

ATTACHMENT NO. 1 a)

**DRAFT PLAN OF SUBDIVISION FILE 19T-19V002 ('THE PLAN')
CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC. ('THE OWNER')
PART OF THE EAST HALF OF LOT 28, CONCESSION 5, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY')
THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF
PLAN OF SUBDIVISION FILE 19T-19V002, ARE AS FOLLOWS:**

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., SWG. No. – 20:1, dated February 28, 2020, (the 'Plan').
2. The lands within the 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 of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
6. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
7. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
8. Prior to final approval, a geotechnical report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
9. Prior to the initiation of grading, and prior to the registration of this draft plan of

subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:

10. A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
 - a. plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - b. the location and description of all outlets and other facilities;
 - c. storm water management techniques which may be required to control minor 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 reports to the satisfaction of the City.

11. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
12. Prior to final approval of the Plan, the Owner shall design and construct, at no cost to the City, any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized to accommodate the development of the Plan.
13. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
14. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
15. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
16. The Owner shall agree in the subdivision agreement to maintain adequate

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

17. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:

- a. "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

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

- b. "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
- c. "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88, as amended."
- d. "Purchasers and/or tenants are advised that the owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the tenants of this project. The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock - boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom

door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.”

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

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

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

- i. "Purchasers and/or tenants are advised that this plan of subdivision is designed to include catchbasins. The catchbasin is designed to receive and carry only clean stormwater. It is the tenant'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 catchbasins are shown on the Construction Drawings and the location is subject to change without notice."

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.

18. The Owner shall enter into an agreement with the City of Vaughan to provide securities and commit to undertaking works based on the preliminary design for the provision of external roads and municipal services, improvements to existing municipal services, and commit to enter into agreements with the external landowners and the City to facilitate the development of the Plan. The said agreement shall be executed prior to enactment of the Zoning By-law amendment and may be registered against the lands to which it applies.
19. The Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 34 East to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands, all to the satisfaction of the City.
20. The Owner shall submit a letter from the Block Trustee for Block 34 East Developers' Group Agreement indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 34 East Landowners Cost Sharing Agreement, to the satisfaction of the City.
21. The Owner through the Block 34 East Developers' Group shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond(s), land conveyances including the construction of streets and roads south of the Subject Lands or front-end the works and enter into a Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management pond, land conveyances including the construction of streets and roads south of the Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the City.

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

23. Prior to final approval of the Plan and/or conveyance of land, the Owner shall implement the following to the satisfaction of the City:

- a. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
- b. Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
- c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
- d. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.

24. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:

- a. For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and

analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.

- b. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
 - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
 - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
25. Prior to final approval of the Plan, the Owner shall coordinate any telephone or telecommunications service provider to locate its plant in a common trench on future Street(s) to service the proposed Development Block(s) 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 able to install its plant so as to permit connection to individual units within the subdivision, at no cost to the City.
26. The Owner shall agree in the subdivision agreement to design and construct at no cost to the City all applicable external municipal infrastructure required that are necessary to benefit the Plan to the satisfaction of the City.
27. The Owner shall agree in the Subdivision Agreement with the City to pay its financial contribution towards any Special Area Charges related to implementation of the interim and ultimate servicing strategies identified through the Block 34 East Master Environmental Servicing Plan and/or the Functional Servicing Report to service the Subject Lands.
28. All proposed watercourse/roadway crossings and subsurface infrastructure including, but not limited to, sanitary, stormwater and water services shall be constructed in conjunction with this development. The timing for construction of these works shall be to the satisfaction of the City.
29. Prior to final approval of the Plan, the Owner shall prepare a comprehensive Traffic Management Plan (TMP) based on updated traffic study. The TMP shall include the details of the future traffic calming measures, future transit routes,

pedestrian network, traffic controls, phasing etc. that reflects the latest road network to the satisfaction of the City. The TMP shall ensure that all roadways as part of the Plan are designed in accordance with the applicable engineering standards and to the satisfaction of the City.

30. Prior to final approval of the Plan, the Owner shall prepare a comprehensive parking justification study to the satisfaction of the City.
31. Prior to final approval of the Plan, the Owner shall retain the services of a qualified Electrical Consultant to provide an updated streetlighting design and photometric analysis as part of the proposed works. The plan/analysis to be submitted to the City and Region for review and approval, shall demonstrate that adequate lighting is available for the sidewalk and roadway, and shall recommend mitigative measures for these issues, to the satisfaction of the City.
32. Prior to final approval of the Plan, the Owner shall ensure all necessary approvals to facilitate the road network in accordance with the Traffic Impact Study (TIS), to the satisfaction of the City. The traffic study is to analyze proposed road network and its impact to existing roadways that are also subject to approval by the Region of York.
33. 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 Regional and City road improvements. The report/plan submitted to the City and Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed 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 TMP, to the satisfaction of the City.
34. The Owner shall agree in the subdivision agreement 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.
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. The analysis shall include, but not be limited to, conducting a WaterCAD/InfoWater analysis of the lands in accordance to the recommendations set forth within the Functional Servicing Report. The Owner shall agree in the subdivision agreement to design and construct, at no cost to

the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree in an agreement with the City to provide a financial security towards operation, maintenance and decommissioning considerations to facilitate the interim water servicing strategy, as necessary, to be held by the City until the ultimate water servicing works are implemented by the Region to service the Subject Lands.

36. Prior to final approval of the Plan, the Owner shall conduct comprehensive sanitary sewer study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, downstream sanitary sewer design sheets and related drawings to demonstrate that the subject lands can be adequately serviced as proposed and conform to the City's comments on the sewer design. The sanitary sewer analysis shall be completed using the City standards, or alternate design standards to the satisfaction of the Development Engineering Department, as these lands are proposed to connect through an existing sanitary sewer network. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree in an agreement with the City to provide a financial security for operation, maintenance and decommissioning considerations to facilitate the interim water servicing strategy, as necessary, to be held by the City until the ultimate sanitary servicing works are implemented by the Region to service the Subject Lands.
37. Prior to final approval of the Plan, the Owner shall obtain confirmation from the City and Region of York that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
38. Prior to final approval of the Plan, the Owner shall conduct comprehensive storm sewer study including, but not limited to, conveyance capacity analysis of proposed sewers, downstream storm sewer design sheets, operation and maintenance considerations of any proposed non-standard measures, hydraulic grade line analysis and related design drawings to demonstrate that the subject lands can be adequately serviced as proposed and conform to the City's comments on the sewer design. The stormwater analysis shall be completed using the City standards, or alternate design standards to the satisfaction of the Development Engineering Department, as these lands are proposed to be serviced by a new storm sewer within the Block 34 East lands adjacent to the Subject Lands. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Owner shall agree to provide a financial security or direct financial contribution for operation and maintenance considerations alongside pipe replacement costs for the sewers to the City.

39. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
40. 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.
41. Prior to the initiation of the grading or striping of top soil and final approval, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.
42. 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 Blocks where they abut the open space, valley/woodlot, and/or park blocks to the satisfaction of the City.
43. The Owner shall include following warning clause for all purchasers and/or tenants within the Plan:
- a. abutting or in proximity of any open space, valleylands, woodlots or stormwater facility:
 - “Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance.”
 - b. abutting or in proximity of any parkland or walkway:
 - “Purchasers and/or tenants are advised that the lot abuts a “Neighbourhood Park” of which noise and lighting may be of concern due to the nature of the park for active recreation.”
 - c. encroachment and/or dumping
 - “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the school site, park, open space, woodlot and/or storm water management facility are prohibited.”
 - d. gate of access point
 - “Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the school site, open space,

stormwater management facility, watercourse corridor, woodlot, and/or park is prohibited.”

e. infiltration trench

- “Purchasers and/or tenants are advised that their rear yard lot area has been design to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits.”

44. The Owner shall agree in the subdivision agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
45. The Owner shall agree in the subdivision agreement that adequate access and municipal services will be available to service the subject Lands or demonstrate that alternative arrangements have been made for their completion to the satisfaction of the City.
46. Prior to final approval of the Plan, the Owner shall submit detailed engineering design plans for the proposed roads within and external to the Subject Lands including, but not limited to, the intersection design with existing municipal and Regional roads, lane widths, lane configurations, curb radii, turning lanes with storage/ taper length, retaining wall details and sidewalk details to the satisfaction of the City and Region.
47. The Owner shall agree in the subdivision agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian and cycling facilities.
48. 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 to according to the Ministry of Environment Guidelines. 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.
49. Prior to 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 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.

50. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.
51. The Owner shall agree to notify both the Ministry of Heritage, Tourism, Sport and Culture Industries, and the City of Vaughan Development Planning Department immediately in the event that:
 - a. archaeological resources are found on the property during excavation and construction activities, to which all work must cease; and
 - b. where human remains are encountered during construction activities, the Owner must cease immediately all construction activities. The Owner shall contact York Region Police Department, the Regional Coroner and the Bereavement Authority of Ontario of the Ministry of Government and Consumer Services.
52. The Owner shall agree to name one of the new municipal roads after its historical property owners.
53. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
 - In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol
 - The Owner shall not remove trees without written approval by the City
 - The Owner shall enter into a tree protection agreement in accordance with the City Council enacted Tree By-Law 052-2018
54. Prior to the landscape plan review by the Development Planning Department, a fee shall be provided by the Owner to the Development Planning Department in accordance with the in-effect Council approved fee by-laws; i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.

- This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans
- In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan

55. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan. The document shall address but not be limited to the following issues:

- Landscape master plan; co-ordination of the urban design/streetscape elements
- The appropriate edge treatment along Jane Street and Highway 400.
- Architectural control design guidelines
- Sustainability design practices/guidelines

56. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.

- The program shall present a set of metrics to quantify the sustainability performance of new development projects.

57. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of the employment block that abut Highway 400 lands to the west, to the satisfaction of the City.

58. The Owner shall agree in the subdivision agreement to provide a soils report for all tree pits and planting beds throughout the subdivision to the satisfaction of the City.

59. The Owner shall update the Block 34 East Plan to reflect the Development to the satisfaction of the Development Planning Department and 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.]

60. Prior to final approval of the Plan, the Owner shall provide detailed design drawings for the proposed Headwater Drainage Feature Function Compensation and Upland Enhancement Area (in accordance with Figure 8 of the Environmental Impact Study – Azuria Condor Lands, prepared by Savanta, dated October 2019) to the satisfaction of the City and TRCA.
61. Prior to final approval of the Plan, the Owner shall prepare a cost estimate for the construction of the proposed Headwater Drainage Feature Function Compensation and Upland Enhancement Area to the satisfaction of the City.
62. Prior to final approval of the Plan, the Owner shall provide the City with a revocable Letter of Credit associated with construction of the Headwater Drainage Feature Function Compensation and Upland Enhancement Area in the

amount determined by the aforementioned cost estimate. The Letter of Credit will be released once the Headwater Drainage Feature Function Compensation and Upland Enhancement Area has been completed to the satisfaction of the City and TRCA.



Corporate Services

November 20, 2019

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

Attention: Carol Birch, Planner

**Re: 2nd Submission Comments/Conditions
Draft Plan of Subdivision 19T-19V002 (SUBP.19.V.0024)
Zoning By-law Amendment Z.19.007 (ZBA.19.V.0058)
11110 Jane Street
Part of the East Half of Lot 28, Concession 5
(Conmar Developments Inc. & Fenlands Vaughan Inc.)
City of Vaughan**

York Region has now completed its review of the above noted revised plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-3050, dated September 11, 2019. The proposed development is located at 11110 Jane Street, north of Teston Road and on the west side of Jane Street, in the City of Vaughan. The draft plan of subdivision will facilitate the creation of two employment blocks, a service commercial block and blocks for road widening, a buffer and a street, within a 39.14 ha site.

Infrastructure Asset Management Branch

Infrastructure Asset Management staff have reviewed the Functional Servicing Report and Stormwater Management Report, prepared by Schaeffers Consulting Engineers Ltd., dated October 2019, and technical comments are attached.

Transportation and Infrastructure Planning

Transportation and Infrastructure Planning staff have reviewed the Transportation Mobility Plan, prepared by Cole Engineering, dated October 2019, and technical comments are attached.

Zoning By-law Amendment

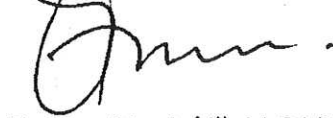
The zoning by-law amendment proposes to rezone the subject lands from "Agricultural A" to "Prestige Employment Area EM1 Zone," "Open Space Conservation OS1," and "Service Commercial C7" with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Summary

York Region has no objection to the draft plan of subdivision and zoning by-law amendment subject to the aforementioned comments and the attached Schedule of Clauses/Conditions for the draft plan of subdivision. We request that a copy of the Notice of Decision be forwarded to this office.

Should you have any questions regarding the above, 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/

Schedule of Conditions
19T-19V002 (SUBP.19.V.0024)
11110 Jane Street
Part of the East Half of Lot 28, Concession 5
(Conmar Developments Inc. & Fenlands Vaughan Inc.)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-3050, dated September 11, 2019

Conditions to be Included in the Subdivision Agreement

1. The Owner shall agree to provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate.
2. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
3. The Owner shall agree that, prior to the development approval of Blocks 2 and 3, that access to Blocks 2 and 3 shall be via "Street 2" (the internal road network) and direct access to Jane Street will not be permitted.
4. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

Conditions to be Satisfied Prior to Final Approval

5. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
6. 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.

7. The Owner shall revise the Transportation Study to address all comments related to the Transportation Mobility Plan, prepared by Cole Engineering, dated October 2019, to the satisfaction of York Region.
8. The Owner shall provide a drawing to show the layout of active transportation facilities and connections internal to the site and to the Regional roads.
9. The Owner shall provide engineering drawings and cost estimates to implement the recommendations of the revised/updated Transportation Study, including TDM measures and incentives, as approved by the Region.
10. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required road improvements for this subdivision. The report/plan, submitted to Development Engineering for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
11. 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) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva,
 - l) Functional Servicing Report (water, sanitary and storm services),
 - m) Water supply and distribution report,
 - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
 - Disinfection Plan
 - MOECC Form 1- Record of Watermains Authorized as a Future Alteration

- o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.
- 16. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
- 17. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region right-of-way to be removed, preserved or relocated. The report/plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
- 18. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region right-of-way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.

19. The 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.

20. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) A widening across the full frontage of the site where it abuts Jane Street of sufficient width to provide a minimum of 18 metres from the centreline of construction of Jane Street,

- b) A 15 metre by 15 metre daylight triangle at the north-west and south-west corners of Jane Street and "Street 2," and
 - c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Jane Street 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 Owner shall demonstrate, to the satisfaction of Development Engineering that "Street 2" shall be designed to intersect Jane Street at a right angle, or on a common tangent.
 - 23. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of "Street 2" shall be designed to accommodate the recommendations of the transportation report approved by York Region.
 - 24. The intersection of Jane Street and "Street 2" shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
 - 25. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
 - 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 – TECHNICAL COMMENTS

Re: 19T-19V002 (SUBP.19.V.0024)
11110 Jane Street
Part of the East Half of Lot 28, Concession 5
(Conmar Developments Inc. & Fenlands Vaughan Inc.)
City of Vaughan

Regional Infrastructure Asset Management and Transportation and Infrastructure Planning staff have reviewed the above noted draft plan of subdivision as well as the supporting documents and offer the following technical comments for the subject development application. These comments are not an approval and are subject to modification. It is intended to provide information to the Owner/Applicant regarding the Regional requirements that have been identified to date.

A. Infrastructure Asset Management

Infrastructure Asset Management staff have reviewed the Functional Servicing Report (FSR) and Stormwater Management Report, prepared by Schaeffers Consulting Engineers Ltd., dated October 2019, and provide the following comments:

- i. The FSR indicates that wastewater and water servicing will be provided to the subject development by proposed City owned infrastructure from the northern extension of "Street 1" as illustrated on Figures 3.1 and 4.2 of the report.
- ii. According to the FSR, there is an interim sanitary tank used to attenuate the peak flows discharging to the Mahmood Crescent sanitary sewer in place until the Regional sewers are constructed. However, the location of the said tank is not shown on the schematic. Please revise accordingly.
- iii. For water servicing, the FSR further states there is not adequate pressure to service the subject subdivision in the fire flow condition through PD7. Therefore, a private storage tank and booster pumps within each site plan will be required to ensure there is adequate water supply during fire flow events.
- iv. The FSR states that in the future, PD8 supply shall be connected through Region's 500mm diameter watermain on Kirby Road west of Jane Street. Please be advised that there is no plan in the Region's ten year capital program, nor in any longer term plans to

construct a 500 mm CPP PD8 watermain along Kirby Road as stated in the FSR. Please revise the text accordingly.

- v. Appendix B: Water Supply Calculations & Modelling of the Functional Servicing and Stormwater Management Report shows the schematics of water system for Phase 1 (Interim) and Phase 2 (Ultimate Condition). Please show the location of the fire storage tank and location of the pressure reducing valves (PRVs) referenced in the text in the FSR. In addition, the label of the blocks on the schematics are incorrect.
- vi. As such Region requires the Owner to revise the water servicing strategy to provide adequate clarification in light of above comments and resubmit prior to final approval.

B. Transportation and Infrastructure Planning

Transportation and Infrastructure Planning staff have reviewed the Transportation Mobility Plan, prepared by Cole Engineering, dated October 2019, and provide the following comments:

- i. The Study shall provide basis such as proxy site data for the anticipated truck traffic at proposed distribution centre.
- ii. The Study shall provide information regarding the validation of the existing condition intersection analysis with the field conditions.
- iii. Table 8.1 Site Trip Generation - shall include detailed information (type and size) on the land use.
- iv. The Study should remove all references and figures of the old site plan from the Appendices.
- v. Peak hour factors (PHF) used in the analysis shall be based on existing traffic counts to ensure the "worst case" conditions are analyzed over a peak hour period. The average PHF based on the existing traffic counts can be applied to the whole intersection, however, if an individual movement or approach has sharp peaking characteristics, a PHF should be calculated and applied for each movement or approach. Additionally, the future proposed intersection peak hour factors should be based on adjacent existing intersections. The Study shall be revised accordingly by applying the PHF estimated using the existing traffic volumes and the same PHF shall be used for all future scenarios. PHF calculations shall be provided in the main report.
- vi. The Study assesses the intersection of City View Boulevard and Teston Road with a westbound dual left turn lane. However, the analysis does consider the single southbound left turn lane at the City View Boulevard and Highway 400 on-ramp

intersection. The merging of vehicles immediately downstream of the dual left turn lane will result in significant operational and safety issues. The intersection of City View Boulevard and Teston Road shall be analyzed with a single westbound left turn lane for all scenarios.

- vii. The Study also analyze Jane Street as 4-lanes at its intersections with Streets 2 and 3. The 4-lane section of Jane Street ends at about 200 meters north of Teston Road and widening of Jane Street to 4 lanes is not in the Region 2019 10-year roads and transit capital construction program. The analyses for the Streets 2 and 3 intersections with Jane Street shall be revised with Jane Street as a two lane cross section unless the Study recommends widening Jane Street to 4-lanes at the proposed intersections.
- viii. Both Streets 2 and 3 connecting to Jane Street shall be aligned with the proposed roadway network of Block 27 on the east side of Jane Street. A drawing shall be added to the Study to show the proposed roadway network located east and west of Jane Street.
- ix. The Transportation Study includes a TDM Section. However, there are no drawings that show the location of the pedestrian and cycling connections, bicycle parking locations or connections to bus stops. The Transportation Demand Management Plan (TDM) should be consistent with York Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016). The TDM Plan shall include a drawing to show the layout of active transportation facilities and connections internal to the site and to the Regional roads, as well as a revised TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations.
- x. The Study shall include conceptual drawings showing all the physical improvements required at the existing and future intersections to accommodate the development. The storage requirements for the turn lanes (left and right) shall be based on the analysis using peak hour factors estimated from the existing traffic counts to ensure the "worst case" scenario.
- xi. The Study in Section 12.2 provides a long table of mitigation measures. This table shall be divided into multiple tables separating physical improvements such as signalization and lane improvements (left and right) from the signal timing improvements. Additionally, the physical improvements shall be further separated based on the timings/scenarios.
- xii. The Study shall also provide exclusive right-turn and left-turn lanes at all the proposed intersections (existing and future) that will intersect with Regional Roads.

- xiii. A revised/updated Transportation Study to address all comments shall be submitted for review to the satisfaction of York Region.

March 20, 2020

ATTACHMENT 1c

CFN 62272

SENT BY E-MAIL (carol.birch@vaughan.ca)

Carol Birch
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Birch:

**Re: 3rd Revised Conditions of Draft Approval
Draft Plan of Subdivision Application 19T-19V002
Zoning By-Law Amendment Application Z.19.007
Site Plan Application DA.19.072**

**Part of Lot 28, Concession 5
11110 Jane Street
City of Vaughan, Regional Municipality of York
Conmar Developments Inc. & Fenlands Vaughan Inc.**

Please find attached Toronto and Region Conservation Authority (TRCA)'s revised Conditions of Draft Approval as discussed with City Staff.

The purpose of this letter is to provide TRCA staff comments and support of applications for Draft Plan of Subdivision, Zoning By-Law Amendment and Site Plan on the above noted property in the City of Vaughan. A list of the reviewed materials can be found in Appendix 'A.'

TRCA previously provided comments on November 11, 2019 which provided an overview of TRCA's position on the ecology and hydrogeology items. Since these comments were provided, TRCA staff have had the opportunity to meet with the applicant and their technical experts to further discuss engineering aspects. Based on this meeting and an additional technical memo provided to TRCA on November 25, 2019 by Schaeffers Consulting Engineering, TRCA is in the position to provide conditions of approval for the Draft Plan of Subdivision, Zoning By-Law Amendment and Site Plan applications. TRCA staff provided initial conditions of approval on the subject application on January 9, 2020. That letter was subsequently revised on February 14, 2020 to address an amended approach to the application in light of ongoing discussions between the City, applicant and province. TRCA has again been asked to revise its conditions pending further advanced negotiations on the subject site.

It is important to note that TRCA has not yet received confirmation that the Ministry of Natural Resources and Forestry (MNR) has declassified the Provincially Significant Wetlands (PSWs) that are located within the subject development area. Until such time that the PSWs are declassified or a Ministers Zoning Order from the Ministry of Municipal Affairs and Housing has been issued based on a relocation and mitigation/ecosystem compensation strategy for the PSWs endorsed by MNR, City of Vaughan and TRCA, TRCA staff does not support the rezoning of the PSWs (and their 30m buffers) as it is contrary to the Provincial Policy Statement (PPS). It is TRCA's understanding that through the current

revised ZBA the existing zoning of Agriculture 'A' will remain on the majority of the PSWs and buffers and a portion will be zoned Open Space 'OS'. This is an acceptable approach moving forward.

TRCA staff have reviewed the *Environmental Impact Study for the Azuria Condor Lands, Vaughan, ON., prepared by Savanta, dated October 2019*, and greater information provided in the *Master Environmental Servicing Plan Addendums: Block 34 East – Phase 1, prepared by Schaeffers Consulting Engineers, dated October 2019*, and finds the recommendations of relocating the PSWs to the larger NHS located centrally on the southern block would result in a more robust system and net ecological gain. Protection of the individual PSWs in situ would ultimately result in their degradation due to their isolated nature and reduced quality contribution to the greater East Purpleville Creek valley system located West of Highway 400. If the province provides direction and support for the relocation of the PSWs, the actual wetland relocations would be addressed through the conditions in the planning process and via TRCA's permitting process administered under Section 28 of the *Conservation Authorities Act*. Development and interference with wetlands requires permit approval from TRCA and is reviewed in accordance with the Act, Ontario Regulation 166/06 and the policies of TRCA. Notwithstanding TRCA's policies, which do not support interference with PSWs or wetlands greater 0.5ha, TRCA staff would follow provincial direction as it relates to the relocation concept once received for our review and confirmation. In principle, TRCA staff are supportive of the relocation given the overall benefit to the NHS. However, it should be noted TRCA's Executive Committee would make the final decision on the permit application for the wetland relocations. The Executive Committee may approve or refuse the application or approve it subject to conditions.

It is TRCA's understanding that the Block 34E Landowners' Group has provided additional analysis of the PSWs proposed to be relocated to the MNRF and that MNRF will be providing a review and assessment of this information to all parties involved. TRCA staff asks to be copied on this assessment so that we can evaluate the implications under the *Conservation Authorities Act*, Ontario Regulation 166/06 and our policies.

Recommendations

If the City wishes to move these files forward to the Committee of the Whole in advance of MNRF's assessment relating to the relocation of the PSWs, TRCA will only support approval of the applications if the underlying zoning (Agriculture 'A') remains on the lands containing the PSWs and associated 30m buffer which are located within Block 1. TRCA understands a portion of the PSW and associated buffer is proposed to be rezoned Open Space 1 ('OS1'). Given this restrictive zoning, TRCA can support this proposed rezoning from 'A' to 'OS1'. Detailed Conditions of Draft Plan of Subdivision approval are provided in Appendix 'B'. These conditions include provisions relating to the proposed relocation of the wetlands.

Our comments on the zoning by-law amendment application are provided within our conditions of draft plan approval.'

If the City wishes to move forward Site Plan Development Application DA.19.072, TRCA has provided conditions of Site Plan approval in Appendix 'C'. It is important to note that TRCA does have additional comments on the MESP for the Block 34E South lands and Pond 3 which will need to be addressed either through the MESP process and/or detailed design of Pond 3.

Please note that this letter is based on TRCA's current policies and regulation, which may change from time to time. Any future development proposal would be subject to the policies and regulation in effect at the time of application.

TRCA staff will continue to work closely with the applicant and the City to ensure that TRCA's expectations for meeting the comments are met.

Please notify TRCA of any decisions made by the City on these applications, or any appeals made by any party in respect of these applications.

Fees

By copy of this letter, we thank the proponent for submission of the TRCA application fee for Draft Plan of Subdivision (25ha and greater – Major \$57,750 with a per ha fee of \$475/ha * 39.144 ha for a total of \$57,750). An additional clearance fee will be charged prior to registration based on the fee schedule in effect at the time of the clearance request.

We trust this letter is of assistance. We look forward to our continued meetings on this and other projects within the Block 34 East area.

Should you have any questions, please contact the undersigned at extension 5307 or email colleen.bonner@trca.ca

With Regards,



Colleen Bonner
Senior Planner

Development Planning and Permits | Development and Engineering Services

cc: Coreena Smith and Quentin Hanchard - TRCA
Mark Yarranton - KLM Planning Partners Inc.
Sam Morra - Condor

Appendix 'A': List of Materials Reviewed

The following materials were received by TRCA on October 25, 2019

- Draft Plan of Subdivision, East Half of Lot 28, Concession 5, City of Vaughan prepared by KLM, September 11, 2019
- Planning Justification Report., Draft Plan of Subdivision, Zoning by-Law amendment and Site Plan Application., prepared by KLM October 2019
- Tree Inventory and Preservation Plan Report., prepared by Kuntz Forestry Consulting Inc., Sept 27, 2019
- Drafted zoning by-law - 2019
- Master Environmental Servicing Plan Addendum – Block 34E – Phase 1., prepared by Schaeffer Engineering., October 2019
- Functional Servicing and Stormwater Management Report for 11110 Jane Street., prepared by Schaeffers Consulting Engineers., October 2019
- Functional Servicing and Stormwater Management Report for 11110 Jane Street, Block 1., prepared by Schaeffers Consulting Engineers., October 2019
- Memo – 11110 Jane Street Subdivision and Block 1 Discussion, prepared by Schaeffers Engineering., November 25, 2019
- Dwg. Plan of Subdivision GP-1, GR-1R, GR-2R, GR-3R prepared by Schaeffers Consulting Engineers., October 18, 2019
- Dwg. Site Plan D-1, GR-1 through GR-6 prepared by Schaeffers Consulting Engineers., October 18, 2019
- Dwg. Site Plan SC-1 through SC-6 prepared by Schaeffers Consulting Engineers., September 26, 2019
- Dwg. Site Servicing SS-1 through SS-3 prepared by Schaeffers Consulting Engineers., October 18, 2019
- Dwg. Site Plan TA-1, TA-1 prepared by Schaeffers Consulting Engineers., October 18, 2019
- Dwg. Topo Plan of Survey prepared by Schaeffer Dzaldov Bennett Ltd. July 17, 20119
- Dwg. Tree Inventory and Preservation Plan 1a, 1b prepared by Kuntz Forestry Consulting Inc., September 27, 2019

The following materials were received by TRCA on November 25, 2019

- Technical memo provided to TRCA on November 25, 2019 prepared by Schaeffers Consulting Engineering

The following materials were received by TRCA on March 5, 2020

- Circulation letter for Z.19.007, DA.19.073, 19T-19V002 prepared by City of Vaughan, March 4, 2020
- Draft Plan of Subdivision (19T-19V002), Zoning By-law Amendment (Z.19.007) and Site Development Applications for Conmar Developments Inc. Fenlands Vaughan Inc. 11110 Jane Street, City of Vaughan prepared by KLM March 4, 2020
- Proposed Zoning By-Law Number XXX-2020
- Transportation Addendum, Azuria Site, Block 34E prepared by Cole Engineering, February 27, 2020
- Dwg A100 – Warehouse Distribution Centre Site Plan Phase One prepared by GKC Architects, revised March 3, 2020
- Dwg A100 – Warehouse Distribution Centre – Phase two prepared by GKC Architects, revised March 3, 2020

- Draft Plan of Subdivision Part Lot 28, Concession 5, City of Vaughan, Region of York, prepared by KLM Planning Partners Inc., May 6, 2019
-

The following materials were received by TRCA on March 11, 2020

Drafted By-Law number XXX-2020. Scheduled for Council Meeting: April 21, 2020

Appendix 'B': Conditions of Draft Approval 19T-19V002 and Comments on Zoning By-Law Amendment Application Z.19.007

TRCA's Conditions of Draft Plan Approval

TRCA requires the following conditions be included to establish Conditions of Draft Plan of Subdivision Approval for Application 19T-19V002, Part of Lot 28, Concession 2, City of Vaughan, Regional Municipality of York, prepared by KLM, September 11, 2019. TRCA's comments on Zoning By-law Amendment Application Z.19.007 can be found within the conditions of draft plan approval.

1. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (Conditions 2 through 14 inclusive) if necessary, to the satisfaction of TRCA.
2. That the existing agricultural ('A') zoning remain in place on the balance of the Provincially Significant Wetlands (PSWs) and the associated 30 metre buffer located within Block 1 to the satisfaction of TRCA and the City of Vaughan. This zoning shall remain in place until such time as written confirmation has been received from the Ministry of Natural Resources and Forestry (MNRF) indicating that the PSWs located within the Block 1 can be relocated to form part of the larger natural heritage system in the southern half of Block 34 East in the City of Vaughan to the satisfaction of the City of Vaughan and TRCA; a relocation, compensation, mitigation and enhancement strategy has been submitted and endorsed by TRCA and the City of Vaughan; and, a permit is approved by TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended.
3. That the implementing zoning by-law place the *Compensation and Upland Enhancement Area* (1.35ha), located along the western property boundary and south west valley lands in Block 1, into an open space, or other suitable environmental zoning category, which has the effect of prohibiting development and structural encroachment and ensuring the long-term preservation of the lands in perpetuity, to the satisfaction of TRCA.
4. That the implementing zoning by-law be prepared to the satisfaction of TRCA.
5. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
6. That prior to any pre-servicing, final grading or registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with:
 - Master Environmental Servicing Plan Addendums – Block 34 East – Phase 1., prepared by Schaeffers Consulting Engineers., October 2019;
 - Functional Servicing and Stormwater Management Report for 11110 Jane Street., prepared by Schaeffers Consulting Engineers., October 2019; and
 - Technical memo provided to TRCA on November 25, 2019; and prepared by Schaeffers Consulting Engineering.

as may be amended, to the satisfaction of TRCA and the City of Vaughan. This submission shall include:

- a. Authorization from the Block 34E South landowners group for the Stormwater Management Facility (Pond 3) to be constructed on the Block 34E South lands to service the lands subject to Draft Plan of Subdivision Application 19T-19V002;

- b. A description of the storm drainage system (quantity, quality, water balance, and erosion control) to service the proposed development on the subject lands and on external lands, and how it will comply with all related TRCA requirements;
- c. 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;
- d. Appropriate stormwater management techniques which may be required to control minor and major flows;
- e. Appropriate Stormwater Management Practices (SWMPs) to be used during construction, during any periods in which interim servicing is required, as well as permanently, to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
- f. Appropriate SWMPs to be used to treat stormwater, to mitigate the impacts of development on erosion and siltation on-site and/or downstream areas and/or discharge to wetland areas during and after construction;
- g. Appropriate SWMPs to be used to treat stormwater, to mitigate the impacts of development on the overall site water balance to meet the pre-development water budget to satisfy the Ministry of the Environment, Conservation and Parks (MECP), City of Vaughan, TRCA and CTC Source Protection Plan criteria;
- h. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
- i. Proposed measures to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms for both interim and ultimate stormwater management ponds;
- j. Geotechnical analyses to ensure the integrity of stormwater management pond berms and to determine the need for a liner to limit seepage/piping and groundwater intrusion into the berms for both interim and ultimate stormwater management ponds;
- k. Proposed measures to promote infiltration and maintain water balance for the plan area;
- l. 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;
- m. A subsurface investigation (including assessment of groundwater levels) at the location of the stormwater management pond and for the final design of site grading. The recommendations of the subsurface assessment will be used to inform the final design and construction plans for both interim and ultimate stormwater management ponds and overall site grading;
- n. 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;

- o. Grading plans for the subject lands. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated environmental buffers;
 - p. All applicable plans illustrating that all works, including all grading, site alterations, construction staging, or materials associated with these activities, will not encroach or be placed on lands owned by TRCA, City of Vaughan, or lands to be conveyed to a public agency as part of this plan of subdivision or on environmental lands adjacent to this plan of subdivision unless in accordance with the approved Master Servicing Plan and/or with prior authorization by TRCA and City of Vaughan;
 - q. Grading cross-sections and details across the site, including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, stormwater management pond (where applicable), transition to the adjacent tableland areas/lots, interim stabilization of the slopes/disturbed areas, and supporting geotechnical/soils analyses;
 - r. 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;
 - s. 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;
 - t. Details relating to and confirming that the external Stormwater Management Facility (Pond 3) is to be fully constructed and operational prior to final Site Plan registration unless another satisfactory arrangement is presented to the satisfaction of the City of Vaughan and TRCA.
7. That prior to site alteration, servicing or pre-servicing, that the Owner provides confirmation of the interim and permanent servicing strategy for the subject property. This strategy must, demonstrate that any necessary extension of servicing to the subject property can be completed without impact to features Regulated by TRCA, unless it has been demonstrated to the satisfaction of TRCA and the City of Vaughan that all options have been explored to avoid impacts to the features, and if impacts are unavoidable, that any impacts are being mitigated to the greatest feasible extent .
8. That prior to the registration of this plan or any phase thereof, the Owner prepare a report and plans to address the relocation of the wetlands and central headwater drainage feature originating on the subject lands to the satisfaction of TRCA and the City of Vaughan. The report and supporting plans should address, at a minimum, location, design, hydrology, restoration planting, wildlife salvage, timing and phasing of the work. The recommendations of the relocation report and plans shall be implemented by the Owner to the satisfaction of TRCA and the City of Vaughan and in accordance with the *Environmental Impact Study for the Azuria Condor Lands, Vaughan, ON., prepared by Savanta October 2019, as may be amended*, prior to topsoil stripping in the area of the existing wetlands and headwater drainage feature.
9. That prior to any pre-servicing, final grading or registration of this plan or any phase thereof, the Owner shall provide authorization from the Block 34E South landowners group for the wetland and headwater relocation plans and report to be constructed on the Block 34E South lands.
10. That prior to the registration of this plan or any phase thereof, the Owner prepare planting plans for the Stormwater Management Facility, stormwater outlet and outflow channels, located on external lands, to the satisfaction of TRCA.

11. That the Owner initiate and continue to undertake the monitoring programs outlined in the Functional Servicing Report and the Environmental Impact Study, as may be amended to the satisfaction of TRCA and City of Vaughan, which includes but is not limited to the submission of monitoring reports and mitigation and adaptive management plans where negative impacts are anticipated or have occurred as a result of development in the plan area, to the satisfaction of TRCA and City of Vaughan. The recommendations of the mitigation and adaptive management plans shall be implemented by the Owner to the satisfaction of TRCA and City of Vaughan.
12. That prior to the registration of this plan or any phase thereof, the Owner 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.
13. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - a. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval;
 - b. That the Owner shall provide confirmation that the proposed subdivision, and current site plan applications will be viable in the event that the lands within Block 1, on which there is currently Provincially Significant Wetlands, are not available for development, to the satisfaction of TRCA and the City of Vaughan;
 - c. 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 both internal and external to the site;
 - d. To implement all water balance/infiltration measures identified in the water balance study and feature based water balance that is to be completed for the subject property to the satisfaction of TRCA;
 - e. To carry out, or cause to be carried out, to the satisfaction of TRCA, the monitoring programs outlined in the final approved Functional Servicing Report and the Environmental Impact Study, as may be amended to the satisfaction of TRCA and City of Vaughan, which includes but is not limited to the submission of monitoring reports and mitigation and adaptive management plans where negative impacts are anticipated or have occurred as a result of development in the plan area, to the satisfaction of TRCA and City of Vaughan. The Owner agrees to carry out, or cause to be carried out, the mitigation and adaptive management plans to the satisfaction of TRCA and City of Vaughan;
 - f. 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;
 - g. 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;

- h. To erect a permanent fence along the prestige employment lands that abut the open space lands 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;
- i. To prohibit grading works within the open space lands unless approved by TRCA;
- j. To prohibit retaining walls in or adjacent to the open space lands unless approved by TRCA.
- k. That if confirmation is not received within five (5) years of the date for draft approval of this plan of subdivision that the Provincially Significant Wetlands located within Block 1 have been relocated to form part of the larger natural heritage system in the southern half of Block 34 East in the City of Vaughan , the Owner agrees and consents to City staff modifying the zoning by-law through the next comprehensive review, or on a site-specific basis to redesignate the lands as Open Space or equivalent, to provide for the permanent protection of the features. And further, the Owner consents that this requirement shall be made binding upon all successors and assigns.

14. That the Owner 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.

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 C: Site Plan Conditions DA.19.072

- 1) That TRCA's Conditions of Draft Plan Approval for Subdivision 19T-19V002, be addressed to the satisfaction of TRCA and the draft plan registered prior to execution of the site plan agreement.
- 2) That prior to development, pre-servicing, or execution of the site plan agreement, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA for the site plan area in accordance with the Functional Servicing and Stormwater Management Report for 11110 Jane Street, Block 1., prepared by Schaeffers Consulting Engineers., October 2019 and technical memo provided to TRCA on November 25, 2019; prepared by Schaeffers Consulting Engineering, as may be amended to the satisfaction of TRCA and City of Vaughan.
- 3) The Owner agrees in the site plan agreement, in wording acceptable to TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of site plan 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.

Should any revisions to the site plan application be proposed now or in the future, TRCA asks to be given the opportunity to amend our conditions and comments accordingly.

ATTACHMENT 1d



Date: October 29th , 2019

Attention: Carol Birch

RE: Request for Comments

File No.: DA.19.072, Z.19.007, 19T-19V002

Related Files:

Applicant: Conmar Developments Inc. & Fenlands Vaughan Inc.

Location Part Lot 28, Concession 5



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 agent, of this proposed plan is required to contact Alectra and discuss all aspects of the above project.

The standard electrical supply to Industrial, Commercial, Institutional and High Rise Condominium projects is via a pad mounted transformer. The proposed transformer shall be located 6m (or more) from windows, doors, vents and any flammable materials on the building site. In the event the 6m clearance cannot be achieved, Alectra will require the installation of a fire/blast wall (6"poured reinforced concrete, 8"solid block, or 12" hollow 85% fill). The transformer must also be located within 3-4.5m of a parking area, driveway or hard surface for access by service vehicles. The access must be from within the customer's property, not from a local roadway or adjacent properties, and must provide adequate access for a line truck. Primary voltage duct bank standards* and the transformer base and grounding standards will be provided to the customer once the primary supply point(s) have been established by Alectra, and the customer's main service size has been established by their Consultant. *(see attachment 4)

All proposed 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 applicable standards, codes and acts referenced.

The transformer precast base cannot be located over parking structures or over an underground parking garage. Where the transformer is to be situated on a graded slope, a notched-out area must be established for the transformer base to be installed, with adequate space to accommodate the grounding requirements and guard post/bollards if required. The primary duct bank cannot be integrated into the poured flooring of the building.

Alectra will require one architectural site plan showing the proposed transformer location, one electrical site plan, and an electrical single-line drawing, both in hard copy (PDF file, P.Eng. approved version) and electronic AutoCAD (latest version), along with the completed and signed Service Application Information Form (SAIF). Additionally, a complete building elevation drawing (including subsurface excavations) is required to ensure the project is not in conflict with any existing overhead or underground components of the electrical distribution system. Alectra also requires a letter from the owner, or the agent, stating that the proposed building-to-existing electrical distribution

system clearances have been checked and are in compliance with the current requirements of the applicable standards, acts and codes referenced below.

In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

Once Alectra has received all proposed details and are satisfied with the design, Alectra will provide the customer with an *Offer to Connect* which will specify all the details and the responsibilities of each party. Once the Offer is signed and full payment received by Alectra, Alectra will start the final design and state and/or obtain the required approvals from the Local Municipality.

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.

If the customer intends to use the permanent transformer for providing temporary power during construction, the temporary service requirements on the Application Form must be included. Amperage, voltage and the proposed secondary cable sizes, in order to calculate the cost in the *Offer to Connect*, are to be provided.

When the customer is ready to proceed, they will need to contact the New Connections Call Centre at (905) 417 - 6900 ext. 25713, or toll free 1-877- 963- 6900 ext. 25713 to obtain a Service Application Information Form (SAIF).

(Note to help expedite the request for final connection please ensure the job specific Ref# for your project is on all communication, drawings and Electrical Safety Authority (ESA) Connection Authorization Forms(CA).

The form is to be completed and returned, with the signed copies to the attention of Susan DiBratto. If this proposed development is condominium-related, also contact Alectra Metering Manager, Eddie Augusto at (905) 532 4433 for information about suite metering.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings), attached
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

Service Application Information Form to be completed and returned with the following documentation in order to prepare the Offer to Connect and/or Easements if required:

1. A copy of a current Parcel Register or Abstract of Title to include the property owner's name, address, telephone and fax numbers and pin number.

2. Title documents pertaining to the subject property to include the transfer deed of land, any encumbrances/Certificate of incorporation and any amendments showing the current correct corporate name and address as filed with the appropriate Government Office.

Please ensure that the reference number is included on your Electrical Inspection Certificate.

Regards,

Regards,

Susan DiBratto, C.E.T.

Supervisor, Distribution Design, ICI & Layouts

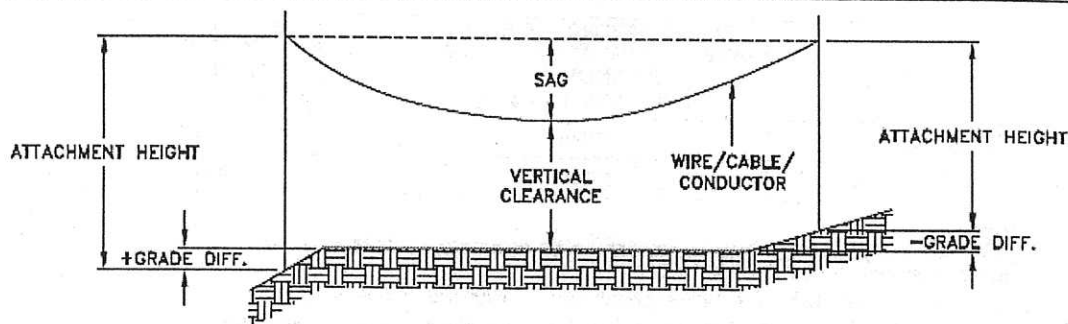
Phone: 1-877-963-6900 ext. 24577

Fax: 905-532-4401

E-mail: susan.dibratto@alectrautilities.com

Service Application Information Form is available by calling 1-877-963-6900 ext. 25713

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS</u> AND <u>BICYCLES</u> ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

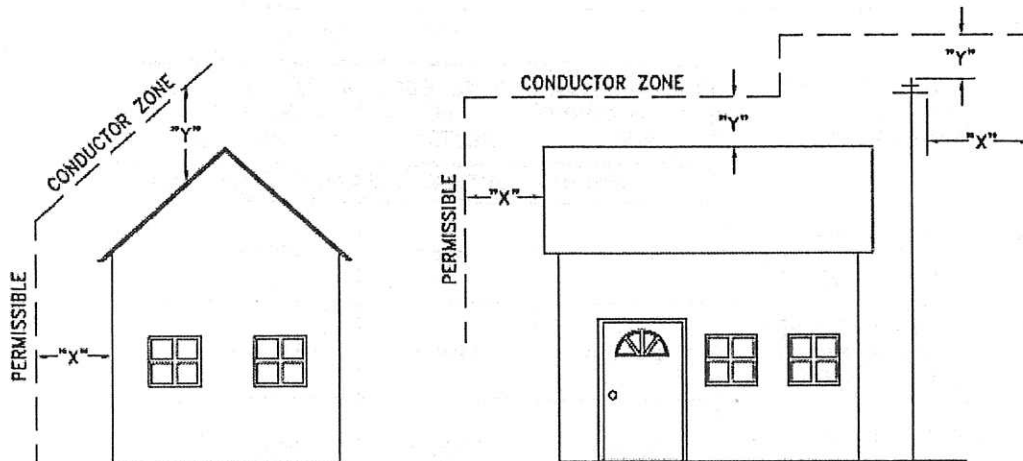
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING, WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES
OF CONDUCTORS FROM BUILDINGS OR OTHER
PERMANENT STRUCTURES (CONDUCTORS NOT
ATTACHED TO BUILDINGS)**

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
TS/Systems Planning and Standards/Standard Design/PowerStream Standard Design/PowerStream Standards working Notes/Section 03-4 R0 May 5, 2010, Issued 5/10/2010 10:20:03 AM,
Adobe PDF

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Debbie Dalwani, P.Eng.	2010-MAY-05
Name	Date
P.Eng. Approval By: <u>D. Dalwani</u>	

75-706 Primary and secondary lines clearances

- (1) The poles that support the phase conductor of a primary line shall be so located and of such height as to afford a clearance of 7 m measured vertically between the conductors under maximum sag conditions and the ground.
- (2) Notwithstanding Subrule (1) for high voltage line installations where plans are submitted for examination to the inspection department, the clearances listed in Table 34 are acceptable.
- (3) The primary line neutral shall be considered a secondary conductor and shall have the same minimum vertical clearance as specified in Subrule (4).
- (4) Conductors of a secondary line shall have a minimum 6.1 m measured vertically between the conductors under maximum sag conditions and the ground.
- (5) Notwithstanding Subrule (1) for high and low voltage line installations on public right of ways, for the purpose of roadway lighting systems or traffic control systems, CSA C22.3 No. 1, Overhead systems, or the Ontario Provincial Standards shall be permitted.

75-708 Clearances of conductors from buildings

- (1) An overhead primary line conductor shall be kept at least 3 m at maximum conductor swing measured horizontally from a building.
- (2) Primary line conductors shall not be installed over buildings unless the installation is lawful under Rule 2-030, and work shall not begin until the plans and specifications for the work are approved in accordance with Rule 2-010.
- (3) No building, mobile home or structure shall be placed or constructed within at least 3 m at maximum conductor swing measured horizontally from the nearest conductor of an overhead primary line.
- (4) Where the conductor swing is not known, a distance of 1.8 m shall be used.
- (5) An overhead secondary line conductor shall be kept at least 1 m measured horizontally from any building except where necessary to connect to the electrical wiring of a building.

75-710 Clearances for other structures

- (1) Notwithstanding Rule 36-110, conductors of a primary line shall
 - (a) not be located closer than 12 m measured horizontally from silos to the closest conductors, with the conductor at rest;
 - (b) not be located over wells from which pump rods may be lifted and come in contact with the conductors;
 - (c) have sufficient clearance from free-standing poles that support flood or area lighting, flagpoles, antennae, or other similar structures so as to permit the structure to fall in an arc, without touching the conductors at rest;
 - (d) not be located within 6 m, measured horizontally from wind-mills or similar structures to the closest conductor, with the conductor at rest; and
 - (e) have a minimum vertical clearance of 3.1 m above fencing at maximum sag.
- (2) Conductors of a secondary line shall not be installed closer than 1 m measured horizontally from structures.
- (3) The poles and equipment associated with a primary or secondary line shall be located and suitably protected so as to avoid the possibility of damage from contact with vehicles.

75-712 Tree trimming

- (1) The owner of a private line shall provide clearance to the line from trees and other forms of woody growth in compliance with a code or standard under a rule or by-law of the supply authority concerning tree trimming.
- (2) Where there is no applicable code or standard under a rule or by-law of the supply authority concerning tree trimming, all trees and woody growth adjacent to a line shall be trimmed so that minimum clearance to the nearest conductor horizontally at maximum conductor swing and vertically at a maximum sag shall be
 - (a) 1 m for secondary lines; and
 - (b) 4 m for primary lines.

Grounding and bonding

75-800 Grounding of equipment mounted on steel poles

- (1) A steel pole shall be permitted to be used as the grounding electrode for equipment mounted on the pole where the steel pole is directly embedded in soil and the portion of the pole in contact with the soil is not coated with any non-metallic coating or covering and such an installation is in accordance with the manufacturer's recommendations.
- (2) Where a pole is used as the ground electrode for the transformer, the transformer shall be bonded to the pole and the neutral in accordance with Specification 44 or 45.

Urban Design Issues

October, 2013

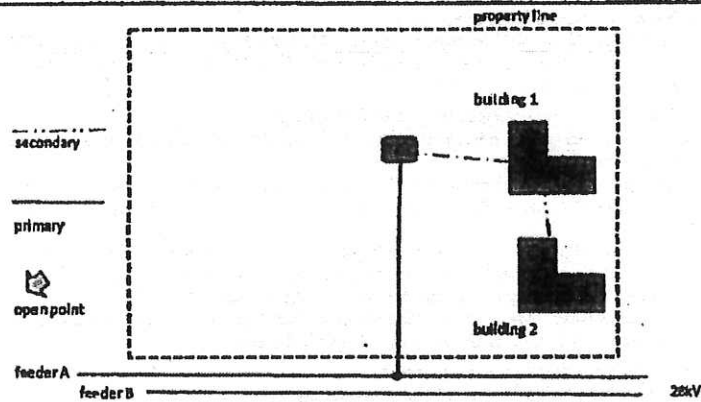


FIGURE 2: 2 BUILDING CONNECTION less than 1,000kVA

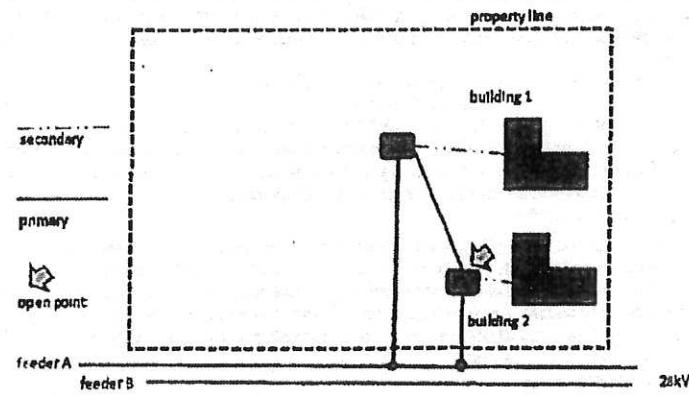


FIGURE 3: 2 BUILDING CONNECTION greater than 1,000kVA

Final Version, October 1, 2013

Power
Stream

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utilities
Discover the possibilities

Urban Design Issues

October, 2013

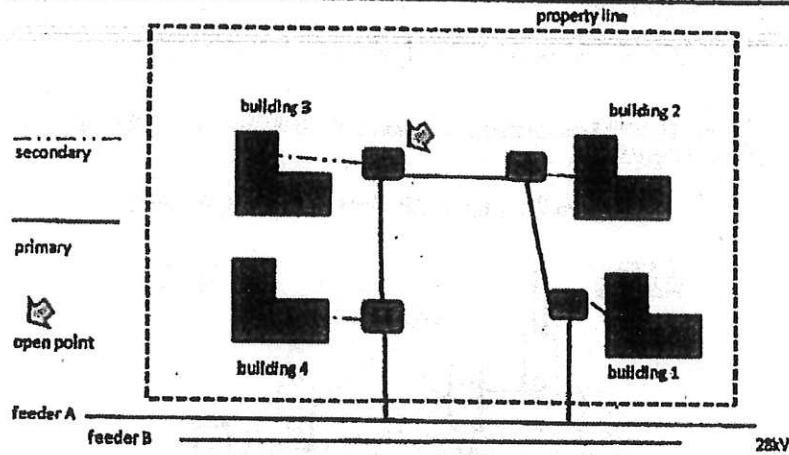


FIGURE 4: MULTI BUILDING CONNECTION greater than 1,000kVA

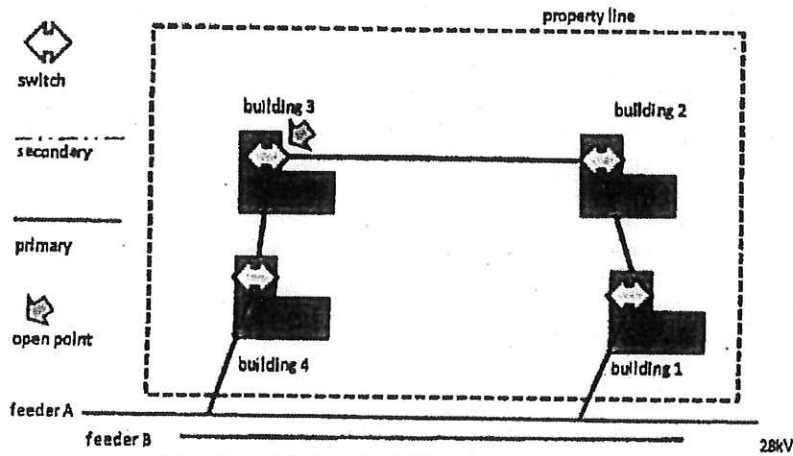


FIGURE 5: DRY TYPE TRANSFORMERS greater than 1,000kVA

Final Version, October 1, 2013



(4) Underground consumer's service raceway entry into a building

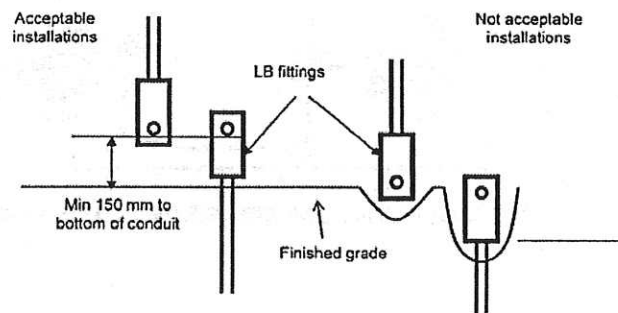
Subrule 6-300(3) requires that an underground consumer's service raceway enter a building above ground where practicable. If it is not practicable, then the raceway must be suitably drained or installed in such a way that moisture and gas will not enter the building.

The intent of the Subrule is to prevent water leaking into either the building or the electrical service equipment and causing damage.

Questions have arisen as to how we determine "above ground" or "above grade".

Above ground or grade will be interpreted as any part of the building that is more than 150 mm above the finished grade. (See Figure B1)

Figure B1 – Interpretation of "above ground"





**Alectra Utilities (Formerly PowerStream Inc.) Distribution
Design Department**

Site Plan and Building Permit Submission Guideline

Version 1.1: March 31, 2017

1. INTRODUCTION

The *Site Plan and Building Permit Submission Guideline* has been developed to assist the site plan applicant, consultant and contractor to achieve approval from Alectra Utilities for the integration of their proposed facility with respect to Alectra Utilities' existing Electrical Distribution System (EDS).

The information that follows will assist the applicant in achieving a satisfactory engineering submission, prior to submitting for a building permit or site application submission, whichever process is applicable.

The applicant shall pre-consult with Alectra Utilities Distribution Design to discuss the submission and to review the project characteristics.

2. ENGINEERING DRAWING REQUIREMENTS

The applicant is to supply one engineering drawing that explicitly depicts the proposed facilities within the property lines and how these facilities will be situated with respect to the existing Alectra Utilities EDS. This drawing shall be submitted as part of the site plan or building permit application to the City, which will be circulated to Alectra Utilities.

The following is a list of general requirements that are required with the submitted engineering drawing:

1. the drawing shall be drawn at 1:200, 1:250, 1:400 or 1:500 scales and supplied in PDF format.
2. all drawing components shall be legible.
3. north arrow shall be prominent.
4. benchmark reference data used shall be indicated.
5. a key plan indicating site location and nearest roads included is required.
6. the name of applicant is to be clearly indicated.

7. municipal planning file reference number and/or building permit number (ie DA-----) shall be clearly indicated.
8. the name, address, fax and phone numbers of the firm preparing the site plan is to be clearly indicated.
9. the site address is to be clearly indicated.
10. the drawing is to be stamped and sealed by the applicable licensed Ontario Professional Engineer.
11. all easements are to be shown.

The following is a list of site specific requirements that form the engineering drawing:

12. a plan view is to be shown that details the perimeter of the facilities to be constructed.
13. a profile view is to be shown that details the perimeter of the facilities to be constructed.
14. municipal roads – show full road allowance widths.
15. sidewalks and walkways are to be shown.
16. property lines (front, back and sides as applicable) to be clearly indicated.
17. driveways to be clearly indicated, and shall be setback a minimum clearance of 1.5 m from all above ground EDS components.
18. lights standards to be clearly indicated.
19. hydro poles and down guys to be clearly indicated.
20. telephone poles and down guys to be clearly indicated.
21. transformers, either pad-mounted or aerial to be clearly indicated and drawn to scale.

22. utility vaults, chambers, pedestals to be clearly indicated
23. trees, bushes and hedges to be clearly indicated.
24. existing structures to be demolished/and or maintained to be clearly indicated.
25. placement of all existing primary wires on the existing poles to be clearly indicated.
26. placement of all existing underground hydro wires are to be clearly indicated.
27. populating and placement of "x", "x₁", "x₂" (and X_n depending on the number required) dimensions that clearly identifies the new facilities and their proximity to existing primary lines and to the property lines. The distances shown must be in compliance with the latest version of relevant legislation (as a minimum, ESA, CSA, Building Code, Alectra Utilities Standards - partial samples are included in the attachments) and must be shown in both the plan and profile drawings. **These are required to explicitly depict the location of these relative to the proposed facilities on the submitted engineering drawing. If the proximity in any direction, as noted in the sample drawing is less than 4m, or if a grading change is within the 4m limit, then close scrutiny of the project will be initiated.**
28. providing details of proposed grade changes that will affect existing hydro poles, transformers or switchgear (all drawn to scale). This includes the cases where existing equipment may lay just outside the limits of the development, but will be affected by the boulevard grading on roads adjacent to the development. These should be clearly shown on the drawing with its own profile, showing both the existing and proposed grades.

See the sample drawing enclosed for greater clarity.

3. NOTES FOR PREPARATION OF THE SUBMISSION

1. All construction work shall be in accordance with the requirements of the Occupational Health & Safety Act.

2. The applicant shall retain the services of the consultants to resolve any conflict issues that may arise between the existing EDS and the proposed facilities.
3. For design purposes, all components of the existing Alectra Utilities EDS are to be accurately located and measured for proximity to proposed facilities. In accordance with Regulations, prior to commencing excavation, locates must be performed.

4. ADDITIONAL INFORMATION

1. In the event that the drawing is not submitted or not adequately submitted, Alectra Utilities will not provide its approval to the Municipality, and the Site Plan and/or Building Permit Approval process will be delayed.
2. If the information provided by the applicant is found to be incorrect, and there are costs associated with remediation for code compliance, 100% of the costs shall be borne by the applicant.
3. Any costs associated with remediation of conflicts with Alectra Utilities existing services will be paid for by the Applicant, with the work being performed by Alectra Utilities. Full cost of the required funds must be provided prior to any design work commencing.
4. After approval of the drawing submission for the site plan application or building permit process, the applicant is required to contact Alectra Utilities' New Connections department to create a project reference number and to discuss the project servicing needs with Distribution Design. This includes, but is not limited to, submission of the Service Information Application Form, submission of full site plans, architectural drawings, full elevations, building electrical loads, required voltage and metering needs.
5. After the Consultant's design is complete for the electrical service to the property, and Alectra Utilities has approved the design, Alectra Utilities will supply the applicant with an Offer to Connect. As part of this process, any and all exclusive customer costs and work to resolve conflicts (noted in 3 above) must be completed.

ATTACHMENTS

3.1.17.3.

2006 Building Code

Ontario

3.1.19. Above Ground Electrical Conductors

3.1.19.1. Clearance to Buildings

- (1) Where a *building* is to be *constructed* in proximity to existing above ground electrical conductors of a voltage not less than 2.5 kV and not more than 46 kV,
 - (a) the *building* shall not be located beneath the conductors, and
 - (b) the horizontal clearance between the *building* and the maximum conductor swing shall be not less than 3 m.
- (2) Where a *building* is to be *constructed* in proximity to existing above ground electrical conductors of a voltage more than 46 kV, the clearances between the *building* and the conductors shall conform to the requirements of CAN/CSA-C22.3 No.1, "Overhead Systems".

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ELECTRICAL SAFETY CODE

- 75-312 Clearances of Conductors from Buildings
 - (1) An overhead primary line conductor shall be kept at least 3 m at maximum conductor swing measured horizontally from a building.
 - (2) Primary line conductors shall not be installed over buildings unless the installation is lawful under Rule 2-030, and work shall not begin until the plans and specifications for the work are approved in accordance with Rule 2-010.
 - (3) No building, mobile home or structure shall be placed or constructed within at least 3 m at maximum conductor swing measured horizontally from the nearest conductor of an overhead primary line.

© Canadian Standards Association

Overhead systems

5.3 Vertical design clearances and separations

5.3.1 Vertical design clearances of wires and conductors above ground or rails

5.3.1.1 Basic clearances

The minimum vertical clearances of wires and conductors above ground or rails shall be as specified in Clause 5.2 and Tables 2 and 4, except that

- (a) the clearances over roadways or other areas where vehicles are expected to be used are based on a combined vehicle and load height of 4.15 m. For provinces and territories that permit the combined vehicle and load height to exceed 4.15 m, the applicable clearance specified in Tables 2 and 4 shall be increased by the amount by which the allowable combined vehicle and load height exceeds 4.15 m;
- (b) for altitudes exceeding 1000 m and where voltages exceed 50 kV, the clearances specified in Table 2 shall be increased by 1% for each 100 m increase in excess of 1000 m above mean sea level;
- (c) because the rail level of a railway where ballast is used is not fixed, when any line that crosses a railway is constructed or altered, an additional 0.3 m of vertical clearance above rails shall be provided, unless a lesser amount is mutually agreed upon, to permit normal subsequent ballast adjustments without encroaching on the specified minimum clearance;
- (d) when a line that crosses or will cross any public thoroughfare likely to be travelled by road vehicles is constructed or altered, an additional 0.225 m of vertical clearance shall be provided to permit the

July 2010

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SAMPLE DRAWING SUBMISSION

PLAN VIEW

PROFILE VIEW: "A-A"

NOTES:

1. "X" DIMENSION REPRESENTS MINIMUM CLEARANCES. ACTUAL DIMENSIONS WILL BE PROVIDED BY CUSTOMER OR CUSTOMER'S AGENT. MUST BE ADHERED TO.
2. THE FOLLOWING CODES MUST BE ADHERED TO:
 - 2.1. ONTARIO BUILDING CODE (LATEST EDITION (CLEARANCE TO BUILDINGS))
 - 2.2. ONTARIO ELECTRICAL CODE (LATEST EDITION (CLEARANCE OF CONDUCTORS FROM BUILDINGS))
 - 2.3. ONTARIO MECHANICAL & SAFETY ACT (LATEST EDITION (CONSTRUCTION PROTECTION))
 - 2.4. POWERSTREAM (CONSTRUCTION STANDARD 03-4)
 - 2.5. CANADIAN STANDARDS ASSOCIATION LATEST EDITION (BASIC CLEARANCES)

PROJECT PROPOSAL: MUNICIPALITY NAME: ADDRESS OF PROJECT:	COMPANY NAME: ADDRESS: PHONE: FAX: EMAIL:	DRAWN BY: CHECKED BY: DATE: SCALE:	ARCHITECTURAL ENGINEERING STAMP
	LINE CLEARANCE APPLICATION	DWG. FILE: DWG. TITLE: PROJECT NO.	ELECTRICAL ENGINEERING STAMP

Introduction

The Building Plan Submission Guideline has been developed to assist the applicant in achieving approval from Alectra Utilities for their proposed facility with respect to Alectra Utilities' existing Electrical Distribution System (EDS).

Requirements

The applicant is required to survey the lands outside the property lines to accurately locate existing hydro facilities and to explicitly depict the location of these relative to the proposed facilities on the submitted engineering drawing. If the proximity in any direction, as noted in the sample drawing, is less than 4m, or if a grading change is within the 4m limit, then a submission to Alectra Utilities is required.

This is to be accomplished by providing the information below, on both the plan and profile views:

1. populating and placement of "x₁" and "x₂" dimensions that clearly identifies the new facilities and their proximity to existing primary lines and to the property lines. The distances shown must be in compliance with the latest version of relevant legislation (as a minimum, ESA, CSA, Building Code, Alectra Utilities Standards - a sample of each is included in the attachments) and must be shown in both the plan and profile drawings. This applies to both above and below ground facilities.
2. providing details of proposed grade changes that will affect existing hydro poles, transformers or switchgear, both within the property and adjacent to it. This includes the cases where existing equipment may lay just outside the limits of the development, but will be affected by the boulevard grading on roads adjacent to the development. These should be clearly shown on the drawing with its own profile, showing both the existing and proposed grades.

For design purposes, all components of the existing Alectra Utilities EDS are to be accurately located and measured for proximity to proposed facilities. In accordance with Regulations, prior to commencing excavation, locates must be performed.

In the event that the drawing is not submitted or not adequately submitted, Alectra Utilities will not provide its approval to the Municipality, and the Building Permit Approval process may be delayed.

Any costs associated with remediation of conflicts with Alectra Utilities existing services will be paid for by the Applicant, with the work being performed by Alectra Utilities. Full cost of the required funds must be provided prior to any design work commencing.

In the event where the applicant requires a new service, or changes to their existing service, after approval of the drawing submission for the building permit application process, the applicant is required to contact Alectra Utilities Customer Care to create a project file and to discuss the project servicing needs with Distribution Design. This includes, but is not limited to, submission of the Service Information Application Form, submission of full site plans, architectural drawings, full elevations, building loads, required voltage and metering needs.

After the design is complete for the electrical service to the property, Alectra Utilities will supply the applicant with an Offer to Connect: As part of this process, any and all exclusive customer costs and work to resolve conflicts must be completed.

Birch, Carol

From: circulations@wsp.com
Sent: Friday, November 01, 2019 7:59 AM
To: Birch, Carol
Subject: ZBLA (Z.19.007) and Draft Plan of Subdivision (19T-19V002) , East of Highway 400, Vaughan

2019-11-01

Carol Birch

Vaughan

, ,

Attention: Carol Birch

Re: ZBLA (Z.19.007) and Draft Plan of Subdivision (19T-19V002) , East of Highway 400, Vaughan; Your File No. Z.19.007,19T-19V002,DA.19.072

Your File No. 85778

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to

enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

WSP operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from WSP.** WSP is not responsible for the provision of comments or other responses.

As of June 1, 2019, Meaghan Palynchuk will be taking maternity leave and returning in the first quarter of 2020. In my absence please contact Ryan Courville for any matters concerning this file.

Yours truly,

Ryan Courville
Access Network Provisioning Manager
Municipal Relations
Phone: 416-570-6726
Email: planninganddevelopment@bell.ca

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

November 4, 2019

Carol Birch
Planner
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Carol,

Re: Draft Plan of Subdivision (Revised), Site Plan Application (New), Zoning By-law Amendment (Revised)
Conmar Developments Inc. & Fenlands Vaughan Inc.
Part Lot 28, Concession 5, Jane Street
City of Vaughan
File No.: 19T-19V002, DA-19-072, Z-19-007

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

Sincerely,

A handwritten signature in cursive script that reads 'Alice Coleman'.

Alice Coleman
Municipal Planning Coordinator
ENBRIDGE GAS INC.
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com
Safety. Integrity. Respect.



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

June 28, 2019

City of Vaughan – Planning Department

To: Carol Birch

Reference: **File: 19T-19V002 related files: Z.19.007**
Part Lot 28, Concession 5
Warehouse distribution Centre with attached office building.

Canada Post Corporation appreciates the opportunity to comment on the above project. In order to provide mail service to the Warehouse Distribution Centre and an attached Office Building at this development, Canada Post requests that the owner/developer comply with the following conditions:

The owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the tenants of this project.

The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock - boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

Buildings with 100 or more units would require a back-fed mailroom. The developer/owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications.

The specifications can be found in our Delivery Standards Manual, which can be downloaded from this link:

https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

As the project nears completion, it is requested that the Developer contact me directly for a Postal Code as any existing postal coding will not apply and new postal codes will be issued for this development.

Sincerely,

Lorraine Farquharson

Lorraine Farquharson
Delivery Services Officer | Delivery Planning - GTA
200 – 5210 Bradco Blvd, Mississauga, ON L6W 1G7
416-262-2394
lorraine.farquharson@canadapost.ca

ATTACHMENT 1h

Ministry of
Transportation
Corridor Management Section
Central Region
7th Floor, Bldg. D
159 Sir William Hearst Ave
Downsview, ON M3M 0B7
Tel (416) 235- 4269
Fax (416) 235-4267

Ministère des
Transports
Section de la gestion des couloirs routiers
Région du Centre
7^e étage, édifice D
159 Avenue Sir William Hearst
Downsview ON M3M 0B7
Tél: 416 235-4269
Télé: 416 235-4269



City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON
L6A 1T1

December 3, 2019

File: Z.19.007, 19T-19V002

RE: Hwy 400/Teston Rd. East Z. 19.007 and Draft Plan of Subdivision 19T-19V002, Lot 28 Con 5 City of Vaughan.

Attention: **Carol Birch,**

We have reviewed the above mentioned applications and have following comments:

Zoning By-law Amendment:

Ministry has no concerns with the proposed Amendment.

Draft Plan of Subdivision:

Ministry requires that any new buildings/structures (including internal roads) above and below ground (including detention ponds) be setback a minimum distance of 14 m from the Hwy 400 property line.

The owner must be made aware that Ministry permits are required for all buildings located within 46m from Highway 400 property line and the radius of 396m from the centrepont of Highway 400 and Teston Road interchange, prior to any construction being undertaken. Permits must be obtained from our office. Applications are also available on our web site at:
www.mto.gov.on.ca/english/engineering/management/corridor

As a Conditions of Draft Plan Approval, we will require the following:

1. Prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a copy of Stormwater Management Report, for the entire Block, Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.
2. Prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a copy of a detailed and comprehensive Traffic Impact Study, for the entire Block, prepared in accordance to the Ministry guidelines, addressing the anticipated

traffic volumes and their impact on Hwy 400/Teston Road interchange.

3. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of the proposed site Lighting Design and Calculation in the isometric format, using AGI-32 and Auto- lux.
4. If the earth berm along Hwy 400 is anticipated, the berm (toe of slop) must be 0.3m setback from the highway property line and it must be approved by MTO.
5. If the development is constructed in phases, each phase will require a separate clearance letter from the Ministry.
6. Once all the above conditions are addressed to the Ministry satisfaction, the Clearance Letter will be issued to the City and then the owner can register the plan and apply for Ministry permits.

Please forward a copy of this letter to the proponent.

If you have any questions or require further clarification, please contact me at the number listed above at your earliest convenience

Sincerely,

Margaret Mikolajczak, CET
Senior Project Manager

cc. Kevin Scholz
Mark Yarranton KLM