

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 2, 2019

Item 3, Report No. 24, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 2, 2019.

**3. CAL-CROWN HOMES (THREE) INC. ZONING BY-LAW AMENDMENT
FILE Z.18.016 DRAFT PLAN OF SUBDIVISION FILE 19T-18V007
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND REGIONAL
ROAD 27**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.016 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1316) to “RD3 Residential Detached Zone Three”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 13 lots for detached dwellings and three (3) part blocks for future detached dwellings, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 14.5 residential units (45 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

Committee of the Whole (1) Report

DATE: Tuesday, September 17, 2019

WARD: 1

**TITLE: CAL-CROWN HOMES (THREE) INC.
ZONING BY-LAW AMENDMENT FILE Z.18.016
DRAFT PLAN OF SUBVISION FILE 19T-18V007
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND
REGIONAL ROAD 27**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.18.016 and 19T-18V007 to rezone the Subject Lands from “RD2 Residential Detached Zone Two” to “RD3 Residential Detached Zone 3” as shown on Attachment 2, and to permit a residential plan of subdivision consisting of 13 lots and three (3) part blocks for detached dwellings as shown on Attachment 3.

Report Highlights

- The Owner proposes to rezone the Subject Lands and to create a residential subdivision consisting of 13 lots for detached dwellings, and three (3) part blocks for future detached dwellings, and a new public road.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposal.
- The Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision Applications as the proposed residential development is consistent with the Provincial Policy Statement 2014, conforms to the Growth Plan 2019, the York Region Official Plan 2010, and the Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Zoning By-law Amendment File Z.18.016 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1316) to “RD3 Residential Detached Zone Three”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 13 lots for detached dwellings and three (3) part blocks for future detached dwellings, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

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Background

The 0.77 ha vacant subject lands (the ‘Subject Lands’) are located north of Major Mackenzie Drive West and west of Regional Road 27, and are legally known as Block 203, Registered Plan 65M-4361, shown as the Subject Lands on Attachment 2. The Subject Lands were a portion of a formerly designated school block; however, the York Catholic District School Board (‘YCDSB’) on July 6, 2017 released their interest in the Subject Lands. The surrounding land uses are shown on Attachment 2.

The Subject Lands are to be developed with Draft Plan of Subdivision File 19T-18V003 (Kleindor Developments Inc.) located immediately to the south, which comprises the remainder of the school block and includes 27 lots for detached dwelling units and three (3) part blocks for future detached dwelling units. Draft Plan of Subdivision File 19T-18V003 contains lands which will form part of a future public road connecting the Subject Lands to Woodgate Pines Drive to the south. A technical report will be brought forward to a future Committee of the Whole Meeting for Draft Plan of Subdivision File 19T-18V003.

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

On December 14, 2018, the City circulated a Notice of Public Hearing (the 'Notice') to all property owners within 150 m of the Subject Lands and the Kleinburg and Area Ratepayer's Association ('KARA'). A copy of the Notice was also posted on the City's website at www.vaughan.ca and a notice sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on January 29, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of January 22, 2019, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submissions were received by the Development Planning Department and at the Public Hearing:

Deputations

- R. Lavecchia, KLM Planning Partners Inc., Jardin Drive, representing the Owner
- P. Turco, Port Royal Avenue, Port Royal Avenue

Written Submissions

- A. Wang, email dated June 8, 2018
- J. and G. Wang, Woodgate Pines, email dated June 12, 2018
- R. and P. Wang, Glen Abbey Trail, email dated June 13, 2018
- J. Li, emails dated June 13, 2018, and June 19, 2018
- M. Yan, Port Royal Avenue, email dated June 13, 2018
- W. Yand and J. Wang, Port Royal Avenue, email dated June 22, 2018
- W. Du and S. Gallagher, Woodgate Pines Drive, email dated June 24, 2018
- M. Lin, email dated June 26, 2018
- P. Turco and A. Torrieri, Port Royal Avenue, email dated October 22, 2018

The following is a summary of, and response to, the comments provided in the deputations and written submissions submitted at the Public Hearing of January 22, 2019, and written submissions received by the Development Planning Department:

a) Preference to Build an Elementary School / Lack of Community Facilities

Residents in the area prefer that an elementary school be built on the Subject Lands as originally planned within the Block 61 East community, or that the lands now be converted for a community centre use.

Response

The Subject Lands were formerly a designated school block; however, the YCDSB on July 6, 2017 released their interest in the Subject Lands, which were subsequently sold to the Owner for the purpose of future development. A clause was included in all Agreements of Purchase and Sale for residential units within Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.) that advised the construction of a school on the designated site is not guaranteed. The former school block was divided into the Subject Lands and the lands to the south which are subject to related but separate Draft Plan of Subdivision File 19T-18V003. The Subject Lands are also zoned "RD2 Residential Detached Zone Two" by Zoning By-law 1-88, subject to Exception 9(1316), and designated "Low-Rise Residential" by Vaughan Official Plan 2010, which permit residential development.

b) Loss of Open Space

Concern that the Development will result in the loss of open space and that the abutting park block to the south-east may also be subject to future development.

Response

The Subject Lands were formerly a designated school block and were intended to be developed with an elementary school until the YCDSB released their interest in the Subject Lands. The park block to the south-east is owned by the City and will be maintained as a public park.

c) Traffic Impacts

Concern that the Development will increase traffic in the area, and that the proposed T-intersection at Port Royal Avenue and the proposed public road extension will cause navigational confusion.

Response

The Owner has submitted a Traffic Impact Brief for the proposed Development prepared by Candevcon Limited, and dated November 14, 2018. The Traffic Impact Brief concludes that the Development will not adversely impact local traffic and will generate significantly less vehicle trips in comparison to the originally designated school block.

The proposed road connection from Port Royal Avenue to Woodgate Pines Drive will create a T-intersection. Westbound traffic movement on Port Royal Avenue and southbound traffic movement onto Woodgate Pines Drive will be controlled with stop signs. The Traffic Impact Brief concludes that the proposed road connection is consistent with the layout of existing streets in the neighbourhood and will provide appropriate sightlines.

The Development Engineering ('DE') Department concurs with the conclusions of the Traffic impact Brief.

The Development Planning Department, on September 10, 2019, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the applications.

Previous Reports/Authority

[January 22, 2019, Committee of the Whole \(Public Hearing\) - Zoning By-law Amendment File Z.18.016 and Draft Plan of Subdivision File 19T-18V007](#)

[November 3, 2008, Committee of the Whole - Zoning By-law Amendment File Z.06.2008 and Draft Plan of Subdivision File 19T-06V14](#)

Analysis and Options

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit a residential development

The Owner has submitted the following applications (the 'Applications') to permit the development (the 'Development') of 13 lots for detached dwelling units and three (3) part blocks for future detached dwelling units on the Subject Lands, as shown on Attachment 3:

1. Zoning By-law Amendment File Z.18.016 to rezone the Subject Lands from "RD2 Residential Detached Zone Two" subject to site-specific Exception 9(1316), to "RD3 Residential Detached Zone Three" in the manner shown on Attachment 3, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-18V007 to facilitate a residential plan of subdivision (the 'Draft Plan') shown on Attachment 3 consisting of the following:

Lot / Blocks	Land Use	Area (ha)	Units
1 to 13	Detached Dwellings	0.615	13
14 to 16	Part of Blocks for Future Detached Dwellings	0.046	1.5
Street	20 m Street "1"	0.110	-
Total		0.771	14.5

The Development is consistent with the Provincial Policy Statement, 2014

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2014 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Development in consideration of the policies of the PPS and is of the opinion that the Development is consistent with provincial policies, specifically:

Part V - "Policies" of the PPS states (in part) the following:

Settlement Areas

1.1.3.2 "Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
- efficiently use land and resources;
 - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - support active transportation."

Development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses at densities that make efficient use of land and existing infrastructure.

Housing

1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed”.

The Subject Lands are located within a defined settlement area by the PPS. The Development is consistent with the Settlement Areas and Housing policies of the PPS as it makes more efficient use of the Subject Lands, minimizes land consumption, utilizes existing servicing and infrastructure, and avoids the need for the uneconomical expansion of services.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

The Provincial Plan: *A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019* (‘Growth Plan’) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives, specifically:

Managing Growth

2.2.1(2)(a) “the vast majority of growth will be directed to settlement areas that:

- i. have a delineated built boundary;
- ii. have existing or planned municipal water and wastewater systems;
and
- iii. can support the achievement of complete communities.”

Delineated Built-up Areas

2.2.2 “Contributing to meeting 50% of residential development within a delineated built-up area.”

The Development is located within a settlement area and a delineated built-up area that more efficiently utilizes existing municipal water and wastewater systems and will contribute to meeting the residential development targets prescribed by the Growth Plan. The Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan, 2010

The York Region Official Plan 2010 (‘YROP’) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” on Map 1, “Regional Structure” of the YROP. The “Urban Area” designation permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region.” Section 5.3.3 of the YROP identifies “local infill” as a municipal intensification strategy to meet York Regional intensification targets to 2031. The Development proposes modest intensification in the form of 13 new residential lots for detached dwellings and three (3) part blocks for future detached dwelling units that can be considered “local infill”. The Development conforms to the YROP.

York Region has indicated they have no objections to the Applications, subject to their comments in the Regional Implications section of this report, and the Conditions of Approval included in Attachment 1.

The Development conforms to the Vaughan Official Plan, 2010

The Subject Lands are designated “Low-Rise Residential” and are located within a “Community Area” as identified on Schedule 1 - “Urban Structure” of Vaughan Official Plan 2010 (‘VOP 2010’). The “Low-Rise Residential” designation permits detached dwellings with a maximum building height of 3-storeys. There is no associated density requirement.

Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a “Community Area”, and requires that new development be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a “Community Area” within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

Section 9.2.3.1 of VOP 2010 further identifies development criteria for detached houses, which states that detached houses will respect and reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Development proposes consistent lot frontage and areas, and a zone category (“RD3 Residential Zone Three”) that is consistent and compatible with the existing surrounding development. The Development conforms to VOP 2010

The Development is consistent with the Community Area Policy Review for Low-Rise Residential Designations

In recognition of development pressures in existing neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the 'Guidelines') and the Community Area Policy Review for Low-Rise Residential Designations Study (the 'Study'). The Guidelines were approved by Vaughan Council on October 19, 2016.

The Study was approved by Vaughan Council on April 19, 2017, and an Official Plan Amendment (‘OPA 15’) to implement the Study recommendations was adopted by Vaughan Council on September 27, 2018 and is in effect. The Development includes detached dwellings on lots that front onto a public road and with a similar lot configuration and consistent lot frontage, lot depths, and building setbacks as the existing and surrounding development. The Development complies with the Guidelines and conforms to OPA 15.

Amendments to Zoning By-law 1-88 are required to permit the Development, which is compatible with existing development in the community

The Subject Lands are zoned “RD2 Residential Detached Zone Two” by Zoning By-law 1-88 and subject to Exception 9(1316), as shown on Attachment 3. The Owner is proposing to amend Zoning By-law 1-88 by rezoning the Subject Lands to “RD3 Residential Detached Zone Three” together with the following site-specific zoning exceptions to the RD3 Zone standards:

Table 1

	ZONING BY-LAW 1-88 STANDARDS	“RD3 RESIDENTIAL DETACHED ZONE THREE” REQUIREMENTS	PROPOSED EXCEPTIONS TO THE “RD3 RESIDENTIAL DETACHED ZONE THREE” REQUIREMENTS
a.	Minimum Exterior Side Yard Setback Abutting a Sight Triangle	3 m	1.2 m (Lot 9 only)
b.	Permitted Yard Encroachments	Fireplaces are not permitted to project into a required yard	Permit fireplaces to encroach 0.5 m into a required side or rear yard
c.	No Encroachment Zone	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard	A 1.2 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard
d.	Maximum Encroachment for Uncovered, Unexcavated and Unenclosed Exterior Stairways, Porches and Balconies	A bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m	A bay or box window or similar window projection constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum distance of 0.6 m

The Development Planning Department has reviewed and supports the proposed rezoning of the Subject Lands to the “RD3 Residential Detached Zone Three” and the above noted site-specific exceptions, for the following reasons:

a) Minimum Exterior Side Yard Abutting a Sight Triangle (Lot 9 Only)

The exterior side yard setback to the sight triangle only applies to a portion of the dwelling on Lot 9 that will encroach into the sight triangle setback. The future dwelling on Lot 9 will meet the required 3 m setback along the exterior side yard in accordance with the “RD3 Residential Detached Zone Three”.

b) Permitted Yard Encroachments and No Encroachment Zone

The requested yard encroachments to architectural features of the future dwellings (fireplaces and bay or box windows), and the requested reduction to the no encroachment zone are considered minor changes to the “RD3 Residential Detached Zone Three” requirements and are consistent with the character of the area.

The adjacent lands to the south (subject to Draft Plan of Subdivision File 19T-18V003) are also proposed to be rezoned to the “RD3 Residential Detached Zone” with zoning exceptions consistent to those identified in Table 1. This will allow the 3 proposed part blocks, as shown on Attachment 3, to be combined with the 3 proposed part blocks in Draft Plan of Subdivision File 19T-18V003 to the south, and create 3 full lots with consistent zoning and development standards.

In consideration of the above, the Development Planning Department is satisfied that the proposed zone category and site-specific zoning exceptions are appropriate, maintain the intent of the “Low-Rise Residential” designation of VOP 2010, and will result in a development that is consistent with the surrounding area.

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

The Draft Plan shown on Attachment 3 consists of 13 lots for detached dwellings (Lots 1 to 13), and three (3) part blocks for future detached dwellings (Blocks 14 to 16) accessed by a public road extending from Port Royal Avenue. Draft Plan of Subdivision File 19T-18V003, located immediately south of the Subject Lands, contains lands which will form part of a future public road connecting the Subject Lands to Woodgate Pines Drive to the south. The proposed lots and public road extension are consistent with the pattern of lots and road network in the area.

The Owner shall display a Community Plan on the interior wall of the sales office, comprising information approved by the City of Vaughan, prior to offering any units for sale, and no Building Permit shall be issued until such information is approved by the

Vaughan Development Planning Department. Conditions respecting the requirements identified above are included in Attachment 1.

The Urban Design and Cultural Heritage Division of the Development Planning Department has no objection to the Development, subject to the Conditions of Approval

The Owner has submitted an Arborist Letter prepared by Aboud & Associates Inc., dated March 13, 2018, that confirms there are no existing trees on the vacant Subject Lands.

The Development is required to proceed in accordance with the following:

- The Vaughan Council approved Block 61 East Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines prepared by Watchorn Architect Inc.
- The Vaughan Council approved Block 61 East Molise Kleinburg Estates – South Neighbourhood Landscape Master Plan prepared by the MBTW Group
- the City of Vaughan Sustainability Metrics Program

Permanent wood fence treatments shall be erected for flanking residential lots and residential blocks in co-ordination with the environmental noise report and architectural guidelines. Conditions to this effect are included in Attachment 1.

The Development Engineering Department has no objection to the Development, subject to the comments in this report and Conditions of Approval

The Development Engineering ('DE') Department has reviewed the Applications and provides the following comments:

Water and Sanitary Servicing:

The Subject Lands are located in an area with existing municipal services. The proposed water supply and sanitary servicing shall be designed in accordance with the City's design criteria. The Development will not impact the existing water supply or sanitary services.

Storm Sewer and Stormwater Management:

The Subject Lands are located within the Kleinburg/Nashville services area and are considered as part of the drainage area tributary to Stormwater Management Pond K1

through Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.) that created the Subject Lands as a school block. All storm sewers are existing around the Subject Lands. Impact from the Development to the existing stormwater management facilities is considered negligible given the scale of the Development. The Development is not expected to cause a restriction to the function of the existing stormwater management pond.

Road Network

The Development will gain access to the public road network via a proposed road connection from Port Royal Avenue (Street "1"). A temporary turning circle/cul-de-sac will be implemented at the southern end of Street "1" until such time that Draft Plan of Subdivision File 19T-18V003 is completed which will connect Street "1" to Woodgate Pines Drive. The Owner has submitted a Traffic Impact Brief prepared by Candevcon Limited, dated November 14, 2018, in support of the Development. The Traffic Impact Brief concludes that the Development will not adversely impact local traffic and will generate significantly less vehicle trips in comparison to the originally designated school block.

The proposed road connection from Port Royal Avenue to the Subject Lands will create a T-intersection. Westbound traffic movement on Port Royal Avenue and southbound traffic movement onto the Subject Lands will be controlled with stop signs. The Traffic Impact Brief concludes that the proposed road connection is consistent with the layout of existing streets in the neighbourhood and will provide appropriate sightlines.

The DE Department concurs with the conclusions of the Traffic impact Brief. Minor revisions are required to the submitted Traffic Management Plan prior to final approval of the Draft Plan. A condition to this effect is included in Attachment 1.

Lot Grading

The Subject Lands were pre-graded through Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.) as they were originally intended for use as a school block. There are existing homes to the north and east of the Subject Lands. The proposed grading on the Subject Lands must match existing elevations at the property lines.

The DE Department has reviewed the grading plan submitted in support of the Applications and has no objections to the proposed grading subject to the conditions of approval identified in Attachment 1. At the detailed design stage, the Owner shall

provide a detailed grading plan confirming that the grading of the Subject Lands and the individual lots meet the City's Lot Grading Criteria.

Noise Attenuation

The Owner has submitted a report entitled "Addendum to Detailed Environmental Noise And Vibration Report dated March 26, 2012" ('Noise Report') prepared by Jade Acoustics and dated April 20, 2018. The purpose of the Noise Report is to verify noise sources surrounding the Development, provide a noise impact assessment, and identify any noise control measures.

The Noise Report concludes that Lots 1 to 8 and Block 15 and 16, as shown on Attachment 3, require the provision of central air conditioning units to enable windows to be closed in order to meet applicable Ministry of the Environment, Conservation and Parks ('MECP') noise guidelines due to their proximity to the Canadian Pacific Rail corridor to the west. There are no acoustic noise requirements for Lots 9 to 13 and Block 14.

The Owner is required to submit an updated noise report for review and approval as part of the detailed engineering submission. The Noise Report submitted by the Owner identifies additional measures to mitigate noise by constructing an acoustic barrier and berm, central air-conditioning units and updated building components such as windows. Warning clauses shall be included in all offers of purchase and sale or lease advising purchasers and/or tenants of the above requirements. Conditions to this effect are included in Attachment 1.

Street-lighting

The design and type of street lighting for the Development shall meet the City's design criteria and standards with respect to the use of LED luminaire technology. This matter will be addressed at the detailed engineering design stage. A condition to this effect is included in Attachment 1.

Environmental Site Assessment

The Development includes lands to be conveyed to the City (Street "1"). The Owner submitted Environmental Site Assessment ('ESA') reports dating from 2013 to 2019 which were reviewed by the DE Department. In addition, the Subject Lands were previously assessed and included in the MECP Record of Site Condition #45419 which was filed in 2008 for Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.). The findings of the ESA reports did not identify any potential contaminating

activities or areas of potential environmental concern and indicated no further ESA investigations were required. The DE Department is satisfied with the submitted ESA documents.

Sewage and Water Allocation is available for the Draft Plan

Vaughan Council on February 21, 2018, endorsed the City's latest annual servicing capacity allocation strategy report. The report confirmed servicing capacity is available to support continued urban growth throughout the City.

Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-18V007 is available and unrestricted for the 14.5 additional residential lots for new detached dwellings. Therefore, the following resolution to allocate capacity to the Development may be recommended for Council approval:

“THAT Draft Plan of Subdivision File 19T-18V007 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 14.5 residential units (45 persons equivalent) in accordance with the inflow and infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

The Financial Planning and Development Finance Department has no objection to the Draft Plan

The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges. A condition to this effect is included in Attachment 1.

The Real Estate Department has no objection to the Draft Plan, subject to the Conditions of Approval

Prior to final approval of the Plan, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within Block 61 East to the satisfaction of the City. The Developer's Group Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 61 East. This Developer's Group Agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands. A condition to this effect is included in Attachment 1.

The Parks Development Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval

The Subject Lands were a formerly designated school block and not originally planned for residential development under Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.). The Owner previously satisfied the cash-in-lieu of the dedication of parkland requirements for Draft Plan of Subdivision File 19T-06V14; however, as the currently proposed density (14.5 residential units) is higher than that of the originally planned school block, parkland dedication and/or payment-in-lieu of parkland shall be provided for the Applications to meet dedication requirements under the *Planning Act*, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-Law 139-90, as amended by 205-2012. A condition to this effect is included in Attachment 1.

The various utilities have no objection to the Draft Plan, subject to the Conditions of Approval

Enbridge Gas Inc. has no objection to the Applications subject to their conditions included in Attachment 1c) of this report.

Alectra Utilities Corporation has no objection to the approval of the Applications, subject to their Conditions of Approval in Attachment 1d) of this report.

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

Canada Post Corporation has no objection to the Applications, subject to their conditions of approval included in Attachment 1e).

Canadian Pacific Railway have provided Conditions of Approval

The Development is located in proximity to the Canadian Pacific ('CP') owned and operated Mactier Subdivision to the west, which is classified as a principal main rail line. CP is not in favour of residential developments in proximity to its right-of-way; however, the Conditions of Approval included in Attachment 1 f) have been provided to ensure the comfort of adjacent residents and to mitigate adverse environmental factors caused by the Development's proximity to the CP right-of-way.

The School Boards have no objection to the Draft Plan

The York Region District School Board and York District Catholic School Board have advised that they have no objection to or any conditions of approval for the Draft Plan.

No comments were received from the Conseil Scolaire de District Catholique Centre-Sub.

Financial Impact

None.

Broader Regional Impacts/Considerations

York Region has no objection to the Applications subject to their Conditions of Approval in Attachment 1b).

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment Z.18.016 and Draft Plan of Subdivision File 19T-18V007 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

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

For more information, please contact: Chris Cosentino, Planner at extension 8215.

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Draft Plan of Subdivision File 19T-18V007 & Proposed Zoning

Prepared by

Chris Cosentino, Planner, ext. 8215

Mark Antoine, Senior Planner, ext. 8212

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

Mauro Peverini, Director of Development Planning, ext. 8407

/LG

ATTACHMENT 1

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-18V007 (THE 'PLAN')
CAL-CROWN HOMES (THREE) INC., LOT 22, CONCESSION 9
BLOCK 203, REGISTERED PLAN 65M-4361
CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF DRAFT PLAN OF SUBDIVISION FILE 19T-18V007 (THE 'PLAN'), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 1a)
2. The Conditions of Approval of York Region as set out in Attachment No. 1b) and dated August 28, 2018.
3. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1c) and dated May 28, 2018.
4. The Conditions of Approval of Alectra Utilities as set out on Attachment No. 1d) and dated May 24, 2018.
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated August 9, 2019.
6. The Conditions of Approval of Canadian Pacific Railway as set out in Attachment No. 1f) and dated June 15, 2018.

Clearances

7. Final approval for the registration of the Plan may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
 - a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
 - b) All commenting agencies agree to registration by phases and provide clearances, as required on Conditions in Attachments 1a), 1b), 1c), 1d),

1e) and 1f) for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

8. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
10. Enbridge Gas Distribution Inc. shall advise that the Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
11. Alectra Utilities shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
12. Canada Post shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
13. Canadian Pacific Railway shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision (the 'Plan') prepared by KLM Planning Partners Inc., dated March 18, 2019.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall enter into a Subdivision Agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development charges/levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
6. The road allowances included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department.
7. The road allowances included in this Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
8. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
9. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and the Region of York.
10. Prior to final approval of the Plan, the Owner shall grant easements as may be required for utility, drainage or construction purposes to the appropriate authority(ies), free of all charge and encumbrance.

11. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.

12. Prior to the initiation of grading, and prior to the registration of this Plan 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 Plan, which report shall include:

- (a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- (b) the location and description of all outlets and other facilities;
- (c) storm water management techniques which may be required to control minor or major flows; and
- (d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

13. 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.

14. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent, built and/or proposed, that have been designed and oversized by others to accommodate the development of the Plan.

15. 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.

16. The Owner shall agree in the Subdivision Agreement to design and 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.

17. 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.
18. 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.
19. 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 are advised that the planting of trees on City boulevards in front of residential units is a requirement of the Subdivision Agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this Subdivision Agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
 - (b) "The City has not imposed an amount of a 'Tree Fee' or any other fee which may be charged as a condition of purchase for the planting of trees. Any 'Tree Fee' paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."
 - (c) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement."

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

(d) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

(e) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88, as amended, as follows:

- i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6 - 6.99 m ¹	3.5 m
7 - 8.99 m ¹	3.75 m
9 – 11.99 m ¹	6.0 m
12 m and greater ²	9.0 m

¹The Lot Frontage for Lots between 6 – 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of Zoning By-law 1-88.

²The Lot Frontage for Lots 12 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of Zoning By-law 1-88.

- (f) "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office."
- (g) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."
- (h) "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings."
- (i) "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."
- (j) "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings."

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

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic

purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”

- (k) “Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”

- (l) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this Subdivision Agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

Any additional warning clause(s) 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.

- 20. The Owner shall agree in the Subdivision Agreement to design and construct the municipal services in this Plan in accordance with the recommendations and conclusions of the Kleinburg-Nashville Servicing Strategy Master Plan Class Environmental Assessment to the satisfaction of the City.

- 21. The Owner shall agree in the subdivision agreement to provide a financial contribution towards the “Nashville Watermain Local Improvement” to the satisfaction of the City. The Owner shall secure its contribution towards the cost of the watermain within the Nashville Watermain Local Improvement project base upon the estimated cost of \$250/unit.

- 22. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan, to the satisfaction of the City.

23. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
24. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Plan and when each dwelling unit is constructed.
25. 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.
26. 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 to service the Plan.
27. 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.
28. 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, 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.
29. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
- (a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O.Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - (b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
 - (c) Submit a certificate letter prepared by the Owner's Qualified Person stating that the Owner covenants and agrees that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the

intended land use, and meet the applicable Standards set out in the MOE document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

- (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
30. Prior to the initiation of the grading or stripping of top soil and final approval, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.
31. The Owner shall include the following warning clauses in all Offers of Purchase and Sale, or Lease within the Plan:
 - (a) street ending in a dead end:
 - "Purchasers and/or tenants are advised that Street "1", ending in a temporary hammerhead turn-around or cul-de-sac will be extended in the future to facilitate development of adjacent lands without further notice."
 - (b) infiltration trench:
 - "Purchasers and/or tenants are advised that their rear yard lot area has been design to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits."
 - (c) Small Front Yard Lot on a single driveway and sidewalk
 - "Purchasers and/or tenants are advised that small front yard lots with a single driveway and sidewalk may provide limited on lot parking opportunities."
32. The Owner shall agree in the Subdivision Agreement that Blocks 14 to 16 inclusive shall be developed only in conjunction with the abutting lands within Draft Plan of Subdivision File 19T-18V003 to the south. The City shall not issue a building permit for the subject Blocks until the lands are combined to the satisfaction of the City.

33. The Owner shall agree in the Subdivision Agreement that Lots 7 and 8 and Block 15 shall not be developed until the temporary turning circle has been removed. The City shall not issue a building permit for the subject lots and block until the temporary turning circle has been removed to the satisfaction of the City.
34. Prior to final approval of the Plan, the Owner shall submit an updated Traffic Management Plan in support of the subject development to the satisfaction of the City.
35. The Owner acknowledges that the proposed street extension will not cause any issue or conflict to the existing utilities and existing driveway.
36. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out, the design and construction of the traffic calming/management measures that are identified on the updated traffic management plan. In the event that these traffic calming measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services on the Plan, then the Owner shall design and construct additional traffic calming measures to the satisfaction of the City.
37. 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.
38. The Owner shall agree in the subdivision agreement to conduct a pre-construction survey which shall include, but not be limited to, an inventory of the existing municipal right-of-way of Port Royal Avenue. The Owner shall provide a copy of this pre-construction survey to the City prior to commencement of construction. All driveways, fences, trees, and any other private properties damaged during construction shall be replaced/reinstated to original conditions or better at the Owner's expense, to the satisfaction of the City.
39. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
 - a) In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.

- b) The Owner shall not remove trees without written approval by the City.
 - c) The Owner shall enter into a tree protection agreement which will form a condition of the draft plan approval.
40. Prior to the landscape plan review by the Urban Design Division, a fee shall be provided by the Owner to the Development Planning Department in accordance with recent Council approved Fee By-Laws (commencing March 19, 2019); 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 of Vaughan.
41. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the Vaughan Council approved Block 61 East Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines prepared by Watchorn Architect Inc.
- (a) The guidelines shall be updated to include an addendum for this area of development; Development Planning Department Tel: (905) 832-8585 / Fax: (905) 832-6080.
 - (b) 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.
 - (c) Prior to the submission of a Building Permit application, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines.
 - (d) 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.

42. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 61 East Molise Kleinburg Estates – South Neighbourhood Landscape Master Plan prepared by The MBTW Group. The master plan shall be updated to include an addendum for this area of development.
43. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
44. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.
45. The Owner shall agree in the Subdivision Agreement to provide a soils report for all street tree pits and planting beds throughout the Plan to the satisfaction of the City.
46. Prior to final approval of the Plan, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within Block 61 East to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 61 East. This agreement shall also provide a provision for additional developers to participate with the Developer's Group Agreement when they wish to develop their lands.

Attachment 1b)



Corporate Services
File No.: 19T-18V007
Regional File No.: SUBP.18.V.0031
Refer To: Justin Wong

August 28, 2018

Mr. Mauro Peverini
Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Diana DiGirolamo, Planner

**Re: Draft Plan of Subdivision 19T-18V007 (SUBP.18.V.0031)
Block 203, Registered Plan 65M-4361
(Cal-Crown Homes (Three) Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-2953, dated March 7, 2018. The development is located north of Major Mackenzie Drive and east of Huntington Road, in the City of Vaughan. The draft plan will facilitate the development of 13 single detached units and blocks for future residential development, within a 0.77 ha site.

York Region Transit

While York Region Transit does not currently provide transit service in this area, it is advised that the Owner coordinate with the City of Vaughan to ensure that a consistent sidewalk network connects the internal road network to Major Mackenzie Drive.

Sanitary Sewage and Water Supply

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

- West Vaughan Sewage Servicing - 2028 anticipated commissioning date
- Other projects as may be identified in future studies

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

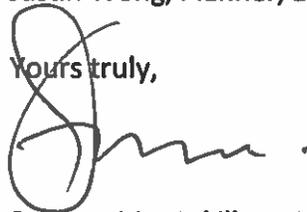
Based on our understanding of the documentation submitted, the proposed development is serviced by City of Vaughan wastewater and water infrastructure in the surrounding area. Should there be any change in the proposed servicing scheme, the Owner shall forward the revised plan to the Region for review and record.

Summary

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

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner, at extension 71577 or through electronic mail at justin.wong@york.ca.

Yours truly,



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

JW/

Attachment (1) Schedule of Conditions

YORK-#8788814-v1-19T-18V007_-_Regional_Condition_Letter

Schedule of Conditions
19T-18V007 (SUBP.18.V.0031)
Block 2013, Registered Plan 65M-4361
(Cal-Crown Homes (Three) Inc.)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-2953, dated March 7, 2018

Conditions 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.

Conditions to be Satisfied Prior to Final Approval

2. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
3. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof.
4. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services Division and the Infrastructure Asset Management branch for record.
5. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
6. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; 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.
7. The Regional Corporate Services Department shall advise that Conditions 1 to 6 inclusive, have been satisfied.

Attachment 1c)



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

May 28, 2018

Diana DiGirolamo
Planner
City of Vaughan
Development Planning Division
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Diana,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
Cal-Crown Homes (Three) Inc.
Block 203, Plan 65M-4361 (Block 61 East)
Part of Lots 22 and 23, Concession 9
City of Vaughan
File No.: 19T-18V007 & Z-18-016

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for 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 phase construction, all costs are the responsibility of the applicant.

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

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The signature is written in a cursive, flowing style.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

Attachment 1d)



Date: May 24th , 2018

Attention: **Diana Digirolamo**

RE: Request for Comments

File No.: **19T-18V007**

Applicant: Cal-Crown Homes (Three) Inc.

Location Block 23, Plan 65M-4361 (Block 61 East) Part of Lots 22 & 23,
Concession 9, City of Vaughan



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 (formerly PowerStream) has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or his agent, for this plan is required to contact Alectra to discuss all aspects of the above project. Alectra will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Subdivision Application Information Form (SAIF). Alectra will then use this information to determine the type of available service in the area to supply this project and determine the design fee for the subdivision or development.

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) installation.

Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

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.

If there are any existing components of Alectra's electrical distribution system on the proposed project site, they will have to be relocated by Alectra at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,
Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
E-mail: tony.donofrio@alectrautilities.com

Attachment 1e)

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

CANADAPOST.CA

August 9, 2019

City of Vaughan – Planning Department

To: **Christopher Cosentino**

Reference: **File: 19T-18V007 related file: Z.18.016**
Extension of Port Royal Avenue
13 detached dwellings and 3 future detached dwellings

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

Canada Post has reviewed the proposal of the 13 detached dwellings and 3 future detached dwellings for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

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

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

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

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

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca

Attachment 1f)

DiGirolamo, Diana

From: CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>
Sent: Friday, June 15, 2018 1:34 PM
To: DiGirolamo, Diana
Subject: COMMENTS Vaughan 19T-18V007, Z.18.016 Cal-Crown Homes (Three) Inc. mi 15.50 Mactier

19T-18V007, Z.18.016 Cal-Crown Homes (Three) Inc.

This is in reference to your circulation of the above-mentioned Draft Plan of Subdivision. The proposed development is located in close proximity to our Mactier Subdivision, which is classified as a principal main line. Canadian Pacific Railway is not in favour of residential developments adjacent to or near our right-of-way as this land use is not compatible with railway operations. The health, safety and welfare of future residents could be adversely affected by railway activities.

However, to ensure the safety and comfort of adjacent residents and to mitigate as much as possible the inherent adverse environmental factors, we request that the following requirements be included as conditions of approval:

1. Dwellings must be constructed such that the interior noise levels meet MOE criteria. A noise study should be carried out by a professional noise consultant to determine what impact, if any, railway noise would have on residents of proposed subdivisions and to recommend mitigation measures if required. The Railway may consider other measures recommended by the study.
2. In addition to any warning clauses indicated in the noise report, a clause should be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease of each dwelling within 300m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.

Regards,



Josie Tomei SR/WA
Specialist Real Estate Sales & Acquisitions
905-803-3429
800-1290 Central Parkway West
Mississauga, ON L5C 4R3

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Location Map

LOCATION:
Part of Lot 22, Concession 9

APPLICANT:
Cal-Crown Homes (Three) Inc.

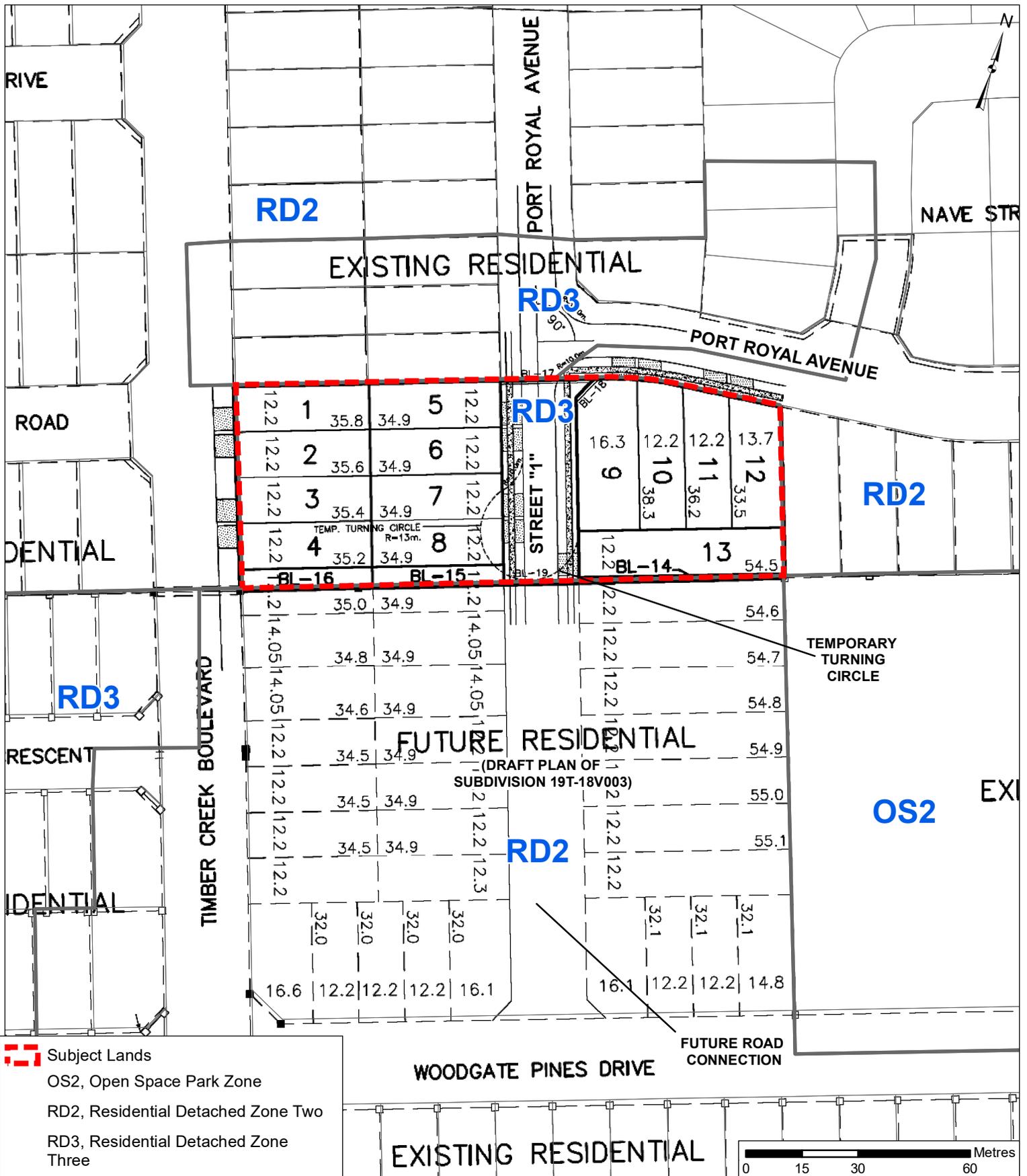


Attachment

FILES:
Z.18.016 & 19T-18V007

DATE:
September 17, 2019

2



Draft Plan of Subdivision File 19T-18V007 & Proposed Zoning

Attachment

LOCATION:
Part of Lot 22, Concession 9

APPLICANT:
Cal-Crown Homes (Three) Inc.



FILES:
Z.18.016 & 19T-18V007

DATE:
September 17, 2019

3