

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V007 (THE “PLAN”)  
LAURIER HARBOUR (KEELE) INC.  
PART OF LOT 19, CONCESSION 3  
9785 AND 9797 KEELE STREET  
AND BLOCK 176 ON PLAN 65M-2407  
CITY OF VAUGHAN**

**THE CONDITIONS THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF DRAFT PLAN OF SUBDIVISION FILE 19T-15V014 (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 York Region as set out on Attachment No. 1b) and dated October 10, 2019.
3. The Conditions of Approval of Canada Post as set out on Attachment No. 1c) and dated September 25, 2019.
4. The Conditions of Approval of Alectra Utilities (Powerstream) as set out on Attachment No. 1d) and dated October 2, 2017.
5. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1e) and dated September 27, 2017.

**Clearances**

6. Final approval for registration of the Plan may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and,
  - b) all commenting agencies agree to registration by phases and provide clearances, as required in Conditions in Attachments 1a), 1b), 1c), 1d) and 1e) for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
7. 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.

8. 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.
9. Canada Post 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.
10. Alectra Utilities (Powerstream) 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.
11. Enbridge Gas Distribution 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.

## **ATTACHMENT NO. 1a)**

### **CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to Draft Plan of Subdivision (the 'Plan') prepared by Weston Consulting, Drawing "D1" dated April 6, 2015.
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 and Development Engineering Department, in accordance with the in-effect Tariff of Fees By-law.
4. 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.
5. 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.
6. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
7. the Owner shall enter into a Development Agreement or make alternative arrangements for the construction of any external servicing, to the satisfaction of the Development Engineering Department.
8. 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.
9. 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.
10. The private road allowances included within the Plan shall be named to the satisfaction of the City and the Regional Planning Department.
11. 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.

12. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City.
13. The Owner shall agree that:
  - a) should any archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department shall be notified immediately.
  - b) in the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
14. The Owner shall include the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks:
  - a) within the entire subdivision Plan:
    - "the Owner shall inform the public and all purchasers and tenants that this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc."
    - "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."
    - "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."
    - "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound level exceed the Municipality's and the Ministry of the Environment's noise criteria."

- “This unit has been supplied with an air conditioning system which will allow windows and exterior doors to remain closed, thereby reducing the indoor sound levels to within the City’s and the Ministry of the Environment, Conservation and Parks noise criteria.”
- “This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment, Conservation and Parks noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts. Air conditioners of 38,900 BTU/hour or less should have a maximum sound power emission rating of 7.6 bels as per ARI Standard 270.)”
- “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.

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.”

15. 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.

16. Prior to the initiation of the grading or striping of top soil and final approval, the Owner shall submit a top soil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and 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 the either park or school blocks.
17. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Plan and when each dwelling unit is constructed.
18. The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of the parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Sec.42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall for the basis of the cash-in-lieu payment.
19. 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.
20. 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.
21. 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.
22. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
23. The private road allowances included within the Plan shall be named to the satisfaction of the City and the Regional Planning Department.

24. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and the Region of York.
25. 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.
26. 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 the following:

A detailed engineering report that describes the storm drainage system for the proposed development within the 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 which may require permits under Ontario Regulation 166/06 and/or the Lakes and Rivers Improvement Act;
- c) stormwater management techniques which may be required to control minor or major flows;
- d) appropriate Stormwater Management Practices ('SWMPs') to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources at it relates to fish and their habitat;
- e) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.
- f) retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls; and
- g) overall grading plans for the Plan.

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.

27. The Owner shall agree in the Site Plan Agreement to prepare a Construction Management Plan to the satisfaction of the Development Engineering Department.
28. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
29. Prior to final approval of Plan, the final site grading and servicing plan, Stormwater Management Report, Environmental Noise and Vibration Report, Functional Servicing Report and/or downstream sanitary sewer analysis shall be submitted for review and approval, to the satisfaction of the Development Engineering Department.
30. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
31. 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.
32. Prior to final approval of the Plan and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
  - a) Prior to final approval of Plan, the final site grading and servicing plan, Stormwater Management Report, Environmental Noise and Vibration Report, Functional Servicing Report and/or downstream sanitary sewer analysis shall be submitted for review and approval, to the satisfaction of the Development Engineering Department;
  - b) Submit a Phase One Environmental Site Assessment (ESA) and a Phase Two ESA report, and if required and as applicable, 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;

- c) 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; and
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
33. 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.
34. The Owner shall not apply for Building Permit(s) and the City shall not issue building permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.
35. The Owner shall be responsible to finance and implement or contribute to required sanitary system improvements in the Maple Heritage Conservation District area based on the conclusions and recommendations of the City's Focus Area Core Servicing Strategy study to the satisfaction of the City of Vaughan.
36. 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.



October 10, 2019

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

Attention: Mark Antoine, Senior Planner

**RE: Revised Conditions of Draft Approval for  
Draft Plan of Subdivision 19T-15V07 (SUBP.15.V.0039)  
Block 179, Plan 65M-2407  
Part of Lot 19, Concession 3  
9785 & 9797 Keele Street  
(Centra (Keele) Inc.)  
City of Vaughan**

Further to the Region's letter dated June 9, 2016, this application has been appealed to the LPAT and this letter provides revised conditions of draft approval for the plan of subdivision prepared by Weston Consulting, File No. 6728, dated April 6, 2015.

The proposed development is located at 9785 & 9797 Keele Street, on the east side of Keele Street and south of Major Mackenzie Drive, in the City of Vaughan. The proposed draft plan of subdivision will facilitate the creation of a future development block comprised of townhouse units, within a 0.279 ha site.

#### **Transportation and Infrastructure Planning**

Further to discussions between Regional Transportation and Infrastructure Planning staff and Lea Consulting Ltd., Regional staff have confirmed that the exclusive left turn lanes will not be required to be constructed as part of the proposed development. In addition, the applicant agrees to align their proposed access with Merino Road. Additional technical comments are attached.

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

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

**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 Clauses/Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

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

Sincerely,



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

JW/  
Attachment (1)      Technical Memorandum

**Schedule of Clauses/Conditions  
19T-15V07 (SUBP.15.V.0039)  
Block 179, Plan 65M-2407  
Part of Lot 19, Concession 3  
9785 & 9797 Keele Street  
(Centra (Keele) Inc.)  
City of Vaughan**

Re: Weston Consulting Group Inc., Drawing No. D1, Last Revised April 8, 2015

**Clauses/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 agree that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection shall be submitted for approval.
3. The Owner shall agree to 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 near entrances) to promote the usage of non-auto travel modes. Provide drawings showing the pedestrian and cycling connections and facilities.

**Conditions to be Satisfied Prior to Final Approval**

4. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
  - a) A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof.
  - b) A copy of an email confirmation by City of Vaughan staff stating that the allocation to the subject development remains valid at the time of the request for Regional clearance of this condition.
5. 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.

6. Upon registration, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
  - a) A widening across the full frontage of the site where it abuts Keele Street of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Keele Street, and
  - b) A 5 metre by 5 metre daylight triangles at northeast corner of the proposed access and the ultimate property line to facilitate the proposed access from Keele Street to the site.
7. 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.
8. 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.

9. The Owner shall provide a copy of the Subdivision Agreement to the Corporate Service Department, outlining all requirements of the Corporate Service Department.
10. 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.
11. The Regional Corporate Services Department shall advise that Conditions 1 to 10 inclusive, have been satisfied.



**MEMORANDUM- TECHNICAL COMMENTS**

**RE: 19T-15V07 (SUBP.15.V.0039)**  
**Block 179, Plan 65M-2407**  
**Part of Lot 19, Concession 3**  
**9785 & 9797 Keele Street**  
**(Centra (Keele) Inc.)**  
**City of Vaughan**

Regional Staff have reviewed the above noted draft plan of subdivision and supporting documents, and provide the following preliminary comments for subsequent development applications. These comments are not an approval, are subject to modification, and are intended to provide information to the applicant regarding the Regional requirements that have been identified to date. More detailed comments and conditions will be provided upon receipt of subsequent submissions.

**Transportation Infrastructure Planning**

Left Turn Warrant Analysis prepared by Lea Consulting Ltd.

After reviewing the information provided, the Region has determined that we will not require the exclusive left turn lanes to be constructed as part of the proposed development for the following reasons:

- 1) With the exception of Option 2 (widening on both sides of Keele Street), the Region does not accept other options provided as it may potentially create other safety issues for this section of Keele Street. Recognizing the impacts of Option 2 has on the existing utility poles, mature trees and other amenities, this option is not economically feasible at this time.
- 2) The Region has received requests from the City of Vaughan and Regional's Forestry to preserve the existing trees along the east side of Keele Street. As such, all of the design options provided will impact the existing mature trees.
- 3) The southbound exclusive left turn is not numerically warranted at this time, based on LEA Consulting analysis provided.
- 4) For the reasons noted above, the Region will conduct a more comprehensive review for the improvements of Keele Street from north of Barhill Road to south of Merino Road in the

future, as part of overall development in the corridor or a separate City/Regional project. Appropriate mitigation measures will be recommended and implemented at that time.

Moving forward with this application, the Region will require engineering design for the Keele Street/Proposed Site Access/Merino Road intersection as part of subsequent development application in accordance with the Region's design standards and requirements.

September 25, 2019

City of Vaughan – Planning Department

To: **Mark Antoine, Development Planning Department**

Reference: **File: OP.15.020, Z.15.019, 19T-15V007, DA.17.068  
Part of Lot 19, Concession 3, Reg. Plan No. 65M-2407 and Part 1  
No. 65R-34966/65R-35001 9797 & 9785 Keele St.  
8 Semi-detached units and 8 Street Townhouses**

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

Canada Post has reviewed the proposal of the 8 semi-detached & 8 townhouses - 16 residential units for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

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

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

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

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

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA

200 - 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca



**Date:** October 2<sup>nd</sup> , 2017

**Attention:** **Mark Antoine**

**RE:** Request for Comments

**File No.:** **DA.17.068 (2<sup>nd</sup> circulation)**

**Applicant:** Laurier Harbour (Keele) Inc.

**Location** 10671 Huntington Road



**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

September 27, 2017

Mark Antoine, M.Pl., MCIP, RPP  
Senior Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Mark Antoine,

Re: Site Plan Application – new, Draft Plan of Subdivision, Official Plan Amendment,  
& Zoning By-law Amendment – Revised  
Laurier Harbour (Keele) Inc.  
9797 & 9785 Keele Street  
City of Vaughan  
File No.: DA-17-068  
Related: 19T-15V007, OP-15-020 & Z-15-019

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

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

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**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5386

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

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

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

**Integrity. Safety. Respect.**

AC/jh