanada Pipeline easements (0.00 ha)
- d) Block 9 – Future development (0.09 ha) (part lot to be merged with adjacent lands to the north)
- e) Block 10, 13-20 – 0.3 m reserves (0.01 ha)
- f) Block 11 – Open space (8.18 ha) (Greenbelt)
- g) Block 12 – Mid-rise residential (0.84 ha)
- h) Right-of-Way (Streets A-N and B-N) (0.54 ha)

Should the Applications be approved, Site Development Applications are required for the Development

The Owner is required to submit Site Development Application(s) to facilitate the future development of a portion the Subject Lands (Block 12), should the Applications be approved. In accordance with Bill 109, the approval of Site Development Applications has been delegated to the Deputy City Manager of Planning and Growth Management for approval.

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

- December 22, 2022 (Circulated 150 m from Subject Lands and to the expanded 750 m polling area as shown on Attachment 1):
- Notice Signs were installed along Kirby Road and the Weston Road frontage of the Subject Lands
- Date of Public Meeting: February 28, 2023, date ratified by Council March 21, 2023
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: January 8, 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:

Proposed Road Alignment for Future Development Blocks

- there are concerns regarding the proposed road alignment within the Development lining up with the existing roads in Block 41 extending to Weston Road

Proposed Park Block on lands not part of the Applications

- there are concerns regarding the location of the park block as it was previously shown entirely on the lands of non-participating landowners

Cost Sharing

- landowners in the general area have installed oversized/extra depth sewer pipes in Block 33 and 41 to provide improved sewer conveyance for the future development of Block 41 which other abutting landowners may benefit from

These comments are addressed throughout this report.

Previous Reports/Authority

Previous reports related to the applications can be found at the following links:

Block 34 West – Residential Lands, Committee of the Whole (Public Meeting) Report [February 28, 2023, Committee of the Whole Public Meeting \(Item 4, Report 12\)](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement 2024 and conforms to the Greenbelt Plan and York Region Official Plan 2022

Provincial Planning Statement, 2024 ('PPS 2024')

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to section 3 of the Planning Act and comes into effect on October 20, 2024. All decisions made on or after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Proposed Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services are proposed. The compact urban form and the opportunity to provide housing with varying unit sizes facilitate a higher density development consistent with the PPS. Staff are satisfied that the Proposed Development is consistent with the PPS.

The Greenbelt Plan, 2017 ('Greenbelt Plan')

The Greenbelt Plan is intended to identify where urbanization should not occur, to provide permanent protection to the agricultural land base, together with the ecological and hydrological features, areas and functions occurring on this landscape. The Subject Lands are identified as Protected Countryside and Natural Heritage System within the Greenbelt Plan. The Master Environmental Servicing Plan identified the following within the Block 34 W area: valley lands, permanent and intermittent streams, woodlands and wetlands, seepage areas and springs, fish habitat and potential significant wildlife habitat associated with the East Purpleville Creek.

The residential blocks are proposed outside of the Greenbelt Plan area. The open space block (Block 11) where no development is proposed, is within the Greenbelt Plan. On this basis, the Development conforms to the Greenbelt Plan.

York Region Official Plan 2022 ('YROP 2022')

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (Planning Statute Law Amendment Act, 2023) and Bill 162 (Get It Done Act, 2024) later rescinded some of those modifications. On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ("Bill 185") received Royal Assent which includes amendments to the *Planning Act*. In accordance with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The Development requires an amendment to Vaughan Official Plan 2010

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. More specifically, the Subject Lands are subject to VOP 2010 Volume 2, Section 11.4 Highway 400 North Employment Lands Secondary Plan.

The Subject Lands are identified in VOP 2010 as follows:

- "Community Areas" and "Natural Areas and Countryside" on Schedule 1 – "Urban Structure" of VOP 2010
- "Greenbelt Natural Heritage System" on Schedule 4 – "Oak Ridges Moraine Conservation Plan & Greenbelt Plan Areas"
- "Low Rise Residential" and "Greenbelt Natural System Area" in Volume 2, 11.4 – Highway 400 North Employment Lands Secondary Plan, Schedule 2D to OPA 450 "Employment Area (Highway 400 North) Land Use Plan"

The "Greenbelt Natural Heritage System" designation encourages connectivity between natural heritage features and requires no negative effects on the features or their functions.

Policy 2.2.2.4 of VOP 2010 states that public ownership of major open spaces and natural features within Natural Areas is preferred, and Council will endeavor to acquire appropriate lands to contribute to the system. The open space block (Block 11) containing the natural heritage features and the appropriate vegetation protection zones will be conveyed to the City to contribute to the completion of the publicly owned natural heritage network within this area.

The following amendments to VOP 2010 are required to permit the Development as shown on Attachments 2 and 3:

- redesignate a portion of the Subject Lands fronting Weston Road from “Low Rise Residential” to “Mid Rise Residential”, as shown on Attachment 2
- increase the number of attached residential units in a townhouse row to seven

The “Mid Rise Residential” designation proposed permits mid-rise buildings over five storeys in height, up to a maximum of twelve storeys in height. Policy 9.2.2.3(d) of VOP 2010 allows for townhouses, stacked townhouses, and low-rise buildings within 70 metres of an area designated as “Low Rise Residential”. The “Mid Rise Residential” designation is proposed along the Weston Road frontage. Weston Road is a major arterial road which can support higher development density. Policy 7.5.1.1 of VOP 2010 encourages the provision of a full range of housing options where appropriate. The proposed Mid-Rise Block will provide for a diversity of unit types and sizes in the Development which will support the overall diversification of housing options and densities in Block 34 West.

Townhouse dwellings are permitted as part of a row of at least three and no more than six attached residential units. The rows of seven street townhouses are specific to Blocks 1 and 5 and are required to facilitate the development of 13 units within the two blocks south of Street ‘A-N’ and with the proposed configuration east of Street ‘B-N’. The additional unit within the row in Blocks 1 and 5 are a minor increase to the permitted unit count for a row, is appropriate within the context of the Development, and is compatible with the remaining townhouses in the Development.

Policy 9.1.2.1.a) of VOP 2010 states that new development shall help establish an appropriate physical character that is compatible with its surroundings, as set out in policy 9.1.2.5. Policy 9.1.2.5 addresses such matters as the configuration and design of streets, the detailed approach to stormwater management, the protection and enhancement of the Natural Heritage Network, and the precise location of any parks and open spaces. The proposed road, stormwater management block (Block 32), and open space block (Block 33) adequately address these matters and ensures an orderly and comprehensive development. A public park is proposed for a block on the lands to the south (Cornice Developments Ltd. et. al., shown on Attachment #3) will not be situated on any non-participating lands, and will serve Block 34 West as a whole.

On this basis, the Development meets the general intent of VOP 2010 and can be supported.

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

- FD Future Development Zone, subject to site-specific Exception 14.1110 and EP Environmental Protection Zone by Zoning By-law 001-2021
- These Zones do not permit the proposed uses.
- The Owner proposes to rezone the Subject Lands to RM3 Multiple Unit Residential Zone, RT1 Townhouse Residential Zone, FD Future Development Zone, and EP Environmental Protection Zone together with the following site-specific zoning exceptions to permit the Development, as shown in Table 1, Attachment 4.

The Development and Parks Planning Department can support the proposed zone categories on the basis that they conform to the “Low Rise Residential”, “Mid Rise Residential”, and “Greenbelt Natural System Area” designations in VOP 2010. The RM3 and RT1 Zones will provide for a variety of housing types with varying unit sizes. The EP Zone proposed on Block 11 will preserve key natural heritage features within the Greenbelt.

The proposed site-specific zoning standards identified in Table 1 on Attachment 4, would facilitate a development that is consistent with the policies of the PPS and will enable an appropriate level of intensification for residential development by providing a compact built form, flexibility in design, a better pedestrian realm relationship in addition to compatible residential uses of varying unit sizes in keeping with the Community Areas designation on Schedule 1 of VOP 2010.

The reduced 2.6 m rear yard setback is measured at a single point and will only be utilized by the northernmost unit in Block 1, which due to the configuration of the block, will have a smaller rear yard but a larger interior side yard. The 45-degree angular plane for the mid-rise residential block (Block 12) is proposed to not be applicable for buildings under 6-stories in height. The 45-degree angular plane is meant to provide a buffer between larger residential buildings and lower density residential development. If Block 12 is developed with townhouses or a low-rise building, this buffer would not be required. The block does not share any lot lines with the surrounding townhouse block, being separated on both sides by the proposed road network. This is anticipated to serve as an appropriate buffer to maintain privacy and sunlight conditions for any potential low-rise building.

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

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

A Holding Symbol “(H)” is recommended to be placed on the Subject Lands zoned “RM3 Multiple Unit Residential Zone” until such time that Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands. A condition to this effect is included in the Recommendations of this report.

The Development and Parks Planning Department recommends approval of the Draft Plan, subject to the Conditions of Approval

Subdivision Design

The Draft Plan shown on Attachment 2 will create 7 residential blocks to be developed with 36 street townhouse dwellings and a mid-rise building, 1 future development block, 1 open space block, 1 block for the Trans Canada Pipeline and 1 block for a road widening. Streets ‘A-N’ and ‘B-N’, as shown in Attachment 2, forms part of the Subject

Lands and will be conveyed to the City. Development Engineering has red-lined the Draft Plan shown on Attachment 2, shifting the northwest property line of Block 1 eastward to create an additional Right-of-Way between Street 'B-N' and the northern boundary of the Subject Lands. The Development and Parks Planning Department is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 2, subject to the Conditions of Approval in Attachment 5a) of this report.

Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved urban design requirements and Architectural Control guidelines. Conditions to this effect are included in Attachment 5a).

Tree Protection Agreement

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. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018. A condition is included as Conditions of Approval in Attachment 5a).

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs ('PPSP') Department supports the Draft Plan, subject to Conditions of Approval

The PPSP Department has advised that the valley lands, buffers, vegetation protection zones, and compensation areas (Block 11), are to be dedicated to the City.

The PPSP Department advised that the Sustainability Metrics Performance (SMP) package is required, and the Owner shall achieve the minimum threshold SPM score. A condition is included as Conditions of Approval in Attachment 5a).

Archaeology

The Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 5a). The PPSP Department has no objection to the Development and has provided conditions of approval in Attachment 5a).

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

The DE Department has provided the following comments:

Municipal Servicing - Water

Block 34 West predominantly lies within Pressure District 7 ('PD7') of the York Water System. The top portion of the half-block lies within Pressure District 8 ('PD8'). The current proposal (per FP and P Water Supply Analysis) envisions a Pressure Reducing Valve ('PRV') located at the boundary of PD7 and PD8. Block 34 West is proposing to connect a 400mm-dia. watermain to the existing 450mm-dia. stub and to extend the water distribution system in a northerly direction to Kirby Road. The PRV chamber is envisioned to be constructed in advance to allow for a future inter-connection to the PD8 system. In the interim, Block 34 West will function on one PD7 feed.

The City's ultimate water distribution system envisions a PD7 watermain north along Weston Road and PD8 watermain west along Kirby Road from Jane Street to service the northern portions of Block 34 and the white-belt lands to the north. The PD7 watermain (north along Weston Road from Teston to Kirby Road) and PD8 watermain (along Kirby Road from Jane Street) are development charge recoverable projects. From a Regional water distribution system perspective, there is water distribution infrastructure that will be constructed including a Pressure District 8 (PD8) booster pumping station in the vicinity of the northwest corner of Jane Street and Teston Road, a PD8 watermain along Jane Street (from Teston Road to King Vaughan Road), two PD8 elevated water storage facilities, and a PD9 water booster station in the vicinity of Jane Street and Kirby Road. The proposed Regional water infrastructure projects will be constructed in phases and in-service by Q4-2025 and Q4-2028, respectively.

Municipal Servicing - Interim Wastewater

The City completed its ISS Study (Final October 2021). The ISS Study developed servicing strategies to safely accommodate future new growth utilizing the City's existing local system on an interim basis prior to the availability of Regional infrastructure in 2028 and beyond. Block 34 West was considered a new growth area captured in the ISS Study. There were numerous options analyzed, however, the recommended option is to connect and outlet to the existing local sanitary sewer stub at the northeast corner of Weston Road and Teston Road. The ISS Study has confirmed the Corner Brook Crescent outlet through Block 32 West and southerly to York Region's Jane Rutherford Sanitary Trunk Sewer can support 12,425 persons equivalent (2,802 pe for B34W and 9,623 for B41) utilizing 370 L/c/d + 0.26 L/s/ha I-I, in the interim with minimal surcharging. Excerpts from the ISS Study are attached that identify the new-growth areas and design parameters for Block 34 West and Block 41.

Municipal Servicing - Ultimate Wastewater

York Region completed a Class Environmental Assessment ('Class EA') study in 2019 to identify and evaluate practical sewage and water servicing alternatives for the Northeast Vaughan area. The Class EA Study was conducted under Schedule 'B' of the Municipal Engineers Association Municipal Class Environmental Assessment process approved under the *Environmental Assessment Act*. The Environmental Study Report ('ESR'), completed as part of the Class EA, identified a trunk sanitary sewer along Jane Street, a trunk sanitary sewer within an easement parallel to and just south of Rutherford Road and a trunk sanitary sewer along Keele Street. The Phase 1 trunk

sanitary sewer along Keele Street will be advanced by the Block 27 Developer Group and Phase 2 will be completed by York Region as scheduled. The Phase 1 and Phase 2 in-service dates are Q4-2025 and Q4-2028, respectively.

Block 34 West is tributary to York Region's Northeast Vaughan Sanitary Trunk Sewer and its outlet is at a proposed manhole at the northeast corner of Jane Street and Teston Road.

A condition is recommended requiring the owner to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate wastewater servicing infrastructure improvements identified in the City's final Integrated Urban Water Master Plan Class Environmental Assessment.

Environmental Engineering

Updated Environmental Site Assessment ('ESA') reports have not been included in the submission. The Owner is requested to submit updated Phase One and Phase Two ESAs and reliance letters for the ESAs for the whole of the Subjects Lands. A condition to this effect is included in Attachment 5a).

Sewage and Water Allocation

The Development will be allocated servicing capacity from the York Sewage Servicing / Water Supply System for 36 residential townhouse units (110 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. A Holding Symbol ("H") shall be placed on the remainder of the Lands (Mid-Rise Residential portion of Draft Plans) until such time that Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands. A condition to this effect is included in the Recommendations of this report.

Transportation

The Development will introduce an acceptable transportation impact to the surrounding network. However, a condition is recommended requiring a revision to the Transportation Impact Study included in Attachment 5a).

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

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the parkland, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. A condition to this effect is included in Attachment 5a).

Community Benefits Charge ('CBC') is applicable and will be collected at Building Permit Stage

The development meets the criteria for CBC being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.

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

The Development Finance Department, TransCanada PipeLines Limited, Ministry of Transportation, Alectra Utilities, Bell Canada, Rogers Communications Canada Inc., Canada Post, and Enbridge Gas Inc., have no objections to the Development, subject to the conditions included in Attachment 5.

The York Region District School Board, York Catholic District School Board, By-law & Compliance Licensing & Permit Services, Building Standards, Environmental Services Department, Ministry of Energy, Emergency Planning, NAV Canada, Fire & Rescue Services, and Forestry and Horticulture Operations, have no objections to the Development.

Broader Regional Impacts/Considerations

The Applications have been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to their approval. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 5b).

The Toronto and Region Conservation Authority ('TRCA') has provided conditions of approval

Significant portions of the broader Block 34 W lands, including the Subject Lands, are located within the TRCA's Regulated Area, with several natural features and hazards on or adjacent to the subject properties, including but not limited to the East Humber River valley corridor, headwater drainage features, wetland features and Regional Storm flood plain. Permits from the TRCA pursuant to the *Prohibited Activities, Exemptions and Permits Regulation* (Ontario Regulation 41/24), are required for any development or site alteration within the Regulated Area.

The TRCA has no objections to the Applications, subject to their conditions of approval included in Attachment 5c).

Conclusion

The Development and Parks Planning Department is satisfied the Applications are consistent with the PPS 2024, conform to the Greenbelt Plan, meet the general intent of VOP 2010, and are appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 5.

For more information, please contact Joshua Cipolletta, Planner, at extension 8112.

Attachments

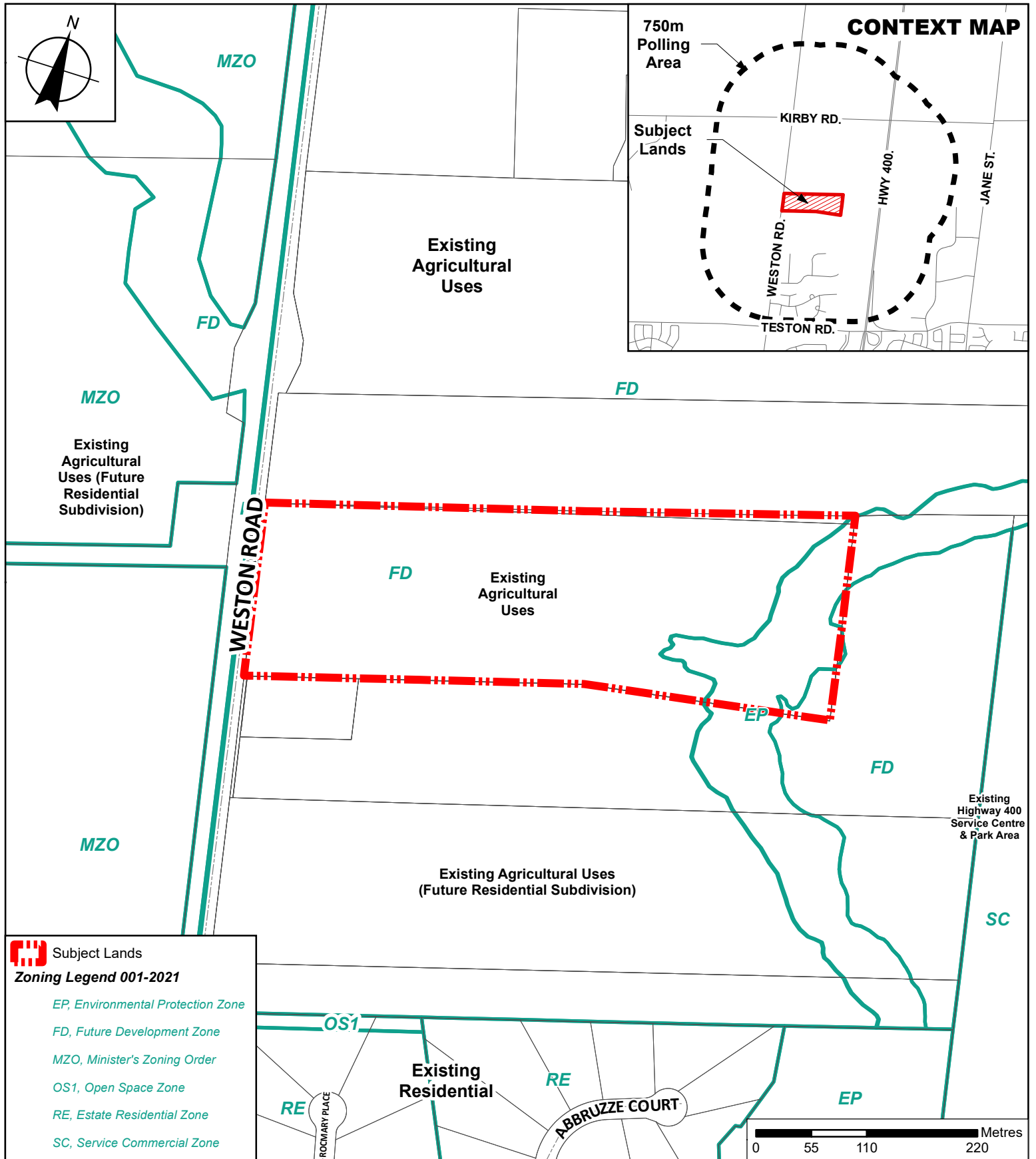
1. Context and Location Map.
2. Proposed Official Plan, Zoning, and Draft Plan of Subdivision File 19T-22V01(Red-lined).
3. Landscape Master Plan.
4. Zoning By-law 001-2021 Table 1.
5. Conditions of Draft Plan of Subdivision Approval File 19T-22V012.

Prepared by

Joshua Cipolletta, Planner, ext. 8112.

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

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



Context and Location Map

LOCATION: 11211 Weston Road
Part of Lots 28 and 29, Concession 5

APPLICANT:
Weston Real Estate Holdings Inc.

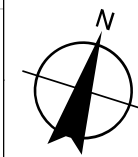


Attachment

FILES:
OP.22.018, Z.22.038,
19T-22V012

DATE:
January 21, 2025

1



Block 12 -
Redesignate from
"Low-Rise Residential" to
"Mid-Rise Residential"

Additional R.O.W.

Property Line

FD

RM3(H)

RT1

EP

WESTON ROAD

STREET 'B'-N

STREET 'A'-N

GREENBELT UNIT

City of Vaughan Red-Line Plan
January 21, 2025



Subject Lands

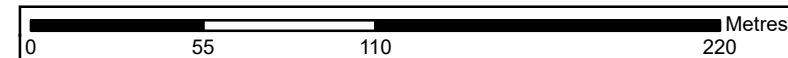
Zoning By-Law 001-2021

FD, Future Development Zone

EP, Environmental Protection Zone

RM3(H), Multiple Unit Residential Zone

RT1, Townhouse Residential Zone



Proposed Official Plan, Zoning, and Draft Plan of Subdivision File 19T-22V012 (Red-Lined)

LOCATION: 11211 Weston Road
Part of Lots 28 and 29, Concession 5

APPLICANT:
Weston Real Estate Holdings Inc.

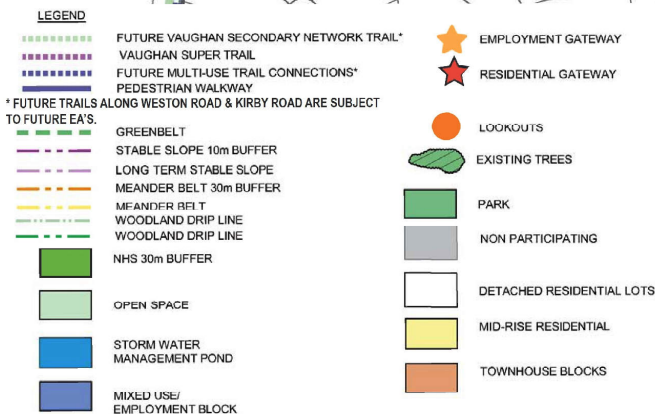
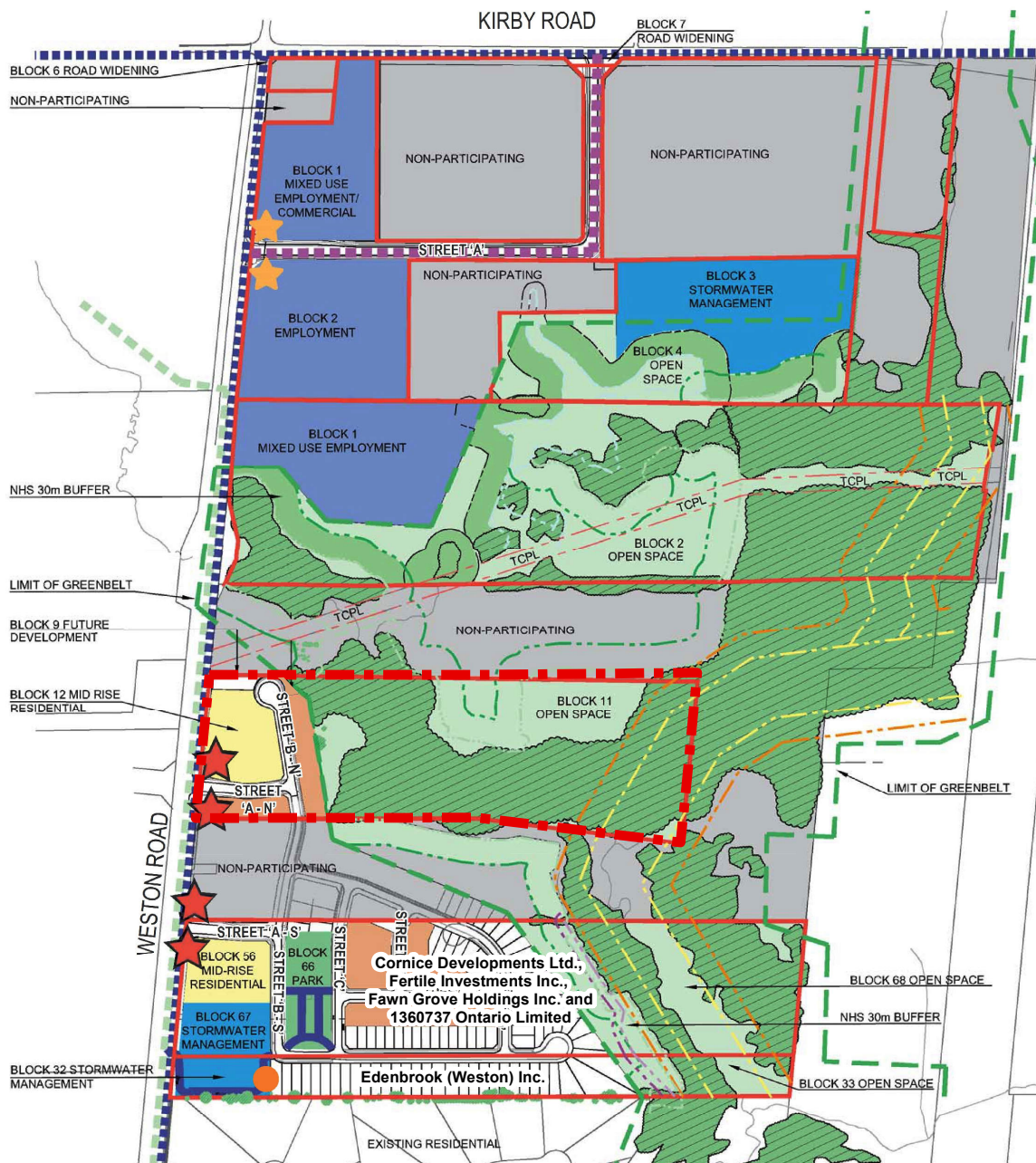


Attachment

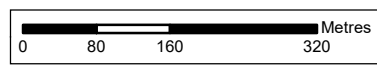
FILES: OP.22.018,
Z.22.038, 19T-22V012

DATE:
January 21, 2025

2



Subject Lands



Landscape Master Plan

LOCATION: 11211 Weston Road
Part of Lots 28 and 29, Concession 5

APPLICANT:
Weston Real Estate Holdings Inc.



Attachment

FILE: OP.22.018,
Z.22.038, 19T-22V012

DATE:
January 21, 2025

3

Attachment 4 – Zoning By-law 001-2021 Table 1

Table 1

	Zoning By-law 001-2021 Standard	RT1 - Townhouse Residential Zone Requirement	Proposed Exceptions to the RT1 Zone Requirement
a.	Minimum Rear Yard	7.5 m	Block 1 – 2.6 m Blocks 2-6 – 6.0 m
b.	Minimum Interior Side Yard	3.5 m where the interior side lot line abuts a walkway, greenway, or stormwater management facility	3.0 m where the interior side lot line abuts a walkway, greenway, or stormwater management facility
	Zoning By-law 001-2021 Standard	RM3 - Multiple Unit Residential Zone Requirement	Proposed Exceptions to the RM3 Zone Requirement
c.	Minimum Lot Area	65 m ² /unit	20 m ² /unit
d.	Minimum Front Yard	7.5 m	3 m
e.	Minimum Rear Yard	7.5 m	3 m
f.	Minimum Interior Side Yard	7.5 m	3 m
g.	Minimum Exterior Side Yard	7.5 m	3 m
h.	45-degree Angular Plane	A 45-degree angular plane shall be required in the RM2 Zone and RM3 Zone and shall be applied from the rear lot line	A 45-degree angular plane shall not be required for any building under 6-storeys in height
i.	Minimum Amenity Area	8 m ² /unit for the first eight (8) dwelling units; an additional 5 m ² /unit for each additional dwelling unit	4 m ² /unit
j.	Permitted Uses	This zone permits Apartment Dwellings and a range of other Residential,	To permit the following additional uses: - Street Townhouse Dwelling - Block Townhouse Dwelling

		Community and other uses.	<ul style="list-style-type: none">- Multiple Unit Townhouse Dwelling- Stacked Townhouse Dwelling
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ATTACHMENT 5

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-22V012 ('THE PLAN')
WESTON REAL ESTATE HOLDINGS INC. ('THE OWNER')
11211 WESTON ROAD, (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-22V012, 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. 5a).
2. The Conditions of Approval of the Regional Municipality of York (the 'Region') as set out on Attachment No. 5b) and dated November 21, 2024.
3. The Conditions of Approval of Toronto and Region Conservation Authority ('TRCA') as set out on Attachment No. 5c) and dated May 21, 2024.
4. The Conditions of Approval of Ministry of Transportation ('MTO') as set out on Attachment No. 5d) and dated March 20, 2024.
5. The Conditions of Approval of Alectra Utilities as set out on Attachment No. 5e) and dated December 13, 2022, 2024.
6. The Conditions of Approval of Bell Canada as set out on Attachment No. 5f) and dated January 25, 2024.
7. The Conditions of Approval of Rogers Communications Canada Inc. as set out on Attachment No. 5g) and dated December 14, 2022.
8. The Conditions of Approval of Enbridge Gas Inc. as set out in Attachment No. 5h) and dated January 3, 2023.
9. The Conditions of Approval of Canada Post Corporation as set out in Attachment No. 5i) and dated January 10, 2023.
10. The Conditions of Approval of TransCanada PipeLines Limited as set out on Attachment No. 5j) and dated January 9, 2023.

Clearances

1. The City shall advise that the Conditions on Attachment No. 5a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. The Region shall advise that the Conditions on Attachment No. 5b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. The TRCA shall advise that the Conditions on Attachment No. 5c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met
4. The MTO shall advise that the Conditions on Attachment No. 5d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met
5. Alectra Utilities shall advise that the Conditions on Attachment No. 5e) 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 on Attachment No. 5f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Rogers Communications Canada Inc. shall advise that the Conditions on Attachment No. 5g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met
8. Enbridge Gas Inc. shall advise that the Conditions on Attachment No. 5h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. Canada Post Corporation shall advise that the Conditions on Attachment No. 5i) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
10. TransCanada PipeLines Limited shall advise that the Conditions on Attachment No. 5j) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 5a)

CITY OF VAUGHAN CONDITIONS

Development and Parks Planning Department Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Arcadis, titled Draft Plan of Subdivision, dated December 16, 2024 (the 'Plan'), and as red-lined by Development Engineering on January 21, 2025, to incorporate the following revisions:
 - a) Right-of-way to be provided to the north of Street 'B-N'.
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-22V012 was given, then the draft plan approval shall lapse unless extended by the City upon application by the Owner.
3. The lands within the Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
4. The Plan shall be updated to include the approved street names to the satisfaction of the Development and Parks Planning Department.
5. The Owner shall pay any and all outstanding application fees to the Development and Parks Planning and Development Engineering Departments, in accordance with the in-effect Tariff of Fees By-law.
6. The Owner shall enter into a Subdivision Agreement, or other agreement satisfactory to the City, with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development charges, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.
7. The 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 draft plan of subdivision 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 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 Owner shall provide the final georeferenced AutoCAD drawings of the plan of subdivision and 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.
11. To meet dedication requirements under the Planning Act, the Vaughan Official Plan (VOP) 2010 (Section 7.3) and in-effect parkland dedication by-law and amendments, payment-in-lieu of parkland may be applicable at the time of building permit, discounting any public parkland dedicated to the City. Real Estate Services staff shall review and provide comments as required.
12. Prior to final approval of the Plan, a parkland dedication chart shall be provided showing sufficient information to demonstrate parkland dedication calculations to the City's satisfaction. The parkland dedication chart shall be used for valuating, determining, and identifying the total amount of final parkland conveyance or payment representing the cash-in-lieu of parkland dedication to the City based on developable lands of the individual applicant lands or the development group.
13. Warning Clauses – adjacent parks and trails: The following warning clauses are to be included in all Agreements of Purchase and Sale or Lease for the proposed development and specifically those blocks/units adjacent/abutting a municipal park and/or multi-use pathway where appropriate:
 - “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.”
 - “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.”
 - “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.”
 - “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.”
14. Warning Clauses – adjacent stormwater management ('SWM') lands: The following warning clauses are to be included in all Agreements of Purchase and Sale or Lease for the proposed development and specifically those blocks/units adjacent/abutting the stormwater management lands/pond where appropriate:

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

15. Prior to final approval of the Plan:

- a) The Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
 - i) In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
 - ii) The Owner shall not remove trees without written approval by the City.
 - iii) The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.

16. 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 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.
- 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.

17. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:

- a) Urban design guidelines shall have been prepared in accordance with Council Policy and approved by Vaughan Council.
- b) All development shall proceed in accordance with the Vaughan Council approved urban design guidelines; and
- c) A planning consultant shall be retained at the cost of the owner with concurrence of the City to ensure compliance with the urban design guidelines.

18. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:

- a) Architectural guidelines shall have been prepared in accordance with Council Policy and approved by Vaughan Council.
- b) All development shall proceed in accordance with the Vaughan Council approved architectural design guidelines.
- c) A control architect shall be retained at the cost of the owner with concurrence of the City to ensure compliance with the architectural design guidelines.
- d) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
- e) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.

19. Prior to final approval, the Owner shall prepare a landscape master plan. All development shall proceed in accordance with the approved landscape master plan; the plan shall address but not be limited to the following issues:

- a) Co-ordination of the urban design/streetscape elements including built form, fencing treatments, street tree planting, vista block, and open space lands.
- b) Sustainability design practices/guidelines.
- c) The appropriate community edge treatment along Weston Road with low-maintenance plant material.
- d) The appropriate landscaping within the open space vista block.
- e) Environmental report for the open space lands, including the appropriate edge restoration within the buffer block.
- f) The pedestrian urban connections between streets, built forms, vista block, and open space block; and
- g) Trail system and network within the vista block and open space block.

20. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.

- a) The program shall present a set of metrics to quantify the sustainability performance of new development projects.

21. Prior to final approval, the Owner shall provide a buffer block abutting the existing open space lands in accordance with TRCA policies.
22. Prior to final approval, 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 open space land edges are to be 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 open space land edges to the satisfaction of the City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
23. The warning clause council approved September 29th, 1997 with respect to "Tree Fees" shall be included in the subdivision agreement
 - a) "Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.
 - 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."
24. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and block that abut the open space Block #11 and associated buffer block.
25. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.
26. The Owner shall convey open space lands and associated buffer blocks to the TRCA or the City free of all cost and encumbrances.
27. The Owner shall convey open space vista blocks to the TRCA or the City free of all cost and encumbrances.

28. The Owner shall agree in the subdivision agreement to provide a soils report for all tree pits and planting beds throughout the subdivision to the satisfaction of the City.

Cultural Heritage Conditions

29. Should previously undocumented archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ministry of Citizenship and Multiculturalism (the Ministry that administers the Ontario Heritage Act), and the Development Planning Department, Urban Design and Cultural Heritage Division at the City or its successor.
30. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries at the Bereavement Authority of Ontario ('BAO') and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division or its successor.

Environmental Planning Conditions

31. Prior to final approval of the Plan, in accordance with Section 3.2.3.10 of the Vaughan official Plan (2010), the natural heritage system (i.e. natural features, along with any associated Vegetation Protection Zone/buffer blocks and compensation areas) owned by the Owner shall be conveyed to the City.
32. That this draft plan of subdivision be subject to red-line revisions, if required, in order to meet Environmental Planning conditions of draft plan, to the satisfaction of the City).
33. The Owner acknowledges that there will be no unauthorized tree/vegetation removals taking place within the natural heritage system/Greenbelt Plan Area.
34. Prior to final approval of the Plan or any phase of the Plan, the Sustainability Metrics Performance (SMP) package is required. Applications initiated prior to January 2023, are subject to the 2018 Sustainability Metrics Program and associated council approved threshold scores.
35. The Owner is advised that the subject lands are regulated by the TRCA under Ontario Regulation 41/24. Any proposed development, interference, or alteration within the regulated area will be required to be appropriately setback from the floodplain and will require a permit/approval from the TRCA. Staff also defer to the TRCA with regards to the proposed alteration/relocation of Headwater Drainage Features ('HDFs') and for any technical studies as required.
36. The Owner is advised that the City has Species at Risk ('SAR') within its jurisdiction that are protected under the Endangered Species Act, 2007, S.O.2007 (the "Act").

Environmental Planning staff note that the onus is on the proponent to ensure the provisions of the Act are not contravened. As such, it is the responsibility of the applicant to comply with any Ministry of Environment, Conservation and Parks ('MECP') regulations and guidelines to protect SAR and their habitat.

37. The Owner acknowledges that Vaughan 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 than bird nest sweeps and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.
38. The Owner acknowledges that should there be expected impacts proposed to fish habitat, it is the responsibility of the applicant to engage and comply with Fisheries and Oceans Canada ('DFO') regulations and guidelines.
39. The Owner acknowledges that should there be expected impacts proposed to significant wildlife habitat ('SWH'), it is the responsibility of the applicant to engage and comply with any Ministry of Natural Resources ('MNR') regulations and guidelines.

Real Estate Conditions

40. Prior to the issuance of a building permit, the Owner shall dedicate land and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Lands, in accordance with the Planning Act and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the 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.

Development Engineering Conditions

41. The Owner shall enter into a subdivision agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
42. 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.
43. 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.

44. 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.
45. 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.
46. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement, if required, 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.
47. 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.
48. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:

 - a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - b) the location and description of all outlets and other facilities;
 - c) storm water management techniques which may be required to control minor and major flows; and
 - d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
49. Prior to final approval of the Plan or any phase thereof, the Owner may be required to revise or update the technical reports related to the development where such reports may not reflect existing conditions or where they no longer meet City Standards. Such reports may include Stormwater Management, Traffic Impact Study, Hydrogeological Study and Noise Study.

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.

50. 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.
51. 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.
52. 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.
53. 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.
54. 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.
55. 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.
56. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
 - a) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not

control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.”

- b) “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.”
- c) “Purchasers and/or tenants are advised that driveway widths are governed by City of Vaughan’s Comprehensive Zoning By-Law 001-2021, as amended, as follows:
 - a) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
- d) “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.”
- e) “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.”
- f) “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.
- g) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement.”
- h) “Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on

private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

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.”

- i) “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.”
- j) “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.”

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:

- 57. The Plan shall relate to the Draft Plan of Subdivision Drawing, prepared by ARCADIS, dated 2024-12-16 REV#4, and as red-lined by Development Engineering dated January 21, 2025.

58. The Owner shall front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate wastewater servicing infrastructure improvements identified in the City's final Integrated Urban Water Master Plan Class Environmental Assessment including decommissioning any implemented interim servicing measures or recommend an alternate wastewater system servicing strategy for review and approval, to the satisfaction of the City.
59. The Owner shall front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate Pressure District 7 water distribution system infrastructure improvements identified in the City's final Integrated Urban Water Master Plan Class Environmental Assessment (Project No. W005-2013), to the satisfaction of the City.
60. The Owner shall, at its own expense, front-end finance, contribute to, and/or participate in an ongoing Flow Monitoring Program to the satisfaction of the City. This Flow Monitoring Program will be in effect until the development is redirected to the ultimate servicing outlet.
61. The Owner shall, at its own expense, front-end finance, contribute to and/or participate in an ongoing Flow Monitoring Program to ensure Inflow-Infiltration during on-site construction is monitored and managed to the satisfaction of the City. This Flow Monitoring Program will be in effect until completion of construction (Guaranteed Maintenance / Assumption etc.).
62. The Owner shall implement the Region's Servicing Incentive Program SIP/SDIP design and construction standards including watertight sanitary sewer construction to the satisfaction of the Region and the City.
63. The Owner, at its own expense, shall complete a CCTV inspection of the local downstream sanitary system, on a yearly basis, to confirm the condition of the pipe and existing conveyance capacity to the satisfaction of the City.
64. If based on flow monitoring the sanitary flow from this development exceed the theoretical flows determined through the Final Approved Block 34W MESP then the Owner, at its own expense, shall front-end finance and construct or contribute to the construction of flow attenuation. Flow attenuation will be in effect until the development is redirected to the ultimate servicing outlet and decommissioned to the satisfaction of the City as may be required.
65. If based on flow monitoring the sanitary flow from this development exceed the theoretical flows determined through the Final Approved Block 34W MESP then the Owner, at its own expense, shall front-end finance and construct or contribute to downstream pipe replacement if it is determined the above noted Risk Management Measures do not eliminate the risks of surcharging, to the satisfaction of the City if required.

66. Prior to final approval of the Plan, if applicable, the Owner shall provide the City with a Letter of Credit in the amount of \$361,703 ($2.32\text{ha} \times \$141,733/\text{ha} = \$328,821 + 10\% \text{ Engineering Fee of } \$32,882 = \$361,703$) as security for its contribution towards the costs of future construction works (including decommissioning of interim works) for the Ultimate Sanitary Sewer connection to the Region's Northeast Vaughan Sanitary Trunk Sewer along Jane Street which is anticipated to be commissioned by Q4-2028.
67. The Owner shall submit a final MESP, FSR and any required plans or reports to the satisfaction of the City.
68. The Owner shall provide an updated Transportation Impact Study ('TIS') to the satisfaction of Development Engineering addressing all outstanding comments. Any improvements identified in the updated TIS that are required to support the subject development will be the responsibility of the applicant.
69. The Owner shall submit updated functional design plans of the road and active transportation network addressing any outstanding comments to the satisfaction of Development Engineering prior to the submission of detailed engineering drawings.
70. The Owner shall provide detailed engineering drawings following the approval of the functional design plans for the road and active transportation network to the satisfaction of Development Engineering.
71. The Owner address any comments and conditions provided by the Region prior approval by the City.
72. The Owner is required to barricade Street B south of Street A to restrict access until such time that Street B is continued south and connects with Street B provided via 19T-22V011.
73. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
74. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
75. 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.
76. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 34 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, bridge structures and municipal services to support development within Block 34 West. This

agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

77. Prior to final approval of the Plan, the Trustee for the Block 34 West Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 34 West Cost Sharing Agreement.
78. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.
79. 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.
80. Prior to final approval of the Plan, the Owner shall provide confirmation satisfactory to the City that arrangements have been made with a suitable telecommunication provider to provide its services underground at the approved locations and to the satisfaction of the City. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench, provided the service provider has executed a municipal access agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant to permit connections to individual employment blocks within the Plan when each employment block is constructed. The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.
81. Prior to final approval of the Plan, and/or conveyance of land, and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - (a) Submit a Phase One Environmental Site Assessment ('ESA') report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan ('RAP'), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation ('O. Reg.') 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
 - (b) Should 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 Record(s) of Site

Condition ('RSC's) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.

- (c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
- (d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

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

- (a) For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two ESA report in accordance or generally meeting the intent of O. Reg. 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
- (b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out 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 complete copy of the RSC(s) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
- (c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
- (d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

83. The Owner shall agree in the subdivision agreement to inspect, evaluate and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:

- a) A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - i) Bacteriological Analysis – total coliform and E-coli counts

- ii) Chemical Analysis – Nitrate Test
 - iii) Water level measurement below existing grade
- b) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
 - c) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
 - d) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.
 - e) If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
84. Prior to final approval of the Plan, the City and the Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
85. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
86. 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.
87. 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.
88. 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.

89. 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.
90. Prior to the initiation of the grading or stripping of topsoil and final approval of the Plan, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the open space and/or buffer blocks.
91. 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.

ATTACHMENT 5b) - REGIONAL MUNICIPALITY OF YORK CONDITIONS

SUBP.22.V.0060 (19T-22V012)
(Weston Real Estate Holdings Inc.)

Page 4 of 10

**Schedule of Clauses/Conditions
SUBP.22.V.0060 (19T-22V012)
Part of Lots 28 & 29, Concession 5
(Weston Real Estate Holdings Inc.)
City of Vaughan**

Re: Arcadis, Project No. 137232, last revised on May 31, 2024

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 to 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.
3. The Owner shall provide proposed development access via local streets, shared driveways and interconnected properties to maximize the efficiency of the Regional street system (as per the Regional Official Plan Policy 7.2.53), where appropriate.
4. The Owner shall implement all recommendations in the revised Traffic Impact Study, including TDM measures, to the satisfaction of the Region.
5. The Owner shall agree in wording satisfactory to Development Engineering, that site plan application approvals from the Region is required to be in place prior the commencement of any site alteration or construction works for Blocks 9 and 12 abutting Weston Road.
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 following warning clause shall be included with respect to the lots or blocks affected:

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

10. 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 that prior to the development approval of Blocks 9 and 12, that access to Blocks 9 and 12 shall be via the internal road network and direct access to Weston Road will not be permitted.
12. 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

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 of subdivision.
 - b) A copy of an email confirmation by City of Vaughan staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.

14. Should the proposed major development include bulk fuel ($\geq 2500\text{L}$) or bulk chemicals ($\geq 500\text{L}$) within the HVA, a Contaminant Management Plan (CMP) will be required prior to final registration, for Water Resources review and approval. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.
15. The Owner shall provide a drawing to show the layout of active transportation facilities and connections internal to the site and to the boundary roads.
16. The Owner shall provide functional design and cost estimates for transportation improvements on Weston Road to the satisfaction of the Region.
17. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways to support active transportation and public transit, where appropriate.
18. The Owner shall provide a revised Transportation Impact Study (TIS) to the satisfaction of the Region to address the following:
 - a) Please clarify how the full build out of Phase 1 of the development in Block 34W will be achieved by 2026. As per the assumptions of the TIS, all of Block 34W will be developed in Phase 1, except for the $46,365\text{ m}^2$ of Shopping Centre.
 - b) The Study also assumes 2100 residential units and commercial developments for Block 41. Please clarify if this information has been received from the Block 41 landowners' group.
 - c) Internal Trip is defined as a vehicular or personal trip that has both its origin and destination within the development site without impacting Transportation Capital Improvements. The majority of internal road network for Block 34W is disconnected internally and only connects to Weston Road. Therefore, an internal trip rate of almost 50% is unreasonable and resulted in underestimating the trips generated by the developments in Block 34W. The trip generation shall be revised accordingly, and the Study shall be updated.
 - d) A right turn lane shall be provided at all new intersections/access onto Weston Road as per the Region's standards.
19. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region's road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
 - a) Plan and Profile for the York Region's road and intersections;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;

- e) Utility and underground services Location Plans;
- f) Signalization and Illumination Designs;
- g) Line Painting;
- h) Traffic Control/Management Plans;
- i) Erosion and Siltation Control Plans;
- j) Landscaping Plans, including tree preservation, relocation and removals;
- k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
- l) Functional Servicing Report (water, sanitary and storm services)
- m) Water supply and distribution report;
- n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
 - Disinfection Plan
 - MECP Form 1- Record of Watermains Authorized as a Future Alteration
- o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.

20. The Owner shall 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.

21. 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 MECP 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.

22. 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 Weston Road of sufficient width to provide a minimum of 20.5 metres from the centreline of construction of Weston Road,
- b) A 10 metre by 10 metre daylight triangle at the northeast and southeast corners of Weston Road and Street "A-N,"
- c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Weston Road and adjacent to the above noted widening(s), and
- d) An additional 2 metre widening adjacent to Block 5 for the purpose of a northbound right turn lane at the intersection of Weston Road and Street "A-N".

23. 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.

24. 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.

25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. The Owner shall demonstrate, to the satisfaction of Development Engineering that Street "A-N" shall be designed to intersect Weston Road at a right angle, or on a common tangent.
31. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street "A-N" shall be designed to accommodate the recommendations of the transportation report approved by York Region.
32. The intersection of Weston Road and Street "A-N" 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.
33. 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.
34. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.

35. 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.
36. The Regional Corporate Services Department shall advise that Conditions 1 to 35 inclusive, have been satisfied.

ATTACHMENT 5c) - TRCA CONDITIONS

TRCA's Conditions of Draft Plan Approval - 19T-22V012

TRCA staff have no objection to the approval of Drawing DPS-1, Draft Plan of Subdivision (19T-22V012), prepared by Arcadis, revised dated December 15, 2023, subject to the following conditions:

Red-line Revisions

1. That this draft plan of subdivision be subject to red-line revision(s) in order 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 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 a Functional Servicing Report (FSR) and 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. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quantity of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial.
 - iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject

lands, which may require a permit pursuant to Section 28.1 of the 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, 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 foundations, site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. All underground construction and infrastructure should be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated.
 - ix. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to regulated natural features due to groundwater withdrawal, mitigation measures, and any permitting requirements.
 - x. Grading plans for the subject lands.
 - xi. Cross-sections and details where grading and filling is proposed in or adjacent to the and Greenbelt Block (Block 11). 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; 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.
 - xiii. Updated HEC-RAS model and a digital version of the flood plain map sheet to TRCA standards.
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 the Conservation Authorities Act, to the satisfaction of TRCA.
6. That prior to the registration of this plan or any phase thereof, the Owner prepare trail plans and details to the satisfaction of TRCA for any portion of the alignments that are within TRCA's Regulated. The exact location of the trails within TRCA's Regulated Area shall be to the satisfaction of TRCA.

7. That the implementing zoning by-law recognize the Greenbelt Block (Block 11) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
8. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.

Administrative

9. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA which is standard, normal and consistent with applications and approvals for development of this kind:
 - v. 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.
 - vi. 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.
 - vii. To obtain all necessary permits from TRCA pursuant to Section 28.1 of the Conservation Authorities Act, as may be amended, to the satisfaction of TRCA.
 - viii. To comply with the permits approved under Section 28.1 of the Conservation Authorities Act, as may be amended, including the approved plans, reports, and conditions to the satisfaction of TRCA.
10. 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.)

ATTACHMENT 5d) - MTO CONDITIONS

From: [Harry Zhao](#)
To: [Kolet, Ariele \(MTO\)](#); [Brown, Francesca \(MTO\)](#)
Cc: [David Harding](#)
Subject: FW: [External] RE: Follow Up: Request for Comments - 2nd Submission for Block 34 West Residential Lands - OP.22.017, Z.22.037, & 19T-22V011; OP.22.018, Z.22.038, & 19T-22V012; Z.22.039 & 19T-22V013 (11031, 11091, 11075, & 11211 Weston Road)
Date: Thursday, March 21, 2024 8:42:28 AM
Attachments: [image004.png](#)
[image006.png](#)
[image007.png](#)

Good morning Ariele,

Thank you for the comments. I have copied David Harding, Senior Planner on file, for his records.

Have a great day,

Harry Zhao, MScPI
Planning Technician, Development Planning

905-832-8585, ext. 8507 | Harry.Zhao@vaughan.ca

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



From: Kolet, Ariele (MTO) <Ariele.Kolet@ontario.ca>
Sent: Wednesday, March 20, 2024 5:08 PM
To: Harry Zhao <Harry.Zhao@vaughan.ca>
Cc: Brown, Francesca (MTO) <Francesca.Brown@ontario.ca>
Subject: [External] RE: Follow Up: Request for Comments - 2nd Submission for Block 34 West Residential Lands - OP.22.017, Z.22.037, & 19T-22V011; OP.22.018, Z.22.038, & 19T-22V012; Z.22.039 & 19T-22V013 (11031, 11091, 11075, & 11211 Weston Road)

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Good Afternoon Harry,

Re: Block 34 West Residential Lands - OP.22.017, Z.22.037, & 19T-22V011; OP.22.018, Z.22.038, & 19T-22V012; Z.22.039 & 19T-22V013 (11031, 11091, 11075, & 11211 Weston Road)

This email is to advise you that MTO has reviewed the above OPA / ZBA / Draft Plan of Subdivision applications for the proposed development at 11031, 11091, 11075 & 11211 Weston Rd. in Vaughan and we offer the following comments:

- The MTO has no objection to the proposed OPA, ZBA and Draft Plan of Subdivision.
- As part of the review and approval process the applicant will be required to submit copies of a detailed Site Plan, Master SWMR, Site Servicing and Grading Plans prepared by a Licensed Professional Engineer.
- MTO requires Master Traffic Impact Study that complies with the Guidelines set forth in MTO's Guidelines for Traffic Impact Statements.

- The Ministry will require a drainage report and traffic impact study signed and stamped by a Professional Engineer of Ontario.
- Once the above documents are received and reviewed, the MTO will comment if further submissions are required.

Regards,

Arieh Kolet

Senior Project Manager, York Region | Corridor Management / Operations Division

Ministry of Transportation | Ontario Public Service

(437) 833 9487 | arieh.kolet@ontario.ca

Ontario 

Taking pride in strengthening Ontario, its places and its people

Revised: May 11, 2020

Date: December 13th 2022

Attention: Christina Ciccone

RE: Request for Comments

File No.: OP.22.017, Z.22.037, & 19T-22V011, OP.22.018, Z.22.038,
& 19T-22V012, Z.22.039 & 19T-22V013

Applicant: Cornice Developments Ltd., et. Al., Weston Real Estate
Holdings Inc. & Edenbrook (Weston) Inc.

Location 11031, 11091, 11075, & 11211 Weston Road (Block 34 West)

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

SUBDIVISION APPLICATION FORM

Revised: January 15, 2021

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

DEVELOPER'S INFORMATION			
Company name:			
Contact Name/Title:			
Telephone:			
Email:			
Address:			
CIVIL CONSULTANT INFORMATION			
Company Name:			
Contact Name/Title:			
Telephone:			
Email:			
STREET LIGHT CONSULTANT INFORMATION			
Company Name:			
Contact Name/Title:			
Telephone:			
Email:			
LAWYER'S INFORMATION			
Company Name:			
Contact Name/Title:			
Telephone:			
Email:			
Legal Description of Land:			
SUBDIVISION INFORMATION			
Choose Subdivision Type:	Residential	Condo Tower <i>Alectra's ICI dept. will look after the service connection.</i>	Commercial/Industrial <i>Alectra's ICI dept. will look after the service connection.</i>
Anticipated Start Dates:	City Services:	Hydro*:	
Name of Subdivision & Municipality			
Municipal Subdivision File No. or Address:			
Subdivision Ownership:	Municipal	Private	Mixture

*** Anticipated start date for hydro plant installation must be at least 6 months from date of application.**

SUBDIVISION APPLICATION FORM

Revised: January 15, 2021

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

NOTE: CITY DRAWINGS DATED WITH LAST REVISION TO BE SUBMITTED PRIOR TO COMMENCEMENT OF HYDRO DESIGN.

UNIT INFORMATION

Type of Units	Total Number:	Avg. Square Feet per unit	Special Conditions	YES	NO		
Single Family:			MicroFIT Homes:				
Semi-Detached:			3 Rd Party Metering:				
Townhouse:			Electric Vehicle Chargers:				
Condo Towers:		N/A	Meter Closets - TH/Condo Sub Only:				
Condo Tower Units:			Gang Metering - TH/Condo Sub Only				
Metered SL connection(s):		N/A					
Flat Rate SL connection(s):		N/A					
				QTY.			
Number of Blocks Requiring 3 Phase Power Supply in a Residential Subdivision:							
Requirement for Single Phase Supply Point for Municipal Park or other service:							
Indicate main breaker service size for number of residential dwellings. Not applicable to commercial/industrial and condo tower subdivisions.			60A	100A	200A	400A	Other
Additional Information (please include additional info. in the below space)							

SUBDIVISION APPLICATION FORM

Revised: January 15, 2021

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

REQUIRED INFORMATION

Alectra Utilities requires that the following information be provided together with this form in order to prepare the Offer to Connect Agreement:

1. Legal Description of the lands, copies of draft subdivision or reference plans, showing all easements.
2. One complete set of engineering and architectural drawings (must indicate location of meter bases and if applicable exterior stairs) and, together with the general plan in AutoCAD format.
3. All approved right-of-way cross sections from the municipality or region.
4. Title documents pertaining to the subject lands, including a current parcel register, transfer/deed of land, copies of any encumbrances and a current Certificate of Incorporation of the registered owner.
5. The servicing schedule.
6. Confirmation of site access date for hydro installation.

ALECTRA UTILITIES CONTACT INFORMATION

Municipality:	Alliston, Aurora, Barrie, Beeton, Bradford West Gwillimbury, Markham, Mississauga, Penetanguishene, Richmond Hill, Thornton, Tottenham, Vaughan	Brampton, Guelph, Hamilton, Rockwood, St. Catharines
Contact Name:	Mitchell Penner	Henry Gamboa
Title:	Supervisor	Supervisor
Office Address:	161 Cityview Boulevard, Vaughan, ON, L4H 0A9	55 John St. N, Hamilton, ON, L8R 3M8
Phone:	416.302.6215	416.819.4975
Email:	Mitchell.Penner@AlectraUtilities.com	Henry.Gamboa@AlectraUtilities.com

APPROVAL AND SIGNATURE OF DEVELOPER

Signature:

Name of Authorized Signatory/Agent:

Title:

Company Name:

Date:

ATTACHMENT 5f) - BELL CANADA CONDITIONS

From: [PrimeCities](#)
To: [David Harding](#)
Subject: [External] OPA (OP.22.017 and OP.22.018), ZBLA (Z.22.037, Z.22.038 and Z.22.039) and Draft Plan of Subdivision (19T-22V011, 19T-22V012 and 19T-22V013), 11031, 11091, 11075, & 11211 Weston Rd., Vaughan
Date: Thursday, March 21, 2024 2:44:18 PM

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.



1/25/2024

Christina Ciccone

Vaughan

Vaughan (City)

Attention: Christina Ciccone

Re: OPA (OP.22.017 and OP.22.018), ZBLA (Z.22.037, Z.22.038 and Z.22.039) and Draft Plan of Subdivision (19T-22V011, 19T-22V012 and 19T-22V013), 11031, 11091, 11075, & 11211 Weston Rd., Vaughan; Your File No. OP.22.017, OP.22.018, Z.22.037, Z.22.038, Z.22.039, 19T-22V011, 19T-22V012, 19T-22V013

Our File No. DTS: 36169 / Circ: 40233

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,



Juan Corvalan

Senior Manager - Municipal Liaison

Email: planninganddevelopment@bell.ca.



December 14, 2022

Christina Ciccone
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Mr. Torres:

Re: File: OP.22.017, Z.22.037, & 19T-22V011 - Cornice Developments Ltd., et. Al.
OP.22.018, Z.22.038, & 19T-22V012 - Weston Real Estate Holdings Inc.
Z.22.039 & 19T-22V013 - Edenbrook (Weston) Inc.
Owner: Cornice Developments Ltd., et. Al., Weston Real Estate Holdings Inc. &
Edenbrook (Weston) Inc.
Location: 11031, 11091, 11075, & 11211 Weston Road (Block 34 West)

Rogers Communications Canada Inc. ("**Rogers**") has reviewed the application for the above Subdivision and has determined that it intends to offer its communications services to residents of the Subdivision. Accordingly, we request that municipal approval for the Subdivision be granted subject to the following conditions:

- (1) The Owner shall agree in the Subdivision Agreement to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "**Communications Service Providers**") to install their facilities within the Subdivision, and (b) provide joint trenches for such purpose.
- (2) The Owner shall agree in the Subdivision Agreement to grant, at its own cost, all easements required by the Communications Service Providers to serve the Subdivision, and will cause the registration of all such easements on title to the property.
- (3) The Owner shall agree in the Subdivision Agreement to coordinate construction activities with the Communications Service Providers and other utilities, and prepare an overall composite utility plan that shows the locations of all utility infrastructure for the Subdivision, as well as the timing and phasing of installation.

- (4) The Owner shall agree in the Subdivision Agreement that, if the Owner requires any existing Rogers facilities to be relocated, the Owner shall be responsible for the relocation of such facilities and provide where applicable, an easement to Rogers to accommodate the relocated facilities.

In addition, we kindly request to, where possible, receive copies of the following documents:

- (1) the comments received from any of the Communications Service Providers during circulation;
- (2) the proposed conditions of draft approval as prepared by municipal planners prior to their consideration by Council or any of its committees; and
- (3) the municipal planners' report recommending draft approval before it goes to Council or any of its committees.

Should you require further information or have any questions, please do not hesitate to contact York Outside Plant Engineering.

Sincerely,

York Outside Plant Engineering
244 Newkirk Road
Richmond Hill, ON
L4C 3S5
yorkcirculations@rci.rogers.com

ATTACHMENT 5h) - ENBRIDGE GAS INC. CONDITIONS



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

January 3, 2023

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

Dear Christina,

Re: Draft Plan of Subdivision, Official Plan Amendment, Zoning By-Law Amendment
Cornice Developments Ltd., et. Al., Weston Real Estate Holdings Inc. &
Edenbrook (Weston) Inc.
11031, 11091, 11075, & 11211 Weston Road (Block 34 West)
City of Vaughan
File No.: 19T-22V013, 19T-22V012, 19T-22V011, OP-22-018, OP-22-017, Z-22-039, Z-22-038,
Z-22-037

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

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

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing SalesArea30@Enbridge.com to determine gas availability, service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

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

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

Sincerely,

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 5i) - CANADA POST CORPORATION CONDITIONS

DELIVERY PLANNING
200 – 5210 BRADCO BLVD
MISSISSAUGA, ON L4W 2G7

CANADAPOST.CA

January 10, 2023

City of Vaughan – Planning Department

To: Christina Ciccone, Senior Planner, Development Planning

File: **OP.22.017, Z.22.037 & 19T-22V011 – Cornice Developments Ltd.**
OP.22.018, Z.22.038 & 19T-22V012 – Weston Real Estate Holdings Inc.
Z.22.039 & 19T-22V013 – Edenbrook (Weston) Inc.

Location: 11031, 11091, 11075 & 11211 Weston Road (Block 34 West)

Dear Ms. Ciccone,

It is difficult to provide specific comments for the above project/development – because specific details regarding the developments haven't been identified as yet; however the circulation does state that there will be low density residential, mid-rise residential, medium density residential and street townhouse residential dwellings.

For mid-rise residential – (building), Canada Post would require the following:

- ⇒ The owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly can be front or 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.
- ⇒ 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.
- ⇒ **For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.** The owner/developer will provide the building 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.
- ⇒ 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 revised National Delivery Policy, **street level retail/commercial 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 the commercial unit(s) in the main mailbox panel. If these units are not part of the building then a separate centralized mail receiving facility/box can be set up by the developer or by centralized mail delivery provided through Canada Post Community Mail Boxes 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.

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

There will be no more than one mail delivery point to each unique address assigned by the Municipality.

1. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
2. The complete guide to Canada Post's Delivery Standards can be found at:

Subdivisions, consisting of low and medium density residential and street townhouse residential dwellings, are serviced by community mailboxes and therefore Canada Post would require the following:

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**

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

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.

Thank you,

Lorraine Farquharson

Lorraine Farquharson

Officer, Delivery Services

✉ **200 - 5210 Bradco Blvd Mississauga, ON L4W 2G7**

📧 lorraine.farquharson@canadapost.ca

📞 **416-262-2394**

ATTACHMENT 5j) - TRANSCANADA PIPELINES LIMITED CONDITIONS



Authorized commenting Agency for



KITCHENER
WOODBIDGE
LONDON
BARRIE
BURLINGTON

January 9, 2023

Christina Ciccone
Planner
Development Planning Department

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

Via email: Christina.Ciccone@vaughan.ca

Dear Christina Ciccone:

RE: Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment

11211 Weston Road, City of Vaughan
Weston Real Estate Holdings Inc.
Municipal File: OP.22.018, Z.22.038, & 19T-22V012
Our File: PAR 50042

MacNaughton Hermesen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to a notification and request for comments for the above-noted applications to facilitate a residential subdivision on the lands identified as 11211 Weston Road in the City of Vaughan (the "Subject Lands"). TCPL has three (3) high-pressure natural gas pipelines contained within a right-of-way ("easement") abutting the northwestern portion of the Subject Lands, and the Subject Lands are within 750 metres of a TCPL compressor station, known as "Station 130".

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Based upon our initial review of the Draft Plan of Subdivision and supporting technical reports, we are providing the following comments and are requesting that the below noted development and regulatory requirements be included as conditions in the Draft Plan approval and Subdivision Agreement between the Municipality and the Owner. TCPL may submit additional requirements to be included in the Subdivision Agreement.

Included in the proposed Draft Conditions, we note a requirement for a separate agreement to be entered into between the Owner and TCPL respecting the conditions requested herein which is to be registered on title of the Subject Lands prior to the registration of the Draft Plan.

Draft Conditions:

1. The conditions, restrictions or covenants specified by TCPL shall be included in a separate agreement between TCPL and the Owner, and the Owner shall register such agreement against title to the Subject Lands prior to registration of the subdivision plan by way of application to register conditions, restrictions or covenants, as applicable, pursuant to the Land Titles Act, or any amendments thereto.
2. In accordance with Section 8.4.3.4 of the City of Vaughan Official Plan:

"That regard shall be given to noise levels where development is proposed in close proximity to the TransCanada compressor station. A noise and vibration study, to be carried out by the proponent, may be required for development proposals within 750 metres of the compressor station. The study will determine if provincial guidelines can be achieved, and if necessary recommend appropriate mitigation measures.

Give the proximity to the compressor station, a Noise and Vibration Study shall be conducted and circulated to TCPL. The study shall illustrate that sound emissions from the compressor station will be below the limits recommended by the applicable regulatory authorities and that necessary mitigation measures are in place in accordance with the required guidelines.

Subdivision Agreement:

1. A Noise and Vibration Study shall be conducted and circulated to TCPL. The study shall illustrate that sound emissions from the compressor station will be below the limits recommended by the applicable regulatory authorities and that necessary mitigation measures are in place in accordance with the required guidelines.
2. No buildings or structures shall be installed anywhere on TCPL's right-of-way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the right-of-way. Temporary or accessory buildings are to be located a minimum of 3 metres from the edge of the right-of-way.
3. A minimum setback of 7 metres from the nearest portion of a TCPL pipeline right-of-way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
4. Written consent must be obtained from TCPL prior to undertaking the following activities:
 - Constructing or installing a facility across, on, along or under a TCPL right-of-way. A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - Conducting a ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
 - Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;

- Using any explosives within 300 metres of TCPL's right-of-way; and
 - Use of TCPL's Prescribed Area for storage purposes.
5. During construction of the site, temporary fencing must be erected and maintained along the limits of the right-of-way by the Owner(s) to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Owner is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.
 6. Storage of materials and/or equipment on TCPL's right-of-way is not permitted.
 7. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within TCPL's right-of-way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
 8. Facilities shall be constructed to ensure that drainage is directed away from the right-of-way so that erosion that would adversely affect the depth of cover over the pipelines does not occur. Catchment basins, drainage swales or berms are not permitted within TCPL's right-of-way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catchbasins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of TCPL's right-of-way.
 9. Should pooling of water or erosion occur on the right-of-way as a result of any facility installation or landscaping, the Owner will be responsible for the remediation to TCPL's satisfaction.
 10. Any large scale excavation adjacent to the right-of-way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from TCPL's right-of-way and must maintain a slope of 3:1 away from the edge of the right-of-way.
 11. Mechanical excavation within 1.5 metres of the edge of TCPL's pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
 12. In no event shall TCPL be held liable to the Owner respecting any loss of or damage to the Owner's Facility which the Owner may suffer or incur as a result of the operations of TCPL. The Owner shall be responsible for all costs involved in replacing the Owner's Facility damaged or removed during TCPL's operations and shall indemnify and save harmless TCPL from all actions, proceedings, claims, demands and costs brought against or incurred by TCPL as a result of the presence of or damage to the Owner's Facility on the TCPL right-of-way.
 13. All display plans in the lot/home sales office shall identify the TCPL pipeline right-of-way corridor.
 14. The Owner shall include notice of the following in all offers of purchase and sale:
 - Notice of the easement agreement registered against the property which may affect development activities on the property;
 - Notice of the 30 metre Prescribed Area as regulated by the CER Act;
 - The number of high pressure natural gas pipelines within the easement and the location of the easement in relation to the development;
 - The setback for all permanent structures and excavations from the limits of the right-of-way; and,

- The local One Call number 1-800-400-2255 or www.clickbeforeyoudig.com.
15. TCPL's prior approval must be obtained for the Site Plans for the permanent structures to be erected on lots and/or Blocks which are encumbered by, or are adjacent to TCPL's right-of-way.
 16. If TCPL's pipelines experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once.
 17. All associated work, signage or any other engineering protection measures must be completed by TCPL or its qualified contractors at the sole expense of the Owner. The complete scope of work that may be required is subject to other conditions that may be necessary related to a finalized design that is approved by TCPL. Additionally, prior to TCPL or its contractors conducting any associated work, TCPL and the Owner must execute a reimbursement agreement, including financial assurances, which provides that the entire cost of conducting this associated work is 100% reimbursable to TCPL.
 18. The owner shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.

Zoning By-law:

TCPL would like to advise the Applicant of the following provisions in the City of Vaughan's Zoning By-law 001-2021, that shall apply to the proposed development:

"4.23 TransCanada Pipeline and Facilities

1. *Notwithstanding any other requirements of this By-law, where any TransCanada pipeline is shown on Schedule B-5, the following requirements shall apply:*
 - a. *A minimum setback of 7.0 m shall be required from any part of a principal building or structure from the edge of the TransCanada pipeline easement.*
 - b. *A minimum setback of 3.0 m shall be required from any part of an accessory building or accessory structure from the edge of the TransCanada pipeline easement.*
 - c. *A minimum setback of 7.0 m from the nearest portion of a TransCanada pipeline easement shall also apply to any minimum required parking area or loading area, including any minimum required parking space, loading space, stacking space, bicycle parking space, and any associated aisle or driveway.*
 - d. *A minimum setback of 7.0 m shall apply to any minimum required amenity area.*
 - e. *A permitted encroachment of a structure or feature in accordance with Section 4.13 of this By-law shall not be permitted."*

Official Plan:

TCPL would like to advise the Applicant of the following policies in the City of Vaughan's Official Plan that shall apply to the proposed development:

"8.4.3 Natural Gas

TransCanada Pipelines Limited operates high pressure natural gas pipelines within its right-of-way. Any development within close proximity of TransCanada's facilities may affect the safety and integrity of the pipeline. TransCanada is regulated by the National Energy Board. There exist a number of requirements

regulating development in proximity to pipelines, including approvals for activities on or within 30 metres of the right-of-way such as excavation, blasting and any movement of heavy equipment.

It is the policy of Council:

8.4.3.1. That, for development proposals within 200 metres of the pipeline right-of-way or compressor station, the City shall require the applicant to pre-consult early in the process with TransCanada or its designated representative. The pipeline right-of-way is shown on Schedule 12.

8.4.3.2. That no permanent building or structure may be located within 7 metres of the pipeline right-of-way. A reduction in the 7 metre setback will only be considered if it can be demonstrated, to TransCanada's satisfaction, that it will not compromise the safety and integrity of the pipeline and if all necessary municipal approvals are obtained.

8.4.3.3. That no building or structure is permitted within 3 metres of the right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.

8.4.3.4. That regard shall be given to noise levels where development is proposed in close proximity to the TransCanada compressor station. A noise and vibration study, to be carried out by the proponent, may be required for development proposals within 750 metres of the compressor station. The study will determine if provincial guidelines can be achieved, and if necessary recommend appropriate mitigation measures.

8.4.3.5. That, where appropriate, the City will encourage the use of TransCanada's right-of-way for open space and trail purposes including an east-west open space link, subject to TransCanada's easement rights."

Thank you for the opportunity to provide comments. Kindly forward a copy of the draft conditions for review prior to any decision to the undersigned by mail or by email to TCEnergy@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,



Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited