

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 2, 2019**

Item 4, 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.

#### **4. CENTRA (MAJOR MACK EAST) INC. ZONING BY-LAW AMENDMENT FILE Z.16.043 DRAFT PLAN OF SUBDIVISION FILE 19T-17V004 VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated September 17, 2019 be approved; and**
- 2) That the deputation by Mr. Claudio Brutto, President, Brutto Consulting Limited, Edgeley Boulevard, Concord, be received.**

#### **Recommendations**

1. THAT Zoning By-law Amendment File Z.16.043 (Centra (Major Mack East) Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone Phase 1 of the Subject Lands shown on Attachment 2 from "RR Rural Residential Zone" to "RT1 Residential Townhouse Zone" in the manner shown on Attachment 3, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-17V004 (Centra (Major Mack East) Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision consisting of six blocks for 30.5 street townhouse units in Phase 1 and a block for a future residential development in Phase 2 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-17V004 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 30.5 residential units (93 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe."

## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 17, 2019

**WARD:** 3

**TITLE: CENTRA (MAJOR MACK EAST) INC.  
ZONING BY-LAW AMENDMENT FILE Z.16.043  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V004  
VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

**FROM:**

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

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.16.043 and 19T-17V004 (Centra (Major Mack East) Inc.) to: Rezone Phase 1 of the Subject Lands, as shown on Attachment 3 from “RR Rural Residential Zone” to “RT1 Residential Townhouse Zone One”, as shown on Attachment 3, and subject to the site-specific Zoning Exceptions, identified in Table 1 of this report; and to permit a residential Draft Plan of Subdivision on the entirety of the Subject Lands comprised of six blocks for 30.5 street townhouse units and 1 block for future residential development (Phase 2).

**Report Highlights**

- The Owner proposes to rezone Phase 1 of the Subject Lands and seek Draft Plan of Subdivision approval for six blocks for 30.5 street townhouse units (Phase 1) and 1 block for future residential uses (Phase 2).
- The Development Planning Department recommends approval of the applications as they will facilitate development that is consistent with the *Provincial Policy Statement* and conforms to *A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2019* and the York Region and City of Vaughan Official Plans, and is compatible with the existing and planned land uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.16.043 (Centra (Major Mack East) Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone Phase 1 of the Subject Lands shown on Attachment 2 from “RR Rural Residential Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 3, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-17V004 (Centra (Major Mack East) Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision consisting of six blocks for 30.5 street townhouse units in Phase 1 and a block for a future residential development in Phase 2 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-17V004 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 30.5 residential units (93 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.”

## **Background**

The Subject Lands (‘Subject Lands’) are located on the north side of Major Mackenzie Drive and west of Weston Road, and are municipally known as 3836 and 3850 Major Mackenzie Drive, as shown on Attachment 2. The surrounding land uses are shown on Attachment 2.

The Subject Lands consist of two phases: Phase 1 includes the street townhouses (Blocks 2 to 6), the Major Mackenzie Drive road widening (Block 8), Street ‘A’ (Block 9), 0.3 m reserves (Blocks 13 to 16) and Sandwell Street; Phase 2 includes one block (Block 1) for future residential dwellings and 0.3 m reserves (Blocks 10 to 12).

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

On August 25, 2017, a Notice of a Public Hearing was circulated to all property owners within 150 m of the Subject Lands and to the Millwood Woodend and Vellore Woods Ratepayers Associations. A copy of the Notice of Public Hearing was also posted on the City’s web-site at [www.vaughan.ca](http://www.vaughan.ca) and two Notice Signs were installed on the property in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on September 19, 2017, to receive comments from the public and the Committee of the Whole. The recommendation of the

Committee of the Whole to receive the Public Hearing report of September 19, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 26, 2017. No deputations or written submissions were received by the Development Planning Department or at the Public Hearing from the public.

## **Previous Reports/Authority**

[Committee of the Whole \(Public Hearing\) September 19, 2017 - Zoning By-law Amendment File Z.16.043](#)

[Committee of the Whole \(Public Hearing\) September 19, 2017 - Draft Plan of Subdivision File 19T-17V004](#)

## **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 a development consisting of six blocks for 30.5 street townhouses and a future residential block (the 'Development') for the Subject Lands shown on Attachments 3 to 4:

1. Zoning By-law Amendment File Z.16.043 to amend Zoning By-law 1-88, to rezone Phase 1 of the Subject Lands shown on Attachment 2 from "RR Rural Residential Zone" to "RT1 Residential Townhouse Zone", in the manner shown on Attachment 3, together with the site-specific exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-17V004 to facilitate a residential Plan of Subdivision (the 'Draft Plan'), in the manner shown on Attachment 3 and consisting of the following:

<b>Block(s)/ Streets</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Units</b>
1	Future Residential Block (Phase 2)	0.733	
2 - 7	Blocks for Street Townhouse Units	0.507	30.5
8	Road Widening (Major Mackenzie Drive)	0.055	
9	Street 'A' (23 m Wide Right-of-Way Collector Road)	0.237	
10 - 16	0.3 m Reserves	0.006	
Street	Sandwell Street (17 m Wide Right-of- Way Road)	0.107	
	<b>Total</b>	<b>1.645</b>	<b>30.5</b>

### ***The Development is consistent with the Provincial Policy Statement ('PPS'), 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* ('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 are consistent with provincial policies, specifically:

- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land
- Section 1.4.3 - 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 Development shown on Attachments 3 to 4 is for a residential use (townhouse units) within a settlement area. Schedule 10 “Major Transit Network” of Vaughan Official Plan 2010 ('VOP 2010') identifies the Subject Lands being located along a Regional Transit Priority Network (Major Mackenzie Drive) and are within 200 m of a transit (bus) stop along Major Mackenzie Drive and within 300 m of a transit (bus) stop along Weston Road. The Subject Lands are also located 300 m from the future Chatfield District Park currently under construction. On this basis, the Development is consistent with the PPS.

### ***The Development conforms to A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2019 ('Growth Plan')***

The Provincial *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 a density that is supportive of the Growth Plan objectives, specifically:

- Section 2.2.1.2.a) - directing growth to settlement areas that have existing or planned municipal water and wastewater systems

- Section 2.2.1.3.c) - provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form

The Development shown on Attachments 3 to 4 provides for street townhouse dwellings within a settlement area in Phase 1 and future residential land uses in Phase 2. The Subject Lands are located within a delineated built-up area that is compatible with the policies of VOP 2010 and is in proximity of transit stops, as discussed in the PPS section of this report. The Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010 ('YROP')***

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. Section 5.3 of the YROP states that "Intensification will occur in strategic locations in the built-up area to maximize efficiencies in infrastructure delivery, human services provision and transit ridership." Section 5.3.4 of the YROP states "that the distance to a transit stop in the Urban Area is within 500 m (a 5 to 10 minute walk) for 90 percent of the residents and no more than 200 m for 50 percent of the residents."

The Subject Lands are located within the built-up area and in proximity to services such as public parks (300 m) and transit stops (300 m), as well as commercial areas to serve the needs of residents. The Development conforms to the YROP.

***The Development conforms to Vaughan Official Plan 2010 ('VOP 2010')***

The Subject Lands are located within a Community Area by Schedule 1 "Urban Structure" of VOP 2010. Policy 2.2.3 of VOP 2010 states:

"That Community Areas are characterized by predominantly Low-Rise Residential housing stock, with local amenities including local retail, community facilities, schools and parks, and they provide access to the City's natural heritage and open spaces. The policies of this Plan (VOP 2010) will protect and strengthen the character of these areas. As the City grows and matures, these Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area."

Policy 2.2.3.2 of VOP 2010 further states:

"That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan."

The Subject Lands are designated “Low-Rise Residential” by Schedule 13 “Land Use” of VOP 2010. The “Low-Rise Residential” designation permits townhouse dwellings with a maximum building height of three-storeys and up to a maximum of six units in a row, but does not prescribe a maximum density. The proposed three-storey townhouse units conform to VOP 2010.

The Phase 1 lands are intended for street townhouse units which are consistent with the existing development on the lands to the north and west with respect to the building form, lotting and street pattern. The Phase 2 lands are planned for future residential land uses including townhouse and/or multi-residential units that are compatible with the planned land uses to the east and west. The Development conforms to VOP 2010.

### Summary of Planning Policy

In consideration of the applicable Provincial policies and Regional and City Official Plan policies outlined in this report, the Owner has demonstrated that the Development provides a low-rise residential built-form that is appropriate and compatible with the lot sizes and built form in the surrounding community. The Development Planning Department is of the opinion that the Development is consistent with the policies of the PPS, and conforms to the Growth Plan, the YROP and VOP 2010.

### ***The Low-Rise Guidelines do not apply to the Subject Lands***

Policy 9.1.2.3 of VOP 2010, as amended by Official Plan Amendment 15 (‘OPA 15’) and the October 19, 2016, Council approved Urban Design Guidelines (‘Guidelines’) respecting Infill Development in Established Low-Rise Residential Neighbourhoods and Large-Lot Neighbourhood are to ensure that future developments in proximity of these neighbourhoods are compatible in character. The Subject Lands are designated “Low-Rise Residential” and are located within a Community Area that is not identified as an Established Community Area or a Large-Lot Neighbourhood by VOP 2010 and as such, the OPA 15 and the Guidelines do not apply to the Subject Lands.

### ***The proposed rezoning and site-specific zoning exceptions identified in Table 1 and the Draft Plan would facilitate development which is compatible with the existing and planned community***

The Subject Lands are zoned “RR Rural Residential Zone” by Zoning By-law 1-88 as shown on Attachment 2, and subject to site-specific Exceptions 9(105), 9(294) and 9(1359) which does not permit the Draft Plan. A Zoning By-law Amendment is required to rezone the Subject Lands to “RT1 Residential Townhouse Zone”, in the manner shown on Attachment 3, to permit the Development, together with the following site-specific zoning exceptions:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone (Standard Lot) Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone (Standard Lot) Requirements</b>
a.	Minimum Lot Frontage	6 m	5.5 m
b.	Minimum Lot Area (Per Unit)	162 m <sup>2</sup>	- 124.5 m <sup>2</sup> for Blocks 2 and 3 - 148 m <sup>2</sup> for Blocks 4 to 7
c.	Minimum Rear Yard	7.5 m	- 4.5 m for Blocks 2 and 3 - 5 m for Blocks 4 to 7
d.	Minimum Interior Side Yard (End Unit)	1.2 m	0.6 m for Unit 1, Block 6 and Unit 5, Block 7
e.	Minimum Exterior Side Yard (Abutting Street 'A')	4.5 m	3 m for Blocks 3 and 5
f.	Minimum Lot Depth	27 m	22.7 m for Blocks 2 and 3
g.	Maximum Width of a Driveway and Minimum Landscaping	Zoning By-law 1-88 does not provide a maximum width for a driveway or minimum landscaping where the lot frontage is less than 6 m	2.7 m maximum driveway width where a the lot frontage is between 5.5 m and 5.99 m. Landscaping shall be comprised of a minimum of 33% landscaped front or exterior side yard and a minimum of 60% of the minimum landscaped front or exterior side yard shall be soft landscaping



The Development is located in a community where there is an existing compact built form with smaller lot frontages and areas for street townhouses. The proposed development standards for Phase 1 facilitate a Development that utilizes a compact built form, that is compatible with the surrounding area, that is consistent with the policies of the PPS and conforms to the Growth Plan, YROP and VOP 2010. Accordingly, the Development Planning Department can support the site-specific zoning exceptions identified in Table 1.

***Block 48 on Plan 65M-4550 is to develop with Block 6 on the Subject Lands***

Block 48 on Plan 65M-4550 ('Block 48'), the adjacent lands to the west, must be merged with Block 6 of the Subject Lands to permit the development of five street townhouses. A condition to this effect is included in the Conditions of Approval outlined in Attachment 1a) of this report.

Block 48 is zoned "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)" and subject to site-specific Exception 9(1399) which permit the following development standards:

- a minimum lot area of 140 m<sup>2</sup>, whereas the proposed minimum lot area for Block 6 on the Subject Lands is 148 m<sup>2</sup>
- a maximum driveway width of 3.5 m, whereas the proposed maximum driveway width for Block 6 on the Subject Lands is 2.7 m
- a maximum building height of 12 m, whereas the maximum building height for Block 6 on the Subject Lands is of 11 m

The proposed development standards for Block 6 on the Subject lands are more restrictive than the development standards for Block 48 and therefore will take precedence when the blocks are merged. The Holding Symbol "(H)" can be removed from Block 48 when it is merged with Block 6 to form a full developable lot.

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

a) Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment 3 includes six blocks for 30.5 street townhouse units with 5.5 m lot frontages for Phase 1, and one block for future residential units for townhouses and/or multi-residential units for Phase 2. The proposed north-south collector road (Street 'A') will have an ultimate right-of-way width of 26 m where it intersects with Major Mackenzie Drive, and will taper to 23 m where it intersects with Farooq Boulevard. A portion of Street 'A' will be developed on the Subject Lands with a right-of-way width between 13 m at Major Mackenzie Drive to 11.5 m at Farooq Boulevard, with the remainder of the road to be developed on the lands to the east (2603774 Ontario Inc. - Draft Plan of Subdivision File 19T-14V001). The easterly extension of Sandwell Street from Maplequest (Vaughan) Developments Inc. (Plan of Subdivision File 19T-12V002/Registered Plan 65M-4550), an east-west local

road with a 17.5 m wide right-of-way road, is proposed for the Development and will intersect with Street 'A'.

All development within the Draft Plan is required to proceed in accordance with the approved Urban Design Brief for the Subject Lands. A condition to this effect is included in Attachment 1a) of this report.

The Owner submitted a Tree Inventory and Preservation Plan indicating that the 52 trees located on the Subject Lands are proposed to be removed. The Owner is required to update the Preservation Plan with photographs to verify the health of trees and dead trees, and the compensation trees required in accordance with the City of Vaughan Tree Protection Protocol. The Owner will be required to enter into a Tree Protection Agreement in accordance with the Council enacted Tree By-law 52-2018 which includes a security for the trees to be protected, including compensation planting. A condition to this effect is included in Attachment 1a) of this report.

The Development Planning Department is satisfied with the proposed Draft Plan design, subject to the comments in this report and the Conditions of Approval outlined in Attachment 1a) of this report.

b) Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the Stage 1 and 2 Archaeological Assessments and the corresponding letters from the Ministry of Tourism, Culture and Sport and advise that the Assessments meet the Ministry's guidelines. The Development Planning Department, Urban Design and Cultural Heritage Division has advised that there are no cultural heritage concerns for the Subject Lands and therefore, has no objection to the Draft Plan, subject to the Conditions of Approval outlined in Attachment 1a) of this report.

***The Policy Planning and Environmental Sustainability Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval***

The Policy Planning and Environmental Sustainability Department has advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting these Applications. However, all applications regardless of their location are required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Natural Resources and Forestry ('MNRF'). The Owner is required to complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment 1a).

***The Development Engineering Department has no objection to Draft Plan, subject to the Conditions of Approval***

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

a) Road Network

The Draft Plan will have a north-south collector road (Street 'A'), connecting to Major Mackenzie Drive at the south end and the existing Farooq Boulevard at the north end, along the east limit of the Subject Lands (Attachment 3). Street 'A' shall be constructed prior to the development of the future residential block (Phase 2), identified as Block 1 on Attachment 3. The Draft Plan shows Block 9 - Street 'A' being half of the future 23 m to 26 m right-of-way. Should the Owner proceed with the development of Block 1 of the Subject Lands prior to the development of the lands to the east, the Owner shall front-end the construction and servicing of the road and convey external lands to the City, all at their own expense, to complete the entire right-of-way.

Two street townhouse blocks are proposed to front onto the existing Farooq Boulevard at the north limit of the Draft Plan, and an additional four street townhouse blocks will front onto the proposed extension of Sandwell Street, which will temporarily terminate at the future Street 'A'. The future residential Block 1 (Phase 2) will have one access to the future Street 'A', as described above, via a future private road as part of a condominium.

A temporary turnaround facility will be required during the interim condition at the Sandwell Street terminus location. DE Department has discussed turnaround options with the Owner and recommends a temporary laneway connecting Farooq Boulevard to Sandwell Street to provide a continuous vehicular and pedestrian network, even during the interim condition.

As part of the Draft Plan engineering submission for Phase 1, the Owner shall provide drawings for a turnaround facility. A condition to this effect is included in Attachment 1a. The future residential Block 1 (Phase 2) will have access to the future Street 'A', as described above, via a future private road as part of a condominium.

b) Parking

In accordance with Zoning By-law 1-88, two vehicular parking spaces are required for each townhouse unit and two parking spaces will be provided for each unit, including one space in the garage and one on the driveway. Visitor parking spaces are not required in accordance with Zoning By-law 1-88. However, accommodation for visitor parking demand has been considered and on-street availability has been adequately demonstrated on the new road extensions by the On-Street Parking Assessment Letter ('Parking Assessment') prepared by C.F. Crozier and Associates Inc. and dated March 22, 2019.

c) Active Transportation

Sidewalks will be provided on both sides Farooq Boulevard and Street 'A'. A sidewalk will be provided on one side of Sandwell Street. Interim pedestrian connections beyond Phase 1 on Street 'A' should be considered to connect to transit and active transportation networks on Major MacKenzie Drive and Farooq Boulevard. This can be

addressed at the Draft Plan engineering submission stage. A condition to this effect is included in Attachment 1a).

d) Water Distribution

The Subject Lands are within Pressure District 7 ('PD 7') of the York Water Supply System. The proposed street townhouse blocks will connect to the existing watermain, either directly from the existing 300 mm diameter watermain (for the units fronting on to Farooq Boulevard) or from the proposed extension of the existing 200 mm diameter watermain on Sandwell Street (for the units fronting on to Sandwell Street), as identified in the Block 40 South Master Environmental and Servicing Plan ('MESP'). Also, a hydrant flow test shall be performed to confirm the existing pressure and flows in the area, during the detailed design stage. The watermain is proposed to be extended to Block 1 for future connection and use.

e) Sanitary Servicing

The proposed street townhouse blocks will connect to the existing 250 mm diameter sanitary sewer for the units fronting on to Farooq Boulevard and to the proposed extension of the 250 mm diameter sanitary sewer for the units fronting on to Sandwell Street. Future servicing of Block 1 will be determined through development applications for the proposed private condominium block and will require the construction of Street 'A'.

f) Stormwater Management

The existing Block 40 South stormwater management facility ('SWM Pond 2') was designed and sized to accommodate the flows from the Subject Lands. The submitted Functional Servicing Report ('FSR') dated April 2019 and completed by C.F. Crozier and Associates Inc., confirms that quantity and quality controls are within the acceptable limits. To promote infiltration on the Subject Lands and meet water balance criteria, soakaway pits will be located in the rear yards of the townhouses and be sized to store a minimum of 15 mm of rain from the contributing rooftop area, in accordance with the calculations included in the FSR.

g) Storm Servicing

The proposed street townhouse blocks will connect to the existing 1200 mm diameter storm sewer for the units fronting on to Farooq Boulevard, and to the proposed extension of the 900 mm diameter storm sewer for the units fronting on to Sandwell Street. Future servicing of Block 1 will be determined at the development application stage for the proposed private condominium block and will require the construction of Street 'A'.

h) Environmental Site Assessment

The submitted Environmental Site Assessment ('ESA') documentation has been reviewed and is acceptable to the City.

i) Environmental Noise/Vibration Impact

An updated Environmental Noise Impact Study ('Noise Report') shall be submitted at the detailed design stage which meets Ministry of Environment, Conservation and Parks Guidelines and City criteria. The Owner shall implement all noise abatement measures as recommended in the report and to the satisfaction of the City and Region. A minimum 1.8 m high acoustic fence is required for all outdoor living areas for units fronting or flanking a minor collector road or greater in accordance with City requirements, and any other acoustic measures shall be utilized to mitigate noise impacts and included in the report.

j) Streetlighting

Light-emitting diode ('LED') streetlighting shall be utilized throughout the Draft Plan in accordance with the approved Urban Design Guidelines and in accordance with the City's latest design standards and specifications.

The DE Department has no objections to the Draft Plan, subject to their Conditions of Approval outlined in Attachment 1a) of this report.

***Servicing Allocation is available for the Draft Plan***

Vaughan Council on February 21, 2018, endorsed the City's latest annual servicing capacity allocation strategy report . Further, it is expected that York Region will be assigning short-term growth capacity (2019-2026) to Vaughan in the third quarter of 2019.

Therefore, the following resolution to allocate capacity to the Subject Lands may be recommended for Council approval:

"THAT Draft Plan of Subdivision File 19T-17V004 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 30.5 residential units (93 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the Development does not proceed with a building construction program within a reasonable timeframe."

The Infrastructure Planning and Corporate Asset Management Department has no objections to the Draft Plan subject to their condition in the Recommendations of this report.

***The Owner shall enter into a Developers' Group Agreement to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 40 South Trustee***

It is a standard condition of Draft Plan approval that the participating landowners in Block 40 South execute a Developers' Group Agreement regarding the provision of servicing infrastructure, roads for the parks and open spaces. The Owner is a member of the Block 40 South Developers' Group and shall be required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 40 South Trustee and the City of Vaughan. A condition to this effect is included in Attachment 1a).

***The Fire and Rescue Service Department has no objection to the approval of the Applications***

The Fire and Rescue Services Department has no objection to the approval of the Applications. The Fire and Rescue Services Department advise that fire hydrants (municipal or private) are required to be installed in accordance with the Ontario Building Code, and the fire hydrants shall be unobstructed and ready for use at all times. In addition, access roadways shall be maintained and suitable for large heavy vehicles, and temporary municipal addresses must be posted and visible for responding emergency vehicles in a manner satisfactory to the City. Conditions to this effect are included in the Conditions of Approval in Attachment 1a).

***The Financial Planning and Development Finance Department has no objection to the approval of the Applications***

The Financial Planning and Development Finance ('Finance') Department has no objection to the approval of the Applications. The Finance Department advises that the Owner shall pay a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement. The Finance Department further advises that the Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. Conditions to this effect are included in the Conditions of Approval in Attachment 1a).

***Corporate Services Portfolio, Real Estate Department has no objection to the approval of the Applications***

The Real Estate Department has advised that they have no objection to the approval of the Applications. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and shall conform to the City's Cash-in-Lieu of Parkland Policy. This requirement is included in the and Conditions of Approval in Attachment 1a).

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

The Parks Development Department has no objection to the approval of the Applications subject to cash-in-lieu of parkland being paid and a warning clause that parkland may not be fully developed at the time of occupancy of the dwellings. These requirements are included in the Conditions of Approval in Attachment 1a).

***The TRCA has no objection to the Applications, subject to the Condition of Approval***

The TRCA has no objection to the approval of the Applications subject to their Condition of Approval in Attachment 1c) of this report.

***Alectra Utilities Corporation has no objection to the Applications, subject to Conditions of Approval***

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

***Enbridge Gas Distribution Inc. has no objection to the Applications, subject to Conditions of Approval***

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

***Bell Canada has no objection to the Applications, subject to Conditions of Approval***

Bell Canada has no objection to the Applications subject to the conditions included in Attachment 1f) of this report.

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

Canada Post has no objection to the Applications, subject to the Owner installing mail box facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment 1g) of this report.

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

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the Applications and have no conditions regarding the Draft Plan.

## **Financial Impact**

Not Applicable

## **Broader Regional Impacts/Considerations**

York Region has reviewed the Draft Plan and has advised that the Subject Lands are partially located within a Wellhead Protection Area-Q. As such, the Credit Valley, Toronto and Region and Central Lake Ontario ('CTC') Source Protection Plan water quantity recharge maintenance policy will apply. The Owner is required to maintain recharge as demonstrated through a Hydrogeological Study that examines water balance (pre and post-development). The CTC Source Protection Plan Water Balance Requirements document and the Toronto and Region Source Protection Area ('TRSPA') Water Balance Tool should be consulted.

The Owner is advised that Low Impact Development ('LID') measures are encouraged to be applied to the site. Policy 2.3.37 of the YROP encourages developments to maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.

In order to develop Block 1 (Phase 2), a local road connection to Major Mackenzie Drive shall be implemented and will be designed and constructed to Regional standards and requirements to the satisfaction of the Region.

York Region has no objection to the approval of the Draft Plan, subject to their Conditions of Approval in Attachment 1b) of this report.

## **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.16.043 and Draft Plan of Subdivision File 19T-17V004, which if approved, would facilitate the development of the Subject Lands with six blocks for 30.5 street townhouse units in lots with 5.5 m frontages in Phase 1 and one block for future residential uses in Phase 2. The proposed rezoning for Phase 1 and the Draft Plan is consistent with the policies in the PPS, conforms to the Growth Plan, York Region Official Plan and Vaughan Official Plan 2010.

The Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment 3, and the proposed zoning and site-specific exceptions identified in Table 1 of this report will result in a residential Development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Development Planning Department can support the approval of the Zoning By-law Amendment and the Draft Plan of Subdivision Applications, subject to the Recommendations in this report, and the Conditions of Approval set out in Attachment 1.



**For more information**, please contact: Judy Jeffers, Planner, Development Planning Department extension 8645.

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-17V004
4. Typical Elevations - Blocks 4 & 5

### **Prepared by**

Judy Jeffers, Planner, extension 8645

Mark Antoine, Senior Planner, extension 8212

Carmela Marrelli, Senior Manager, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

/LG

## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

#### **DRAFT PLAN OF SUBDIVISION FILE 19T-17V004 (THE 'PLAN') CENTRA (MAJOR MACK EAST) INC. PART OF LOT 21, CONCESSION 6, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-17V004 (THE 'PLAN'), ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated March 18, 2019.
3. The Condition of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated April 4, 2019.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 1d) and dated June 28, 2017.
5. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 1e) and dated July 4, 2017.
6. The Conditions of Approval of Bell Canada as set out on Attachment No. 1f) and dated July 24, 2017.
7. The Conditions of Approval of Canada Post as set out on Attachment No. 1g) and dated July 20, 2017.

#### **Clearances**

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and

- b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment Nos. 1a), 1b), 1c), 1d), 1e), 1f) and 1g) for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 2. The City shall advise 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.
- 3. 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.
- 4. The Toronto and Region Conservation Authority shall advise that the Condition on Attachment No. 1c) has been satisfied and the clearance letter shall include a brief statement detailing how the condition has been met.
- 5. 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.
- 6. Enbridge Gas Inc. 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.
- 7. Bell Canada 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.
- 8. Canada Post shall advise that the Conditions on Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT NO. 1 a)**

**CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Brutto Consulting, Project: Centra 1, revised April 2019, (the 'Plan').
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 conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development 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. a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40 South to the satisfaction of the City. The agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 40 South. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu paid in accordance the *Planning Act* and conform to the City's "Cash-in-lieu of Parkland Policy". This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's "Cash-in-lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.
- b) Prior to final approval of the Plan, the Trustee for Block 40 South shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40 South Developers' Group Agreement.
6. 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 permanently built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
7. Prior to final approval of the Plan, the City and York Region shall confirm that

adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.

8. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
9. The road allowances within this Plan shall be named to the satisfaction of the City and York Region. Proposed street names shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
10. Any dead end or open side of a road allowance 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.
11. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and/or York Region.
12. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charges and encumbrances.
13. Prior to final approval of the Plan, 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 of the report including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
14. Prior to the initiation of grading, and prior to the registration of the Plan, or any phase thereof, the Owner shall submit to the City for review and approval a detailed engineering report(s) that describes the storm drainage system for the proposed development within the Plan, which shall include:
  - a) plans illustrating how this drainage system will tie into the 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) stormwater 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.

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 report(s) to the satisfaction of the City.

15. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) 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 Plan.
16. The Owner acknowledges that servicing outlets and road access for the development of Block 1 is required through external lands adjacent to the Plan and should the design and construction of the abovementioned external works be required to service the Plan, the Owner shall enter into an agreement with the City and provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.
17. The Owner acknowledges that as a requirement of proceeding with the development of Block 1, the Owner shall construct Street 'A' prior to construction of Block 1. Municipal servicing and road access is required through external lands adjacent to the Plan and the Owner shall enter into an agreement with the City to provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City and Region.
18. 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.
19. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a street lighting system in the Plan in accordance with City standards and specifications. The Plan shall be provided with decorative street lighting to the satisfaction of the City.
20. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, fenced with temporary fencing maintained and signed to the satisfaction of the City to prohibit dumping and trespassing.
21. 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 as 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.

22. Prior to final approval of the Plan 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 there be 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 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 ('RSCs') 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.
23. 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 stormwater management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment ('ESA') report in accordance or generally meeting the intent of Ontario Regulation ('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 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 Record(s) of Site Condition ('RSCs') 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.
24. Prior to final approval of the Plan, an updated Environmental Noise Impact Study ('Noise Report'), prepared at the Owner's expense, shall be submitted to the City for review and approval. The preparation of the Noise Report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
25. Block 6 shall be developed only in conjunction with abutting lands in Draft Plan of Subdivision File 19T-12V002 to the west. The City shall not issue a building permit for any unit in Block 6 until the lands are combined to the satisfaction of the City.
26. The road allowances included in the 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.
27. The proposed development cannot be developed until adequate access and municipal services are available to service the subject lands or demonstrated that alternative arrangements have been made for their completion to the satisfaction of the City.
28. 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.



29. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
30. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot and/or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
31. 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.
32. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to the transfer of the land.
33. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
34. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued for any lots and/or blocks until the Owner's consulting engineer certifies, to the satisfaction of the City, that the lot grading complies with the City of Vaughan lot grading criteria and the driveway(s) as shown on the Plan submitted for the construction of the building(s) on the subject lots and/or blocks conform in terms of location and geometry (i.e. width, etc.) with the approved or amended and subsequently approved Construction Drawings.
35. Notwithstanding the provisions generally included within the Subdivision Agreement, the City may issue model home Building Permit(s) provided that the land is zoned to the satisfaction of the City and the relevant conditions of the Subdivision Agreement are fulfilled.
36. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit(s).
37. Prior to the 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 Toronto and Region Conservation Authority ('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.

38. Prior to the initiation of the grading or stripping of topsoil and prior to final approval of the Plan, 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 the park, open space and/or buffer block(s).
39. 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.
40. Prior to final approval of the Plan, an engineering report for an in-situ percolation test to confirm soil infiltration rates prepared at the Owner's expense shall be submitted to the City for review and approval.
41. 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 of the City.
42. 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.
43. The Owner shall agree to provide the following for the purpose of fire safety and firefighting operations:
  - a) hydrants for firefighting, municipal or private, as identified in the plans and code requirements to be installed;
  - b) hydrants shall be unobstructed and ready for use at all times;

- c) access roadways shall be maintained and suitable for large heavy vehicles; and
  - d) temporary municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
- 44. 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.
- 45. Prior to final approval of the Plan, the Owner shall provide drawings indicating either a turnaround facility at Sandwell Street's new east terminus or the construction of a temporary north-south laneway (in Block 9) connecting Farooq Boulevard and Sandwell Street, including the provision for a sidewalk on the west side of Block 9.
- 46. Prior to final approval of the Plan, the Owner shall provide a sidewalk plan indicating pedestrian connections throughout the Plan including for Street 'A' connecting to transit and active transportation networks along Major MacKenzie Drive West.
- 47. The Owner shall agree in the Subdivision Agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Development Engineering Department.
- 48. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport, and the City of Vaughan Development Planning Department immediately in the event that:
  - a) archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities; and
  - b) where human remains are encountered during grading or construction activities, the proponent must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- 49. Prior to final approval of the Plan, the Owner shall comply with the *Endangered Species Act*, 2007, S.O.2007 (the "Act") and with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or

provided by the City in respect to the Plan or the related Subdivision Agreement, the Owner must comply with the provisions of the Act to the satisfaction of the Policy Planning and Environmental Sustainability Department, Environment Division.

50. Prior to final approval, the Owner shall provide a 6 m wide landscape buffer block along Major Mackenzie Drive and shall convey the landscape buffer block to the City free of all cost and encumbrances.
51. Prior to the landscape plan review by City of Vaughan Development Planning Department, Urban Design Division, a fee shall be provided by the Owner to the Development Planning Department in accordance with the in-effect Council approved Tariff of Fees By-law for Vaughan Planning Applications - Landscape Plan Review.

This fee will include the City's review and approval of proposed streetscaping/landscaping within the Plan (including but not limited to Urban Design Guidelines, Landscape Master Plan, Architectural Design Guidelines, Perfect Submission Landscape Architectural Drawings, Stormwater Management Pond Planting Plans, and Natural Feature Edge Restoration/Management Plans) and inspections for Tree Removals Permit clearance, start of guaranteed maintenance period, and assumption of the Plan by the City.

52. Prior to final approval of the Plan, the Owner shall prepare an Urban Design Brief. The document shall address, but not be limited to. the following issues:
  - a) Landscape Master Plan; co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting. Also, the appropriate community edge treatment along Major Mackenzie Drive, including the appropriate landscaping for the landscape buffer block with low-maintenance plant material;
  - b) Architectural Control Design Guidelines, including appropriate flankage elevations along Major Mackenzie Drive; and
  - c) Sustainability design practices/guidelines.
53. Prior to final approval of the Plan, the Owner shall:
  - a) provide an updated Tree Preservation Study ('TPS') to the satisfaction of the City which shall include an inventory of all existing trees, an assessment of trees, photographs to verify the condition of trees and dead trees and the required number of compensation trees in accordance with the City's Tree Protection Protocol;

- b) prior to final approval, the Owner shall enter into a Tree Protection Agreement which includes security for trees to be protected and tree compensation; and
  - c) the Owner shall not remove trees without written approval by the City.
- 54. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential blocks that abut the landscape buffer block, to the satisfaction of the City.
- 55. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential blocks; to be coordinated with the Noise Report and Architectural Design Guidelines.
- 56. The Owner shall pay to the City, a Woodlot Development Charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and City's Woodlot Acquisition Front-end Agreement.
- 57. 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 40 South Architectural Design Guidelines prepared by John G. Williams Limited, Architect. The Owner shall agree that:
  - a) the guidelines shall be updated to include an addendum for this area of development;
  - b) a control architect be retained at the cost of the Owner with concurrence of the City to ensure compliance with the approved architectural design guidelines;
  - c) prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and
  - d) the City may undertake periodic reviews to ensure compliance with the architectural 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.
- 58. 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.
- 59. 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 proposed 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 subdivision as and when each dwelling unit is constructed.

60. Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of Alectra Utilities (formerly PowerStream Inc.), its successors and assigns, regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with Alectra Utilities. which addresses the foregoing requirements.

The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of Alectra Utilities and the City.

61. The Owner shall include the following warning clauses as a schedule in all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:

- a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the Subdivision Agreement. 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.

The City has NOT imposed an amount for 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 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."

- b) "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) as a security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposits 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."

- c) "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."
- d) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:

Driveways in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage (metres)	Maximum Width of Driveway (metres)
5.5 – 6.99 <sup>1</sup>	3.5

<sup>1</sup> The Lot Frontage for Lots between 5.5 - 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"

- e) "Purchasers and/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 information plan provided by the Owner in its sales office."
- f) "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 those from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
- g) "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 features 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 as a 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 deposits 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 features or fencing shall not be the responsibility of the City or York Region, and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation features or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road rights-of-way by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of usual grass maintenance.”

- h) “Purchasers and/or tenants are advised that this Plan 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.”
  - i) “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 recycling containers, therefore, direct cash deposits from the purchasers and/or tenants to the Owner for recycling container purposes is NOT a requirement of the City of Vaughan. The intent of this initiative is to encourage the purchasers and/or tenants to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operations 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.”
62. The Owner shall include the following warning clauses as a schedule in all Offers of Purchase and Sale, or Lease within the Plan:
- a) abutting or in proximity of any park, open space, vista, buffer, or stormwater facility:
    - “Purchasers and/or tenants are advised that the adjacent open space, vista, buffer, woodlot or stormwater facility may be left in a naturally vegetated condition and receive minimal maintenance.”
    - “Purchasers and/or tenants are advised that the abutting park, open



space, vista, buffer or walkway may be a concern due to the noise and lighting generated by the active recreation nature of the site.”

- “Purchasers and/or tenants are advised that the parkland 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.”

b) streets:

- “Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline for municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths.”
- “Purchasers are advised that traffic calming measures may have been incorporated into the road allowances.”
- “Purchasers and/or tenants are advised that the collector and primary roads within the Plan are expected to support more traffic than local roads and, if demand warrants, transit routes in the future.”
- “Purchasers and/or tenants are advised that internal streets may be subject to public transit bus traffic.”

c) streets ending in turnaround facility/dead ends:

- “Purchasers and/or tenants are advised that Sandwell Street ending in a temporary turnaround facility will be extended to intersect with future Street ‘A’ to facilitate development of adjacent lands, without further notice.”

d) encroachment and/or dumping:

- “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the park, open space, buffer, or stormwater management facility are prohibited.”

e) gate of access point:

- “Purchasers and/or tenants are advised that the installation of any gate of access point from the lot/block to the open space or buffer, is prohibited.”

- f) infiltration trench:
- “Purchasers and/or tenants are advised that their rear yard lot area has been designed 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.”
63. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block.
64. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit(s) shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.
- the plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.;
  - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
  - the location of parks, open space, buffer blocks, stormwater management facilities and trails;
  - the location of institutional uses, including schools, places of worship, and community facilities;
  - the location and type of commercial sites;
  - colour-coded residential for singles, semis, multiples, and apartment units; and
  - the following notes in BOLD CAPITAL TYPE on the map:

“For further information, on proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1; (905)832-8585.”

“For detailed grading and berming information, please call the developer’s engineering consultant, (name) at \_\_\_\_\_.”

“This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers.”

*[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]*

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.



Corporate Services

March 18, 2019

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

Attention: Judy Jeffers, M.C.I.P., R.P.P.

**Re: Revised Plan of Subdivision 19T-17V004 (SUBP.17.V.0031)  
3836 & 3850 Major Mackenzie Drive  
Part of Lot 21, Concession 6  
(Centra (Major Mack East) Inc.)  
City of Vaughan**

York Region has now completed its review of the above noted revised plan of subdivision prepared by Brutto Consulting, Revision 4, dated February 2019. The proposed development is located at 3836 & 3850 Major Mackenzie Drive, on the north side of Major Mackenzie Drive and west of Weston Road, in the City of Vaughan. The draft plan of subdivision consists of a future development block and 6 townhouse blocks, within a 1.65 ha site.

#### **Water Resources**

Regional Water Resources staff advises that the subject property is partially located within a Wellhead Protection Area – Q. As such, the CTC Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a Hydrogeological Study that examines water balance (pre and post development). The CTC Source Protection Plan Water Balance Requirements document and TRSPA Water Balance Tool (<https://trca.ca/conservation/drinking-water-source-protection/trspa-water-balance-tool/>) should be consulted. The contact person for the scoping and review of the water balance for Source Protection Plan conformity is Don Ford at the Toronto and Region Conservation Authority.

The Owner is advised that Low Impact Development (LID) measures are encouraged to be applied to the site. Policy 2.3.37 of York Region's Official Plan (YROP) encourages developments to maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. The Low Impact Development Stormwater Management Planning and Design Guide can be found at the following link:

<http://www.creditvalleyca.ca/low-impact-development/low-impact-development-support/stormwater-management-lid-guidance-documents/low-impact-development-stormwater-management-planning-and-design-guide/>

### **Sanitary Sewage and Water Supply**

This development is within the Maple North wastewater area and will be serviced from Water Pressure District No. 7.

Residential development 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, the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA; and
- Other projects as may be identified in future studies.

Based on our understanding of the Functional Servicing Report, the wastewater and water servicing for the proposed development are connecting to wastewater and water infrastructure in the adjacent development. There is no Regional wastewater or water infrastructure in the vicinity of the subject development.

Environmental Services staff requests for the Functional Servicing Report and Servicing Plans to be sealed and signed by a Professional Engineer.

### **Transportation Comments**

Regional Transportation and Infrastructure Planning Branch and Transit Branch staff have reviewed the revised plan of subdivision and supporting materials and technical comments are attached.

### **Lapsing Provision**

York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Ontario Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of the approval.

### **Summary**

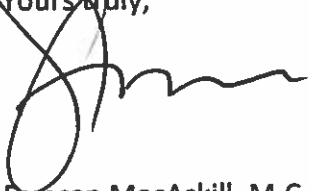
York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner at extension 71577 or by email at [justin.wong@york.ca](mailto:justin.wong@york.ca).

19T-17V004 (SUBP.17.V.0031)  
(Centra (Major Mack East) Inc.)

3

Yours truly,

A handwritten signature in black ink, appearing to read 'Duncan MacAskill', written over the 'Yours truly,' text.

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

JW/

Attachments (2)    Schedule of Conditions for Draft Plan of Subdivision  
                              Technical Comments

YORK-#9244702-v1-19T-17V004\_(Revised)\_-\_Regional\_Condition\_Letter

**Schedule of Conditions**  
**19T-17V004 (SUBP.17.V.0031)**  
**3836 & 3850 Major Mackenzie Drive**  
**Part of Lot 21, Concession 6**  
**(Centra (Major Mack East) Inc.)**  
**City of Vaughan**

Re: Brutto Consulting, Revision 4, dated February 2019

**Conditions to be Included in the Subdivision Agreement**

1. The Owner shall save harmless 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 provide interconnections with adjacent developments or existing communities in order to consolidate and reduce the number of accesses onto Regional roads (as per the Regional Official Plan Policy 7.2.53), where appropriate.
3. The Owner shall agree that the proposed access be provided 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 the recommended road network as identified in the approved Secondary Plan.
5. The Owner shall agree to the removal of the temporary hammerhead on "Street A" and to design and construct a connection from "Street A" to Major Mackenzie Drive, at the time of the development of Block 1, to the satisfaction of the Region.
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 where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.

9. The Owner shall agree that "Street A" shall be designed to intersect Major Mackenzie Drive at a right angle, or on a common tangent, and shall be located directly opposite to Sunset Terr.
10. 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**

11. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
12. 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.
13. 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.
14. The Owner shall provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments, as well as facilities on the site (e.g. convenient and secure bike racks) to promote the usage of non-auto travel modes. The Owner shall provide drawings showing the pedestrian and cycling connections and facilities.
15. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of electronic engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
  - a) Plan and Profile for the York Region road and intersections;
  - b) Grading and Servicing plans;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility and underground services location plans, if applicable;
  - f) Signalization and Illumination Designs;



- g) Line painting;
  - h) Traffic Management Plan;
  - i) Erosion and Siltation Control Plan;
  - 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) Functional transportation report;
  - n) Water supply and distribution report; and
  - 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.
16. 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.
17. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
18. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of "Street A" shall be designed to accommodate the recommendations of the Functional Transportation Report approved by York Region.
19. The intersection of "Street A" and Major Mackenzie Drive 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.
20. 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.
21. 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.

22. 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.
23. 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.
24. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region right-of-way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
25. The 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.
26. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the

property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

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

27. 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 Major Mackenzie Drive of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Major Mackenzie Drive;
- b) A 10.0 metre by 10.0 metre daylight triangle at the northwest corner of "Street A" and Major Mackenzie Drive; and
- 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 Major Mackenzie Drive and adjacent to the above noted widening(s).

28. 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.

29. The Owner shall provide a copy of the Subdivision Agreement to the Corporate Service Department, outlining all requirements of the Corporate Service Department.

30. 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.

31. The Regional Corporate Services Department shall advise that Conditions 1 to 30 inclusive, have been satisfied.



## **MEMORANDUM – PRELIMINARY TECHNICAL COMMENTS**

**RE: Revised Plan of Subdivision 19T-17V004 (SUBP.17.V.0031)**  
**3836 & 3850 Major Mackenzie Drive**  
**Part of Lot 21, Concession 6**  
**(Centra (Major Mack East) Inc.)**  
**City of Vaughan**

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Regional Transportation and Infrastructure Planning Branch and Transit Branch staff have reviewed the above noted revised plan of subdivision application, as well as the supporting documents and offer the following comments for these applications and any subsequent development applications. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

### **I. Transportation and Infrastructure Planning**

- a) It should be noted that in order to develop Block 1, a local road connection to Major Mackenzie Drive shall be implemented as per the approved Secondary plan, to the satisfaction of the Region. Through our meeting with the Owner and the consultants, it is our understanding that the Owner would like to build half of the public road to Major Mackenzie Drive to accommodate the proposed development. The remaining half of the road will be constructed by adjacent land owners in the future. We have no objection to this proposal, however, it should be noted that any proposed access connecting to Regional road will be required to design and construct to Regional standards and requirements.

### **II. Transit**

As part of the future site plan application, the Owner will be required to satisfy the following:

- a) The services to be installed within or in conjunction with the plan will provide for sidewalks on both sides of the roadway listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto the roadway that has transit services.

Existing YRT/Viva transit services operate on the following roadway in the vicinity of the subject lands:

- Major Mackenzie Drive
- b) The services to be installed by the Owner within or in conjunction with the plan will provide a concrete pedestrian access connection from the internal roadway to the Regional roadway as follows:
- From “Local Street A” to “Major Mackenzie Drive”

The concrete pedestrian access connection shall meet the local municipality’s standards for sidewalks and shall be owned and maintained by the area municipality.

- c) The Owner shall advise all potential purchasers of the existing transit services in this development as identified in item a). This includes current transit routes, bus stops, and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT route maps, Future Plan maps & providing YRT website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT route maps and the Future Plan maps are available from YRT upon request.
- d) The services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality’s/York Region’s design standards along all streets which have transit services, sidewalks, and pedestrian accesses.



April 4, 2019

CFN 58049

**BY E-MAIL ONLY** ([judy.jeffers@vaughan.ca](mailto:judy.jeffers@vaughan.ca))

Judy Jeffers  
Planner  
Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Ms. Jeffers:

**Re: Zoning By-law Amendment Application Z.16.043 – Fifth Submission  
Draft Plan of Subdivision Application 19T-17V004 – Fifth Submission  
3836 & 3850 Major Mackenzie Drive  
Part of Lot 21, Concession 6  
City of Vaughan, Regional Municipality of York  
Centra (Major Mack East) Inc.**

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Further to TRCA's correspondence dated September 14, 2018, we are in receipt of a revised Pre- and Post-Development Water Balance Assessment and Functional Servicing and Stormwater Management Report pertaining to the above-referenced subject properties.

TRCA staff reviewed the following documents:

- Pre and Post-Development Water Balance Assessment, prepared by Soil Engineers Ltd., dated December 4, 2018, received by TRCA on March 4, 2019.
- Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated December 2018, received by TRCA on April 2, 2019.
- Drawing No. C102, Phase One Site Servicing Plan, prepared by C.F. Crozier & Associates Inc., revision No. 3 dated January 11, 2019, received by TRCA on April 2, 2019.

### **Background**

It is our understanding that the purpose of these applications is to facilitate in Phase 1, 6 blocks of townhouse dwellings for a total of 31 townhouse dwelling units with 5.5 m lot frontages.

### **Application-Specific Comments**

TRCA has reviewed the above-noted materials and recognizes that the Pre- and Post-Development Water Balance Assessment appears to be accurate. The water balance calculations were updated using TRCA's water balance tool, however, the infiltration deficit has still not been addressed (i.e., providing mitigation in the form of LID's with details and sizing). Infiltration deficit for the Phase 1 portion is 831 m<sup>3</sup>/year.

The proposed mitigation option (i.e., soakaway pits) exceed the 831 m<sup>3</sup>/year deficit by providing approximately 1,658 m<sup>3</sup> of infiltration per year. Accordingly, this is acceptable to address the REC-2 policy of the CTC Source Protection Plan. In-situ percolation tests are still recommended to confirm the soil infiltration rates.

### **Recommendations**

In light of the comments above, TRCA has no objection to the approval of Draft Plan of Subdivision Application 19T-17V004 and Zoning By-law Amendment Application Z.16.043.

TRCA recommends that the City of Vaughan request that the owner/applicant complete the in-situ percolation tests to confirm the soil infiltration rates. Accordingly, we defer this review to the City of Vaughan to be submitted at the detailed-design stage.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5936 or at [mandrews@trca.on.ca](mailto:mandrews@trca.on.ca).

Sincerely,



Mark Andrews, B.A. (Hons.), M.Pl., RPP  
Planner  
Development Planning and Permits

/MA

Copy: Francesco Fiorani, Brutto Consulting ([ffiorani@bruttoconsulting.ca](mailto:ffiorani@bruttoconsulting.ca))

J:\DSS\Correspondence\VAUGHAN\2019\19T-17V004 Z.16.043 - 3836 & 3850 Major Mackenzie Drive - Centra (Major Mack East) Phase 1 sub5.docx

ATTACHMENT NO. 1d)  
ALECTRA UTILITIES CONDITIONS



**Date:** June 28<sup>th</sup> , 2017

**Attention:** **Judy Jeffers**

**RE:** Request for Comments

**File No.:** **19T-17V004, Z.16.043**

**Applicant:** Centra (Major Mack East) Inc.

**Location** Part of Lot 1, Concession 6, Part 1/2





## 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](mailto:tony.donofrio@alectrautilities.com)

**Subdivision Application Information Form is available by calling 1-877-963-6900 ext. 31297**



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

July 4, 2017

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

Dear Judy Jeffers,

Re: Draft Plan of Subdivision File & Zoning By-Law Amendment  
Centra (Major Mack East) Inc.  
Part of Lot 1, Concession 6, Part 1/2 , 65R-5110 and Part B, 64R-3870  
City of Vaughan  
File No.: 19T-17V004 & Z-16-043  
Related: Z-17-009

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](mailto: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.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com).

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, appearing to read 'Allison Sadler', with a stylized, flowing script.

**Allison Sadler**

Municipal Planning Advisor  
Long Range Distribution Planning

—

**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5763

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

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

[enbridgegas.com](http://enbridgegas.com)

**Integrity. Safety. Respect.**

AS/jh

**From:** [prime@mmm.ca](mailto:prime@mmm.ca) [<mailto:prime@mmm.ca>]  
**Sent:** Monday, July 24, 2017 4:07 PM  
**To:** Wong, Natalie  
**Subject:** Draft Plan of Subdivision - Part of Lot 1, Concession 6

**7/24/2017**

Re: Draft Plan of Subdivision - Part of Lot 1, Concession 6; Your File No. 19T-17V004

Our File No. 78758

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada’s development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests**

**for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk  
Manager, Municipal Relations  
Access Network Provisioning, Ontario  
Phone: 905-540-7254  
Mobile: 289-527-3953  
Email: [Meaghan.Palynchuk@bell.ca](mailto:Meaghan.Palynchuk@bell.ca)

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July 20, 2017

**CITY OF VAUGHAN  
2141 MAJOR MACKENZIE DRIVE  
VAUGHAN ON L6A 1T1**

Attention: Judy Jeffers - Planner

**Re: 19T-17V004 & Z.16.043  
RELATED FILES: Z.17.009  
CENTRA (MAJOR MACK EAST) INC.  
PART OF LOT 1, CONCESSION 6, PART 1/2, 65R-5110 AND PART B, 64R-3870  
THE CITY OF VAUGHAN WARD 3 POSTAL DELIVERY AREA: WOODBRIDGE.**

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of Condominium approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

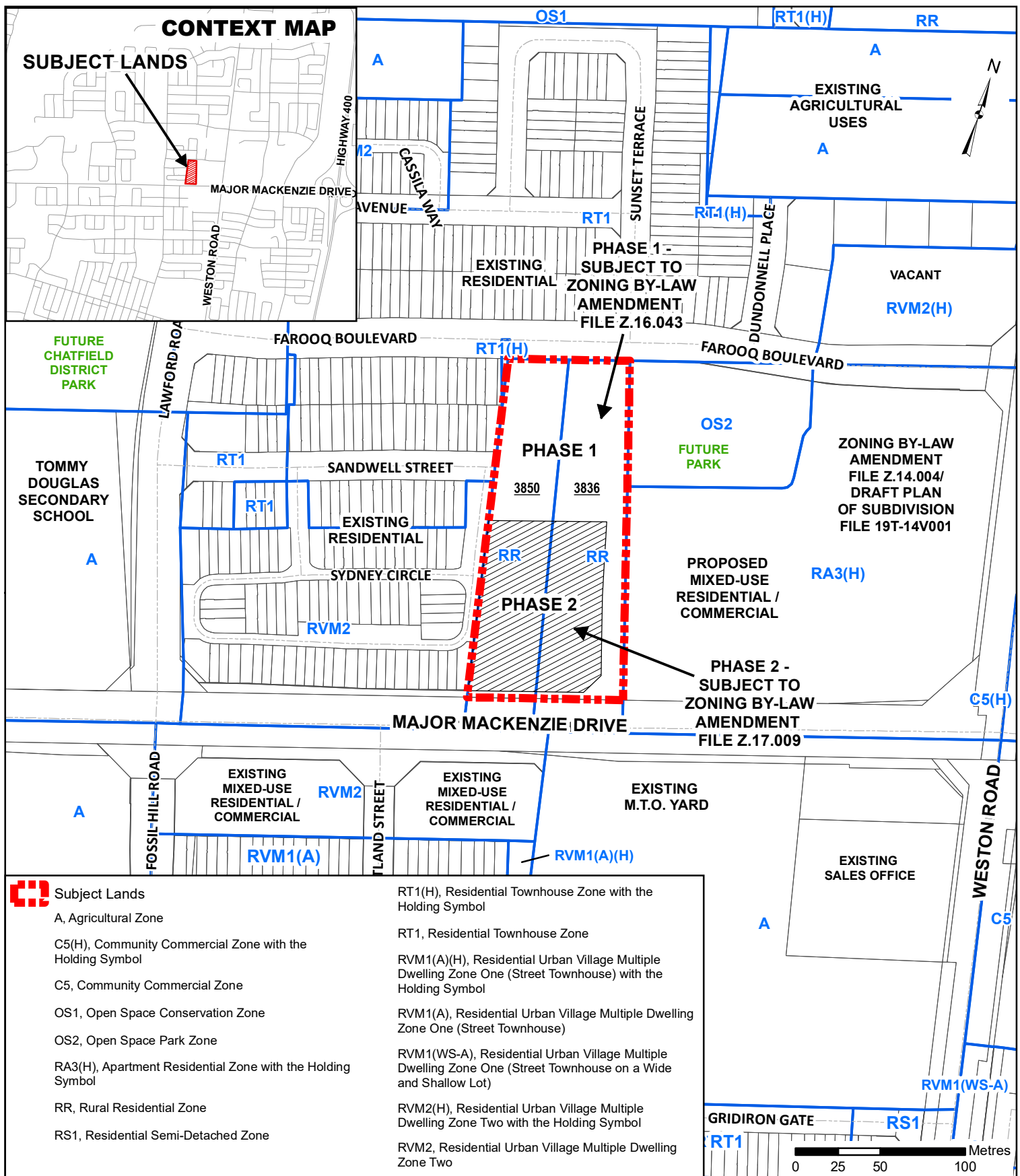
I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

*Patrick Brown*

---

Patrick Brown  
Delivery Planning Officer  
Canada Post  
1860 Midland Ave 2<sup>nd</sup> Fl  
Scarborough ON M1P 5A1  
416-751-0160 Ext 2019  
[Patrick.brown@canadapost.ca](mailto:Patrick.brown@canadapost.ca)



## Context and Location Map

**Location:** Part of Lot 21, Concession 6

**Applicant:** Centra (Major Mack East) Inc.



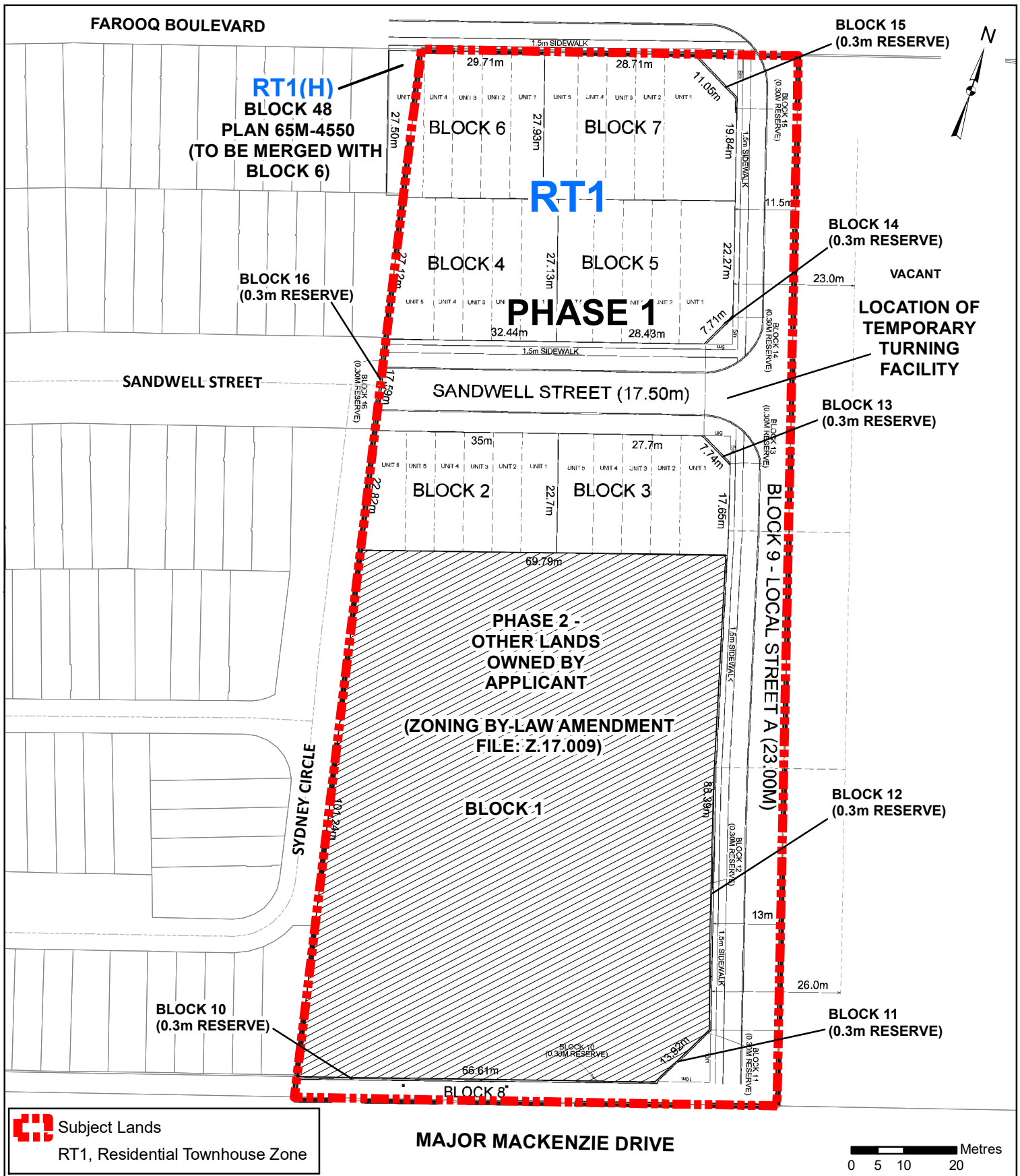
## Attachment

**FILES:**  
Z.16.043 & 19T-17V004

**DATE:**  
September 17, 2019

**2**





# **Proposed Zoning and Draft Plan of Subdivision File 19T-17V004**

**Location:** Part of Lot 21, Concession 6  
**Applicant:** Centra (Major Mack East) Inc.

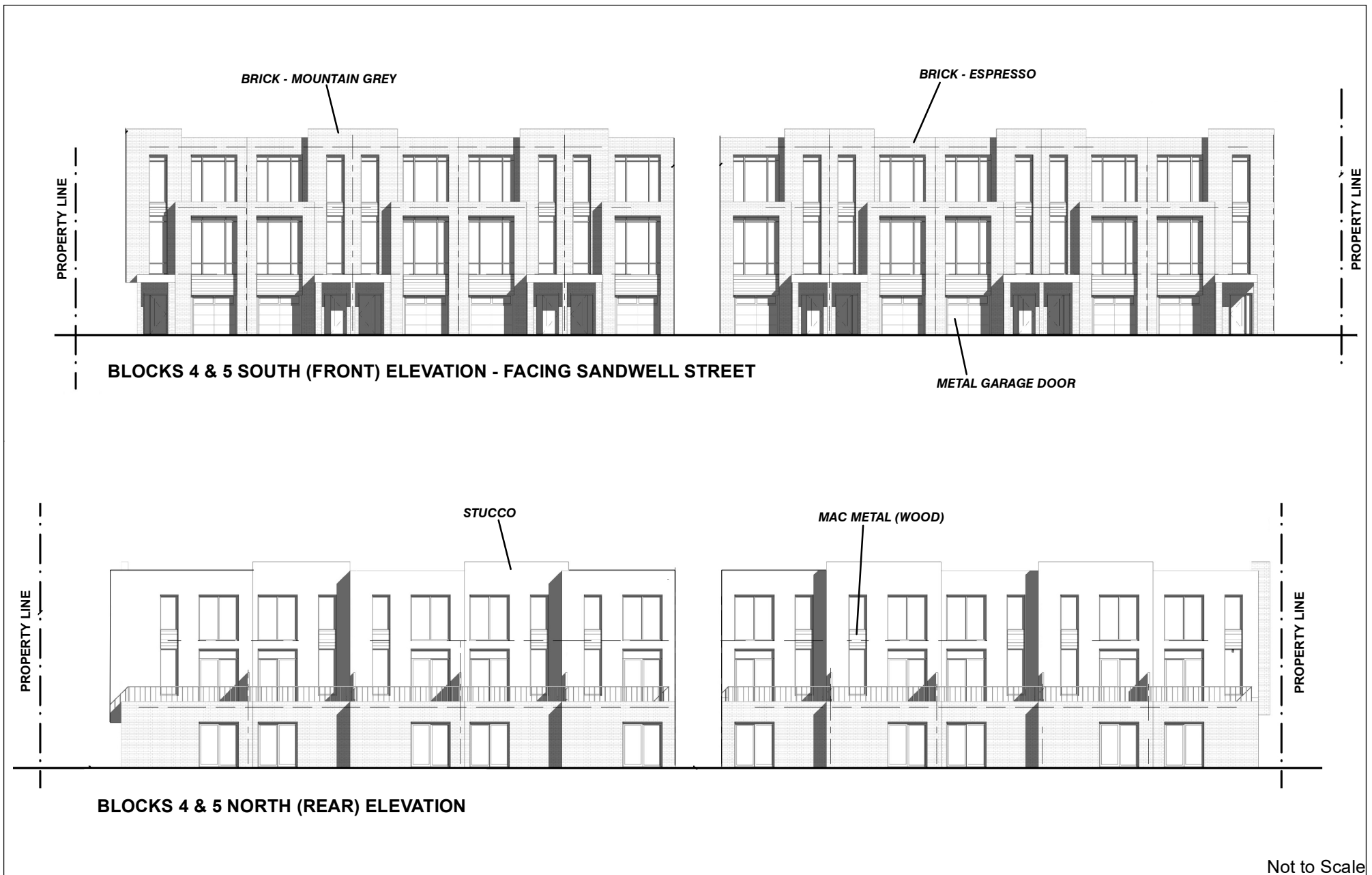


## **Attachment**

**FILES:**  
Z.16.043 & 19T-17V004

**DATE:**  
September 17, 2019

**3**



Not to Scale

## Typical Elevations - Blocks 4 & 5

**LOCATION:**  
Part of Lot 21, Concession 6

**APPLICANT:**  
Centra (Major Mack East) Inc.



**FILES:**  
Z.16.043 & 19T-17V004

**DATE:**  
September 17, 2019

4