

Item:



Committee of the Whole Report

DATE: Tuesday, June 05, 2018

WARD: 1

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.17.022
DRAFT PLAN OF SUBDIVISION FILE 19T-17V007
NASHVILLE (BARONS) DEVELOPMENTS INC. & NASHVILLE
(10 ACRES) DEVELOPMENT INC.
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE
ROAD**

FROM:

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

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.) the Subject Lands shown on Attachments #2 and #3, to permit the development for 266 dwelling units comprised of 205 detached dwellings, 46 street townhouses and 30 residential Blocks (part lots) for 15 detached dwellings, a medium density/mixed-use block, a neighbourhood park, a linear park, and an open space block, as shown on Attachments #4 and #5.

Report Highlights

- The Owner proposes to develop 266 dwelling units comprised of 205 detached dwellings, 46 street townhouse dwellings and 30 residential Blocks (part lots) for 15 future detached dwellings and a linear park system connecting to a neighbourhood park.
- The Development Planning Department recommends approval of the proposed development as it is consistent with the *Provincial Policy Statement* and conforms to the Growth Plan and the York Region and City of Vaughan Official Plans and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Zoning By-law Amendment File Z.17.022 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands (shown on Attachments #2 and #3) from “A Agricultural Zone” to “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment #4, together with the site-specific exceptions identified in Table 1 of this report.

2. THAT Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.), BE APPROVED; to facilitate a residential Draft Plan of Subdivision consisting of lots for 266 dwelling units including 205 detached dwellings, 46 street townhouse dwellings and 30 residential Blocks (part lots) for 15 dwellings, a medium density/mixed-use Block, neighbourhood and linear park Blocks and an open space block as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.

3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 266 residential units (825 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City.”

4. THAT the revised Nashville Heights Block 61 West Plan shown on Attachment #5 BE APPROVED.

Background

The Subject Lands (“Subject Lands”) are located on the east side of Huntington Road, south of Nashville Road, and are municipally known as 10671 Huntington Road, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

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

On October 13, 2017, a Notice of a Public Hearing was circulated to all property owners within 150 m of the Subject Lands and to the Kleinburg and Area Ratepayers’

Association (“KARA”). A copy of the Notice of Public Hearing was also posted on the City’s web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on November 7, 2017, to receive comments from the public and the Committee of the Whole. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 7, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 21, 2017. Vaughan Council also directed that a community meeting be held with the Local and Regional Councillors, the Owner, the Ratepayers Association and residents. A community meeting was held on January 25, 2018. The following deputations and written submissions were received by the Development Planning Department and the Public Hearing and the community meeting:

Deputations

1. Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan Communication C6, dated November 6, 2017, representing the Owner;
2. Marsha Lomis, Nashville Road, KARA;
3. Denise and Nino Savoiaro, Whisper Lane, Kleinburg, Communication C2, dated October 29, 2017; and
4. Sam Barbieri, English Daisy Court, Kleinburg.

The following is a summary of and responses to the comments provided in the deputations and the written submissions received by the Development Planning Department, submitted at the Public Hearing of November 7, 2017, and the Community Meeting held on January 25, 2018:

i) The Draft Plan will result in increased traffic along Nashville Road

The Development Engineering Department reviewed the Traffic Impact Assessment, which included a review of existing traffic patterns, full build-out of the surrounding area and planned road improvements to the road network (i.e., the jog elimination and road widening of Major Mackenzie Drive and the future Highway 427 extension) and have advised that the broad road network designed for the Draft Plan complies with the Block 61 West background studies and that the Subject Lands can be adequately accommodated with road access.

Previous Reports/Authority

[Committee of the Whole \(Public Hearing\) November 7, 2017](#)

On May 24, 2018, a courtesy notice of this Committee of the Whole meeting was sent to all individuals who made a deputation at the Public Hearing, submitted written correspondence to the Development Planning Department, or requested notification regarding the Applications.

Analysis and Options

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

The Owner has submitted the following applications (the “Applications”) to permit a development consisting of 266 dwelling units comprised of 205 detached dwellings, 46 street townhouses and 30 blocks (equivalent to 15 dwelling units), a neighbourhood park, linear parks, greenway and vistas, and to maintain the open space/valley lands, vista block and buffer to the open space/valleylands for the Subject Lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.17.022 for the Subject Lands shown on Attachments #2 and #3, specifically to rezone the Subject Lands from A Agricultural Zone as shown on Attachment #3 to “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment #4, together with site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-17V007 to facilitate a residential Plan of Subdivision (the “Draft Plan”) for the Subject Lands shown on Attachment #4 consisting of the following:

<u>Lots/ Blocks</u>	<u>Land Use</u>	<u>Area (ha)</u>	<u>Number of nits</u>
1-205	Detached Residential Units	7.82	205
206-214	Street Townhouse Units	0.95	46
215-244	Residential Part Lots	0.77	15
245	Medium Density/Mixed Use Block	0.07	
246	Neighbourhood Park	1.58	
247-248	Linear Parks	1.01	
249-250	Open Space	3.55	
251-252	10m Wide Open Space Buffer	0.64	
253-256	Vistas	0.40	
257	12.5m Wide CP Berm	0.41	
258	CP Greenway	0.41	
259	Landscape Strip	0.09	
260	Road Widening	0.12	
261-302	0.3m Reserves	0.01	
	Streets	5.32	
TOTAL		23.15	266

The Draft Plan is consistent with the Provincial Policy Statement (“PPS”) 2014

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the *Provincial Policy Statement 2014* (“PPS”). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. The *Planning Act* requires that Vaughan Council’s planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Draft Plan in consideration of the policies of the PPS and is of the opinion that the Draft Plan is consistent with these Provincial policies, specifically:

- Section 1.1.1 - to accommodate an appropriate range of residential, employment, institutional, recreation, park and open space uses;
- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land;
- Section 1.4.1 - to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents;
- Section 1.5.1 - planning for and providing publicly accessible built and natural settings;
- Section 1.7 - encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes; and
- Section 2.1 - to protect the natural features and areas, for the long-term and ecological function and biodiversity of natural systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural features.

The proposed Draft Plan shown on Attachment #4 is for residential uses within a settlement area that would add to the range and mix of housing types in the community, efficiently utilizes the Subject Lands, and the proposed land uses (i.e., detached and townhouse dwellings, and medium density/mixed-uses) conform with the “Low-Rise Residential” and “Mid-Rise Mixed-Use ‘A’” land use designations in Vaughan Official Plan 2010 (“VOP 2010”), site-specific Policy 12.7 - Volume 2. The Owner also proposes to conserve the natural heritage resources, being the valley lands/open space Block as shown on Attachment #4. On this basis, the Draft Plan is consistent with the PPS.

The Draft Plan conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 (“Growth Plan”)

The Provincial *Growth Plan for the Greater Golden Horseshoe 2017* (“Growth Plan”) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions

for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Draft Plan is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives, specifically:

- Section 2.2.1 - directing growth to settlement areas that have existing or planned municipal water and wastewater systems;
- Section 2.2.2 - contributing to meeting 40% of residential development within a delineated built-up area by 2031 and identifying the appropriate type and scale of development and transition of built form to adjacent areas;
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents; and
- Section 4.2.7 - implementing the goals and objectives of the municipal cultural heritage plan, and the conservation of cultural heritage landscapes.

The Draft Plan shown on Attachment #4 is for residential development within a settlement area and a delineated built-up area that contributes to providing a mix of housing densities within the neighbourhood, preserves existing open space land, and conforms to VOP 2010. Accordingly, the proposed Draft Plan and conform to the Growth Plan.

The Draft Plan conforms to the York Region Official Plan 2010 (“YROP”)

The York Region Official Plan 2010 (“YROP”) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Towns and Villages” by the YROP. Section 5.0 of the YROP states that “Growth will also occur in new community areas, Towns and Villages throughout the Region.” Section 3.5.4 of the YROP, requires that “local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” It also states that “the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.”

The YROP encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The Draft Plan, if approved, will diversify housing options, including the mix and range of housing type, lot and unit sizes and create a public amenity through the proposed pedestrian walkways and the provision of neighbourhood and linear park areas. The proposed Draft Plan conforms to the YROP.

The Draft Plan conforms to Vaughan Official Plan 2010 (“VOP 2010”)

The Subject Lands are designated “Low-Rise Residential”, “Mid-Rise Mixed-Use ‘A’” with a maximum permitted building height of 5-storeys and Floor Space Index (“FSI”) of

1.75 times the area of the lot, “Parks” and “Natural Area” by VOP 2010, Volume 2, Area Specific Policy 12.7, Block 61 West - Nashville Heights, and are located within a “Community Area”.

The “Low-Rise Residential” policies of VOP 2010 for the Block 61 West area permit detached dwelling units up to four-storeys in height and street townhouse dwelling units. The Draft Plan conforms to VOP 2010.

The “Mid-Rise Mixed-Use ‘A’” policies permit commercial uses (i.e. retail store, personal service shop, and business and professional office) and residential uses (townhouses and stacked townhouses). Residential Lots 71 and 72 and Blocks 224 and 225 identified on Attachment #4 are located within the “Mid-Rise Mixed-Use ‘A’” designation. The Draft Plan includes lots for detached dwelling units on these lots and Blocks. These Blocks are intended to be combined with Blocks in the adjacent Phase 4 Draft Plan of Subdivision File 19T-10V004 (Nashville Developments North Inc. and Nashville Ten Acres Developments Inc.) to the south in order to create full lots for additional detached dwelling units.

The Official Plan permits townhouses and stacked townhouses detached dwelling units on these lots and blocks whereas the Owner is proposing detached dwelling units in order to coordinate the Draft Plan with Phase 4 Draft Plan of Subdivision File 19T-10V004 (Nashville Developments North Inc. and Nashville Ten Acres Developments Inc.) to the south and to maintain a consistent building streetscape. VOP 2010 permits minor adjustments to the delineation of the land uses without requiring an amendment to the Official Plan provided the intent of the policies are maintained.

Policy 2.2.3 of VOP 2010 states that, “Community Areas are characterized by predominantly Low-Rise Residential housing stock, with local amenities including local retail, community facilities, schools and parks, and they provide access to the City’s natural heritage and open spaces. The policies of this Plan will protect and strengthen the character of these areas. As the City grows and matures, these Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area.”

Policy 2.2.3.2 of VOP 2010 further states, “That Community Areas are considered Stable Areas and therefore, Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan.” The proposed land uses conform to VOP 2010.

The Valleylands/Open Space Block 246 in the Draft Plan is designated “Natural Areas” by VOP 2010. Functions of the valleylands/open space are to support Tributary “A” to the East Rainbow Creek and vegetation, and provide habitats for wildlife. Prior to final approval of the Draft Plan, the limits of the Natural Area will be adjusted, to the

satisfaction of the City and the Toronto and Region Conservation Authority (“TRCA”) and undergo restoration works to enhance the feature. Policy 12.7.18.7 of VOP 2010 permits the location and widths of all valley and stream corridors to be modified without requiring an amendment to VOP 2010.

The Draft Plan shown on Attachment #4 conforms to the PPS Policy 1.1.1 e) by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs and the Places to Grow Policy 2.2.1 a) where the vast majority of growth will be directed to settlement areas that: i) have a delineated built-boundary; and ii) have existing or planned municipal water and wastewater systems. The Draft Plan also conforms to the Places to Grow Plan Policy 2.2.2 b) by facilitating an appropriate type and scale of development and transition of built form to adjacent areas.

The proposed modifications to the Nashville Heights Block 61 West Plan (“Block Plan”) are in accordance with Vaughan Official Plan 2010

Vaughan Council on May 24, 2011, approved the Nashville Heights Block 61 West Plan (“Block Plan”), which includes the Subject Lands. The Block Plan provides the basis for the land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 61 in order to manage growth.

The Block Plan was modified as part of Draft Plan of Subdivision File 19T-16V010 (Nashville Developments(North) Inc.) which was approved by Council on September 26, 2017. The Owner proposes to modify the “Natural Area” designation boundary of VOP 2010 to facilitate additional lotting and a revised road pattern in the area shown on Attachment #5. VOP 2010 specifies that “the location and widths of all valley and stream corridors are approximate and may change without requiring an amendment to the Official Plan”. The modification to the “Natural Area” designation was reviewed and approved by the Toronto and Region Conservation Authority (“TRCA”).

The Owner proposes to modify the currently approved Block Plan as shown on Attachment #5, to replace 31 detached dwellings with 46 street townhouse dwellings representing an increase of 15 dwelling units, to adjust Blocks to ensure that the Blocks can develop with the adjacent lands and to modify the development limits to the satisfaction of the TRCA. The Official Plan allows for minor adjustments without requiring an amendment to the Official Plan. The Block Plan and supporting Master Environmental Servicing Plan (“MESP”) must be updated to address the modifications should the subject Applications be approved. A condition to this effect is included in Attachment #1. The Draft Plan is consistent with the revised Block Plan, as shown on Attachment #5 and accordingly the revised Block Plan may be approved. A condition to this effect is included in the Recommendations of this report.

In consideration of the applicable policies outlined in this report, the proposed rezoning of the Subject Lands and Draft Plan are consistent with the policies of the PPS and conforms to the policies of the Growth Plan and the York Region and VOP 2010 Official Plans.

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

The Subject Lands are zoned “A Agricultural Zone” as shown on Attachment #3, which does not permit the Draft Plan. A Zoning By-law Amendment is required to rezone the Subject Lands to “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	“RD1 Residential Detached Zone One” Requirements	Proposed Exceptions to the “RD1 Residential Detached Zone One” Requirements
a.	Minimum Interior Side Yard	1.2 m	1.2 m (on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which abuts another interior side yard of 0.6 m or 1.2 m) for lots with a Frontage (Corner Lot) of 22.5 m (Lots 126 and 128)
	Zoning By-law 1-88 Standard	“RD2 Residential Detached Zone Two” Requirements	Proposed Exceptions to the “RD2 Residential Detached Zone Two” Requirements
a.	Minimum Interior Side Yard	1.2 m	1.2 m (on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which abuts

	Zoning By-law 1-88 Standard	“RD1 Residential Detached Zone One” Requirements	Proposed Exceptions to the “RD1 Residential Detached Zone One” Requirements
			another interior side yard of 0.6 m or 1.2 m) for a lot with a Lot Frontage of 15.2 m to 19 m and Lot Frontage (Corner Lot) of 20.2 m (Lots 46 to 51 inclusive, 90 to 93 inclusive, and Lots 124, 125 and 127)

	Zoning By-law 1-88 Standard	“RD3 Residential Detached Zone Three” Requirements	Proposed Exceptions to the “RD3 Residential Detached Zone Three” Requirements
a.	Minimum Interior Side Yard	1.2 m	1.2 m (on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which abuts another interior side yard of 0.6 m or 1.2 m) for a lot with a Lot Frontage of 13.4 m to 16.3 m and Lot Frontage (Corner Lot) of 13.2 m to 17.2 m (Lots 2, 3, 42 to 45 inclusive, 52, 88, 89, 94, 95, 157 to 160 inclusive, 168 to 170 inclusive, 204 and 205 and Blocks 222 to 224 inclusive, 227 to to 231 inclusive and 238 to 244 inclusive)
b.	Minimum Interior Garage Width (Lot Frontages	5.5 m	3 m (Lots 41, 159, 160 and 168)

	Zoning By-law 1-88 Standard	“RD3 Residential Detached Zone Three” Requirements	Proposed Exceptions to the “RD3 Residential Detached Zone Three” Requirements
	12 m to 17.99 m or Lot Frontage for a Corner Lot or a Lot Abutting a Buffer Block between 15 m to 18 m)		

	Zoning By-law 1-88 Standard	“RD4 Residential Detached Zone Four” Requirements	Proposed Exceptions to the “RD4 Residential Detached Zone Four” Requirements
a.	Minimum Interior Side Yard	1.2 m	1.2 m (on one interior side yard and either 0.6 m or 1.2 m on the other interior side yard, which abuts another interior side yard of 0.6 m or 1.2 m) for a Lot Frontage of 9.2 m to 11.6 m and Lot Frontage (Corner Lot) of 12.4 to 16.7 m
b.	Maximum Interior Garage Width	i) 4.5 m (for lot frontages 11 m to 11.49 m / for corner lots 14.01 m to 14.49 m) ii) 5 m (for lot frontages 11.5 m / for corner lots 14.5 m to 14.99 m)	5.5 m (for lots regardless of whether the lot is an interior or corner lot for lot frontages between 11 m to 16.7 m) (Lots 1, 4, 5 to 40 inclusive, 53-87 inclusive, 96 to 123 inclusive, 129 to 143 inclusive, 161 to 167 inclusive, 171 to 203 inclusive and Blocks 232 to 235 inclusive, 243 and 244)

	<p style="text-align: center;">Zoning By-law 1-88 Standard</p>	<p style="text-align: center;">RVM2 Residential Urban Village Multiple Dwelling Zone Requirements</p>	<p style="text-align: center;">Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Requirements, subject to Exception 9(1376) Requirements</p>
<p>a.</p>	<p style="text-align: center;">Permitted Uses</p>	<p>Permitted Uses include:</p> <ul style="list-style-type: none"> • Apartment Dwelling • Multiple Dwelling • Block Townhouse Dwelling 	<p>Permit the following additional uses:</p> <p>i) Street Townhouse Dwellings and Block Townhouse Dwellings (live-work), which may permit Business and Professional Office, Personal Service Shop and Retail Store Uses, and the “RT1 Residential Townhouse Zone” requirements;</p> <p>This live/work use shall be subject to the following:</p> <ul style="list-style-type: none"> • parking shall be provided in accordance with home occupation required parking standard (2 spaces for residential and 2 spaces for live work/home occupation use); • a maximum of 25% of the gross floor area of the building and located on the ground floor; and • a maximum of 3 employees and one must be the resident of the dwelling.

	<p style="text-align: center;">Zoning By-law 1-88 Standard</p>	<p style="text-align: center;">RVM2 Residential Urban Village Multiple Dwelling Zone Requirements</p>	<p style="text-align: center;">Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Requirements, subject to Exception 9(1376) Requirements</p>
			<p>ii) Multiple Dwellings and Apartment Dwellings which may permit Business and Professional Office, Personal Service Shop and Retail Store Uses;</p> <p>The uses shall be located on the ground floor only and be subject to the following:</p> <ul style="list-style-type: none"> • parking shall be provided in accordance with home occupation required parking standard (2 spaces for residential and 2 spaces for live work/home occupation use); • a maximum of 25% of the gross floor area of the building and located on the ground floor; and • a maximum of 3 employees and one must be the resident of the dwelling. <p>iii) Apartment Dwelling which shall be subject to the RVM2 Residential Urban Village Multiple Zone Two Requirements and be subject to the following:</p>

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Requirements, subject to Exception 9(1376) Requirements
			<p>Commercial Uses including:</p> <ul style="list-style-type: none"> • Bank or Financial Institution; • Business or Professional Office; • Eating Establishment; • Eating Establishment, Convenience; • Eating Establishment, Take-Out; • Personal Service Shop; • Photography Studio; • Retail Store; • Service or Repair Shop; and • Video Store. <p>iv) Hospice Associated with a Hospital or Other Regulated Medical Health Care/Support Facility.</p>
b.	Definition of a "Hospice"	Zoning By-law 1-88 does not include a definition for "Hospice".	<p>Permit a "Hospice" use, that shall be defined as follows:</p> <p>"A residential unit (home based) or an institutional facility, such as a nursing home or hospital or other specialized facility on an in-patient or out-patient basis, where a program of palliative and/or supportive services is provided to terminally ill or critically ill patients."</p>

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Requirements, subject to Exception 9(1376) Requirements
c.	Zoning Requirements for the Hospice Use	Zoning By-law 1-88 does not include zoning requirements for a "Hospice".	<p>The Hospice use shall be subject to the Institutional Zone Standards as follows:</p> <ul style="list-style-type: none"> • Minimum lot frontage: 20 m • Minimum lot area: Not Applicable for an Institutional Use • Minimum front, rear, interior side and exterior side yards: 15 m • Maximum lot coverage: 20% • Maximum building height: 11 m • Minimum lot area and minimum lot depth: Not Applicable for an Institutional Use
d.	Minimum Parking Requirements	Commercial Uses: 6 spaces per 100 m ² Gross Floor Area ("GFA")	4.5 spaces per 100 m ² of GFA
e.	Minimum Yard Requirements	i) Minimum Front Yard: 3 m ii) Minimum Rear Yard: 4.5 m iii) Minimum Interior Side Yard: 1.2 m (end unit) iv) Minimum Exterior Side Yard: 2.4 m	<ul style="list-style-type: none"> • Require a minimum front yard to Barons Street and Mactier Drive of 9 m • Require a minimum yard to Ghent Drive of 6 m • Minimum yard to a Residential Zone shall be 6 m except if there is

	Zoning By-law 1-88 Standard	RVM2 Residential Urban Village Multiple Dwelling Zone Requirements	Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Requirements, subject to Exception 9(1376) Requirements
			commercial use then the minimum yard shall be 9 m
f.	Maximum Building Height	11 m	14 m (4-storeys)
g.	Maximum Gross Floor Area	Zoning By-law 1-88 does not include a maximum gross floor area ("GFA") in the RVM2 Residential Urban Village Multiple Dwelling Zone, for a commercial use.	<p>i) The maximum GFA for a permitted commercial use in a street townhouse dwelling, block townhouse dwelling and multiple dwelling shall not exceed 25% of the GFA of the dwelling.</p> <p>ii) The maximum GFA of the combined permitted commercial uses in a building that includes residential apartment dwellings shall not exceed 1,000 m² of the building's GFA of which a maximum of 20% of the GFA may be used for eating establishment, eating establishment, convenience and eating establishment, take-out uses.</p>

	Zoning By-law 1-88 Standard	RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” Zone Requirements	Proposed Exceptions to the “RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” Requirements
a.	Minimum Setback to a Railway Right-of-Way	Zoning By-law 1-88 does not include a minimum setback from a railway right-of-way.	Require a minimum 30 m setback from the railway-right-of-way for a building or structure, either temporary or permanent, or swimming pool above or below grade

The Development Planning Department has reviewed the proposed rezoning and site-specific exceptions to Zoning By-law 1-88, and provides the following comments:

a) Zone Categories

The north portion of the Draft Plan is proposed to be zoned “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two” and “RD3 Residential Detached Zone Three” to provide for larger lots closer to the existing community along Nashville Road and the Kleinburg-Nashville Heritage Conservation District (“KNHCD”) Plan area. In addition to the larger lots, Valleyland/Open Space Block 250 will be zoned OS1 Open Space Conservation Zone, and Park Block 246, Linear Park Blocks 247 and 248 and Vista Block 253 will be zoned OS2 Open Space Park Zone.

The south portion of the Draft Plan is proposed to be zoned “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two” similar to the lands to the south. The CP Berm Block 257 and CP Greenway Block 258 will both be zoned OS2 Open Space Park Zone to provide a buffer between the Draft Plan and the railway.

b) Minimum Interior Side Yards

The “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” of Zoning By-law 1-88 permit one interior side yard to be a minimum of 1.2 m in width and the other interior side yard to be either 1.2 m or reduced to 0.6 m, where it abuts an interior side yard of 1.2 m. The Owner has requested to permit two interior 0.6 m yards to abut each other by allowing a 0.6 m interior side yard to be paired with another 0.6 m side yard on one side, and a 1.2 m side yard paired with another 1.2m side yard on the other side. The rationale for the requested change is as follows:

- the proposed side yards will not have a negative impact on the visual quality of the streetscape or the lot drainage or grading; and
- the pairing of 0.6 m yards on all lots will allow for increased on-street parking and larger undisturbed areas for streetscaping and tree planting.

The request is considered to be minor in nature and will facilitate the future development of detached units that are consistent with other dwellings in Block 61 West. The future development of the detached dwellings is also subject to the Block 61 West Nashville Heights Architectural Design Guidelines.

c) Maximum Interior Garage Width

Zoning By-law 1-88 permits maximum interior garage widths as follows:

- 4.5 m on a lot with a frontage between 11 m to 11.49 m and on a corner lot with a frontage between 14.01 to 14.49 m; and
- 5 m on a lot with a frontage between 11.5 m to 11.99 m and on a corner lot with a frontage between 14.5 to 14.99 m.

The proposed lot frontages in the Draft Plan fall within the “RD3 Residential Detached Zone Three” and “RD4 Residential Detached Zone Four” requirements. The Owner has requested that a maximum interior garage width of 5.5 m be permitted for the proposed lots to design dwelling units with attached garages that accommodate a minimum of two cars. The dwelling units will be subject to the Block 61 West Nashville Heights Architectural Design Guidelines.

d) Minimum Interior Garage Dimensions

Zoning By-law 1-88 requires minimum interior garage dimensions of 5.5 m x 6 m for lots with a frontage greater than 12 m. The Owner has requested the interior garage width be reduced to 3 m on eight lots to provide single car garages based on the intended house design, which will be used primarily for lots where the front lot line is shorter than the rear lot line and for corner lots. The lots would still comply with the zoning requirement to provide two parking spaces, with one space being provided in the garage and one space being provided on the driveway.

e) RVM2 Residential Urban Village Zone

The RVM2 Residential Urban Village Zone Two category only permits apartments and multiple and block townhouse dwelling units. A wide range of residential, commercial and mixed uses are permitted on Block 245 by the Official Plan. The proposed zoning includes exceptions to provide limited commercial uses in street townhouses, block townhouses and multiple dwelling units, which are to be considered in the same manner as home occupation uses, including restrictions for the amount of GFA devoted to the commercial use due to the limited available parking for the dwelling unit. Block 245 may have buildings up to four storeys in height for apartment dwelling units, as the site does not abut an arterial road, in accordance with the Official Plan.

Block 245 is intended to be developed with the adjacent lands to the south in Phase 4 of Draft Plan of Subdivision File 19T-10V004 (Block 106, Plan 65M-4556) in order to be a buildable block. Block 106 in Plan 65M-4556 is zoned “RVM2(H) Residential Urban Village Zone Two” with the Holding Symbol “(H)” by Zoning By-law 159-2016 and has the same exceptions as identified in Table 1 for the RVM2 Residential Urban Village Zone Two. The proposed uses are in keeping with the uses that were proposed for the same zone at the north-east intersection of East’s Corners Boulevard and Barons Street within Phase 3 of Draft Plan of Subdivision File 19T-10V004 in Block 61.

f) Hospice

The Owner has requested that a hospice use be permitted use in the RVM2 Residential Urban Village Zone Two. The hospice use is an institutional use and will be subject to the Institutional Zone standards identified in Table 1.

g) Minimum Setback to a Railway Right-of-Way

The Canadian Pacific Railway (“CP”) requires a minimum 30 m setback from the railway right-of-way to be provided for all residential units. This requirement is not contained in Zoning By-law 1-88 and is usually implemented through a site-specific provision in the Zoning By-law. This setback requirement will be included in the implementing site-specific Zoning By-law amendment for the Subject Lands, should the Applications be approved.

In consideration of the above, the Development Planning Department is satisfied that the proposed zoning amendments to the “RD1 Residential Detached Zone One”, “RD2 Residential Detached Zone Two”, “RD3 Residential Detached Zone Three”, “RD4 Residential Detached Zone Four”, “RT1 Residential Townhouse Zone” and “RVM2 Residential Urban Village Multiple Zone Two”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone maintain the intent of the are consistent with the surrounding area.

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

The Draft Plan shown as Attachment #4 has a north-south 23 m wide primary road (Street “A” (Barons Street)), which intersects with Nashville Road and an east-west 23 m wide primary road (Street “B” (MacTier Drive)) which connects to Huntington Road. Several of the proposed roads in the Draft Plan will intersect with Street “B” (Mactier Drive) indirectly through the adjacent Phase 4 Draft Plan of Subdivision File 19T-10V004 (Nashville Developments North Inc. and Nashville Ten Acres Developments Inc.) and Draft Plan of Subdivision File 19T-15V006 (Nashville Developments (North) Inc.).

The 23.15 ha Draft Plan includes lots for 266 dwelling units comprised of 205 detached dwellings, 46 street townhouses and 30 Blocks (part lots) to be combined with Blocks

on adjacent Plan of Subdivision to form full lots. The larger lots for detached dwellings with frontages of 13.4 m and 15.2 m are located in the north portion of the Draft Plan and transition to smaller lots for detached dwellings and Blocks for street townhouses in the south portion of the Draft Plan. A 0.07 ha medium density/mixed-use Block is proposed. The ultimate use for these lands has not been determined at this time as the proposed zoning allows for a range of uses.

A 1.58 ha neighbourhood park with frontage on Street "A" (Barons Street) and Street "G" is proposed with an abutting 0.39 ha linear park to the east (Block 248) which leads to the 3.54 ha open space/valley lands. Another 0.62 ha linear park is located west of Street "A" (Barons Street) and extends to Huntington Road. A 12.5 m wide greenway is located adjacent to the 12.5 m wide CP railway berm along the east side of the Draft Plan.

The location of the larger lots, the neighbourhood park and linear parks, and the open space/valley lands and vista establishes a buffer between the Kleinburg-Nashville Heritage Conservation District to the north along Nashville Road and the balance of the Draft Plan to the south in accordance with the Minutes of Settlement respecting the implementing Official Plan Amendment #699.

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved Block 61 West Nashville Heights Architectural Design Guidelines and the approved Block 61 West Nashville Heights Landscape Master Plan. A condition to this effect is included in Attachment #1a of this report.

The Draft Plan requires red-lined modification to address comments from the Development Engineering Department as follows:

- a) Show sight triangles dimension and 0.3 m reserve at all intersections as required by City Standards;
- b) Provide intersection design/details at Street "A" (Barons Street) and Nashville Road in accordance with City Standard Drawing D-4; and
- c) Indicate a 26 m wide Row for Street "A" (Barons Street), City Standard Drawing D-4.

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

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

The Draft Plan includes the William Tedder House built in 1839, listed as a Property of Interest in the City of Vaughan Heritage Inventory. William Tedder played a role in the pioneer period of farming and development in the Kleinburg-Nashville area. The Cultural Heritage Resource Impact Assessment ("CHRIA") submitted in support of the

Applications has been reviewed and the Cultural Heritage Division agree with the findings that the building has minimal heritage value as the integrity of the building from a structural perspective has been compromised and therefore, demolition and commemoration of the building, and further documentation of the interior prior must be provided to its demolition. Prior to final approval, a Commemorative Plan and documentation of the interior of the building shall be submitted to the City to the satisfaction of Cultural Heritage Staff. Conditions to this effect are included in Attachment #1a) of this report.

The existing right-of-way located between the Subject Lands and Nashville Road being Barons Street is not part of the Subject Lands but is noted as being a future road system. This stretch of Barons Street is located within the Kleinburg-Nashville Heritage Conservation District (“KNHCD”) Plan area and designated under Part V of the OHA. The CHRIA recommends that a landscape plan be submitted to the City to review. The Cultural Heritage Staff concur with the recommendation and are satisfied that Park Block 246 and Linear Park Blocks 247 and 248 will act as a landscape buffer between the Draft Plan and the KNHCD. In addition, to satisfy Policy 6.2.2.9 of VOP 2010, any development plans or infrastructure projects on Park Block 246 and Linear Park Blocks 247 and 248 shall be submitted to Cultural Heritage Staff for review as these Blocks are adjacent to the KNHCD.

The Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the Stages 1 and 2 Archaeological Assessment and require the corresponding letters from the Ministry of Tourism, Culture and Sport that the Assessments meets the Ministry’s guidelines.

The Development Planning Department, Urban Design and Cultural Heritage Division is satisfied with the proposed CHIRA findings, subject to the comments in this report, and the Conditions of Approval outlined in Attachment #1a) of this report.

The Owner shall enter into a Developer’s Group Agreement to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 61 Trustee

It is a standard condition of Draft Plan approval that the participating landowners in Block 61 execute a Developer’s Group Agreement regarding the provision of servicing infrastructure, roads for the parks and open spaces. The Owner is a member of the Block 61 Developers’ Group and shall be required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 61 Trustee and the City of Vaughan. A condition to this effect is included in Attachment #1a).

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

The Policy Planning and Environmental Sustainability (“PPES”) Department advise that the Owner is required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Natural Resources and Forestry (“MNRF”). The Owner is required to fill out an information request form and send it back to the MNRF Aurora District Office for

confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment #1a.

The PPES Department advised that the submitted Nashville Heights Natural Heritage Evaluation (“NHE”) does not evaluate the significance of the western cultural woodland and does not include tree replacement in the vegetation loss calculation. The NHE needs to address the significance of the western cultural woodland. Should the feature be determined to be not significant, then the City would require the replacement of the feature or compensation. A condition to this effect is included in Attachment #1a).

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

Development Engineering Department Infrastructure Planning and Corporate Asset Management Department has no objection to the Draft Plan subject to Conditions of Approval

The Development Engineering (“DE”) Department has provided the following comments:

a) General Comments

The Owner shall ensure and secure all lands and necessary approvals to facilitate the road intersection of Street “A” (Barons Street) and Nashville Road in accordance with the MESP and Traffic Impact Study provided as part of the Applications. The intersection is subject to York Region approval.

b) Water Servicing

The portion of the Subject Lands located west of the creek is to be serviced by a watermain to be extended on Barons Street, Canard Drive, Stilton Avenue, Ghent Drive and Bellefond Street from abutting lands to the south. An existing watermain to be extended from abutting lands to the south on Mactier Drive and Rotondo Crescent to service the Subject Lands east of the creek. Based on the modelling and calculations within the Functional Servicing Report (“FSR”), the DE Department is generally satisfied that the Draft Plan can be adequately supplied with water service.

An evaluation of the water servicing modelling and calculations will be conducted when the detailed drawings, including information on the diameter and details of the local watermains, are submitted for the City’s review.

c) Sanitary Servicing

The Draft Plan west of the creek is to be serviced by extending the sanitary sewer north on Barons Street, Ghent Drive, Bellefond Street, Canard Drive and Stilton Avenue from abutting lands to the south. An extension of the sanitary sewer north on Mactier Drive and Rotondo Crescent from abutting lands to the south will service the Draft Plan east

of the creek. The DE Department is generally satisfied that the proposed lands can be adequately serviced with sanitary sewer, subject to the conditions and comments to be addressed by the Owner to the satisfaction of the City.

An abutting Draft Plan, referred to as Nashville (Barons) Developments Inc. (Files Z.17.024 and 19T-17V008) ("Barons East") located east of the CP corridor outside the Block 61 West boundary, is proposed to connect to the eastern Block 61 West collector sewer within the Subject Lands. This servicing is inconsistent with the Master Plan and is under review by Staff.

The City is currently undertaking the detailed design for the proposed Fire Station No. 7-4, identified municipally as 835 Nashville Road, located north of the proposed park and open space Blocks in the Draft Plan. There is an opportunity to potentially connect the sanitary sewer from the proposed Fire Station to the development infrastructure for the Subject Lands ultimately discharging to the Major Mackenzie West sanitary sewer. The Owner and the City's Project Manager for the Fire Station have determined that the sanitary sewer connection from the proposed Fire Station can be accommodated through the Draft Plan.

d) Storm Servicing

The Draft Plan consists of development area west and east of the channel (Open Space Block 250), known as Tributary A. The development area located west of Tributary A drains to temporary Pond 2A and the area east of Tributary A drains to temporary Pond 1A. Currently, interim stormwater management ("SWM") Ponds 2A and 1A, both located south of the Draft Plan and north of Major MacKenzie Drive (current and proposed alignment) are constructed. However, storm runoff from the Subject Lands on both sides of Tributary A were not included in the design of these interim ponds. The FSR provided within the previous submission proposes improvements to the two SWM ponds to accommodate the Draft Plan. The DE Department is generally satisfied that the stormwater outflow from the Draft Plan can be adequately serviced and accommodated by the storm sewers and SWM ponds identified, subject to the conditions in Attachment 1a) being addressed to the satisfaction of the City.

e) Storm Drainage

As identified in the MESP and subsequent Stormwater Management reports for SWM Ponds 1 and 2, both SWM ponds are required to provide Regional controls. The necessary sections and tables within the FSR must be updated to identify the required Regional control storage volume on the preliminary Engineering drawings for SWM Pond 1A.

At the detailed/subdivision design, a figure illustrating the total contributing area to each SWM pond under interim conditions (i.e. including the Baron lands) is required. The drainage area values are consistent within the report (text, tables, figures) and Engineering drawings.

f) Grading Design/Erosion and Sediment Control

The Draft Plan includes residential lots within the general locations outlined within the MESP. There are parks, open channel land and a CP railway earth berm along the north and east boundaries of the Subject Lands for which the Draft Plan makes appropriate grading considerations to implement. Integration of the Subject Lands with the abutting lands to the south and to Huntington Road along the west do not require special grading considerations. An evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted for the City's review. The DE Department is generally satisfied with the overall Draft Plan and the ability to sufficiently grade the Subject Lands to assimilate with the existing features bounding the development.

An evaluation of the infiltration measures, including infiltration trenches and roof discharge collectors, will be conducted when the detailed drawings are submitted for the City's review.

g) Environmental Noise Feasibility

The Owner shall provide the City with a site-specific noise and vibration study/report for the Subject Lands. The significant noise sources in the vicinity with potential impact on the Draft Plan are road traffic on Huntington Road and the internal streets (i.e. Barons Street and Mactier Drive), and rail traffic on the nearby CP Rail. The required noise and vibration study/report should provide recommendations that include typical measures to mitigate the noise sources such as single loaded roads, acoustic barriers, safety berm, air conditioning, warning clauses and potentially upgraded building components and foundations. The DE Department is generally satisfied that any noise attenuation measures to be proposed in the report/study to be submitted can be reasonably achieved.

The Owner is required to submit final noise reports for review and approval by the City as part of the detailed engineering submission when grading design is typically established. The City requires all dwelling units that abut or face a railway and/or arterial roads such as Huntington Road, Nashville Road, Major Mackenzie Drive, and the future Highway 427 to be constructed with mandatory central air-conditioning. Mandatory acoustic fencing is required on lots which flankage to Street "B" (Mactier Road) and on lots which flankage to Street "A" (Barons Street). All required acoustic barriers abutting public lands shall be constructed with all berming and/or fencing material, including foundations, completely on private lands and totally clear of any 0.3m road reserve.

h) Environmental Site Assessment

The submitted Environmental Site Assessment ("ESA") documentation has been reviewed and is acceptable to the City. The Owner shall be required to undertake an additional limited Phase Two ESA investigation on park land and open space lands that are to be conveyed to the City. The details of the requirements shall be included in the future subdivision agreement, should the Applications be approved.

i) Transportation

The Draft Plan facilitates access to the site from a proposed connection to Barons Street and to Nashville Road to the north, and to Major Mackenzie Drive West to the south via Barons Street and Mactier Drive. The broad road network designed for the Draft Plan complies with Block 61 West background studies and the DE Department is generally satisfied that the Draft Plan can be adequately accommodated with road access, subject to the Conditions of Approval and comments to be addressed by the Owner to the satisfaction of the City.

The Traffic Impact Assessment includes the synchro analysis for Street "A" (Barons Street) and Nashville Road, however additional details are required to ensure that Street "A" (Barons Street) has sufficient width to accommodate the traffic and transit vehicles for the Subject Lands.

The transportation requirements must be addressed and therefore the Draft Plan has been red-lined as follows:

- i) Show sight triangle dimensions and 0.3 m reserve at all intersections in accordance with City Standards;
- ii) Provide intersection design/details at Street "A" (Barons Street) and Nashville Road in accordance with City Standard Drawing D-4; and
- iii) Indicate a 26 m wide right-of-way for Street "A" (Barons Street), as required by City Standard Drawing D-4.

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

Servicing allocation is available for the Draft Plan

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

Accordingly, servicing capacity to the Draft Plan is available and unrestricted. Therefore, the following resolution to allocate capacity to the Draft Plan may be recommended for Council approval:

"THAT Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 266 residential units (825 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan."

The Infrastructure Planning and Corporate Asset Management Department has no objections to the Draft Plan, subject to the conditions in the Recommendations of this report and in Attachment #1a).

The Fire and Rescue Service Department has no objection to the Draft Plan , subject to Conditions of Approval

The Fire Department has no objection to the Draft Plan. The Fire Department has advised that hydrants for firefighting (municipal or private) are required to be installed in accordance with the Ontario Building Code, and the hydrants shall be unobstructed and ready for use at all times. In addition, access roadways shall be maintained and suitable for large heavy vehicles, and temporary municipal addresses must be posted and visible for responding emergency vehicles in a manner satisfactory to the City. A condition to this effect is included in Attachment #1a) to this report.

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

The Office of the City Solicitor, Real Estate Department has advised that prior to final approval of the Draft Plan the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 61 West to the satisfaction of the City. The agreement shall include, but not be limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 61 West. This agreement shall also provide a provision for additional developers to participate in the Developers' Group Agreement when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's Cash-in-Lieu of Parkland Policy. A condition to this effect is included in the Recommendations of this report and in Attachment #1a).

Development Charges are applicable to the Draft Plan

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including Development Charges. The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A condition to this effect is included in Attachment #1a) of this report.

Toronto and Region Conservation Authority have provided Conditions of Approval

The Toronto and Region Conservation Authority ("TRCA") have provided Conditions of Approval that are included in Attachment #1c) of this report.

Alectra Utilities Corporation has no objection to the Draft Plan

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

Enbridge Gas Distribution Inc. has no objection to the Draft Plan

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

The School Boards have no objection to the Draft Plan

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

Metrolinx has no objection to the Draft Plan

Metrolinx has indicated they have deferred to the CP to provide comments since the Subject Lands do not contain any future GO Station sites. CP owns the adjacent corridor, thus making CP the primary rail commenting agency. Metrolinx has advised that they have no objection to the proposal and have no conditions regarding the Draft Plan.

Canadian Pacific Railway (“CP”) has no objection to the Draft Plan

Canadian Pacific Railway (“CP”) has indicated that a minimum 30 m building setback from the railway right-of-way be included as a condition of draft approval. This will ensure the safety and comfort of adjacent residents and mitigate any potential environmental factors. This setback requirement has been incorporated into the Draft Plan and will be included in the implementing Zoning By-law, should the subject Applications be approved. CP’s Conditions of Approval are included in Attachment #1f) of this report.

Canada Post has no objection to the approval of the Draft Plan

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

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has advised that the Subject Lands are located within the boundaries for Wellhead Protection Areas A, B, C, D and Q, the Highly Vulnerable Aquifer (“HVA”) and

the Significant Groundwater Recharge Area (“SGRA”) under the *Clean Water Act, 2006*. The Subject Lands, which are located within the Wellhead Protection Area, must adhere to the Wellhead Protection Policies outlined in the York Region Official Plan (“YROP 2010”) and prior to final approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan, to the satisfaction of York Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies.

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

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.17.022 and Draft Plan of Subdivision File 19T-17V007, which if approved, would facilitate the development of the Subject Lands with 266 dwelling units comprised of 205 detached dwelling units, 46 street townhouses and 30 Blocks/part lots. The Draft Plan also includes a neighbourhood park, linear parks, vistas and open space and maintains the existing valley lands/open space. The Draft Plan is consistent with the PPS and conforms to the Growth Plan and the policies of the York Region Official Plan and VOP 2010.

The Development Planning Department is satisfied that the Draft Plan shown on Attachment #4, as red-line revised and the proposed zoning and site-specific exceptions identified in Table 1 will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report, and the Conditions of Approval set out in Attachment #1.

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

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning and Draft Plan of Subdivision File 19T-17V007 - Red-Lined
5. Block Plan - Revised

Prepared by

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/LG

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-17V008 (THE “PLAN”)
NASHVILLE (BARONS) DEVELOPMENTS INC.
PART OF LOT 25, CONCESSION 9, 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-08V008 (THE “PLAN”), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated January 26, 2018.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated April 4, 2018.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 1d) and dated October 18, 2017.
5. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out on Attachment No. 1e) and dated October 13, 2017.
6. The Conditions of Approval of Canadian Pacific Railway as set out on Attachment No. 1f) and dated November 9, 2017.
7. The Conditions of Approval of Canada Post as set out on Attachment No. 1g) and dated November 27, 2017.

Clearances

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

clearances, as required in the Conditions in Attachment Nos. 1a), 1b), 1c), 1d), 1e), 1f) and 1g) for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

2. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. The Toronto and Region Conservation Authority shall advise that the 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. Alectra Utilities shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge Gas 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.
7. Canadian Pacific Railway shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Canada Post shall advise that the Conditions on Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1 a)

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision (the “Plan”), prepared by Malone Given Parsons Ltd., Project No. 16-2466, dated May 4, 2017 (revised January 15, 2018) and red-lined as follows:
 - i) Show sight triangles dimension and 0.3 m reserve at all intersections in accordance with City Standards;
 - ii) Provide intersection design/details at Street “A” / Barons Street and Nashville Road in accordance with City Standard Drawing D-4; and
 - iii) Indicate a 26 m wide right-of-way for Street “A” / Barons Street, in accordance with City Standard Drawing D-4.
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, the provision of roads and municipal services, landscaping and fencing. The agreement shall be registered against the lands to which it applies.
5. Prior to final approval of the Plan, the Owner shall enter into a Developer’s Group Agreement with other participating landowners within Block 61 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 61. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu of parkland paid in accordance with Section 42 of the *Planning Act* and conform to the City’s “Cash-in-Lieu of Parkland Policy”. This agreement shall also provide a provision for additional developers to participate with the Developer’s Group Agreement when they wish to develop their lands.
6. Prior to final approval of the Plan, the Trustee for Block 61 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 61 Developers’ Group Agreement.
7. The Owner shall agree in the Subdivision Agreement to pay its financial contribution and/or front-end financing of all applicable external municipal

infrastructure such as road improvements (Huntington Road), watermains, sewers, sidewalks, etc., that are necessary to service the Plan to the satisfaction of the City.

8. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanently built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
9. Prior to final approval of the Plan, the Owner shall obtain from City and York Region that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
10. The road allowances within this Plan shall be named to the satisfaction of the City and York Region. Proposed street names shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
11. The Owner shall agree in the Subdivision Agreement that adequate access and municipal services are available to service the Plan or demonstrated that alternative arrangements have been made for their completion to the satisfaction of the City.
12. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan.
13. 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.
14. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the Lot and Block areas, frontages and depths in accordance with the approved Zoning By-law for all the Lots and Blocks within the Plan.
15. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the Lot and/or Block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
16. 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.

17. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charges and encumbrances.
18. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to the transfer of the land.
19. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and/or York Region.
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 this Plan shall be co-ordinated and completed at the cost of the Owner.
21. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued for any Lots and/or Blocks until the Owner's consulting engineer certifies, to the satisfaction of the City, that the lot grading complies with the City of Vaughan lot grading criteria and the driveway(s) as shown on the Plan submitted for the construction of the building(s) on the subject Lots and/or Blocks conform in terms of location and geometry (i.e. width, etc.) with the approved or amended and subsequently approved Construction Drawings.
22. Notwithstanding the provisions generally included within the Subdivision Agreement, the City may issue model home Building Permit(s) provided that the land is zoned to the satisfaction of the City and the relevant conditions of the Subdivision Agreement are fulfilled.
23. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit(s).
24. The Owner shall agree that all Lots or Blocks to be left vacant shall be graded, seeded, fenced with temporary fencing, maintained and signed to the satisfaction of the City to prohibit dumping and trespassing.
25. Prior to the initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods,

topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the Toronto and Region Conservation Authority ("TRCA") Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.

26. Prior to the initiation of the grading or stripping of top soil and final approval, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either the park, open space and/or buffer Block(s).
27. The Owner shall agree in the Subdivision Agreement to construct a 1.5-metre-high black vinyl chain link fence along the limits of the residential lots where they abut the open space, valley/woodlot, and/or park blocks to the satisfaction of the City.
28. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - a) Submit a Phase One Environmental Site Assessment ("ESA") report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan ("RAP"), Phase Three ESA Report in accordance with O. Reg. 153/04, as amended, for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should a change to a more sensitive land use as defined under O. Reg. 153/04, as amended, or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change ("MOECC") document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*", as amended, submit a complete copy of the satisfactory registration of the Record of Site Condition ("RSC") filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all lands within the Plan.
 - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional ("QP") stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region

were remediated in accordance with O. Reg. 153/04 , as amended, and the accepted RAP, if applicable, are suitable for the intended land use, and meet the applicable standards set out in the MOECC document “Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*”, as amended.

- d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
29. Prior to final approval of the Plan, a soils report prepared at the Owner’s expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations of the report including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
30. Prior to final approval of the Plan, the Functional Servicing Report addressing water and sanitary servicing infrastructure requirements and stormwater management measures, and the availability of water and sanitary servicing capacity for the proposed development shall be approved to the satisfaction of the Development Engineering Department.
31. Prior to the initiation of grading, and prior to the registration of the Plan, or any phase thereof, the Owner shall submit to the City for review and approval a detailed engineering report(s) that describes the storm drainage system for the within the Plan, which shall include:
- a) plans illustrating how this drainage system will tie into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - b) the location and description of all outlets and other facilities;
 - c) stormwater management techniques which may be required to control minor and major flows; and
 - d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

32. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and if

necessary, outline a monitoring program to be undertaken before, during and after construction of the Plan.

33. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the City.
34. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis as determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
35. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City, which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.
36. The Owner shall agree to provide the following for the purpose of fire safety and firefighting operations:
 - a) hydrants for firefighting, municipal or private, as identified in the plans and code requirements to be installed;
 - b) hydrants shall be unobstructed and ready for use at all times;
 - c) access roadways shall be maintained and suitable for large heavy vehicles; and
 - d) temporary municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
37. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall provide updated downstream sanitary and storm sewer design sheets and related drawings to demonstrate that the subject lands can be adequately serviced. The analysis shall be completed using the City and York Durham Sewage System ("YDSS") standards and include the Barons East Development lands as these lands are proposed to connect through the Barons West sanitary sewer network. The Owner shall agree in the Subdivision Agreement to pay its financial contribution and/or front-end financing of all

applicable works that are necessary to service the proposed lands to the satisfaction of the City.

38. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit the revised calculations and figures for the Block 61 West MESP to address the proposed sanitary and storm outflow contribution to the Block 61 West sewer networks. The revised figures must be prepared to determine potential impacts to the Plan and corresponding infrastructure, to the satisfaction of the City.
39. The Owner shall agree in the Subdivision Agreement that Blocks 215 to 245 both inclusive shall be developed only in conjunction with abutting lands in Draft Plan to the south. The City shall not issue a Building Permit for the subject Blocks until the lands are combined to the satisfaction of the City.
40. The Owner shall agree in the Subdivision Agreement that Street "A" shall be developed and constructed with abutting lands to the north and south to provide access for Lots 92 to 100 both inclusive, Block 225, Block 245, and Blocks 206 to 210 both inclusive. The City shall not issue a Building Permit for these Lots until Street "A" is constructed or other arrangements are made to the satisfaction of the City.
41. The Owner shall agree in the Subdivision Agreement that Street "B" shall be developed and constructed with abutting lands to the north and south to provide access for Lot 204 and Block 232. The City shall not issue a Building Permit for these Lots until Street "B" is constructed or other arrangements are made to the satisfaction of the City.
42. The Owner shall agree in the Subdivision Agreement that Street "C" shall be developed and constructed with abutting lands to the south to provide access for Lots 1 to 4 both inclusive, 13 to 41 both inclusive, and Block 222. The City shall not issue a Building Permit for these Lots until Street "C" is constructed or other arrangements are made to the satisfaction of the City.
43. The Owner shall agree in the Subdivision Agreement that Street "D" shall be developed and constructed with abutting lands to the south to provide access for Lots 5 to 12 both inclusive, 42 to 91 both inclusive, Blocks 215 to 221 both inclusive, and Blocks 223 to 224 both inclusive. The City shall not issue a Building Permit for these Lots until Street "D" is constructed or other arrangements are made to the satisfaction of the City.
44. The Owner shall agree in the Subdivision Agreement that Street "E" shall be developed and constructed with abutting lands to the south to provide access for Blocks 211 to 214 both inclusive, Block 245, and Block 226. The City shall not issue a Building Permit for these Lots until Street "E" is constructed or other arrangements are made to the satisfaction of the City.

45. The Owner shall agree in the Subdivision Agreement that Street "F" shall be developed and constructed with abutting lands to the south to provide access for Lots 106 to 112 both inclusive, 118 to 156 both inclusive, Lot 205, and Blocks 228 to 231 both inclusive. The City shall not issue a Building Permit for these Lots until Street "F" is constructed or other arrangements are made to the satisfaction of the City.
46. The Owner shall agree in the Subdivision Agreement that Street "H" shall be developed and constructed with abutting lands to the south to provide access for Lots 158 to 167 both inclusive and Blocks 233 and 237. The City shall not issue a Building Permit for the subject Lots until Street "H" is constructed or other arrangements are made to the satisfaction of the City.
47. The Owner shall agree in the Subdivision Agreement that Street "I" shall be developed and constructed with abutting lands to the south to provide access for Lot 157, Lots 168 to 203 both inclusive, and Blocks 239 to 244 both inclusive. The City shall not issue a Building Permit for these Lots until Street "D" is constructed or other arrangements are made to the satisfaction of the City.
48. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
49. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. The pattern of streets and the layout of Lots and Blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
50. Any dead end or open side of a road allowance created by this Plan shall be terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
51. All proposed watercourse-roadway crossings/culverts shall be constructed in conjunction with each corresponding development. The timing for construction of these works shall be to the satisfaction of the City.
52. Prior to final approval of the Plan, the Owner shall retain the services of a qualified Transportation Consultant to provide an updated transportation report/plan outlining the required York Region and City road improvements. The report/plan submitted to the City and York Region for review and approval, shall demonstrate that adequate road capacity is available for the Plan development, and shall explain all transportation issues and recommend mitigative measures for these issues. An updated transportation report shall include a traffic management/roadway detour plan for the proposed roadway improvements. The

Owner shall agree in the Subdivision Agreement to implement the recommendations of the updated transportation report/plan and traffic management master plan to the satisfaction of the City.

53. Prior to final approval of the Plan, the Owner shall retain the services of a qualified Transportation Consultant to evaluate, oversee and finalize the intersections design/roadway network as per the recommendations in the traffic management master plan/updated transportation report, and to the satisfaction of the City. The Owner acknowledges that the engineering design for alternative road network/design, traffic calming measures, pedestrian and cycling infrastructure and designated transit route(s) may result in variation(s) to the road and lotting pattern.
54. Prior to final approval of the Plan, the Owner shall submit a functional plan for the intersection of Street "A" / Barons Street and Nashville Road including, but not limited to, lane width, lane configuration, curb radii, and turning lanes with storage/ taper length, to the satisfaction of the City.
55. Prior to final approval of the Plan, the Owner shall prepare a comprehensive Traffic Management Plan ("TMP") based on an updated traffic study, once the realignment and widening of Major Mackenzie Drive is established by York Region. The TMP shall include the details of the future traffic signal locations, traffic calming measures, future transit routes, pedestrian network, traffic controls, park/school treatment, phasing, etc. that reflects the latest road network to the satisfaction of the City.
56. Prior to final approval of the Plan, the Owner shall secure the necessary approvals to facilitate the road intersection of Barons Street / Street "A" and Nashville Road in accordance with the MESP and Traffic Impact Study ("TIS"). This intersection is subject to approval by the York Region.
57. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out, the design and construction of the traffic calming/management measures that are identified on the Traffic Management Plan. In the event that these traffic calming measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services on the Plan, then the Owner shall design and construct additional traffic calming measures to the satisfaction of the City.
58. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
59. Prior to final approval of the Plan, the Owner shall provide drawings for the location and design of proposed bicycle parking at transit stops, school

campuses, commercial sites, and other destinations within the Plan such as retail/entertainment, to the satisfaction of the Development Engineering Department.

60. 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.
61. Prior to final approval of the Plan, the Owner shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway according to the Ministry of Environment Guidelines. The Owner shall convey any required buffer Block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the City. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.
62. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a street lighting system in the Plan in accordance with City standards and specifications. The Plan shall be provided with decorative street lighting to the satisfaction of the City.
63. Prior to final approval of the Plan, the Owner shall complete an information request form and submit it to the regulated by the Ministry of Natural Resources and Forestry (“MNRF”) for confirmation of any potential Species at Risk in accordance with the *Endangered Species Act (2007)* to the satisfaction of the City.
64. Prior to final approval of any phase, the Owner shall submit a Commemorative Plan and documentation of the interior of the building (known as the William Tedder House) to the satisfaction of Development Planning Department, Urban Design and Cultural Heritage Division.
65. Prior to final approval of any phase, the Owner shall submit a landscape plan be submitted to the City to review Park Block 246 and Linear Park Blocks 247 and 248 to the satisfaction of Development Planning Department, Urban Design and Cultural Heritage Division.
66. Prior to final approval, the Owner shall provide the letters from the Ministry of Tourism, Culture and Sport that the Stages 1 and 2 Archaeological Assessment meets the Ministry’s guidelines.

67. The Owner shall agree to notify both the Ministry of Tourism and Culture and the City of Vaughan Recreation and Culture Department (Cultural Services Division) and the Policy Planning and Development Planning Departments immediately in the event that:
- a) archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
 - b) where human remains are encountered during grading or construction activities, the proponent must cease all grading or construction activities. The proponent shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services
68. Prior to final approval of the Plan, the Owner shall comply with the *Endangered Species Act*, 2007, S.O.2007 (the "Act") and with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to the Plan or the related Subdivision Agreement, the Owner must comply with the provisions of the Act to the satisfaction of the Policy Planning and Environmental Sustainability Department, Environment Division.
69. Prior to final approval of the Plan, the Owner shall provide a Woodland Evaluation for the western cultural woodland on the property to the satisfaction of the City. If determined to be a woodland, the Owner shall provide a woodland compensation plan quantifying the ecosystem services loss and woodland replacement value, and provide areas where this feature can be replaced in the City. Should the feature not be replaced elsewhere, the Owner shall provide the City with monetary compensation to replace this woodland feature elsewhere in the City. If it is determined that this is not a feature then the Urban Design Tree Replacement valuation shall apply.
70. For park/open space block(s) and/or buffer block(s) that are to be conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Geotechnical Report and Phase Two Environmental Site Assessment ("ESA") report in accordance with Ontario Regulation ("O. Reg.") 153/04, as amended, assessing all park/open space/buffer Block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of park/open space/buffer Block(s) shall be conducted only after the City has certified the rough grading of the park/open space/buffer

block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City;

- b) Should remediation of any portions of the park/open space/buffer Block(s) within the Plan be required to meet applicable standards set out in the Ministry of Environment and Climate Change (“MOECC”) document “Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*”, as amended, submit a Remedial Act Plan (“RAP”) and a complete copy of the satisfactory registration of the Record of Site Condition (“RSC”) filed on the Environmental Site Registry including the acknowledge letter from MOECC, covering the remediated park/open space/buffer Block(s) within the Plan;
 - c) Submit a signed and stamped certificate letter prepared by the Owner’s Environmental Qualified Person/Professional (“QP”) stating that they covenant and agree that the park/open space/buffer block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04, as amended, and the accepted RAP, if applicable, are suitable for the intended land use, and meet the applicable standards set out in MOECC document “Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*”, as amended; and
 - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
71. Prior to final approval of the Plan, to meet dedication requirements under the Planning Act, VOP 2010 (Section 7.3.3 Parkland Dedication) and By-law 139-90, as amended by By-law 205-2012, parkland dedication and/or cash-in-lieu of parkland shall be provided. A Block 61W parkland dedication chart shall be provided showing sufficient information to demonstrate parkland dedication calculations to the City’s satisfaction. The parkland dedication chart shall be used for valuating, determining, and identifying the total amount of final parkland conveyance or payment representing the cash-in-lieu of parkland dedication to the City based on developable lands of the individual applicant lands and the Block 61W development group.
72. The Owner shall convey Park Block 246, and Linear Park Blocks 247 and 248 to the City free of all cost and encumbrances such as roads, rail lines, or utility corridors, or other utility structures and access, Canada Post mail boxes, save and except servicing required through Park Block 248 to service the planned firehall to be located at Nashville Road. Parkland shall not be encumbered by overland flow routes from adjacent properties and must not negatively impact adjacent properties with overland flow routes. The Parkland to be conveyed, specifically Park Block 246, and Linear Park Blocks 247 and 248 shall be in a

physical condition satisfactory to City and in accordance with policies/practices and guidelines of the City.

73. Prior to final approval of the Plan, the Owner shall complete a multi-use trail feasibility study and master plan in consultation with City and the TRCA. The multi-use trail feasibility study and master plan shall determine a feasible alignment of the trails within Block 258 (CPR Greenway), Block 250 (Open Space) and associated buffer blocks, Block 246 (Park), Block 247 (Linear Park), Block 248 (Linear Park) consistent with The Traffic Management Master Plan dated August 5, 2011, prepared by Malone Given Parsons/Poulos Chung, Traffic Management Master Plan and Community Plan dated April 23, 2014. Should a connection through Blocks 250, 251 and 252 be determined not to be feasible based on consultation with the TRCA, an alternative route through the abutting buffer and vista blocks shall be provided. The Terms of Reference of the trail feasibility study and master plan shall be developed to the satisfaction of the City. The multi-use trail feasibility and master plan shall be based on an intention to ensure continuous trail connectivity throughout Block 61W. Prior to final approval of the Plan, the Owner shall complete multi use trail construction drawings and details based on the approved trails master plan to the satisfaction of the TRCA and the City.
74. Where applicable and deemed redundant, a proposed sidewalk may be eliminated such as along Street "I" to the satisfaction of the Parks Development Department in consultation with Development Engineering Department and Development Planning Department.
75. The Owner shall agree in the Subdivision Agreement to construct all multiuse trails/pathways within Block 258 (CPR Greenway), Block 250 (Open Space) and associated buffer Blocks 251 and 252, Block 247 (Linear Park) and Block 248 (Linear Park) in accordance with the approved multiuse trail feasibility and master plan and to the satisfaction of and at no cost to the City. Segments of the multiuse recreational trail that fall within Block 246 (Park) shall be eligible for set off against Development Charges.
76. The Owner shall agree in the Subdivision Agreement to complete the construction of the multiuse community recreational trails to coincide with the streetscape works.
77. The Owner shall agree in the Subdivision Agreement to convey into public ownership lands within which the multiuse recreational pathway shall be located and constructed.
78. Prior to Plan Registration, the Owner shall agree to provide and register all necessary easements to the City of Vaughan on Block 251 Open Space and associated buffer Blocks 251, and 252 which are to be determined through the detailed design process, at no cost to the City.

79. Prior to final approval of the Plan, the Owner shall design and agree to construct all multi-use recreational trails/paths in accordance with approved Landscape Master Plan, Streetscape and Urban Design Guidelines, and Traffic Management Master Plan and to the satisfaction of and at no cost to the City.
80. Prior to final approval of the Plan, the Owner shall provide a complete inventory and analysis of existing vegetation (to be completed by a Certified Arborist) for all existing trees within and adjacent to the proposed work area within a public park to the satisfaction of the City, for the Forestry and Horticulture, Transportation Services, Parks Operations and Forestry Department to review and to advise of the tree compensation value and the appropriate securities in the form of a Letter of Credit shall be required.
81. The Owner shall erect a 1.5m high black vinyl chain link fence at proposed lots, abutting the parkland boundary and abutting open space buffer inclusive with all fencing material, including foundations, wholly on the lot in accordance with City Standards to delineate the boundary of the parkland and Valley Buffer respectively.
82. Where parkland or open space abuts existing lots (generally located north of the subject lands) the Owner shall erect 1.5m high black vinyl chain link fence at the parkland boundary with all fencing material, including foundations, wholly within the parkland block boundary.
83. The Owner shall agree to complete a Parkland Master Plan to the City's standard level of service for Park Blocks to the City's satisfaction and shall include the following information:
 - a) Provide boundaries of proposed parkland dedication and the total size of individual Blocks;
 - b) Illustrate the proposed park program requirements and level of service to meet the projected population and demographics as determined by the City per the recommendations of the ATMP, and informed by the findings and recommendations of the Community Services and Facilities Report prepared for the Plan ;
 - c) Layout the plan to illustrate proposed park program requirements as determined by the City;
 - d) Demonstrate parkland configuration and grading to allow for the placement and development of appropriate outdoor facilities;
 - e) Provide grading consistent with intended uses and objectives of the park. The grading plan shall illustrate proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements;

- f) Provide an existing conditions plan illustrating topographic information to assess slopes and drainage, and vegetation, identifying species, age, size and condition;
- g) Provide a preliminary construction cost estimate; and
- h) Provide the required restoration works and Edge Management Plan for the park block abutting open space and associated buffer; and

The plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program requirements to the satisfaction of the City.

- 84. It is the intent of the City that development of the public park Blocks to a base level per items listed under 7.3 below shall be coordinated with residential development. The timing of these works shall be completed by no later than, within two growing seasons of the first Building Permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the subdivision or surrounding subdivisions served by the park.
- 85. The Owner is to advise the City prior to the execution of the subdivision agreement, whether or not the Owner intends to undertake full development of and/all of the park Block 246 in accordance with the "Developer Build Parks Policy, No. 07.2.05", so that the City can plan and budget accordingly.
- 86. Prior to final approval of the Plan, the Owner shall provide a 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, proposed methods of tree preservation, and trees to be removed. In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation. The Owner shall not remove trees without written approval by the City.
- 87. Prior to the landscape plan review by the Urban Design and Cultural Heritage Division, a fee shall be paid by the Owner to the Development Planning Department in accordance with the in-effect Council approved Tariff of Fees By-law for Vaughan Planning Applications - Landscape Plan Review.

This fee will include 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, and natural feature edge restoration/management plans) and inspections for tree removals permit clearance, start of guaranteed maintenance period, and assumption of the

development by the City.

88. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the Vaughan Council approved Block 61 West Nashville Heights Architectural Design Guidelines prepared by John G. Williams Limited, Architect. The Owner shall agree that:
- a) the guidelines shall be updated to include an addendum for this area of development;
 - b) a control architect be retained at the cost of the Owner with concurrence of the City to ensure compliance with the approved architectural design guidelines;
 - c) prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and
 - d) the City may undertake periodic reviews to ensure compliance with the architectural guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
89. Prior to final approval of the Plan, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 61 West Nashville Heights Landscape Master Plan prepared by NAK Design Strategies, including but not be limited to the following issues shall agree that:
- a) the co-ordination of the urban design/streetscape elements including lot fabric, built form, fencing treatments, street tree planting, park lands, vista lands, and open space lands;
 - b) the appropriate community edge treatment along Huntington Road, including the appropriate landscaping for the buffer block with low-maintenance plant material;
 - c) the appropriate edge restoration along the open space lands;
 - d) the appropriate landscape treatment with a multi-use pedestrian trail for the Canadian Pacific Railway ("CPR") Greenway block;
 - e) The appropriate landscaping for the CPR noise berm with low-maintenance plant material;

- f) the pedestrian urban connections between streets, built forms, park lands, vista lands, and open space lands; and
 - g) the Environmental Site Assessment reports and documents for the open space lands shall be submitted and approved to the satisfaction of the City.
90. Prior to final approval of the Plan, the Owner shall provide buffer Blocks abutting the open space lands in accordance with the Toronto and Region Conservation Authority (“TRCA”) policies along residential lots and Blocks.
91. The Owner shall agree in the Subdivision Agreement to warranty the landscape vegetation screen on the CP Railway landscape buffer on Block 257 for a period of five (5) years following the date of assumption of the Plan.
92. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the natural feature edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

The Owner shall provide a report for a 20 metre zone within all staked open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.

93. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Open Space Blocks 249 and 250 and Open Space Buffer Blocks 251 and 252.
94. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut Vista Blocks 253, 254, 255 and 256, to the satisfaction of the City.
95. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of residential lots and blocks that abut Landscape Strip Block 259, to the satisfaction of the City.
96. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of residential lots and blocks in the Plan that abut

Park Block 246 and Linear Park Blocks 247 and 248, to the satisfaction of the City.

97. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of existing residential lands to the north that abut Park Block 246 and Linear Park Blocks 247 and 248, to the satisfaction of the City.
98. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along the limits of CPR Berm Block 257 that abuts the Canadian Pacific Railway lands, to the satisfaction of the City.
99. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots; to be coordinated with the environmental noise report and Council approved architectural control design guidelines.
100. The Owner shall convey Open Space Blocks 249 and 250, and Open Space Buffer Blocks 251 and 252 to the TRCA or the City free of all cost and encumbrances.
101. The Owner shall convey Vista Blocks 253, 254, 255 and 256 to the TRCA or the City free of all cost and encumbrances.
102. The Owner shall convey Landscape Strip Block 259 to the City free of all cost and encumbrances.
103. The Owner shall convey the CPR Greenway Block 258 and CPR Berm Block 257 to the City free of all cost and encumbrances.
104. 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 Plan to the satisfaction of the City.
105. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
106. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision

as and when each dwelling unit is constructed.

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

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

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

- a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has NOT imposed an amount for a tree fee, or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling."

- b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the subdivision grading plans is a requirement of this Subdivision Agreement.

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

- c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services

and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

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

i) The maximum width of a driveway shall be 6.0 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9.0 metres measured at the street curb.

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

Lot Frontage (metres)	Maximum Width of Driveway (metres)
6.0 – 6.99 ¹	3.5
7.0 – 8.99 ¹	3.75
9.0 – 11.99 ¹	6.0
12.0 and greater ²	9.0

¹ The Lot Frontage for Lots between 6.0 – 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

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

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

iv) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including those from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants.”

- v) “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 highways, walkways or other similar public spaces, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.”
- vi) “Purchasers and/or tenants are advised that the City has taken a Letter of Credit from the Owner as a security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposits from the purchaser and/ or tenant to the City and/or Owner, for fencing, is NOT a requirement of this Subdivision Agreement.”
- vii) “Purchasers and/or tenants are advised that fencing along the lot lines of lots and blocks abutting public lands is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation features and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings.

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

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

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

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

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.

109. The Owner shall include the following warning clauses as a schedule in all Offers of Purchase and Sale, or Lease within the Plan:

- a) abutting or in proximity of any open space, vista, buffer, woodlot, valleyland or stormwater facility:
- "Purchasers and/or tenants are advised that the adjacent open space, vista, buffer, woodlot, valleyland or stormwater facility may be left in a naturally vegetated condition and receive minimal maintenance."
- b) abutting or in proximity of any park, open space, vista, buffer or walkway:
- "Purchasers and/or tenants are advised that the abutting park, open space, vista, buffer or walkway may be a concern due to the noise and lighting generated by the active recreation nature of the site."
 - "Purchasers and/or tenants are advised that the City may construct a trail in the future together with satisfactory security and safety arrangements, and that noise should be expected from the active use of the trail."
 - "Purchasers and/or tenants are advised that the parkland may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City."
 - "Purchasers and/or tenants are advised that a 1.5m high black vinyl chain link fence is to be constructed abutting the parkland boundary with all fencing material, including foundations, wholly on the lot as per City Walkway Standard to delineate the boundary of the parkland."

- c) streets:
- “Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline for municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths.”
 - “Purchasers are advised that traffic calming measures may have been incorporated into the road allowances.”
 - “Purchasers and/or tenants are advised that the collector and primary roads within the Plan are expected to support more traffic than local roads and, if demand warrants, transit routes in the future.”
 - “Purchasers and/or tenants are advised that internal streets may be subject to public transit bus traffic.”
- d) streets ending in dead ends:
- “Purchasers and/or tenants are advised that Street “B” ending in a temporary hammerhead turnaround or cul-de-sac will be extended in the future to facilitate development of adjacent lands, without further notice.”
- e) encroachment and/or dumping:
- “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the park, open space, vista, buffer, woodlot, valleyland or stormwater management facility are prohibited.”
- f) gate of access point:
- “Purchasers and/or tenants are advised that the installation of any gate of access point from the lot/block to the park, open space, vista, buffer, woodlot, valleyland or stormwater management facility is prohibited.”
- g) infiltration trench:
- “Purchasers and/or tenants are advised that their rear yard lot area has been designed to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the

rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits.”

h) Major Mackenzie Drive:

- “Purchasers and/or tenants are advised that Major Mackenzie Drive is being realigned and reconstructed from Huntington Road to Highway 27.”

i) Highway 427:

- “Purchasers and/or tenants are advised that the Ministry of Transportation obtained approval for the 427 Transportation Corridor Environmental Assessment from Highway 7 to Major Mackenzie Drive in November 2010 and a preliminary design has been recently completed. The future extension of Highway 427 may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise attenuation measures in the design of the development and individual dwelling(s).”
- “Purchasers and/or tenants are advised that Huntington Road improvements and realignment opposite the terminus point of the future Highway 427 northbound off-ramp at Major Mackenzie Drive may be required in the future to facilitate the realignment of Huntington Road in an easterly direction to intersect with Major Mackenzie Drive opposite the future Highway 427 northbound off-ramp terminus.”
- “Purchasers are advised that Huntington Road is proposed to be terminated at Major Mackenzie Drive in accordance with the approved Highway 427 Transportation Corridor Environmental Assessment.”

j) Canadian Pacific Railway:

- “Purchasers and/or tenants are advised that where Canadian Pacific Railway (“CPR”) company, or its assigns or successors in interest, has a right-of-way within 300 m from the Subject Lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.”
- “Purchasers and/or tenants are advised that despite the inclusion of a landscape vegetation screen along the CP Railway safety berm adjacent to Street “I”, railway traffic will be visible. A screen wall will not

be erected on the CP Railway berm adjacent to Street "I". The landscape vegetation screen has been designed with a combination of mature deciduous and coniferous plant material intended to partially screen the view of passing trains. Despite the vegetative screen, portions of passing trains will still be visible to residents in the abutting neighbourhood. This landscape vegetation screen is not intended to mitigate railway noise in public outdoor areas within the residential neighbourhood. Noise mitigation features for dwelling units and the associated dwelling unit outdoor living areas have been implemented on the individual affected Lots and Blocks within the Plan of Subdivision in order to achieve sound levels within the limits recommended by the Ministry of the Environment and climate change."

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

- the following notes in BOLD CAPITAL TYPE on the map:

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

"For detailed grading and berming information, please call the developer's engineering consultant, (name) at _____".

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

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

ATTACHMENT NO. 1b)



Corporate Services
File No.: 19T-17V08
Regional File No.: SUBP.17.V.0034
Refer To: Justin Wong

January 26, 2018

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

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

**Re: Draft Plan of Subdivision 19T-17V08 (SUBP.17.V.0034)
737 & 739 Nashville Road
Part of Lot 25, Concession 9
(Nashville Developments (Barons) Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Malone Given Parsons Ltd., Project No. 17-2595, dated July 7, 2017. The proposed development is located on lands municipally known as 737 & 739 Nashville Road, east of Huntington Road and on the south side of Nashville Road, in the City of Vaughan. The draft plan of subdivision will facilitate the development of 29 single detached units, 37 townhouse units and blocks for parks, a berm, reserves and streets, within a 4.25 ha site.

Transportation

Regional Transportation and Infrastructure Planning staff have reviewed the Traffic Impact Study (TIS), prepared by Poulos & Chung, dated June 2017. Staff advises that the TIS shall be revised to be consistent with York Region's Mobility Plan Guidelines for Development Applications (November 2016). It should be noted that there was no consultation with Regional staff on the proposed scope of work. As such, this TIS is incomplete and shall be revised to be consistent with the Transportation Mobility Plan Guidelines and to address the following comments:

- a) The development proposes a new full move access (public road) onto Nashville Road. However, the TIS does not include any analysis to determine the requirements for turning lanes at the proposed intersection. The TIS shall assess and identify the turn lane requirements for both Nashville Road and the proposed street to accommodate for future site generated traffic. In addition, the development also proposes a connection to the Whisper Lane. A similar analysis shall be carried out to determine and identify the need for a westbound left turn lane for the Islington Avenue and Whisper Lane intersection.

- b) The TIS proposes a sidewalk on Street “A” connecting to the existing Whisper Lane right-of-way, however, Whisper Lane currently has no sidewalks. As such, consultation with the City of Vaughan is required to determine the appropriate locations for sidewalk connections.

Water Resources

Regional Water Resources staff advises that the subject property is partially located within the boundaries for Wellhead Protection Area A (WHPA-A), and Wellhead Protection Area B (WHPA-B) with Vulnerability Scores of 10 and 8, Wellhead Protection Area Q (WHPA-Q), Highly Vulnerable Aquifer (HVA) and partially within the boundaries for a Significant Groundwater Recharge Area (SGRA) under the *Clean Water Act, 2006*. Technical comments relating to the Contaminant Management Plan (CMP), Source Water Impact Assessment and Mitigation Plan (SWIAMP), Low Impact Development (LID) measures and best practices, are attached hereto.

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:

- West Vaughan Sewage Servicing: Humber Pumping Station Expansion (completion 2025)
- 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 review of the Functional Servicing Report (FSR) submitted, it is our understanding that the wastewater is connecting to the City of Vaughan’s infrastructure by way of a CP Railway crossing and the water servicing is connecting directly to the Region’s 750mm diameter watermain on Nashville Road and the Region’s 600mm diameter Watermain in the Whisper Lane right-of-way. Regional staff advises that Figure 4.2 of the FSR incorrectly shows the watermain on Nashville Road to have a diameter of 600mm.

The two proposed direct connections to the Regional watermains require Regional approval prior to construction. The following documentation is required to support the proposal to connect to Regional infrastructure:

- a) Engineering drawings showing details of the connection(s) with the ownership/jurisdiction clearly identified on the drawings;
- b) Disinfection Plan;
- c) Flushing and sampling program; and
- d) MOECC Form 1 – Record of Watermains Authorized as a Future Alteration

The Owner is further advised that York Region requires two (2) weeks advanced notice prior to the works related to connection to the Regional infrastructure. The Region reserves the right to

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19T-17V08 (SUBP.17.V.0034)
(Nashville Developments (Barons) Inc.)

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inspect the site during the works. The Region's operator is required to be on site during the tapping/connection and disinfection works.

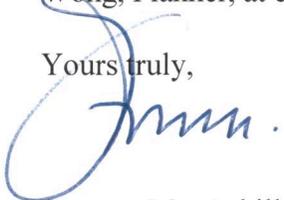
Should there be any change in the proposed servicing scheme, the Owner shall forward the revised plan to the Region for review and record.

Summary

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

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

Yours truly,



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

JW/

Attachments (5) Schedule of Conditions
Water Resources Memorandum dated November 6, 2017
Water Resources – Wellhead Protection Area (Figure 1a)
Water Resources – Wellhead Protection Area (Figure 1b)
Water Resources – Vulnerability Score (Figure 2)

YORK-#8088108-v1-19T-17V08_-_Regional_Condition_Letter

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Schedule of Conditions
19T-17V08 (SUBP.17.V.0034)
737 & 739 Nashville Road
Part of Lot 25, Concession 9
(Nashville Developments (Barons) Inc.)
City of Vaughan

Re: Malone Given Parsons Ltd., Project No. 17-2595, dated July 7, 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 in wording satisfactory to Development Engineering, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
3. The Owner shall agree in wording satisfactory to Development Engineering, 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.
4. The following warning clause shall be included in 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."
5. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
 - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
 - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) That maintenance of the noise barriers and fences bordering on York Region right-of-way shall not be the responsibility of York Region
6. The Owner shall agree in wording satisfactory to Development Engineering, to be responsible to decommission any existing wells on the owner's lands in accordance with all

applicable provincial legislation and guidelines and to the satisfaction of the area municipality.

7. The Owner shall agree in wording satisfactory to Development Engineering that the Owner will 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. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
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 conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of the Water Resources Branch. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (October 2014).
12. The Owner shall have prepared, by a qualified professional transportation consultant, a revised Transportation Mobility Plan Study that is consistent with the Region's Transportation Mobility Plan Guidelines (November 2016) to the satisfaction of the Region. The revised Traffic Impact Study (TIS) shall address all transportation related comments, as detailed in the comments section above, pertaining to the TIS prepared by Poulos & Chung dated June 2017.
13. 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 to promote the usage of non-auto travel modes. The Owner shall provide drawings showing the pedestrian and cycling connections and facilities.
14. 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;
 - g) Line Painting;
 - h) Traffic Control/Management Plans;
 - i) Erosion and Siltation Control Plans;
 - j) Landscaping Plans, including tree preservation, relocation and removals;
 - k) Requirements of York Region Transit/Viva.
15. 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.
16. 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.
17. 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.
18. 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.
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 agree that the following lands will be conveyed 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 Nashville Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Nashville Road, and

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- b) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Nashville Road and adjacent to the above noted widening(s).
21. 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.
22. 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.

23. 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

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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.

24. The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services in this development. This includes current and potential transit routes, on-demand services, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, future plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The Owner/consultant is to contact YRT/Viva Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps. Future YRT/Viva transit services are planned to operate on Nashville Road.
25. The Owner shall submit engineering plans for York Region's approval that identify on the plans the Transit requirements.
26. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
27. 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.
28. The Regional Corporate Services Department shall advise that Conditions 1 to 27 inclusive, have been satisfied.

MEMORANDUM

TO: Justin Wong, Planner, CS
Vick Bilkhu, Development Review Coordinator, CS

FROM: David Berg, Source Protection Project Assistant, Water Resources
Angelika Masotti, Source Protection Program Coordinator, Water Resources

DATE: November 6, 2017

RE: **Comments on Draft Plan of Subdivision application 19T-17V08**
737 and 739 Nashville Road
City of Vaughan
(Nashville (Barons) Development Inc.)

York Region is pleased to provide the following comments on the Draft Plan of Subdivision

Comments for Draft Plan of Subdivision application are provided below.

application noted above for the lands located at 737 and 739 Nashville Road in the City of Vaughan. The Draft Plan of Subdivision application is to permit the construction of 66 units comprised of 29 detached dwellings, 7 blocks for 37 street townhouse dwelling units, parks and a linear park, and to retain two existing houses fronting onto Nashville Road. It is Water Resources understanding that the development will be municipally serviced.

The site is within the boundaries for Wellhead Protection Area A (WHPA-A), and Wellhead Protection Area B (WHPA-B) with Vulnerability Scores of 10, and 8, Wellhead Protection Area Q (WHPA-Q), Highly Vulnerable Aquifer (HVA) and Partially within the boundaries for a Significant Groundwater Recharge Area (SGRA) under the *Clean Water Act, 2006*.

The following documentation, related to the subject lands was provided to the Water Resources Group for review:

- NASR Circulation Memo dated October 24, 2017
- Draft Plan of Subdivision prepared by Malone Given Parsons LTD. Dated July 7, 2017
- Source Water Impact Assessment and Mitigation Plan (SWIAMP) Nashville Heights Development Part of Lot 24 Concession 9 Vaughan, Ontario File No. 1-16-0168-46 prepared by Terraprobe, dated May 3, 2017

Water Resources staff has reviewed the documentation listed above and based on the proposal does not have any concerns, subject to the following conditions and comments, with the Draft

Plan of Subdivision application as it relates to Source Protection policy. Should the proposal change and/or the application be amended Water Resources will require recirculation for comment and/or approval.

Summary of Conditions for Draft Plan of Subdivision application:

Development proposed on the subject property within the Wellhead Protection Area must adhere to the Wellhead Protection Policies outlined in the York Region Official Plan (ROP, 2010) and Regional Official Plan Amendment 5 (ROPA 5, 2013).

1. Prior to Draft Plan of Subdivision approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (October 2014). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:
 - a) petroleum-based fuels and or solvents;
 - b) pesticides, herbicides, fungicides or fertilizers;
 - c) construction equipment;
 - d) inorganic chemicals;
 - e) road salt and contaminants as identified by the Province;
 - f) the generation and storage of hazardous waste or liquid industrial waste, and a waste disposal sites and facilities;
 - g) organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
 - h) snow storage and disposal facilities.

Water Resources has received a SWIAMP (Source Water Impact Assessment and Mitigation Plan (SWIAMP) Nashville Developments Vaughan, Ontario, File No. 1-16-0168-46, prepared by Terraprobe, dated May 3, 2017) that covers this application that was approved May 2017. Water Resources requires confirmation that the SWIAMP is still valid and no updates are required for this portion of the overall development.

Summary of Comments for Draft Plan of Subdivision application:

2. Dense Non-Aqueous Phase Liquids (DNAPLs) are prohibited within WHPA-A/B under the Clean Water Act as they are considered significant drinking water threats.
3. Should the proposed development include bulk fuel or bulk chemicals within the HVA, a Contaminant Management Plan (CMP) will be required prior to Draft Plan of Subdivision approval, for Water Resources review and approval.

ATTACHMENT NO. 1b)

4. The owner is to be advised that Low Impact Development (LID) measures are encouraged to be applied to the site. As per York Region Official Plan policy 2.3.37, developments should maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide and is available using the following link: <http://www.creditvalleyca.ca/low-impact-development/low-impact-development-support/stormwater-management-lid-guidance-documents/low-impact-development-stormwater-management-planning-and-design-guide/>
5. Should significant dewatering be required, a dewatering plan shall be prepared by a qualified person and submitted by the proponent to the Region for approval prior to excavation. If there will be water discharging to the Regional storm or sanitary sewer, it is recommended that the proponent consult with Regional Sewer use by-law group and obtain a dewatering discharge permit as necessary. Please contact the Sewer Use By-law group at SewerUsebylaw@york.ca or 1-877-464-9675.
6. As the site is within a wellhead protection area, Water Resources does encourage the use of best management practices during construction and post construction with respect to the handling and storage of chemicals (such as used oil, degreasers and salt) on site. It is strongly recommended that Risk Management Measures are put in place with respect to chemical use and storage including spill kits, secondary containment, a spill response plan and training.
7. With respect to the use of salt on the property, Water Resources recommends the use of a contractor who is certified by Smart About Salt, and use of best management practices identified in the TAC Synthesis of Best Management Practices for Salt and Snow are followed: <http://tac-atc.ca/en/bookstore-and-resources/free-resources-and-tools/syntheses-practice>

If you have any questions or comments, please contact Angelika Masotti, Source Protection Program Coordinator at extension 75128.

AM/db

Figure 1: 737 & 739 Nashville Road, Vaughan

Production Well

Subject Site

Oak Ridges Moraine

Wellhead Protection Areas

WHPA-A

WHPA-B

WHPA-C

WHPA-C1

WHPA-D

0 30 60 Meters



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Environmental Promotion & Protection
Environmental Services
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eDOCS: 7938397

Wesley Cooper Court

Ranchview Street

Whisper Lane

Kleinburg Well No. 3

Kleinburg Well No. 4

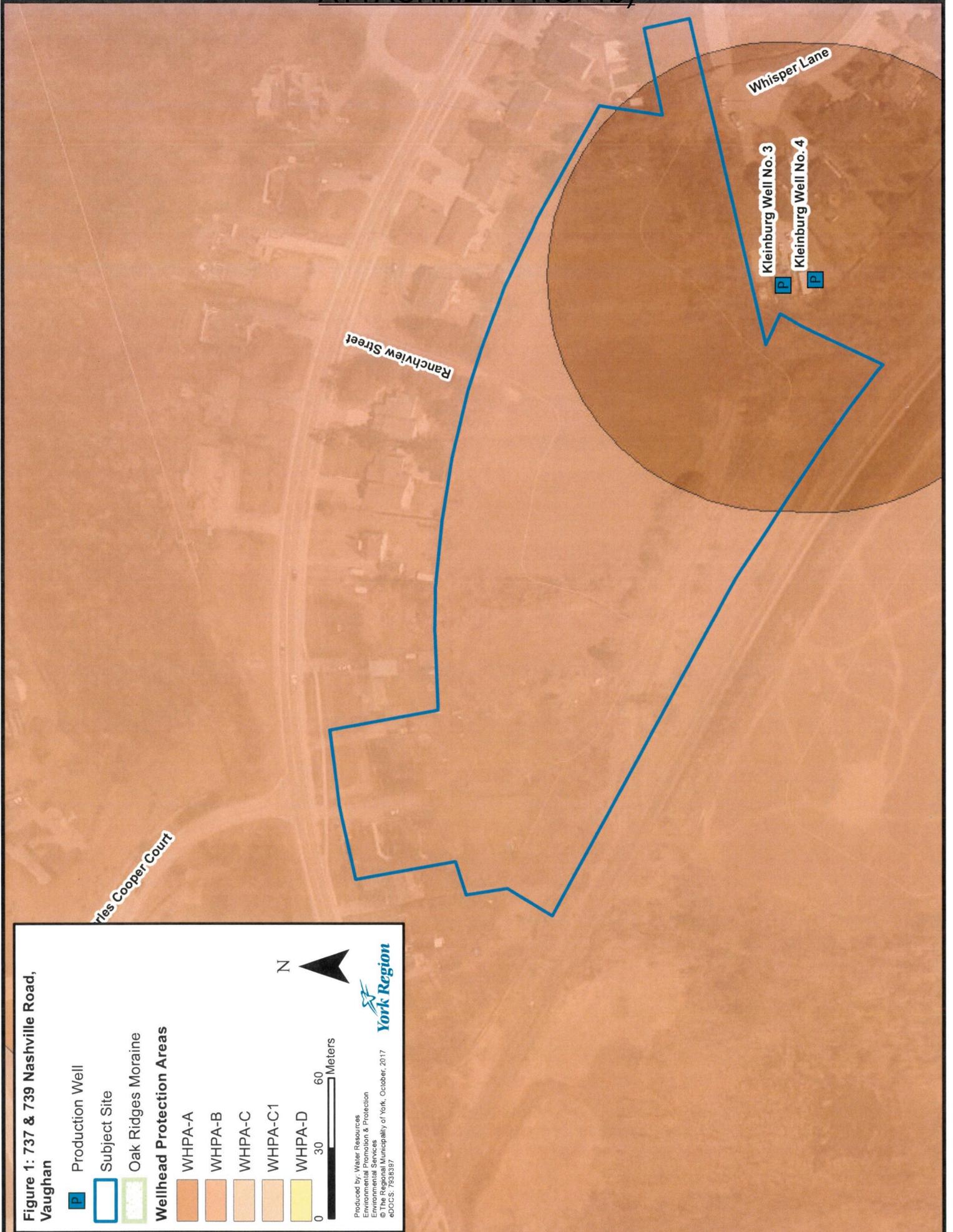


Figure 1b: 737 & 739 Nashville Road, Vaughan

Production Well

Subject Site

Oak Ridges Moraine

Wellhead Protection Areas

WHPA-A

WHPA-B

WHPA-C

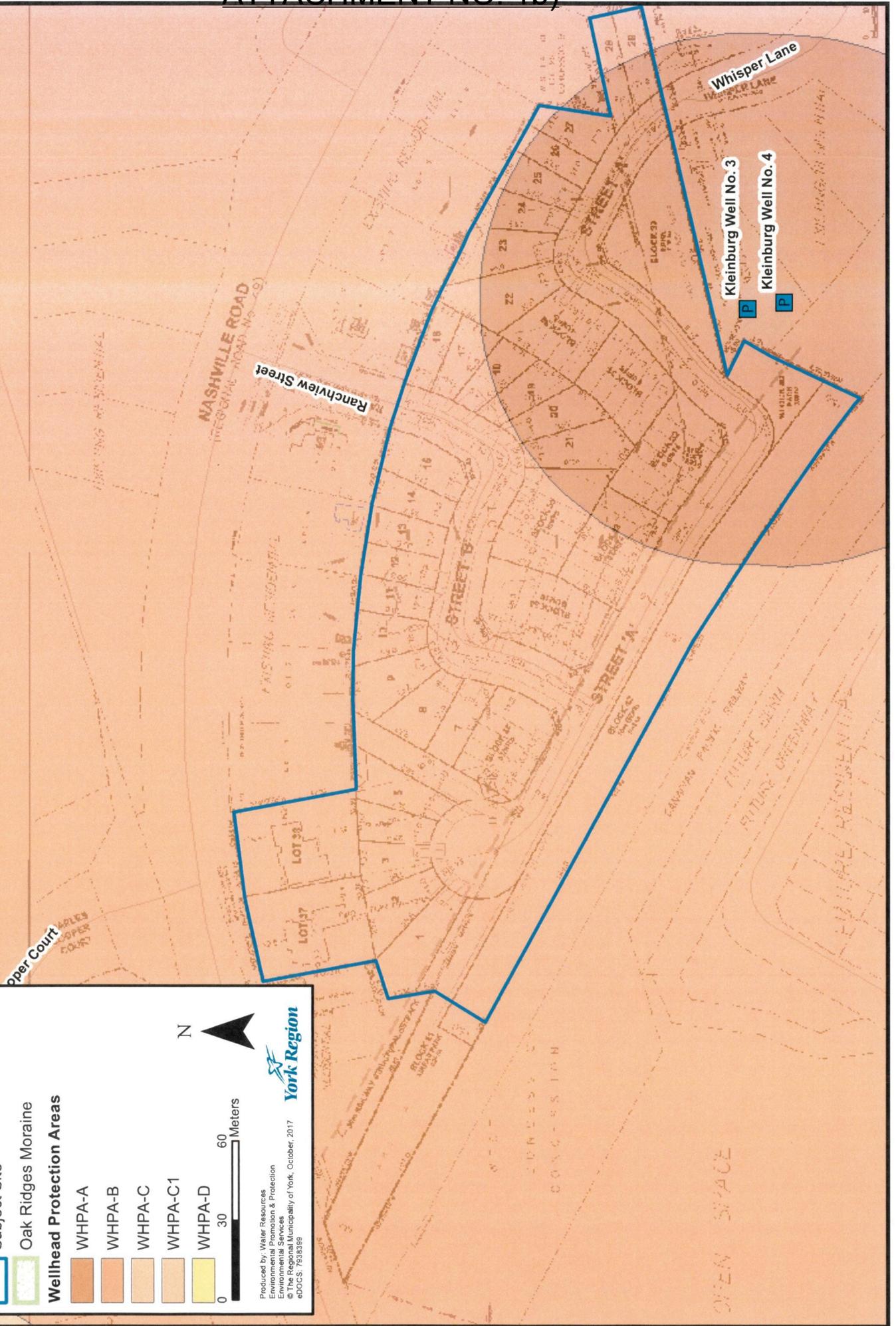
WHPA-C1

WHPA-D

0 30 60 Meters



Produced by: Water Resources
Environmental Promotion & Protection
Environmental Services
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eDOCS: 7938399



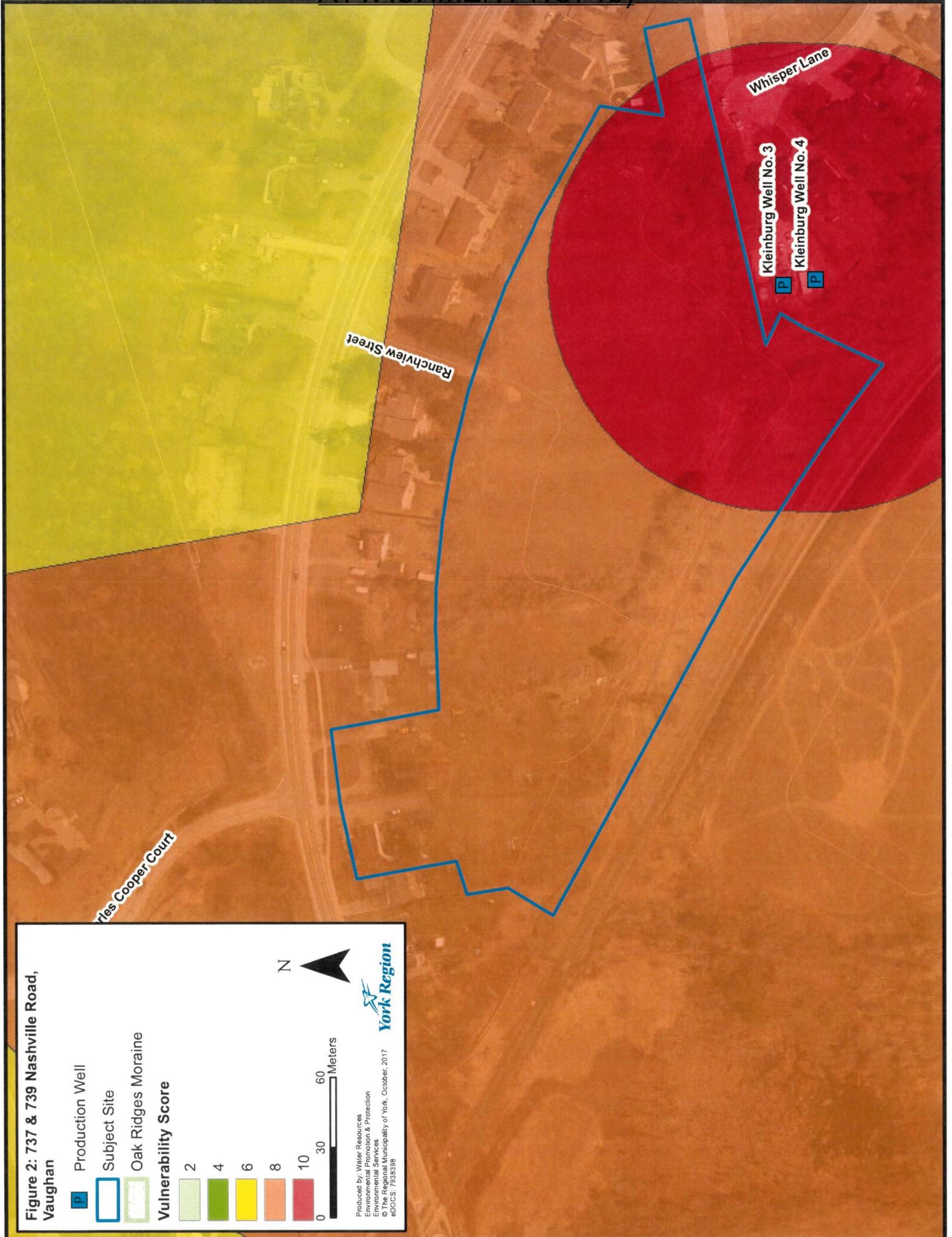
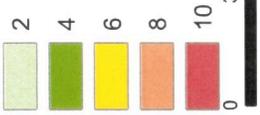


Figure 2: 737 & 739 Nashville Road, Vaughan

- Production Well
- Subject Site
- Oak Ridges Moraine

Vulnerability Score



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Environmental Monitoring & Protection
Engineering & Technical Services
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ATTACHMENT NO. 1c)



April 16, 2018

Ms. Judy Jeffers
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

CFN 58712
E-XREF CFN 43665 & 57142

Sent via email
judy.jeffers@vaughan.ca

Dear Ms. Jeffers:

**Re: Conditions of Approval
Draft Plan of Subdivision Application 19T-17V007
Zoning By-law Amendment Application Z.17.022
Part of West Half of Lot 25, Concession 9
East Side of Huntington Road, Between Major Mackenzie Drive and Nashville Road
Within Block 61 West
City of Vaughan, Regional Municipality of York
(Nashville (Barons) Developments Inc. / Nashville Ten Acres Developments Inc.)**

The purpose of this letter is to acknowledge receipt of and to provide comments on revised Draft Plan of Subdivision Application 19T-17V007 and Zoning By-law Amendment Application Z.17.022 in Block 61 West, in the City of Vaughan. Appendix 'B' provides a complete list of the materials reviewed.

Background

It is Toronto and Region Conservation Authority (TRCA)'s understanding that the Owner has submitted the subject revised applications to facilitate the development of a residential subdivision consisting of 251 dwelling units and nine streets, with various other blocks for residential part lot, medium density / mixed use part block, park, linear park, open space, open space buffer, vista, CPR berm, CPR greenway, landscape strip, road widening and reserve purposes.

The subject applications are situated within the Block 61 West plan area in the City of Vaughan, which was Council approved in November 2011. Since that time, TRCA staff has been working with the individual landowners in Block 61 West to advance their respective planning applications and to address TRCA's outstanding comments on the Block Plan/MESP technical submission and supporting studies.

Application-Specific Comments

At this time, TRCA staff continues to have outstanding comments on the Block 61 West Block Plan materials, including the addendum documents that were provided in support of the subject applications. These comments include, but are not limited to, the need for additional water balance mitigation measures, additional details on grading/filling proposed adjacent to the open space systems, updated habitat loss/gain calculations for the block plan area, and confirmation that there is space available to enlarge the existing stormwater management ponds to accommodate the proposed development and achieve Regional peak flow control.

Recommendation

Based on the above, TRCA staff recommends that these applications be deferred.

However, should the City proceed to take these files forward to the Committee of the Whole in June, we have included our conditions for Draft Plan of Subdivision 19T-17V007 in Appendix 'A'.

TRCA's preliminary comments on Zoning By-law Amendment Application Z.17.022 can be found within the conditions of draft plan approval.

TRCA's detailed comments on the revised applications and supporting background reports will be provided under separate cover. 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 or zoning by-law amendment 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 both the draft plan of subdivision and zoning by-law amendment once they are approved.

Fees

Finally, we thank the Owner for providing the initial \$49,800.00 application fee. This application will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect 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,

Coreena Smith, EP, MCIP, RPP
Acting Planning Manager, Planning and Development
Extension 5269

cc: By Email

Joan MacIntyre, Malone Given Parsons Ltd.
Aaron Hershoff, TACC Developments
Ruth Rendon, City of Vaughan
Ian Buchanan, Regional Municipality of York

/Encl.

J:\DSS\York Region\Vaughan\58712 20180416 Nashville Barons West Conditions 1.docx

Appendix 'A' – TRCA's Conditions and Comments

**Draft Plan of Subdivision Application 19T-17V007
Zoning By-law Amendment Application Z.17.022
Part of West Half of Lot 25, Concession 9
East Side of Huntington Road, Between Major Mackenzie Drive and Nashville Road
Within Block 61 West
City of Vaughan, Regional Municipality of York
(Nashville (Barons) Developments Inc. / Nashville Ten Acres Developments Inc.)**

TRCA's Conditions of Draft Plan Approval

TRCA recommends approval of Draft Plan of Subdivision 19T-17V007, Part of West Half of Lot 25, Concession 9, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons Ltd., revised January 15, 2018, subject to the following conditions:

1. Prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall provide a letter to the satisfaction of TRCA, which indicates the Owner acknowledges and agrees to address TRCA's outstanding comments dated October 31, 2011 (as may be amended) on the Block 61 West Block Plan/MESP technical submissions and supporting, as may have been amended through subsequent submissions and studies, to the satisfaction of TRCA. The Owner shall address all of TRCA's outstanding comments through fulfillment of TRCA's conditions of draft plan approval prior to the registration of this plan or any phase thereof.
2. The Owner shall prepare a Terms of Reference for any studies, reports, assessments, plans, figures, etc. requested by TRCA in its conditions of draft plan approval to the satisfaction of TRCA (and City of Vaughan where specified) prior to the preparation of these studies, reports, assessments, plans, figures, etc.
3. Prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This report shall include:
 - i. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and
 - ii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering report and details of the plans approved by TRCA for topsoil stripping purposes to the satisfaction of TRCA.

4. Prior to site alteration (with the exception of topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) to the satisfaction of TRCA. This report 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 heritage system, both aquatic and terrestrial;
- v. Storage requirements for controlling Regional storm runoff to existing levels and a contingency plan for achieving Regional peak flow control within the Block Plan area should the technical studies being undertaken by TRCA indicate development of Block 61 West without Regional storm peak flow controls would result in unacceptable impacts to hydraulics and flood risk downstream of the development. The contingency plan must include plans and calculations demonstrating how and where additional storage can be accommodated and the need for red-line revisions to the draft plan of subdivision, if required;
- vi. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site;
- vii. Proposed measures to promote infiltration and maintain water balance for the plan area;
- viii. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
- ix. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
- x. 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;
- xi. A groundwater monitoring and mitigation program, which assesses groundwater conditions prior, during and post-construction and outlines mitigation and adaptive management strategies for any negative impacts to groundwater conditions associated with development in the plan area. The terms of reference and final monitoring program must be prepared by the Owner to the satisfaction of the City of Vaughan and TRCA. This monitoring, mitigation and adaptive management program may be combined with other monitoring requirements in the plan area with the prior written consent of TRCA;
- xii. A surface water monitoring and mitigation program, which assesses surface water flows to the natural features prior, during and post-construction and outlines mitigation and adaptive management strategies for any negative impacts to the natural features associated with development in the plan area. The terms of reference and final monitoring program must be prepared by the Owner to the satisfaction of the City of Vaughan and TRCA. This monitoring, mitigation and adaptive management program may be combined with other monitoring requirements in the plan area with the prior written consent of TRCA;

- xiii. Grading plans for the subject lands;
- xiv. Plans, cross-sections and details regarding areas where grading, filling and/or retaining walls are proposed in or adjacent to the Open Space (Blocks 249 to 250 inclusive) and Open Space Buffers (Blocks 251 to 252 inclusive). The Owner must first explore solutions to any anticipated grading issues within their development site before approaching the municipality and TRCA for encroachments into the buffers or open space lands or retaining walls adjacent to those areas. In certain circumstances and subject to a detailed assessment of the potential impacts and mitigation measures, TRCA will consider the request for retaining walls adjacent to and/or grading and filling within the buffers. The request must be accompanied by plans and details to the satisfaction of TRCA, including but not limited to justification as to the need for the encroachment; description of the options explored to eliminate or reduce the need for the grading, filling and/or retaining walls; existing and proposed grades; limits of the natural features, hazards and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; mitigation; tree protection; sediment and erosion controls; supporting geotechnical/soils analyses; and, compensation;
- xv. 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;
- xvi. Detailed plans and supporting calculations for the culvert crossing of Tributary 'A' at Street 'B' (Mactier Drive);
- xvii. Updated Regulatory floodline modeling and mapping to the standards established by TRCA based on the final characteristics of the culvert crossing of Tributary 'A' at Street 'B' (Mactier Drive);
- xviii. Confirmation that a minimum 10 metre buffer will be maintained between the new development (including new lots) and the Regulatory floodline based on the updated floodline modeling and mapping provided; and
- xix. 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.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering reports and details of the plans approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.

5. Prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall prepare a tree inventory and protection plan for the site to the satisfaction of TRCA. The Owner shall carry out, or cause to be carried out, the tree inventory and protection plan approved by TRCA prior to topsoil stripping to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
6. Prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall prepare a detailed wildlife rescue plan (including fish, turtles and amphibians) for any proposed alteration of or interference with a watercourse or wetland (e.g., culvert crossings) to the satisfaction of TRCA. The Owner shall carry out, or cause to be carried out, the wildlife rescue plan approved by TRCA prior to any proposed alteration of or interference

- with the natural features to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
7. Prior to the registration of this plan or any phase thereof, the Owner shall prepare comprehensive edge management plans / restoration planting plans / reforestation plans to the satisfaction of TRCA for the Open Space (Blocks 249 to 250 inclusive), Open Space Buffers (Blocks 251 to 252 inclusive), Vistas (Blocks 253 to 256 inclusive), CPR Berm (Block 257), CPR Greenway (Block 258), Linear Parks (Blocks 247 to 248 inclusive) and northern portion of the Park (Block 246) (of the same general width as the adjacent Linear Parks) pursuant to the Nashville Heights Natural Heritage Evaluation and Environmental Impact Study (Beacon Environmental, July 2011, as amended), NHE/EIS Addendum (Beacon Environmental, November 30, 2016, as may be further amended) and Memorandum of Understanding (Nashville Developments Inc. et al. and TRCA, December 9, 2016). The Owner shall carry out, or cause to be carried out, the edge management works / restoration plantings / reforestation approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
 8. Prior to the registration of this plan or any phase thereof, the Owner shall prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Open Space (Blocks 249 to 250 inclusive), Open Space Buffers (Blocks 251 to 252 inclusive), Vistas (Blocks 253 to 256 inclusive), CPR Berm (Block 257) and CPR Greenway (Block 258) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state. The Owner shall carry out, or cause to be carried out, the removal and restoration works approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
 9. Prior to the registration of this plan or any phase thereof, the Owner shall prepare trail plans and details to the satisfaction of TRCA for areas within and adjacent to the Open Space (Blocks 249 to 250 inclusive), Open Space Buffers (Blocks 251 to 252 inclusive), Vistas (Blocks 253 to 256 inclusive), CPR Berm (Block 257), CPR Greenway (Block 258), Linear Parks (Blocks 247 to 248 inclusive) and northern portion of the Park (Block 246). The Owner shall carry out, or cause to be carried out, the trail installation pursuant to the plans and details approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
 10. Prior to the registration of this plan or any phase thereof, the Owner shall obtain all necessary 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, to the satisfaction of TRCA.
 11. The Open Space (Blocks 249 to 250 inclusive), Open Space Buffers (Blocks 251 to 252 inclusive), Vistas (Blocks 253 to 256 inclusive), CPR Berm (Block 257), CPR Greenway (Block 258), Linear Parks (Blocks 247 to 248 inclusive) and Park (Block 246) shall be dedicated to TRCA or the City of Vaughan, free of all charges and encumbrances.
 12. The implementing zoning by-law shall recognize the Open Space (Blocks 249 to 250 inclusive) and Open Space Buffers (Blocks 251 to 252 inclusive) in an OS1 Open Space Conservation Zone, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
 13. The implementing zoning by-law shall recognize the Vistas (Blocks 253 to 256 inclusive), CPR Berm (Block 257), CPR Greenway (Block 258), Linear Parks (Blocks 247 to 248 inclusive) and Park (Block 246) in an OS2 Open Space Park Zone, or other suitable environmental zoning category, which has the effect of prohibiting development and

- recognizing the significance of these lands for reforestation/naturalization purposes, to the satisfaction of TRCA.
14. The implementing zoning by-law shall be prepared to the satisfaction of TRCA.
 15. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
 16. The Owner agrees in the subdivision 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 approval;
 - 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;
 - iii. To obtain all necessary 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, to the satisfaction of TRCA;
 - iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
 - v. To erect a permanent fence along all residential lots and blocks that abut the Open Space (Blocks 249 to 250 inclusive), Open Space Buffers (Blocks 251 to 252 inclusive) and Vistas (Blocks 253 to 256 inclusive) and in other areas as may be required to protect existing and future open space lands from unauthorized/non-programmed entry to the satisfaction of TRCA;
 - vi. To prohibit grading works within the Open Space (Blocks 249 to 250 inclusive) and Open Space Buffers (Blocks 251 to 252 inclusive) unless approved by TRCA;
 - vii. To prohibit retaining walls in or adjacent to the Open Space (Blocks 249 to 250 inclusive) and Open Space Buffers (Blocks 251 to 252 inclusive) unless approved by TRCA;
 - viii. Prior to the issuance of any building permit on Lots 157 to 203 inclusive and Blocks 232 to 244 inclusive, the Owner demonstrates to the satisfaction of TRCA that the works required to provide safe ingress and egress during a Regulatory storm event to these lots and blocks have been implemented pursuant to the TRCA approved plans, i.e., the installation of the culvert crossing of Tributary 'A' at Street 'B' (Mactier Drive), or the extension of Street 'B' (Mactier Drive) through the lands to the south to connect with the already constructed segments of Street 'B' (Mactier Drive). This will include, but is not limited to the submission of as-built plans, revised flood plain modeling, flood plain mapping, site photos, inspection/monitoring reports and written certification by the consulting engineer, fluvial geomorphologist, ecologist and/or other professionals as deemed necessary by TRCA to the satisfaction of TRCA; and

- ix. To include the following wording in all agreements of purchase and sale to the satisfaction of TRCA:

The subject property appears to be partially or entirely located within the following vulnerable area: The Kleinburg Wellhead Protection Area (WHPA). The Source Protection Plan 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 and the site is subject to the Source Water Protection policies listed in the CTC Source Protection Plan. The purpose of a Source Protection Plan is to outline how water quality and quantity for municipal drinking water systems will be protected. The subject lands are located within WHPA "B", "C" and/or "Q", where prescribed threat activities in this vulnerable area are classified as low or moderate. Residential property owners within this vulnerable area are encouraged to use best management practices to protect sources of municipal drinking water. Information regarding best management practices and prescribed threat activities may be provided by the municipality or by contacting TRCA's Source Protection hydrogeologist at 416-661-6600, or by visiting <http://www.ctcswp.ca/> or <http://www.trca.on.ca/>.

17. This draft plan of subdivision shall be subject to red-line revision(s) in order to meet the requirements of the conditions of TRCA, if necessary, to the satisfaction of TRCA.
18. The Owner shall provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

TRCA's Comments on the Zoning By-law Amendment Application

Please further note that TRCA's comments on Zoning By-law Amendment Application Z.17.022 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-17V007.

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

Appendix 'B' – Materials Reviewed by TRCA

Received on August 12, 2011 (previous Block 61 West MESP tech. submission and supporting studies)

- Master Environmental Servicing Plan, prepared by Schaeffers Consulting Engineers, revised July 2011.
- Hydrogeologic Investigation, prepared by Terraprobe Inc., dated August 3, 2011.
- Nashville Heights Natural Heritage Evaluation and Environmental Impact Study, prepared by Beacon Environmental, dated July 2011.
- Nashville Heights Geomorphic Assessment – Existing Conditions, prepared by Parish Geomorphic, dated March 2011.
- Urban Design Guidelines, prepared by STLA Design Strategies and John G. Williams Architect Inc., revised June 2011.
- Landscape Master Plan, prepared by NAK STLA Design Strategies, revised July 28, 2011.

Received on September 29, 2017

- Request for Comments, prepared by the City of Vaughan, dated September 26, 2017.
- Draft Plan of Subdivision 19T-17V007, Part of West Half of Lot 25, Concession 9, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons Ltd., dated May 4, 2017.
- Nashville Heights – Barons Draft Plan of Subdivision, Planning Justification Report, prepared by Malone Given Parsons Ltd., dated May 2017.
- Sketch Showing Dripline, Wetland and Natural Features of Part of Lots 23, 24 and 25, Concession 9, City of Vaughan, Regional Municipality of York, prepared by Rady-Pentek & Edwards Surveying Ltd., dated April 13, 2010.
- Functional Servicing Report – Barons West Property, prepared by Schaeffers Consulting Engineers, dated June 2017.
- Nashville Heights Natural Heritage Evaluation and Environmental Impact Study, prepared by Beacon Environmental, revised July 2015.
- Block 61 West, Nashville Landowners Group, NHE/EIS Addendum, prepared by Beacon Environmental, dated November 30, 2016.
- Corridor Width Based on Meander Belt – Tributary A – Nashville Heights Development, prepared by Matrix Solutions Inc., dated October 28, 2016.
- Tree Inventory and Preservation / Edge Management Plan and Report, prepared by Kuntz Forestry Consulting Inc., dated July 25, 2016.
- Figure 1, Existing Conditions, Proposed Site Plan, Tree Inventory & Preservation Plan, prepared by Kuntz Forestry Consulting Inc., Revision 1 dated July 25, 2016.
- Figure 2, Existing Conditions, Proposed Site Plan, Edge Management Plan, prepared by Kuntz Forestry Consulting Inc., Revision 1 dated July 25, 2016.
- Butternut Health Assessment – 10671 Huntington Road, Vaughan, prepared by Kuntz Forestry Consulting Inc., dated July 5, 2015 (with email from MNRF dated July 19, 2016).
- A Soil Investigation for Proposed Residential Development, prepared by Soil Engineers Ltd., dated June 2016.
- A Geotechnical Investigation for Proposed Residential Subdivision, prepared by Soil Engineers Ltd., dated March 2017.
- Source Water Impact Assessment and Mitigation Plan (SWIAMP), prepared by Terraprobe Inc., dated April 28, 2017.
- Nashville West Area Calculations Based on Preliminary Block Plan August 8, 2016, unknown author, dated May 9, 2017.
- Proposed Block Plan, prepared by Malone Given Parsons Ltd., dated January 2012, revised June 6, 2017.
- Digital copy of the review materials and background.

Received on February 2, 2018

- TRCA application fee.

Received on March 14, 2018

- Request for Comments, prepared by the City of Vaughan, dated March 7, 2018.
- Draft Plan of Subdivision 19T-17V007, Part of West Half of Lot 25, Concession 9, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons Ltd., revised January 15, 2018.

ATTACHMENT NO. 1d)



Date: September 29th , 2017

Attention: **Judy Jeffers**

RE: Request for Comments

File No.: **Z.17.022, 19T-17V007**

Applicant: Nashville (Barons) Developments Inc./Nashville Ten Acres Developments Inc..

Location 10671 Huntington Road

ATTACHMENT NO. 1d)



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



ATTACHMENT NO. 1e)

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

October 3, 2017

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

Dear Judy Jeffers,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
Nashville (Barons) Developments Inc. / Nashville Ten Acres Developments Inc.
10671 Huntington Road
Part of West Half of Lot 25, Concession 9
City of Vaughan
File No.: 19T-17V007 & Z-17-022

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

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

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

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

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

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

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

ATTACHMENT NO. 1e)

Sincerely,



Alice Coleman

Municipal Planning Coordinator
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5386

MunicipalPlanning@enbridge.com

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

enbridgegas.com

Integrity. Safety. Respect.

AC/jh

ATTACHMENT NO. 1f)

Jeffers, Judy

From: Josie Tomei <Josie_Tomei@cpr.ca>
Sent: November-09-17 2:25 PM
To: Jeffers, Judy
Subject: COMMENTS VAUGHAN 19T-17V007 & Z.17.022 10671 Huntington Rd, Nashville (Barons) Developments Inc-Nashville Ten Acres Developments Inc Mi 16.6 Mactier
Attachments: Principal Main CP.pdf

VAUGHAN 19T-17V007 & Z.17.022 10671 Huntington Rd, Nashville (Barons) Developments Inc-Nashville Ten Acres Developments Inc.

This is in reference to your circulation of the Rezoning and Draft Plan of Subdivision Applications for the above noted site in the City of Vaughan. The proposed development is located adjacent to mile 16.6 of our Mactier Subdivision, which is classified as a Principal Main Line. Canadian Pacific Railway is not in favour of residential developments adjacent to our right-of-way, as this land use is not compatible with railway operations. The health, safety and welfare of potential residents could be adversely affected by railway activities.

However, to ensure the safety and comfort of adjacent residents and to mitigate as much as possible the inherent adverse environmental factors, we request that CP's standard requirements (attached)) be included as conditions of approval. The attached are based on a collaborative project by the Federation of Canadian Municipalities and the Railway Association of Canada, the Guide for New Development in Proximity to Railway Operations (<http://www.proximityissues.ca>).

We would appreciate being circulated with all future correspondence related to this application.

Regards,



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

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ATTACHMENT NO. 1f)

interdite. Si vous avez reçu ce courriel par erreur, veuillez le détruire immédiatement et en informer l'expéditeur à l'adresse ci-dessus. ----- IMPORTANT NOTICE - AVIS IMPORTANT -----

ATTACHMENT NO. 1f)



PRINCIPAL MAIN LINE REQUIREMENTS

1. Berm, or combination berm and noise attenuation fence, having extensions or returns at the ends, to be erected on adjoining property, parallel to the railway right-of-way with construction according to the following:
 - a) Minimum total height 5.5 metres above top-of-rail;
 - b) Berm minimum height 2.5 metres and side slopes not steeper than 2.5 to 1.
 - c) Fence, or wall, to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre (4 lb/sq.ft.) of surface area.

No part of the berm/noise barrier is to be constructed on railway property.

A clause should be inserted in all offers of purchase and sale or lease, and be registered on title or included in the lease for each dwelling affected by any noise and vibration attenuation measures, advising that any berm, fencing, or vibration isolation features implemented are not to be tampered with or altered, and further that the owner shall have the sole responsibility for and shall maintain these features.

Dwellings must be constructed such that the interior noise levels meet the criteria of the appropriate Ministry. A noise study should be carried out by a professional noise consultant to determine what impact, if any, railway noise would have on residents of proposed subdivisions and to recommend mitigation measures, if required. The Railway may consider other measures recommended by the study.

2. Setback of dwellings from the railway right-of-way to be a minimum of 30 metres. While no dwelling should be closer to the right-of-way than the specified setback, an unoccupied building, such as a garage, may be built closer. The 2.5 metre high earth berm adjacent to the right-of-way must be provided in all instances.
 3. Ground vibration transmission to be estimated through site tests. If in excess of the acceptable levels, all dwellings within 75 metres of the nearest track should be protected. The measures employed may be:
 - a) Support the building on rubber pads between the foundation and the occupied structure so that the maximum vertical natural frequency of the structure on the pads is 12 Hz;
 - b) Insulate the building from the vibration originating at the railway tracks by an intervening discontinuity or by installing adequate insulation outside the building, protected from the compaction that would reduce its effectiveness so that vibration in the building became unacceptable; or
 - c) Other suitable measures that will retain their effectiveness over time.
 4. A clause should be inserted in all offers of purchase and sale or lease and in the title deed or lease of each dwelling within 300m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.
 5. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway, and be substantiated by a drainage report to be reviewed by the Railway.
 6. A 1.83 metre high chain link security fence be constructed and maintained along the common property line of the Railway and the development by the developer at his expense, and the developer is made aware of the necessity of including a covenant running with the lands, in all deeds, obliging the purchasers of the land to maintain the fence in a satisfactory condition at their expense.
 7. Any proposed utilities under or over railway property to serve the development must be approved prior to their installation and be covered by the Railway's standard agreement.
-

November 27, 2017

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

Attention: Judy Jeffers - Planner

Re: Z.17.022 & 19T-17V007

RELATED FILES:

NASHVILLE DEVELOPMENT (BARONS) INC.

10671 HUNTINGTON ROAD, PART OF WEST HALF OF LOT 25, CONCESSION 9

THE CITY OF VAUGHAN WARD 1 POSTAL DELIVERY AREA: KLEINBURG/WOODBRIDGE.

Dear Sir/Madam:

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

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

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

ATTACHMENT NO. 1g)

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.

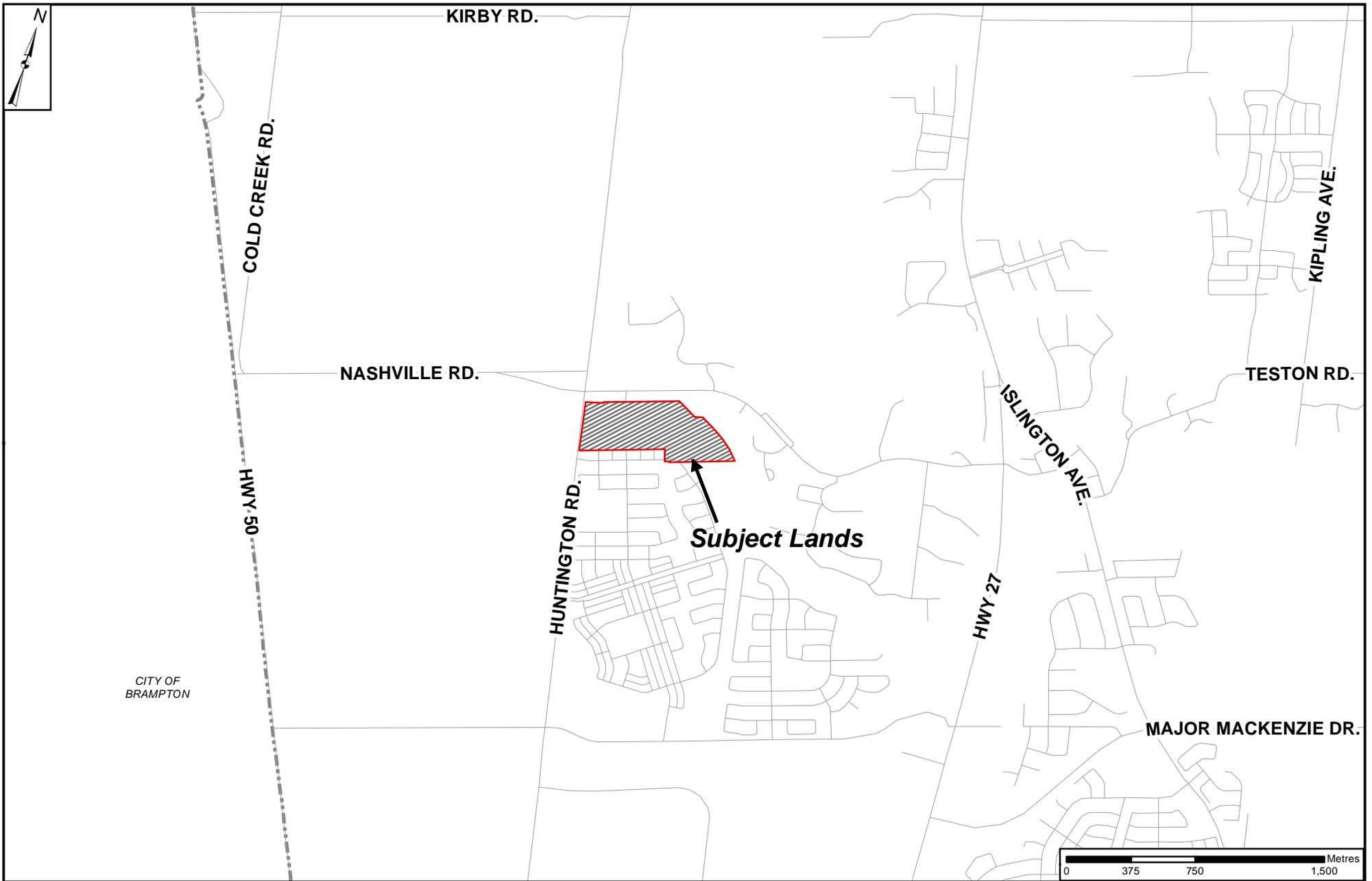
The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail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



Context Location Map

LOCATION:
Part of Lot 25, Concession 9

APPLICANT:
Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.

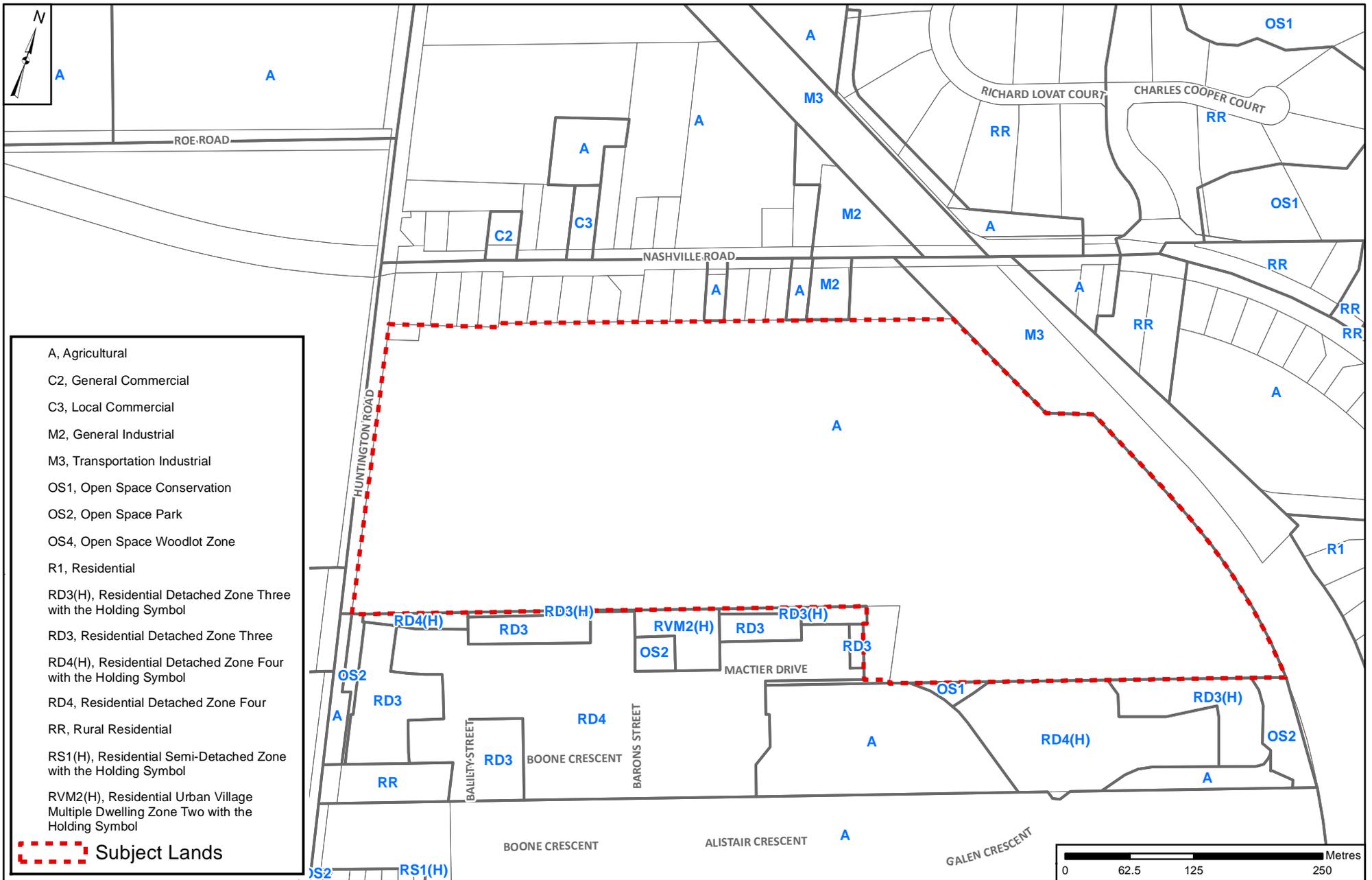


Attachment

FILES:
Z.17.022 & 19T-17V007

DATE:
June 5, 2018

2



Location Map

LOCATION:
Part of Lot 25, Concession 9

APPLICANT:
Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.

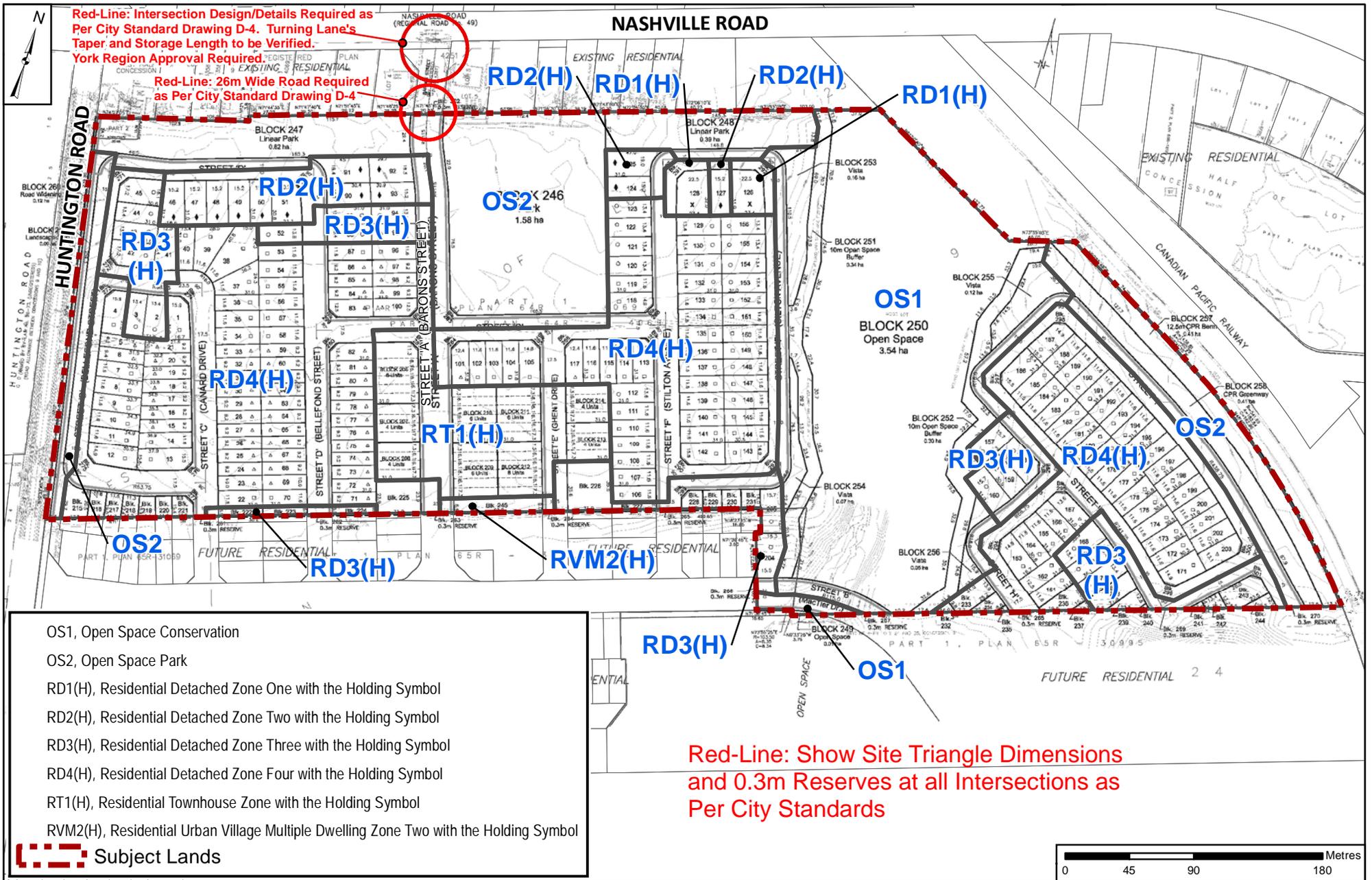


Attachment

FILES:
Z.17.022 & 19T-17V007

DATE:
June 5, 2018

3



Proposed Zoning and Draft Plan of Subdivision 19T-17V007 - Red-Lined

Attachment

APPLICANT:
Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.

LOCATION:
Part of Lot 25, Concession 9



FILES:
Z.17.022 & 19T-17V007

DATE:
June 5, 2018

4



Block Plan - Revised

Attachment

LOCATION:
Part of Lot 25, Concession 9

APPLICANT:
Nashville (Barons) Developments Inc. &
Nashville (10 Acres) Developments Inc.



FILES:
Z.17.022 & 19T-17V007

DATE:
June 5, 2018

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