

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-18V002 ("THE PLAN")
VAUGHAN NW RESIDENCES INC. (THE "OWNER")
LOT 21, CONCESSION 5, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ("CITY") THAT
SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF
SUBDIVISION FILE 19T-18V002 ("THE PLAN") ARE AS FOLLOWS:**

The Owner shall satisfy the following conditions:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of the Region of York as set out on Attachment No. 1b) and dated June 8, 2018.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated June 20, 2018.
4. The Conditions of Approval of Canada Post as set out on Attachment No. 1d) and dated July 17, 2018.
5. The Conditions of Approval of Alectra Utilities as set out on Attachment No. 1e) and dated March 22, 2018.
6. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1f) and dated March 21, 2018.

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 Attachments Nos. 1a), 1b), 1c), 1d), and 1e), and 1f) 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 Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Canada Post 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. Alectra Utilities shall advise that the Conditions on Attachment No. 1 e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Enbridge Gas Distribution shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

STANDARD CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-18V002 (THE “PLAN”)
VAUGHAN NW RESIDENCES INC. (THE “OWNER”)
LOT 21, CONCESSION 5, CITY OF VAUGHAN (THE “CITY”)**

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-18V002, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., drawing 17:1, dated and signed December 21, 2017.
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 Tariff of Fees By-law 18-2018.
4. The Owner shall enter into a subdivision agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
6. Prior to application for Building Permit, site plan approval is required for the townhouse dwelling units.
7. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning Department; proposed street names shall be submitted by the Owner for approval by the City and shall be included on the first engineering drawings.
8. 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 metre 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.

9. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands
10. The Owner shall obtain a Ministry of the Environment and Climate Change ("MOECC") Record of Site Condition ("RSC") due to the change to a more sensitive land use, the City shall rely on the MOECC's RSC process to ensure the reports and ultimately the lands are deemed suitable for the development.
11. Final engineering design(s) may result in minor variations to the Plan (eg., 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.
12. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

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

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

13. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.

14. Prior to final approval, an environmental noise impact study, 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.
15. The Owner shall agree in the subdivision agreement to pay its proportionate share of the cost of downstream sanitary sewer system improvements that are required to service the Plan and all benefiting areas.
16. Prior to final approval of the Plan, the final site grading and servicing plan, stormwater management report, Environmental Noise and Vibration Report and downstream sanitary sewer analysis shall be submitted for review and approval, to the satisfaction of the Development Engineering Department.
17. The Owner shall, if and/or when required at the City's discretion, conduct sanitary sewer flow monitoring for a period of no less than eighteen (18) months, provide reports and analysis, and enter into a Servicing Agreement with the City to replace sanitary sewer lengths as determined by the downstream sanitary sewer analysis, all to the satisfaction of the City.
18. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
19. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
20. 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 the Plan shall be co-ordinated and completed at the cost of the Owner.
21. The Owner shall agree that all Lots or Blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
22. The Owner shall agree in the subdivision agreement that no Building Permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the development.

23. The Owner shall agree that on lots with flankages and abutting collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage or abutting road(s). The flankage elevation for such lots shall be approved by the Control Architect, and the Director of Development Planning, prior to issuance of a Building Permit.
24. a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of peer review of the reports.
- b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
- c) The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.
- d) Where lands are being conveyed to the municipality for parkland purposes, the Owner shall agree that prior to issuance of any building permits, the Owner shall submit a Phase 2 environmental site assessment report(s) addressing all park blocks in the plan, in accordance with the Ministry of Environment Guideline for Use at Contaminated Sites in Ontario (June 1996 as amended), to the satisfaction of the City. On-site sampling contained in the reports shall be conducted following completion and certification of the rough grading of the park block(s). Testing may include but not be limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials. The Owner shall reimburse the City for the cost of peer review of said report(s).
25. Prior to final approval, the Owner shall pay the proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the Plan.
26. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by both the City and the Region of York. 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 implement the approved abatement measures.

27. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. The Plan shall be provided with decorative streetlighting to the satisfaction of the City.
28. Prior to final approval, the owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
 - In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
 - The Owner shall not remove trees without written approval by the City.
 - The Owner shall enter into a Tree Protection Agreement.
29. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with the in-effect Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
 - This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
 - In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
30. 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 33 West Community Architectural Design Guidelines prepared by the Planning Partnership with Sterling Finlayson Architects.
 - The guidelines shall be updated to include an addendum for this area of development;
 - A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines;

- Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
 - The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
31. Prior to final approval, the owner shall agree in the subdivision agreement to that all development shall proceed in accordance with the approved Block 33 West Vellore Park Landscape Masterplan prepared by NAK Design Group.
- a) The master plan shall be updated to include an addendum for this area of development; addendum shall address but not be limited to the following issues:
- Co-ordination of the urban design/streetscape elements including built form, fencing, and street tree planting;
 - The appropriate community edge treatment along Weston Road, including landscaping with low-maintenance plant material;
 - The pedestrian urban connections between streets, built forms, and park lands; and
 - Sustainability design practices/guidelines.
32. The warning clause Council approved September 29th, 1997 with respect to “Tree Fees” shall be included in the subdivision agreement:
- “Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.”
 - “The City has not imposed an amount of a ‘Tree Fee’ or any other fee which may be charged as a condition of purchase for the planting of trees. Any ‘Tree Fee’ paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling.”

33. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential dwellings; to be co-ordinated with the environmental noise report and architectural design guidelines.
34. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
35. a) Prior to final approval and prior to commencement of any work on the site, the Owner shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the Owner shall agree to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeologically resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archeological resource concerns have met licensing and resource conservation requirements.
- b) Prior to final approval and prior to the commencement of any work on site, the Owner shall deliver to the City (Cultural Services Division) two copies of the Archeological Assessment.
- c) Prior to the commencement of any archaeological fieldwork, a copy of the contract information sheet which was submitted to the Ministry of Culture, shall have been forwarded to the City; licensed consultants shall confirm that they have reviewed the Archaeological Master Plan Study for the City of Vaughan prior to commencing any fieldwork.
36. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all Lots/Blocks within the entire Plan:
- a) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

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

- b) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio and Telecommunications Commission (“CRTC”) authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
- c) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:
- i) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
 - ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Driveway Width
6.0 – 6.99 m	3.5 m
7.0 – 8.99 m	3.75 m
9.0 – 11.99 m	6.0 m
12.0 m and greater	9.0 m

¹The Lot Frontage for Lots between 6.0 – 11.99m 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.

²The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- d) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”

- e) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."
- f) "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings."
- g) "The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement."
- h) "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings."

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

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

- i) "Purchasers and/or tenants are advised that this plan of subdivision is designed to include 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.”

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

37. 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 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 Block 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, stormwater management facilities and trails.
- the location of institutional uses, including schools, places of worship, community facilities.
- the location and type of commercial sites.
- colour-coded residential for singles, semis, multiples, and apartment units.
- 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, 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.]

38. 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.
39. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.
41. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision 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.



June 8, 2018

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

Attention: Mary Caputo, Senior Planner

**RE: Official Plan Amendment OP.18.004 (LOPA.18.V.0015)
Zoning By-law Amendment Z.18.001 (ZBA.18.V.0042)
Draft Plan of Subdivision 19T-18V002 (SUBP.18.V.0012)
Part of the West Half of Lot 21, Concession 5
10083 & 10101 Weston Road
(Vaughan NW Residences Inc.)
City of Vaughan**

This is in response to your circulation and request for comments for the above-captioned Official Plan Amendment (OPA), draft plan of subdivision and zoning by-law amendment application. The subject site is located at 10083 & 10101 Weston Road, north of Major Mackenzie Drive and on the east side of Weston Road, in the City of Vaughan. The proposed development consists of a future development block comprised of 179 3-storey townhouse units on a 5.04 ha site.

Official Plan Amendment

Purpose and Effect of the Proposed Amendment

The subject lands are designated by the Vaughan Official Plan 2010 (VOP 2010), Volume 2, Area Specific Policy 12.6, as "Mid-Rise Mixed-Use" with a "Commercial District" overlay. The OPA proposes to increase the maximum permitted building height for townhouse dwellings from 2.5-stories to 3-stories.

2010 York Region Official Plan

The subject lands are designated "Urban Area" by the York Region Official Plan (2010), which permits a wide range of residential, commercial, industrial and institutional uses.

Regional staff encourages the proposed development to have an integrated and innovative approach to water management, be water efficient, and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach (Policy 5.2.11). We would also recommend the development be encouraged to be designed to achieve energy efficiency levels that exceed the Ontario Building Code (Policy 5.2.20); to achieve 10%

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greater water efficiency than the Ontario Building Code (Policy 5.2.22); be designed to maximize solar gains, be constructed in a manner that facilitates future solar installations (i.e. solar ready) (Policy 5.2.26); and, incorporate green building standards, such as LEED®, ENERGY STAR®, or other emerging technologies (Policy 7.5.12).

This application and associated request for exemption from Regional approval was considered by Regional staff. Based on our review, the proposed OPA appears to be a routine matter of local significance. Furthermore, in accordance with Regional Official Plan policy 8.3.8, the proposed Amendment does not adversely affect Regional planning policies or interests.

Pursuant to Council authorization specified in By-law A-0265-1999-017, this application is hereby exempted from approval by Regional Planning Committee and Council. This allows the Amendment to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period.

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from “C5(H) Community Commercial Zone” with the Holding Symbol “(H)” to “RT1 Residential Townhouse Zone”. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Draft Plan of Subdivision

Sanitary Sewage and Water Supply

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
- Northeast Vaughan Servicing – 2028 anticipated commissioning date
- Other projects as may be identified in future studies.

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

Based on our understanding of the Functional Servicing Report, the wastewater and water servicing for the proposed development are as follows:

Municipal Servicing

The proposed development is serviced by existing City of Vaughan wastewater and water infrastructure in the Vellore Park Avenue right-of-way. Should there be any change in the

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proposed servicing scheme, the Owner shall forward the revised Plan to the Region for review and record.

Potential Impact on Regional Wastewater and/or Water Systems

The Owner is advised that the Regional 1800mm diameter York-Peel Feedermain is located in the east side of Weston Road and the integrity of the aforementioned infrastructure is to be maintained at all time during the grading and construction activities of the proposed development.

Transportation

The Regional Transportation Services Department, Transportation and Infrastructure Planning Branch has reviewed the proposed application along with the supporting Traffic Impact Study (TIS) prepared by GHD, dated January 2018. Detailed transportation comments are attached.

Summary

York Region has no objection to the proposed Official Plan Amendment, zoning by-law, and draft plan of subdivision subject to the aforementioned comments and the attached Schedule of Conditions. We request that a copy of the Notice of Decision be forwarded to this office.

Please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca should you require further assistance.

Sincerely,



Karen Whitney, M.C.I.P., R.P.P.
Director of Community Planning and Development Services

JW/

Attachment (1) Memorandum – Technical Comments

YORK-#8476717-v1-OP_18_004_&_19T-18V002_-_Regional_Comments

**Schedule of Conditions
19T-18V002 (SUBP.18.V.0012)
Part of the West Half of Lot 21, Concession 5
10083 & 10101 Weston Road
(Vaughan NW Residences Inc.)
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2662, dated August 31, 2017

Conditions to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. 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.
3. The Owner shall agree to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
4. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
5. The following warning clause shall be included with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
6. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering section, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;

- c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region.
- 7. 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

- 8. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
- 9. 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.
- 10. 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.
- 11. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate. A drawing showing the conceptual layout of active transportation facilities and connections internal to the site and to the Regional roads shall be provided.
- 12. The Owner shall provide a revised Transportation Mobility Plan Study to address all comments related to the Traffic Impact Study (TIS) prepared by GHD, dated January 2018 to the satisfaction of the Region.
- 13. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region 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;
 - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - d) Construction Access Design;
 - e) Utility and underground services Location Plans;
 - f) Signalization and Illumination Designs (if applicable);

- g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
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.

OP.18.004 (LOPA.18.V.0015)
Z.18.001 (ZBA.18.V.0042)
19T-18V002 (SUBP.18.V.0012)

21. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
22. 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.
23. The Regional Corporate Services Department shall advise that Conditions 1 to 22 inclusive, have been satisfied.



MEMORANDUM – PRELIMINARY TECHNICAL COMMENTS

**RE: Official Plan Amendment OP.18.004 (LOPA.18.V.0015)
 Zoning By-law Amendment Z.18.001 (ZBA.18.V.0042)
 Draft Plan of Subdivision 19T-18V002 (SUBP.18.V.0012)
 Part of the West Half of Lot 21, Concession 5
 10083 & 10101 Weston Road
 (Vaughan NW Residences Inc.)
 City of Vaughan**

Regional Transportation and Infrastructure Planning, Traffic Signal Operations, Development Engineering and YRT/Viva staff have reviewed the above noted Official Plan Amendment (OPA), zoning by-law amendment and draft 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.

1. Transportation and Infrastructure Planning

- a) The TIS provided is not consistent with the format and recommendations of the Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016). The TIS shall be revised to include the assessment of transit and active transportation modes for the future total conditions. Recommendations and implementation plan related to sidewalk connections, missing links, direct pedestrian and cycling connections to transit stops and existing active transportation facilities shall be provided in the revised Transportation Mobility Plan Study.
- b) The TIS shall include a Transportation Demand Management Plan (TDM) consistent with York Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016) . The TDM Plan shall include a TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations. Estimated costs for any items that are provided by the Region or the Municipality shall be identified as "TBD" (To be determined).
- c) The TDM Plan shall also include a TDM communication strategy, to assist the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards. The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO cards. Each event,

approximately 2 hours of staff time, can serve approximately 50 residential units. The applicant shall coordinate specific event details with York Region/York Region Transit Staff allowing a minimum of 2 months notice.



June 20, 2018

CFN 59516

BY E-MAIL ONLY (mary.caputo@vaughan.ca)

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

Dear Ms. Caputo:

**Re: Official Plan Amendment Application - OP.18.004
Zoning By-law Amendment Application - Z.18.001
Draft Plan of Subdivision Application – 19T-18V002
Site Development Application – DA.18.003
Part of Lot 21, Concession 5
10083 and 10101 Weston Road (East Side of Weston Road, North of Major Mackenzie Drive)
City of Vaughan, Regional Municipality of York
(Vaughan NW Residences Inc. c/o Fieldgate Developments Inc.)**

This letter acknowledges receipt of the above-noted applications, received on March 15, 2018. Toronto and Region Conservation Authority (TRCA) staff has reviewed the above noted application, and as per "The Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2014*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice.

Background

It is our understanding that the intent of the applications is to facilitate the development of 179, 3-storey townhouse dwelling units on a common element condominium road.

The Zoning By-law Amendment proposes to rezone the lands from C5(H) – Community Commercial Zone with the Holding Symbol to RT1 – Residential Townhouse Zone with site-specific provisions on the building height, FSI and setbacks. The subject lands are designated "Mid-Rise Mixed Use" with a "Commercial District" overlay by Vaughan Official Plan (VOP) 2010, which permits a maximum height of 2.5 storeys and the proposed Official Plan Amendment is required to increase the maximum permitted height to 3 storeys.

Applicable TRCA Policies and Regulation

Ontario Regulation 166/06

The subject lands are located outside of TRCA's Regulated Area. Accordingly, a permit is not required from the Authority for any works proposed on the subject lands. TRCA's role is to provide comments and provide technical advice pertaining to the stormwater management practices, due to the size of the subject lands and issue Draft Plan of Subdivision conditions pertaining to the site servicing.

Living City Policies (LCP)

The Living Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (LCP) describes a 'Natural System' made up of natural features and areas, water resources, natural hazards, potential natural cover and/or buffers. The LCP recommends that development is not permitted within the Natural System and that it be conveyed into public ownership for its long term protection and enhancement. The LCP also provides policies for developing adjacent to, and in, the Natural System (where permitted), while meeting natural hazard management requirements, and maintaining and enhancing the functions of the protected Natural System. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape. It is these policies that guide TRCA's review of the subject application, along with those found in other Provincial and municipal plans, documents and guidelines.

CTC Source Protection Plan

The [Source Protection Plan \(SPP\)](#) under the [Clean Water Act, 2006](#), developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region took effect on December 31, 2015. The CTC SPP contains policies to ensure that existing activities occurring when the Plan takes effect cease to be significant drinking water threats, and to prevent future activities from becoming significant threats to drinking water.

Vulnerable Areas referred to as Wellhead Protection Area-Q2 (WHPA-Q2) have been delineated by the CTC SPP in accordance with [Technical Rules](#) developed by the Ministry of the Environment under [O. Reg. 287/07](#). This WHPA-Q2 area was identified to help manage activities that may reduce recharge to an aquifer (Prescribed Threat No. 20 under the [Clean Water Act, 2006](#)). Certain types of applications within the WHPA-Q2 area are subject to CTC SPP Policy REC-1 parts 2 a) and b) and require the submission of a site-specific water balance assessment to mitigate development related impacts to recharge reduction.

As a technical service provider to the municipality for the REC-1 2 a) and b) policies of the CTC SPP, TRCA's role is to review water balance assessments to ensure they comply with standard practices outlined in guidance to proponents and make recommendations to the Planning Approval Authority as to whether pre-development recharge will be maintained. However, as municipalities are the Planning Approval Authority responsible for implementing the REC-1 Policy, the City of Vaughan is required to ensure this application conforms to the CTC SPP.

Application-Specific Comments

TRCA completed its review of the submitted materials, listed in Appendix 'A' and offers detailed comments in Appendix 'B'. These comments primarily speak to minor stormwater management criterion including conformity with the approved Block 33 West MESP and recalculating the water balance rates. Please note that as the proposal evolves through future submissions, TRCA reserves the right to amend comments and does not preclude the Authority from providing additional comments, further to those provided in Appendix 'B', based on revisions and changes at the time it is reviewed.

Recommendation

TRCA staff endorses Official Plan Amendment Application OP.18.004, Zoning By-law Amendment Application Z.18.001, Draft Plan of Subdivision Application 19T-18V002 and Site Development Application DA.18.003 subject to the satisfactory resolution of the conditions in Appendix 'C' and the detailed comments in Appendix 'B' of this letter.

TRCA's detailed technical comments are included in Appendix 'B' herein. It is our expectation that the Owner will address all of TRCA's outstanding comments through fulfillment of the conditions of draft plan approval. This may necessitate redline revisions to the draft plan.

Should any revisions to the draft plan of subdivision application, zoning by-law amendment application or site plan application be proposed now or in the future, TRCA asks to be given the opportunity to amend our conditions and comments accordingly.

Please provide the Notice of Decision for these files once they are approved.

Fees

Please note that our review fee of \$27,025.00 for the Draft Plan of Subdivision – Standard and associated applications is still outstanding. Please forward this fee to our attention at your earliest convenience. As an alternative, the applicant can forward the review fee of \$21,000.00 and pay the clearance fee at the time clearance of draft plan conditions are made. Please note that the fee is subject to change depending on TRCA's fee schedule at that time.

We trust these comments are of assistance. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,



Mark Andrews
Planner II, Planning and Development
Extension 5936

cc: Ryan Virtanen, KLM Planning Partners Inc. (rvirtanen@klmplanning.com)

Appendix 'A' - Materials reviewed by TRCA

- Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated August 31, 2017, received by TRCA on March 15, 2018.
- Drawing Nos. S1 to S4, Site Plan, prepared by VA3 Design, revision No. 1 dated December 18, 2017, received by TRCA on March 15, 2018.
- Drawing No. SG-1, Site Grading Plan, prepared by Schaeffers Consulting Engineers, revision No. 1 dated December 20, 2017, received by TRCA on March 15, 2018.
- Drawing No. SS-1, Site Servicing Plan, prepared by Schaeffers Consulting Engineers, revision No. 1 dated December 20, 2017, received by TRCA on March 15, 2018.
- Drawing No. TA-1, Storm Tributary Area Plan, prepared by Schaeffers Consulting Engineers, revision No. 1 dated December 20, 2017, received by TRCA on March 15, 2018.
- Drawing No. GN-1, General Notes, prepared by Schaeffers Consulting Engineers, revision No. 1 dated December 20, 2017, received by TRCA on March 15, 2018.
- Drawing No. D-1, Details, prepared by Schaeffers Consulting Engineers, revision No. 1 dated December 20, 2017, received by TRCA on March 15, 2018.
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated December 2017, received by TRCA on March 15, 2018.

Appendix 'B' – Detailed TRCA Comments

Based on the submitted documents, TRCA offers the following comments:

Water Resources Engineering**Stormwater Management (SWM)**

1. The site is part of the Block 33 West MESP. In order for TRCA to confirm if the watershed SWM criteria (quantity, quality, erosion, water balance) are being achieved, further discussion and reference to the relevant section(s) of the MESP are needed within this report.

Water Balance

2. The report notes the site is designed at 68% imperviousness; however, the drawings indicate that the impervious coverage is higher than that. Please provide detailed calculations to account for the imperviousness (i.e., right of way, parks/open area, number of townhomes) with reference to a general layout map drawn to scale and a footprint of the townhouses, right of way, and parks/open areas with measurements.
3. The estimated infiltration of 132 mm (Table 1 in Appendix A) is significantly lower than the 250 mm predicted by TRCA's Water Balance Tool. The proponent is requested to justify and/or revise Table 1 and subsequent tables/calculations to justify the calculated infiltration rate.

Erosion and Sediment Control

4. Please advise the applicant/owner to provide a multi-barrier erosion and sediment control plan and report in accordance with the 2006 Erosion and Sediment Control Guidelines for Urban Construction, which can be downloaded from TRCA's STEP website:
<https://sustainabletechnologies.ca/app/uploads/2013/01/ESC-Guideline-December-2006.pdf>.

Planning Ecology

1. The proponent is advised to contact the Ministry of Natural Resources and Forestry (MNRF) pertaining to any Species at Risk (SAR) that may be located on the subject lands. Furthermore, adherence to the migratory bird window (April 1st to August 1st) for the removals of the remaining trees and wetlands will be of paramount importance (preferably during the winter months prior to site grading) in order to avoid nest destruction. It would also be prudent to do an ESA screening through MNRF (referencing the sighting of foraging barn swallow).

Appendix 'C': TRCA's Conditions of Draft Plan Approval and Site Plan Approval**TRCA's Conditions of Draft Plan Approval**

TRCA would have no objection to the approval of Site Development Application DA.18.003 and Draft Plan of Subdivision 19T-18V002, Part of the West Half of Lot 21, Concession 5, City of Vaughan, Regional Municipality of York, prepared by KLM Planning Partners Inc., dated August 31, 2017, subject to the following conditions:

1. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the Functional Servicing and Stormwater Management Report (prepared by Schaeffers Consulting Engineers, dated December 2017), as may be amended to the satisfaction of TRCA and the City of Vaughan. This submission shall include:
 - i. a description of the storm drainage system (quantity and quality) for the proposed development;
 - ii. plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
 - iii. appropriate stormwater management techniques which may be required to control minor and major flows;
 - iv. appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
 - v. detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - vi. proposed measures to promote infiltration and maintain water balance for the plan area;
 - vii. a subsurface investigation (including assessment of groundwater levels) for the final design of site grading, underground structures and infrastructure, and low impact development measures. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
 - viii. an evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
 - ix. grading plans for the subject lands;
 - x. an erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction; and
 - xi. the location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended.

2. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
3. That the Owner agrees in the subdivision and site plan agreement, in wording acceptable to TRCA:
 - i. to carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval; and
 - ii. to install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
4. That this draft plan of subdivision and site plan be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
5. That the Owner provide a copy of the fully executed subdivision and site plan agreement to TRCA, along with a detailed letter stating how each draft approved condition has been addressed, in order to expedite the clearance of conditions of draft plan approval.
6. That the Owner pay the applicable clearance of draft plan conditions fee, pursuant to TRCA's fee schedule at the time the request to clear conditions has been made.



July 17, 2018

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

Attention: Mary Caputo - Planner

Re: OP.18.004, Z.18.001, 19T-18V002 & DA.18.003

RELATED FILES:

Carlo Stefanutti, Vaughan NW Residences Inc. c/o Fieldgate Developments Inc. Carlo Stefanutti, Vaughan NW Residences Inc. c/o Fieldgate Developments Inc. CB 10

The subject lands are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road

THE CITY OF VAUGHAN WARD 2 POSTAL DELIVERY AREA: WOODBRIDGE

Dear Sir/Madam:

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

As a condition of 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.

Attachment #1d)

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 2nd Fl
Scarborough ON M1P 5A1
416-751-0160 Ext 2019
Patrick.brown@canadapost.ca



Date: March 22nd , 2018

Attention: **Mary Caputo**

RE: Request for Comments

File No.: **OP.18.004, Z.18.001, 19T-18V002 & DA.18.003**

Applicant: Carlo Stefanutti, Vaughan NW Residences Inc. c/o Fieldgate Developments Inc.

Location 10083 & 10101 Weston Rd.



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

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

March 21, 2018

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

Dear Mary,

Re: Draft Plan of Subdivision, Site Development Application, Official Plan Amendment
& Zoning By-Law Amendment
Carlo Stefanutti, Vaughan NW Residences Inc. c/o Fieldgate Developments Inc.
10083 & 10101 Weston Road
City of Vaughan
File No.: 19T-18V002, DA-18-003, OP-18-004 & Z-18-001

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

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

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

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

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.

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

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

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

—

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

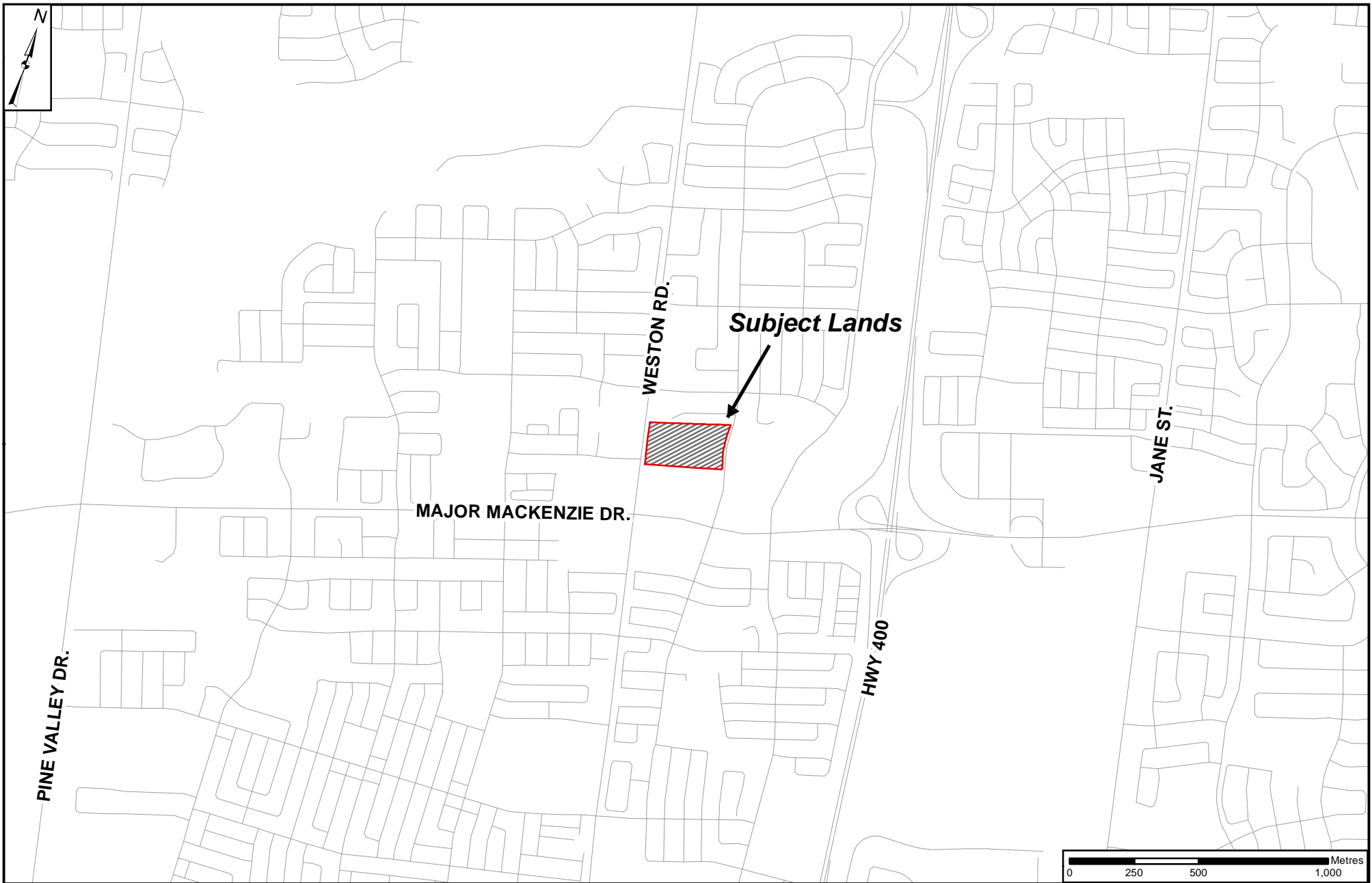
MunicipalPlanning@enbridge.com

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

enbridgegas.com

Integrity. Safety. Respect.

AC/jh



Context Location Map

LOCATION:
Part Lot 21, Concession 5

APPLICANT:
Vaughan NW Residences Inc.

Document Path: N:\GIS_Archive\Attachments\Z\Z.18.001\Z.18.001_ContextLocationMap.mxd



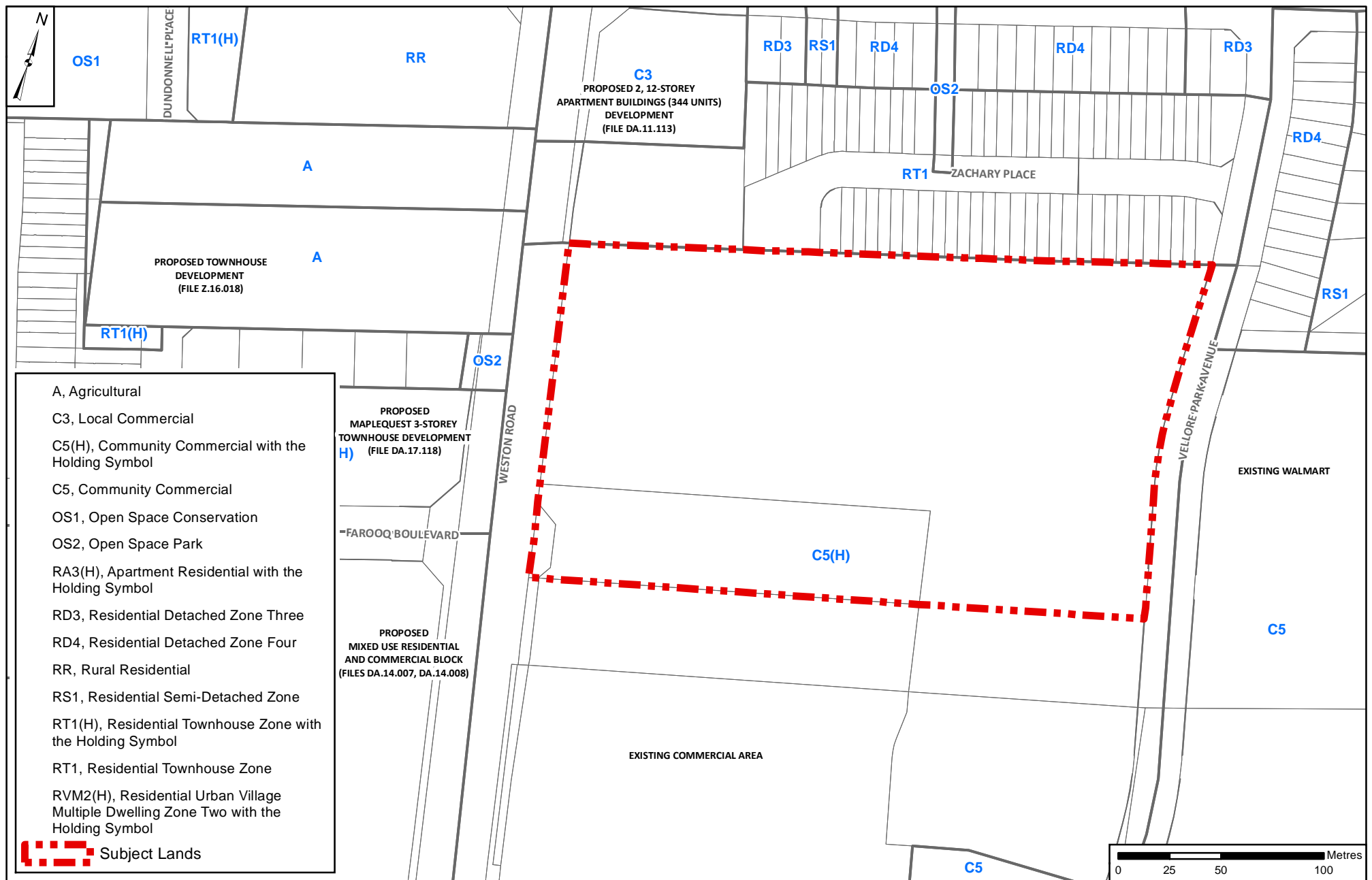
Attachment

FILES:
OP.18.004, Z.18.001, 19T-18V002 & DA.18.003

DATE:
September 17, 2018

Printed on: 8/1/2018

2



Location Map

LOCATION:
Part Lot 21, Concession 5

APPLICANT:
Vaughan NW Residences Inc.

Document Path: N:\GIS_Archive\Attachments\Z\Z.18.001\Z.18.001_LocationMap.mxd



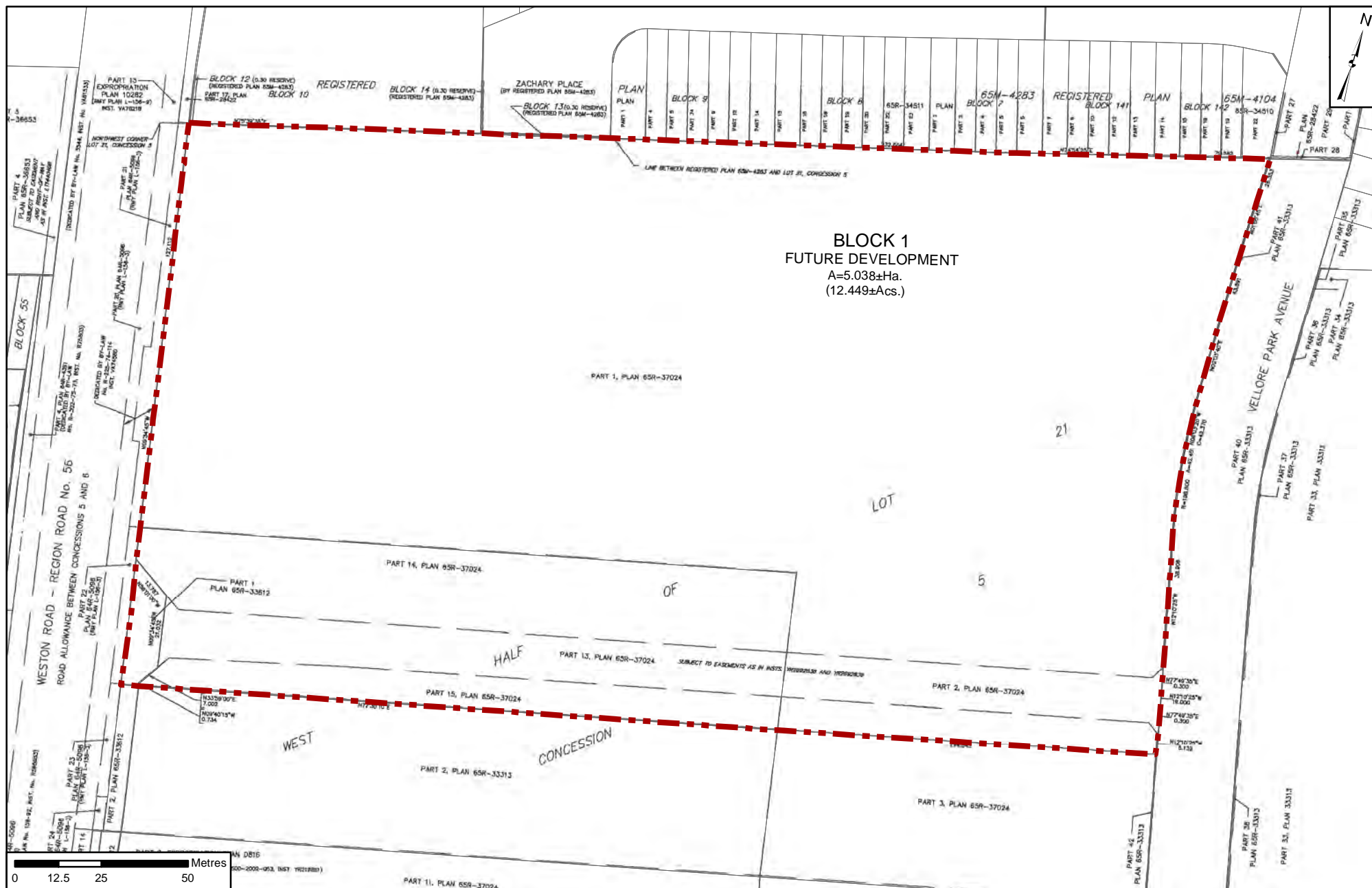
Attachment

FILES:
OP.18.004, Z.18.001, 19T-18V002 & DA.18.003

DATE:
September 17, 2018

Printed on: 8/8/2018

3



Draft Plan of Subdivision (File 19T-18V002)

Attachment

LOCATION:
Part Lot 21, Concession 5

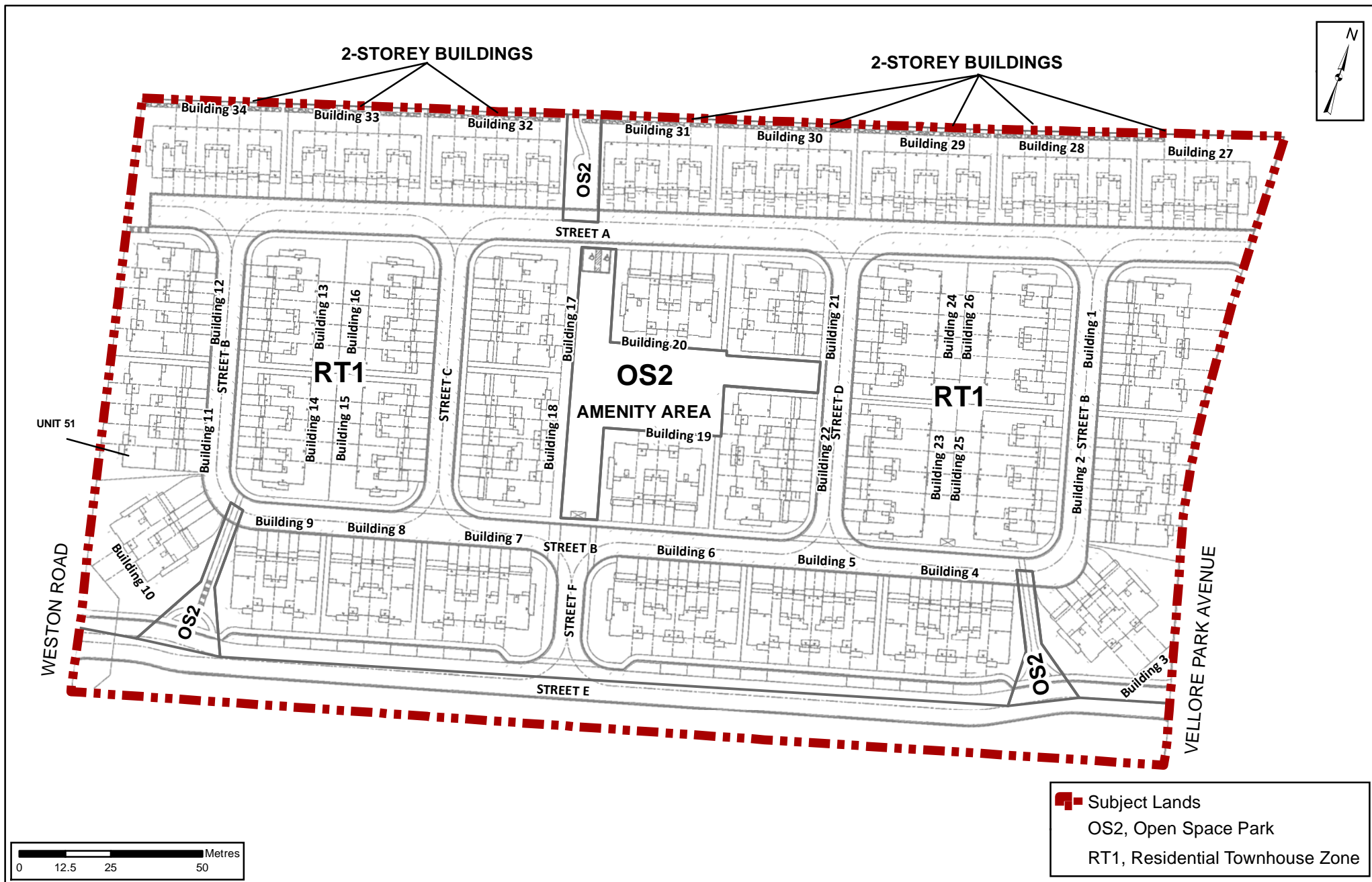
APPLICANT:
Vaughan NW Residences Inc.



FILES:
OP.18.004, Z.18.001, 19T-18V002 & DA.18.003

DATE:
September 17, 2018

4



Site Plan and Proposed Zoning

LOCATION:
Part Lot 21, Concession 5

APPLICANT:
Vaughan NW Residences Inc.

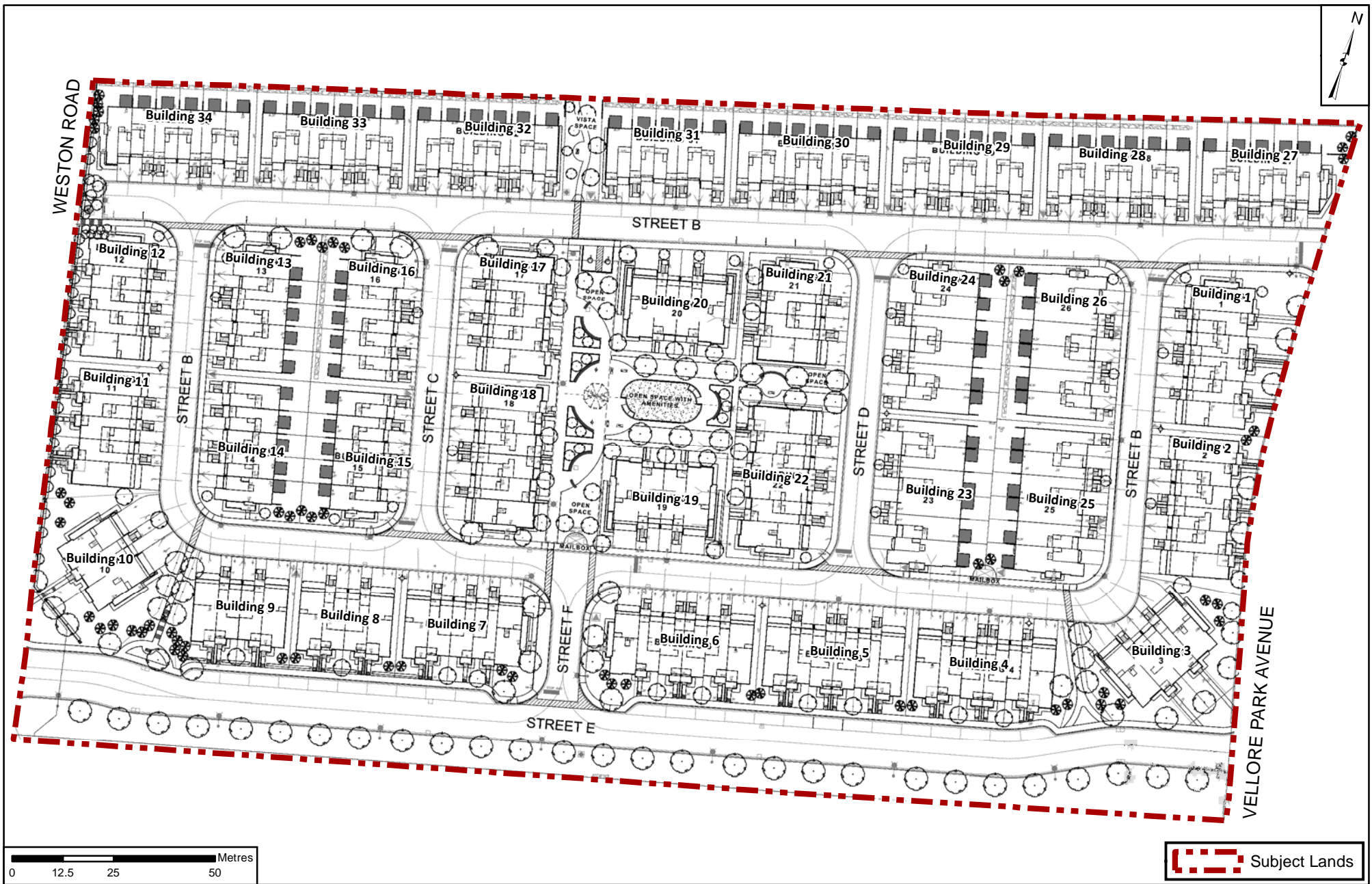


Attachment

FILES:
OP.18.004, Z.18.001, 19T-18V002 & DA.18.003

DATE:
September 17, 2018

5



Landscape Plan

LOCATION:
Part Lot 21, Concession 5

APPLICANT:
Vaughan NW Residences Inc.



Attachment

FILES:
OP.18.004, Z.18.001, 19T-18V002 & DA.18.003

DATE:
September 17, 2018

6



FRONT ELEVATIONS



SIDE ELEVATIONS



REAR ELEVATIONS

Not to Scale

Typical 3-Storey Townhouse Elevation Plan

LOCATION:
Part Lot 21, Concession 5

APPLICANT:
Vaughan NW Residences Inc.



FILES:
OP.18.004, Z.18.001, 19T-18V002 & DA.18.003

DATE:
September 17, 2018

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FRONT ELEVATIONS

BRICK

STONE



SIDE ELEVATIONS



REAR ELEVATIONS

SHINGLES

BRICK

Not to Scale

Typical 2-Storey Townhouse Elevation Plan

LOCATION:
Part Lot 21, Concession 5

APPLICANT:
Vaughan NW Residences Inc.

Document Path: N:\GIS_Archive\Attachments\Z\Z.18.001\Z.18.001_ElevationPlan_25.mxd



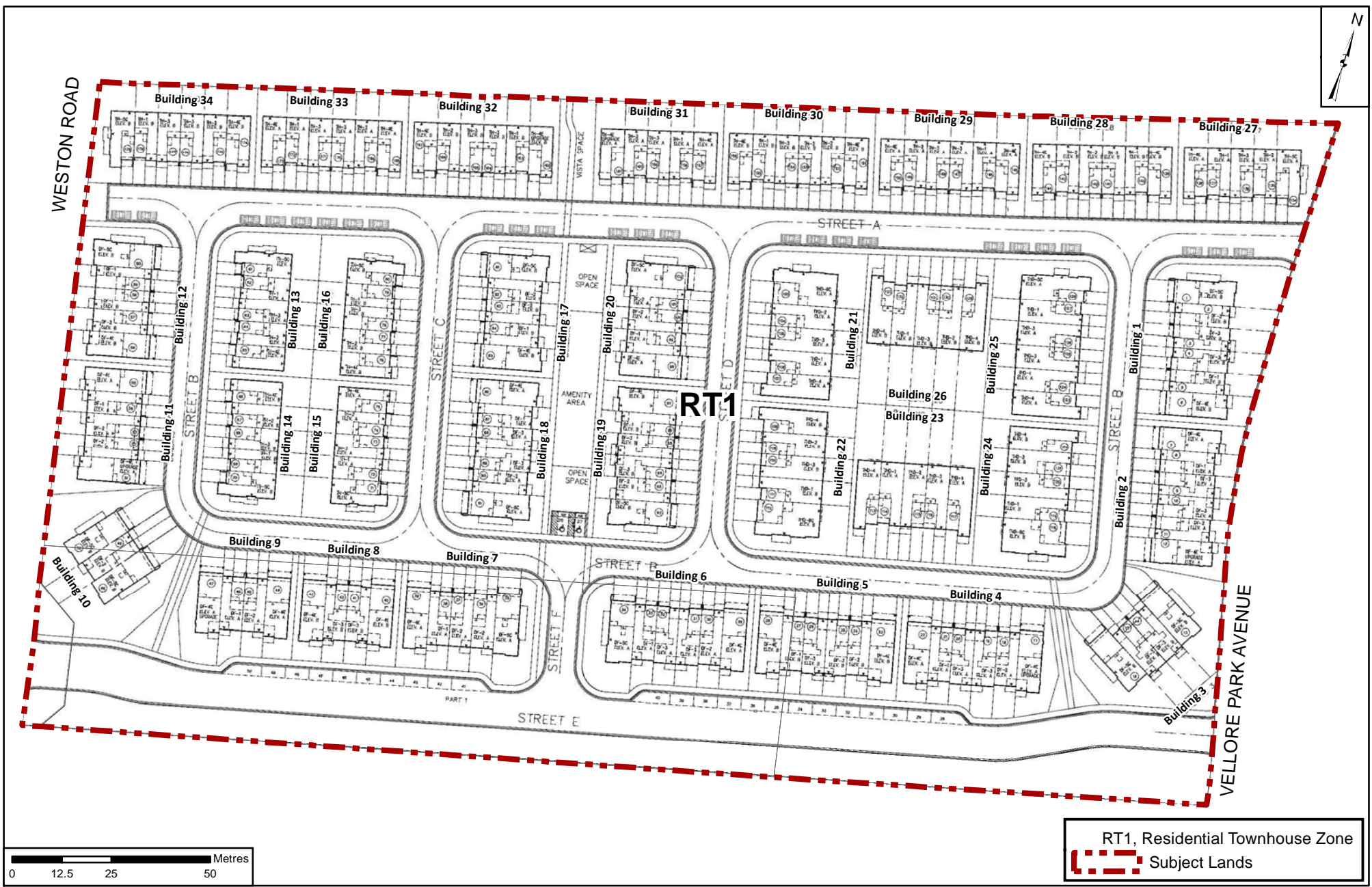
FILES:
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DATE:
September 17, 2018

Printed on: 8/1/2018

Attachment

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Original Site Plan Submission

Attachment

LOCATION:
 Part Lot 21, Concession 5

APPLICANT:
 Vaughan NW Residences Inc.



FILES:
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DATE:
 September 17, 2018

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