

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 11, 2020

Item 1, Report No. 9, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on March 11, 2020, as follows:

By receiving communication C1 from Ms. Mary Flynn, Guglietti, McMillan LLP, Bay Street, Toronto, dated March 3, 2020.

- 1. DI BENEDETTO GROUP INC. OFFICIAL PLAN AMENDMENT FILE OP.18.019 ZONING BY-LAW AMENDMENT FILE Z.18.031 DRAFT PLAN OF SUBDIVISION FILE 19T-18V012 VICINITY OF RUTHERFORD ROAD AND REGIONAL ROAD 27**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated March 3, 2020, be approved subject to the following amendments, in accordance with Communication C1 from the Deputy City Manager, Planning and Growth Management, dated March 3, 2020, as follows:**
 - 1. That Attachment 1 of Item No. 1, Committee of the Whole, March 3, 2020, be replaced with Attachment 1, attached hereto;**
- 2) That the deputation of Ms. Rosemarie Humphries, Humphries Planning Group Inc., on behalf of the applicant, be received.**

Recommendations

- 1. THAT Official Plan Amendment File OP.18.019 (Di Benedetto Group Inc.) BE APPROVED, to amend the following policies of Vaughan Official Plan 2010 ("VOP 2010") for the Subject Lands:**
 - a) Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2 respecting new development within established "Community Areas" to permit the development of 70 townhouse units, as shown on Attachment 4.**
- 2. THAT Zoning By-law Amendment File Z.18.031 (Di Benedetto Group Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from "RR Rural Residential Zone", subject to Exception 9(1182) to "RT1(H) Residential Townhouse Zone" with a Holding Symbol "(H)" in the manner shown on Attachment 4, together the site-specific zoning exceptions identified in Table 1 of this report.**

CITY OF VAUGHAN

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3. THAT the Holding Symbol “(H)”, as shown on Attachment 4, shall not be removed from the Subject Lands, or any portion (phase) thereof, until the following conditions are satisfied:
 - a) The Subject Lands are located in an area, adjacent to Regional roads (Rutherford Road and Regional Road 27), that are tributary to the future sanitary trunk sewer scheduled to be installed by York Region in 2028. The Holding Symbol “(H)” shall only be lifted under one of the following two scenarios:
 - i) The sanitary trunk sewer on Regional Road 27 is constructed by York Region and the Owner has secured the necessary lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the sanitary sewer between Simmons Street and Regional 27; or,
 - ii) The Owner has demonstrated that an alternate interim sanitary outlet to Royalpark Way, as shown within the Functional Servicing Report, can be achieved utilizing an adequate easement width and a comprehensive study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, and available allocation, to the satisfaction of the City.
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
5. THAT Draft Plan of Subdivision File 19T-18V012 (Di Benedetto Group Inc.) BE APPROVED, to create one residential block in the manner shown on Attachment 3, subject to the Conditions of Approval contained in Attachment 1.

Committee of the Whole Report (1)

DATE: Tuesday, March 03, 2020

WARD(S): 2

TITLE: DI BENEDETTO GROUP INC.

OFFICIAL PLAN AMENDMENT FILE OP.18.019

ZONING BY-LAW AMENDMENT FILE Z.18.031

DRAFT PLAN OF SUBDIVISION FILE 19T-18V012

VICINITY OF RUTHERFORD ROAD AND REGIONAL ROAD 27

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan Amendment File OP.18.019, Zoning By-law Amendment File Z.18.031 and Draft Plan of Subdivision File 19T-18V012 for the Subject Lands shown on Attachment 2 to permit a proposed development of 70 townhouse units served by private common element roads, shown on Attachment 4.

Report Highlights

- The Owner proposes to develop the Subject Lands with 70 townhouse units to be served by private common element roads
- Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development
- The Development Planning Department supports the approval of the Applications as they will permit a development that is consistent with the *Provincial Policy Statement 2014*, conforms to the Growth Plan, the York Region Official Plan and is compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Official Plan Amendment File OP.18.019 (Di Benedetto Group Inc.) BE APPROVED, to amend the following policies of Vaughan Official Plan 2010 ("VOP 2010") for the Subject Lands:

- a) Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2 respecting new development within established “Community Areas” to permit the development of 70 townhouse units, as shown on Attachment 4.
2. THAT Zoning By-law Amendment File Z.18.031 (Di Benedetto Group Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “RR Rural Residential Zone”, subject to Exception 9(1182) to “RT1(H) Residential Townhouse Zone” with a Holding Symbol “(H)” in the manner shown on Attachment 4, together the site-specific zoning exceptions identified in Table 1 of this report.
3. THAT the Holding Symbol “(H)”, as shown on Attachment 4, shall not be removed from the Subject Lands, or any portion (phase) thereof, until the following conditions are satisfied:
 - a) The Subject Lands are located in an area, adjacent to Regional roads (Rutherford Road and Regional Road 27), that are tributary to the future sanitary trunk sewer scheduled to be installed by York Region in 2028. The Holding Symbol “(H)” shall only be lifted under one of the following two scenarios:
 - i) The sanitary trunk sewer on Regional Road 27 is constructed by York Region and the Owner has secured the necessary lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the sanitary sewer between Simmons Street and Regional 27; or,
 - ii) The Owner has demonstrated that an alternate interim sanitary outlet to Royalpark Way, as shown within the Functional Servicing Report, can be achieved utilizing an adequate easement width and a comprehensive study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, and available allocation, to the satisfaction of the City.
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.
5. THAT Draft Plan of Subdivision File 19T-18V012 (Di Benedetto Group Inc.) BE APPROVED, to create one residential block in the manner shown on Attachment 3, subject to the Conditions of Approval contained in Attachment 1.

Background

The subject lands (the 'Subject Lands') comprise approximately 1.678 hectares and are located south of Rutherford Road and west of Regional Road 27, and are municipally known as 10, 20 and 25 Di Benedetto Lane and 110 Simmons Street, shown as Subject Lands on Attachment 2.

Vaughan Council, on January 29, 2019, approved Official Plan Amendment File OP.17.011, Zoning By-law Amendment File Z.16.019 and Draft Plan of Subdivision File 19T-17V011 (Gemini Urban Design (W) Corp.) (the 'Gemini Proposal') for the lands abutting the Subject Lands to the north to permit the development of 111 townhouse units to be served by private common element roads. The location of these lands is shown on Attachment 2. The Owner has appealed Vaughan Council's approval of the Gemini Proposal for similar type uses to the Local Planning Appeal Tribunal ('LPAT'). Attachment 6 includes a plan that illustrates both proposals.

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

On January 11, 2019, the City circulated a Notice of Public Hearing (the 'Notice') to all property owners within 150 m of the Subject Lands, all properties with frontage onto Simmons Street, the West Woodbridge Homeowners' Association, the Kleinburg and Area Ratepayers' Association, and to those individuals who provided written correspondence or made oral deputations at the Public Hearings related to the Gemini Proposal as shown on Attachment 2.

A copy of the Notice was also posted on the City's website at www.vaughan.ca and a notice sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on February 12, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of February 5, 2019, and to forward a comprehensive technical report to a future Committee of the Whole meeting.

At the Public Hearing, the following deputations and written submissions were received:

Deputations

- Mr. Adam Grossi, Humphries Planning Group Inc, Vaughan, representing the Owner
- Mr. Salvatore Grassa, Arcangelo Gate, Woodbridge
- Mr. Livio Silvestri, Arcangelo Gate, Woodbridge

Written Submissions

- Ms. Hannah Cardaci, Thornburry Circle, Thornhill, dated February 4, 2019

The following is a summary of, and responses to, the comments provided in the deputations and written submissions submitted at the Public Hearing of February 5, 2019, and written submissions received by the Development Planning Department:

a) Employment or Commercial Uses Are More Appropriate for the Lands

Correspondence was received that the area is more conducive to employment type development.

Response

The Subject Lands are designated "Low Rise Residential" by Vaughan Official Plan 2010 and the applications have been submitted to facilitate a townhouse development.

b) Compatibility of New Lots

The proposed built form is not compatible with the surrounding neighborhood.

Response

Vaughan Council, on January 29, 2019, approved the Gemini Proposal for the lands abutting the Subject Lands to the north to permit the development of 111 townhouse units to be served by private common element roads. The conceptual site plan submitted in support of the subject applications has been coordinated with the Gemini Proposal. The development proposals will be refined through the Site Plan review process to ensure proper access connectivity, coordination of walkways and proper amenity spaces for each of the proposals. Attachment 6 illustrates a coordinated plan of each development proposal.

Approval of the subject development applications will facilitate a development that is compatible to the area.

It is also noted that a previous proposal for lands to the south of the Subject lands to facilitate a 32 townhouse unit development (Files OP.18.020, Z.18.032 and 19T-18V013 Gemini Urban Design (C) Corp.) has been withdrawn.

c) Proposed Urbanization of Simmons Street (Sidewalks and Street lighting)

Questions were asked about the provision of future sidewalks and street lighting on Simmons Street.

Response

As part of the approval of the Gemini Proposal abutting the Subject Lands to the north, conditions were imposed requiring the Owner to urbanize their portion of Simmons Street including sidewalks and streetlighting from the limits of their lands to Rutherford Road. Similar conditions are recommended for the subject applications.

d) The Appropriateness of a single Access from Rutherford Road

Comments were made about the use of a single access to service the developments proposed in the area.

Response

Rutherford Road is under the jurisdiction of York Region. The Region generally limits the number of access points onto a regional road and does not support multiple driveways due to safety concerns.

The Subject Lands will be accommodated by a single access via Simmons Street but will have shared interconnectivity with the Gemini Proposal as shown on Attachment 6.

The number of proposed units would normally require a second access to serve these developments in emergency conditions. Due to the surrounding physical and geometric constraints, such as rail tracks, the future Rutherford Road grade separation, the Owners of both the Subject Lands and the Gemini Proposal to the north have provided the required emergency access through an updated design for the intersection of Rutherford Road and Simmons Street that includes two passageways (northbound and southbound).

e) Park Space and Amenity Space Requirements

Questions were raised about the requirement for a public park in the area.

Response

Parks Development staff have conducted an analysis of the parkland requirements/needs for this community. Based on the cumulative projected number of units/population for both development proposals, a neighborhood public park is not warranted within this development area. However, access to playground equipment would be required based on the City's target recommendation of playgrounds being within 500m of urban residential areas. Parks Development staff are satisfied that this requirement will be met provided playground equipment is installed in the private amenity spaces/area for the associated developments.

Furthermore, a pedestrian connection from the developments to Rutherford Road is required. In addition, a pedestrian pathway is also required along Rutherford Road to Highway 27 in order to allow for future residents to access recreational trail/open space opportunities at Elder Mills Nature Reserve and beyond. A Condition is also included in Attachment 1 requiring the Owner to plan, design and construct a pedestrian sidewalk along Simmons Street to be coordinated with the Gemini Proposal. The development proposals will be refined through the Site Development review process, including the provision of amenity space.

f) Co-ordination of Development Proposals

Questions were raised about the coordination of Development Proposals in the area.

Response

Attachment 6 includes a composite plan of the Subject Lands with the Gemini Proposal. Vaughan Council's approval of the Gemini Proposal's Draft Plan of Subdivision Approval includes conditions requiring the Owner to urbanize Simmons Street with a

sidewalk (and streetlights) from the limits of their lands to Rutherford Road and to grant reciprocal easements to maintain vehicular and pedestrian access between the adjoining developments.

Each of the Gemini and Di Benedetto proposal will require the approval of a Site Development application which will be reviewed to ensure the required co-ordination of development.

The Development Planning Department, on February 21, 2020, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the Applications.

Previous Reports/Authority

[January 29, 2019 Council Minutes Gemini Urban Design \(W\) Corp.](#)
[Extracts February 12, 2019 Public Hearing](#)

Analysis and Options

Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 2 to permit a residential development (the 'Development') consisting of 70 townhouse units as shown on Attachment 4:

1. Official Plan Amendment File OP.18.019 to amend the policies of Vaughan Official Plan 2010 respecting the design and compatibility criteria for new development within lands identified as a "Community Area".
2. Zoning By-law Amendment File Z.18.031 to rezone the Subject Lands from "RR Rural Residential Zone", subject to Exception 9(1182) as shown on Attachment 2, to "RT1(H) Residential Townhouse Zone" with a Holding Symbol "(H)" in the manner shown on Attachment 4, together with the site-specific zoning exceptions to the RT1 Zone standards of Zoning By-law 1-88, identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-18V012 shown on Attachment 3, for the approval of a residential Draft Plan of Subdivision consisting of one 1.68 ha block.

The Draft Plan of Subdivision application has been submitted to create a Block within a future Registered M-Plan and to facilitate a future Draft Plan of Condominium (Common Elements) application to create the condominium tenure of the common elements (internal road, visitor parking spaces and landscape amenity area) under the *Planning Act*, for the Development.

The Development Planning Department has reviewed the Development shown on Attachment 4 in consideration of the following policies.

The Development is consistent with the Provincial Policy Statement 2014

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

The *Planning Act* requires that Vaughan Council’s planning decisions be consistent with the PPS. The Development Planning Department is of the opinion that the Development is consistent with provincial policies, specifically:

- Section 1.1.3.2 - settlement areas shall be the focus of growth and development based on densities and land uses which efficiently use land, infrastructure
- Section 1.1.3.4 - Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety
- Section 1.4.3 - planning authorities shall provide for an appropriate range and mix of housing types, directed to appropriate levels of infrastructure and public service facilities
- Section 1.6.6.2 - municipal sewage services and municipal water services are the preferred form of servicing for settlement areas. Intensification and redevelopment within settlement areas on existing municipal sewage services and municipal water services should be promoted, wherever feasible

The Subject Lands are located within a defined settlement area identified by the PPS. The Development achieves the intent of the Settlement Areas and Housing policies of the PPS by making efficient use of the Subject Lands, as it minimizes land consumption, proposes a housing typology that adds to the range and mix of housing types in the City.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019

The Provincial Growth Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’) is intended to guide decisions on a wide range of issues, including economic development, land use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture

of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide housing at a density that is supportive of the Growth Plan objectives, specifically:

- Section 2.2.1.2.a) - directing growth to settlement areas that have existing or planned municipal water and wastewater systems
- Section 2.2.1.4.c) - provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes
- Section 2.2.6.2 – considering the range and mix of housing options and densities of the existing housing stock

The Development shown on Attachment 4 is located within a settlement area and a delineated built up area that contributes to providing a mix of housing densities and unit types within the neighborhood in accordance with VOP 2010. Accordingly, the Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ("YROP") guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region."

Section 3.5.4 of the YROP requires that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.

The Development will diversify housing options, including a mix and range of housing type, lot and unit sizes, and tenure in the community. The Development conforms to the YROP.

An amendment to Vaughan Official Plan 2010 is required to permit the Development

The Subject Lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 ("VOP 2010") and are located within a "Community Area" as identified on Schedule 1 - Urban Structure of VOP 2010. The "Low Rise Residential" designation permits detached, semi-detached and townhouse dwelling units having a maximum permitted building height of 3-storesys, and there is no associated density requirement.

Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 identifies compatibility criteria for new development in a "Community Area". The compatibility criteria directs that new

development be designed to respect and reinforce the physical character of the established neighborhood within which it is located. In addition, new development in a “Community Area” within established development areas shall pay attention to local lot patterns, size and configuration, and existing building types with similar setbacks. The Development is located south of Rutherford Road, a major arterial road, that contains larger residential lots to the east and the Canadian Pacific rail line and lands that are designated for employment uses to the west. The Development is not consistent with the compatibility and development criteria of VOP 2010. Therefore, an amendment to VOP 2010 is required.

VOP 2010 permits limited intensification in Community Areas provided the proposed development is sensitive to and compatible with the character, form and planned function of the surrounding context.

Section 9.2.3.2. in VOP 2010 identifies development criteria for townhouses, stating that the following policies and development criteria apply to Townhouses:

- a. A Townhouse is a Low-Rise Residential building, up to three story’s in height, situated on a single parcel and part of a row of at least three but no more than six attached residential units.
- b. In Community Areas with existing development, the scale, massing, setback and orientation of Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved Townhouses in the immediate area. Variations are permitted for the purposes of minimizing driveways and having front entrances and porches located closer to the street than garages.
- c. In areas of new development, the scale, massing, setback and orientation of Townhouses will be determined through the process of developing and approving Secondary Plans, Block Plans, Plans of Subdivision, Zoning By-laws, and/or urban design guidelines.
- d. Townhouses shall generally front onto a public street. Townhouse blocks not fronting onto a public street are only permitted if the unit(s) flanking a public street provide(s) a front-yard and front-door entrance facing the public street.
- e. The facing distance between blocks of Townhouses that are not separated by a public street should generally be a minimum of 18 m in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units.

The Development has regard for the Community Area Policy Review for Low-Rise Residential Designations

Council on October 20, 2015, directed the Policy Planning and Environmental Sustainability (“PPES”) Department to initiate the Community Area Policy Review for Low-Rise Residential Designations. Council subsequently adopted the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighborhoods

(the “Guidelines”) and the Community Area Policy Review for Low Rise Residential Designations Study (the “Study”).

Council on October 19, 2016, approved the Guidelines that serve to clarify and implement existing VOP 2010 policies related to compatibility. Council, on April 19, 2017, approved the Study. Official Plan Amendment Number 15 (‘OPA 15’), to implement the Study recommendations, was adopted by Council on September 27, 2018, and York Region, on May 8, 2019, issued a Notice of Decision for OPA 15. On May 28, 2019, OPA 15 came into effect.

The Subject Lands are identified as an “Established Large-Lot Neighborhoods” in accordance with the “Community Area Policy Review for Low Rise Residential Designation” (OPA 15) and Schedule 1B of VOP 2010. “Established Large-Lot Neighborhoods” are characterized by large lots with minimum lot frontages of 21 m to 30 m.

The Applications were submitted on September 17, 2018 and deemed “Complete” on October 16, 2018. The commencement of the Applications pre-date the approval of OPA Number 15. However, the Development has regard for the following provisions of the Guidelines:

- The townhouse blocks contain a maximum of 6 units
- The common amenity area is located in prominent locations that are visible and easily accessed from all units
- The majority of the front and interior yard setbacks are consistent with the Guideline requirements of 4.5 m and 1.5 m respectively
- A minimum 50% of each front yard consists of soft landscaping
- Each townhouse has a private backyard as set out in the Guidelines
- Visitor parking spaces are proposed, although an exception is required for the width of certain parallel spaces within the private road.

The Development Planning Department is satisfied that the proposed Development has appropriate regard for the “Community Area” policies of VOP 2010, and the Council approved Guidelines. The Development is consistent, but not identical to, the surrounding community.

Summary of Planning Policy

In consideration of the above, the Development Planning Department is satisfied that the Development is consistent with the PPS, conforms to the Growth Plan, the York Region Official Plan, and is compatible with the existing land uses in the surrounding area. Accordingly, the Development Planning Department can support the Applications including the Amendment to VOP 2010 that addresses the compatibility criteria for new development in a “Community Area”.

The proposed 3-storey townhouse dwellings will establish a residential Development consistent in scale and built form with the policies set out in VOP 2010 and will provide a low-rise residential development that is appropriate and compatible, but not identical, with the existing surrounding and proposed developments.

A Similar Development has been approved on abutting lands to the north

Vaughan Council, on January 29, 2019, approved the Gemini Proposal for the lands abutting the Subject Lands to the north to permit the development of 111 townhouse units to be served by private common element roads. The location of these lands are shown on Attachments 2 and 6. The Owner has appealed these applications to LPAT.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “RR Rural Residential Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1182) which permits only detached dwellings on lots with a minimum frontage of 45 m and a lot area of 400 m². A townhouse is not a permitted use in the “RR Rural Residential Zone”.

The Owner is proposing to rezone the Subject Lands from “RR Rural Residential Zone” to “RT1(H) Residential Townhouse Zone” with a Holding Symbol “(H)”, in the manner shown on Attachment 4, together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Frontage on a Public Street	No person shall erect any building in any zone unless the lot upon which such building is to be erected fronts onto a public street.	Permit a building to be erected that fronts onto a public street or a private common element condominium road.
b.	Definition of a “Street Townhouse Dwelling”	Means “a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street”.	Means “a townhouse dwelling in which each dwelling unit is situated on its own lot or parcel of tied land (“POTL”), which abuts a public street or private common element road”.

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
c.	Definition of “Street Line”	Means the dividing line between a lot line and a street or the dividing line between a lot and a reserve abutting a street.	Means the dividing line between a lot and a street or a private road, or the dividing line between a lot and a reserve abutting a street or a private road.
d.	Minimum Lot Depth	27 m / unit	25 m / unit (Blocks 1 - 4) 24 m / unit (Blocks 5 - 12) 23 m / unit (Block 14)
e.	Minimum Lot Area	162 m ² / unit	135 m ² (Blocks 1 - 4) 130 m ² (Blocks 5 - 12 and 14)
f.	Minimum Lot Frontage	6 m / unit	5.4 m
g.	Minimum Rear Yard	7.5m	7 m (Blocks 1 - 4) 6.5 m (Blocks 5 - 12) 6.1 m (Block 14)
h.	Minimum Exterior Side Yard (Private Road)	4.5m	2.8 m (Block 1) 1.6 m (Block 4) 1.8 m (Block 5) 1.2 m (Blocks 6, 9 and 10) 1.4 m (Blocks 7 and 11) 2 m (Block 12) 1.7 m (Block 13)

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
i.	Minimum Interior Side Yard (Greenway or Buffer Block)	3.5 m	1.5 m (Blocks 2, 3 and 14) Abutting Amenity Space
j.	Minimum Setback to a Site Triangle (Private Road)	3 m	1.8 m (Block 5) 1.4 m (Blocks 7 and 11) 2.9 m (Block 8) 1.2 m (Block 9) 2.6 m (Block 10) 2.9 m (Block 12)
k.	Percentage of Soft Landscape Area in Front Yard	60%	50%
l.	Maximum Building Height	11 m	11.5 m
m.	Maximum Width of a Driveway Entrance	7.5 m	8 m
n.	Minimum Dimensions Visitor Parallel Parking Space	2.7 m X 6 m	2 m X 6 m
o.	Minimum Interior Garage Dimension	5.5 m X 6 m	3 m X 6 m - Unit 70

The implementing zoning by-law will also include Canadian Pacific Railway's requirement that any dwelling be setback a minimum distance of 30 metres from the railway right-of-way and a cap for 70 townhouse units. The Development Planning

Department has reviewed and supports the proposed site-specific zoning exceptions in Table 1 on the following basis.

Frontage on a Public Street and Definition

Zoning By-law 1-88 does not include standards for townhouse development utilizing a common element condominium road. The RT1 Residential Townhouse Zone permits units only on lots that front onto a public street. The proposed definition will permit a unit on a lot with frontage on a private common element road and facilitate the creation of Parcels of Tied Land (POTLs) for future individual ownership. The proposed definitions implement the Development on a private common element road.

Lot Frontage, Lot Area, Minimum Yard Setbacks, Lot Depth, Building Height, Maximum Interior Garage Widths, and Driveway Widths

The amendments to the lot frontage, lot area, and lot depth requirements recognize the creation of the development blocks and POTLs. The proposed yard setbacks, building height for the townhouse dwellings make more efficient use of the Subject Lands and implements a compact built form. Many of the exceptions in Table 1 apply only to certain buildings and/or units and not to the entire Development.

The proposed zoning exceptions would implement a townhouse development which is a built form permitted by VOP 2010 and is compatible with the existing and planned built form in the surrounding area.

The Planning Act permits Vaughan Council to pass a resolution to permit a landowner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. Section 45 (1.4) of the *Planning Act* provides an exception to this restriction where Council declares by resolution to allow an Owner to apply for a Minor Variance(s) within 2 years of the passing of a by-law amendment.

Should Council approve the Zoning By-law Amendment, the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s), if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

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

The Development Planning Department has no objection to the approval of the Draft Plan of Subdivision ('Draft Plan') shown on Attachment 3, subject to the Conditions of Approval included in Attachment 1. The primary purpose of the Draft Plan is to create

one residential development Block (Block 1) for the overall Development. In order to facilitate the creation of the individual freehold townhouse lots, the Owner is required to submit a Part Lot Control Exemption application to create the freehold townhouse units, should the Applications be approved.

A future Site Development Application will require the approval of Council

The Owner has submitted detailed conceptual site plans as part of the Applications that are the subject of this report. Should the subject Applications be approved by Vaughan Council, a Site Development Application must be submitted and reviewed and will be subject to a technical report for consideration at a future Committee of the Whole meeting. Review of the site plan will ensure amongst other matters the following:

- pedestrian and barrier free accessibility
- appropriate site design and building materials, orientation of units and upgraded and visible flankage elevations, landscaping, snow storage, stormwater management, and servicing and grading
- the location of air conditioning units
- accessibility and location of the proposed residential visitor parking spaces
- the provision of an appropriate amenity space
- coordination of development with the Gemini Proposal
- that the Development shall achieve a Bronze Threshold Score in accordance with the City's Sustainability Metrics Program

Draft Plan of Condominium File 19CDM-18V004 is required to be approved to establish the Common element condominium tenure of the Development

Should Council approve the Applications, the proposed condominium tenure for the Development will be created through the approval of Draft Plan of Condominium File 19CDM-18V007 at a future Committee of the Whole meeting. The future condominium corporation will be responsible for the maintenance of all common element areas in the Development, including but not limited to, parking, private road, pedestrian connections, landscaping, sanitary and storm water connections, and amenity areas.

The Development Engineering ("DE") Department has no objection to the Development, subject to the Conditions of Draft Plan of Subdivision Approval and that the Zoning By-law include conditions to be satisfied prior to the removal of the Holding Symbol

A Functional Servicing Report ('FSR'), prepared by Schaeffers Consulting Engineers dated September 2019, with supplemental information, was submitted in support of the Applications. Based on the review of documentation, the following comments are provided:

a) Water Servicing

The Development is proposed to be serviced primarily by an existing 300mm diameter watermain on the west side of Simmons Street. The Development is located within Pressure District 5. The DE Department is satisfied in principle, with this schematic

information provided. However, additional analysis will be required through the detailed design stage and the requirements for same are included in the conditions of approval in Attachment 1.

b) Sanitary Servicing

The Subject Lands are tributary to the future sanitary trunk sewer scheduled to be installed on Regional Road 27 and Rutherford Road by York Region in 2028. In the interim, the Owner is proposing that the Development be serviced by a new sanitary sewer traversing from Simmons Street to an existing 200mm diameter sanitary sewer located on Royalpark Way. The Development is north and west of the connection to the Royalpark Way sewer.

The Subject Lands will benefit from works proposed by the Gemini Proposal who is proposing to initiate the design and construction, at no cost to the City, of a new sanitary sewer within the City's (Simmons Street and Regional Road 27) right-of-way which will allow the Subject Lands to discharge sanitary flow. The proposed design will also utilize part of an existing City watermain easement located on the property municipally known as 75 Simmons Street, which will be repurposed for the sole use of the sanitary sewer to connect the proposed sewers between Simmons Street and Regional Road 27. The FSR demonstrates that the interim solution is doable.

The DE Department requires the Owner to provide supplemental analysis including flow monitoring to confirm adequate conveyance capacity of downstream sewers. Alternatively, the Owner can rely upon the findings of the City's Interim Service Strategy (ISS) study currently being undertaken. This Study will inform the City of how much development can safely proceed in the Study areas including the Subject Lands before the regional infrastructure is built. The Study commenced at the beginning of 2019 and it is anticipated it will be completed by Q2 of 2020. Conditions to this effect are included in Attachment 1.

c) Storm Servicing

Stormwater for the Development is proposed to be captured within underground storage facilities and oversized sewers to be constructed within the development boundaries, with the flow conveyed utilizing pre-development target flow rates to a new storm sewer on Simmons Street. All stormwater storage and quality facilities are proposed to be within a common-element condominium development.

The Subject Lands will benefit from works proposed by the Gemini Proposal who is proposing to initiate the design and construction a new storm sewer, at no cost to the City, within the Simmons Street right-of-way, to convey stormwater flow from the Subject Lands northerly to the existing road stormwater outlet located at the low point of Simmons Street. The storm sewer is proposed to terminate with a new headwall at the

outlet east of Simmons Street where flow is then conveyed easterly through an existing overland ditch.

The DE Department is generally satisfied with the general stormwater drainage schematic. However, supplemental analysis, particularly with respect to accommodating existing drainage areas within the Simmons Street right-of-way and the geotechnical and hydrogeological recommendations for the construction of the proposed sewer is required. Additional analysis will be required through the detailed design stage and the requirements for same are included in the Conditions of Approval in Attachment 1.

d) Grading Design

Preliminary engineering design drawings, prepared by Schaeffers Consulting Engineers, dated September 2019, were submitted in support of the Applications. A detailed evaluation of the grading design and erosion and sediment control measures will be conducted during the detailed design stage and as part of the Site Plan Approval. The DE Department is generally satisfied with the preliminary grading schematic, subject to the Conditions of Approval in Attachment 1.

e) Noise and Vibration

A Noise Control Study, prepared by SS Wilson Associates Ltd., analyzed the noise and vibration impacts on the Development. The Owner shall address and fulfill the comments and conditions to the satisfaction of the City. A condition to this effect is included in the Conditions of Approval in Attachment 1.

f) Environmental

The Owner submitted a Phase One Environmental Site Assessments ('ESA') and Reliance Letter. The DE Department reviewed the report and correspondence and are satisfied with the ESA documentation submitted to date.

g) Transportation

The Owner has submitted a Transportation Study prepared by Nextrans Consulting Engineers, dated August 2018. The Transportation Engineering Division is working with the Owner to finalize the Study, including the review of all transportation infrastructure improvements including urbanization of Simmons Street to include sidewalk(s), streetlights and an eastbound right turn lane at the Rutherford Road and Simmons Street intersection. All of which must be approved to the satisfaction of the DE Department. A condition to this effect is included in the Conditions of Approval in Attachment 1.

Access to the Subject Lands

The Subject Lands will be accommodated by a single access via Simmons Street but will have shared interconnectivity with the Gemini Proposal to the north.

The number of proposed units would normally require a second access to serve these developments in emergency conditions. Due to the surrounding physical and geometric constraints, such as rail tracks, the future Rutherford Road grade separation, the Owners of both the Subject Lands and the development proposal to the north have provided the required emergency access through an updated design for the intersection of Rutherford and Simmons Street that includes two passageways (northbound and southbound).

A combined Transportation Study was submitted in support of these applications. The study analyzed the intersection of Rutherford Road and Simmons Street and concluded the intersection is expected to operate with sufficient capacity. Since this intersection is the only access point to connect the subject and adjacent developments to the regional road network, several improvement measures were recommended such as the widening of Simmons Street to permit emergency vehicle passage, improving intersection capacity by adding turn lanes and the urbanization of Simmons Street to include sidewalks and streetlights.

The proposed improvements to the intersection of Simmons Street and Rutherford Road include a 5 m wide southbound lane from Rutherford Road, a 3 m dedicated northbound left turn from Simmons and a 3.5 m dedicated northbound right turn lane. This permits the safe and efficient movement of a two-way vehicular passage including emergency vehicles. This has been demonstrated through the vehicular maneuvering diagram submitted by the Owner. Furthermore, an eastbound right turn lane and a centre median on Simmons Street is designed to help delineate the traffic at the intersection. Simmons Street will be urbanized with a provision of a sidewalk on the west side to help with the pedestrian circulation to/from the proposed developments, while also providing improvements for the existing residents as well.

The provided design and analysis ensures that the intersection can operate should one of the lanes be closed thereby, providing at least one access at all times.

Broader road network improvements are also planned for the area, such as the opening of MTO's Highway 427 extension to Major MacKenzie Drive which is expected to open by September 2020. Rutherford Road is scheduled to be widened by York Region from the existing 4 lanes to 6 lanes with high occupancy vehicle (HOV) lanes, sidewalks and bicycle lanes, as well as a grade separation for the existing CN Rail. However, as per the Region's TMP, the Rutherford Road widening will not materialize until 2031.

York Region has reviewed the proposed intersection design and have consulted with City staff and have advised that:

The Western Vaughan Transportation Improvements Individual Environmental Assessment (IEA) was approved by the Ministry of Environment in July 2012. The IEA recommends that Simmons Street intersection at Rutherford Road be restricted to right-in/right-out by means of a raised centre concrete median. York Region will review the design of the Rutherford Road/Simmons Street intersection, considering the updated traffic conditions. The City of Vaughan will be notified on the commencement of the project at the time of the detailed design and implementation of the IEA.

They require the Owner to agree in a future Site Plan Agreement to include the following clause in subsequent Purchase and Sale Agreement(s), Tenant Lease Agreement(s) Condominium Agreement(s), and Declaration of Condominium.

“The Owner acknowledges that the Simmons Street intersection at Rutherford Road may be restricted to a Right-In/Right-out based on the Western Vaughan Transportation Improvements Individual Environmental Assessment Study Recommendations, as approved by the Ministry of Environment in July 2012”.

Proposed Parking

The proposed parking supply satisfies the Zoning By-law 1-88 parking requirements.

Holding Symbol (“H”)

The DE Department requires that the Holding Symbol “(H)” shall not be removed from the lands zoned “RT(1) Residential Townhouse Zone” with the Holding Symbol “(H)” as shown on Attachment 4, until the following matters have been addressed to the satisfaction of the City:

- i) The Subject Lands are located in an area, adjacent to Regional roads (Rutherford Road and Regional Road 27), that are tributary to the future sanitary trunk sewer scheduled to be installed by York Region in 2028. The Holding Symbol “(H)” is to only be lifted under one of the following two scenarios:
 - a. The sanitary trunk sewer on Regional Road 27 is constructed by York Region and the Owner has secured the necessary lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the sanitary sewer between Simmons Street and Regional Road 27; or,
 - b. The Owner has demonstrated that an alternate interim sanitary outlet to Royalpark Way as shown within the Functional Servicing Report can be achieved utilizing an adequate easement width and a comprehensive study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, and available allocation, to the satisfaction of the City.

The DE Department has no objections to the Development and will continue to work with the Owner to finalize all plans and reports subject to the conditions identified in the Recommendations of this report, and the Conditions of Approval identified in Attachment 1 of this report.

The Development Planning Department has no archaeological concerns, subject to standard conditions

The Development Planning Department has reviewed the Stage 1 – 2 Archaeological Assessment which conclude that no archaeological potential was identified on the Subject Lands. The letter from the Ministry of Tourism, Culture and Sport accepting this report has also been submitted. Therefore, the Subject Lands are cleared of archeological concern. However, the following standard clauses will apply and are included in the Conditions of Approval identified in Attachment 1 of this report:

- a) Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries at the of Consumer Services.

Cash-in-lieu of the dedication of Parkland is required for the Draft Plan

The Office of the Infrastructure Development Department, Real Estate Services has advised that the Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 500 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the Infrastructure Development Department, Real Estate Services, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Development Charges are applicable to the Development

The Financial Planning and Development Finance Department has advised that the Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges.

The Parks Planning Department has no objection to the approval of the Applications, subject to the Owner providing a sidewalk along Simmons Street and a multi-unit pathway along Rutherford Road toward Highway 27

The Parks Planning Department is generally satisfied with the Development and the Community Services and Facility Study submitted with the Applications, subject to the development of an acceptable multi-use recreational pathway to connect to Regional Road 27 via Rutherford Road.

Public Parkland

Parks Planning Department has confirmed that public parkland on the subject site is not required as the projected unit count/population is not high enough to generate sufficient need for public parkland. However, the provision of playground equipment in the proposed private amenity areas in the subject development along with adjacent developments would be paramount in order to meet the recreational needs for future residents.

Pedestrian Connections

A pedestrian sidewalk is required along Simmons Street to connect to Rutherford Road which in turn will lead towards Regional Road 27 and into the broader Kleinburg/Nashville Community. A requirement to provide a portion of this sidewalk along Simmons Street was previously made through the adjacent Gemini Proposal.

Accordingly, the following condition of draft plan approval is required:

“That the Owner plan, design and agree to construct a pedestrian sidewalk along Simmons Street; connecting into the proposed sidewalk system located to the north (Gemini). The Owner is responsible for the total cost of the design and construction of all works to complete the sidewalk and associated landscape works, including but is not limited to any works of a temporary nature.”

A condition to this effect is included in the Conditions of Approval in Attachment 1.

The Environmental Services Department, Solid Waste Management Division has no objection to the Applications

The Environmental Services Department Solid Waste Management has no objection to the proposed waste collection proposed for the Development. Upon a successfully completed Application, site inspection and executed Agreement as determined by the City, the Condominium Corporation(s) may be eligible for municipal waste collection services. Should the Condominium Corporation(s) be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation(s). The following clause shall be included within the future Condominium Agreement:

“Prior to final approval, upon a successfully completed application, site inspection

and executed registration of an Agreement with the Vaughan Environmental Services Department, Solid Waste Management Division, as determined by the City, the Condominium Corporation(s) will be eligible for municipal waste collection services. Should the Condominium Corporation(s) be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation(s)."

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

The Fire and Rescue Services Department has no objection to the Development. The Fire and Rescue Services Department has advised that fire hydrants (municipal or private) are required to be installed in accordance with the Ontario Building Code, and the fire hydrants shall be unobstructed and ready for use at all times. In addition, access roadways shall be maintained and suitable for large heavy vehicles.

The Owner shall agree to provide the following for the purpose of fire safety and firefighting operations.

- Water supply for firefighting, including hydrants, municipal or private shall be identified in the plans and code requirements to be installed and operational prior to construction of building
- Hydrants shall be unobstructed and ready for use at all times
- Access roadways shall be maintained and suitable for large heavy vehicles.
- Temporary Municipal address to be posted and visible for responding emergency vehicles satisfactory to the City
- Ensure designated firebreaks are identified on permit drawings if applicable.
- Fire Route to be posted prior to construction. (ensure the signs are approved with the by-law number on the sign)

The Toronto and Region Conservation Authority ("TRCA") has no objection to the Development

The TRCA has no objection to the Applications subject to the Conditions of Approval set out in Attachment 1C.

The School Boards have no objection to the Development

The York Region District School Board and York Region Catholic District School Board have no objection to the Development.

Canadian Pacific Railway has no objection to the Development

The Canadian Pacific Railway has no objection to the Development subject to the Conditions of Approval identified in Attachment 1D of this report.

Canada Post Corporation has no objection to the Development

The Canada Post Corporation has no objection to the Development subject to the Conditions of Approval identified in Attachment 1E of this report.

Utility companies have no objection to the Development

Alectra Utilities Corporation and Enbridge Gas Distribution Inc. have indicated no objection to the Draft Plan, subject to the Conditions of Approval identified in Attachments 1F and 1G.

Bell Canada has no objection to the approval of the Development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to commencement of site works.

Financial Impact

There are no requirements for new funding associated with these Applications.

Broader Regional Impacts/Considerations

York Region has reviewed the Official Plan Amendment Application and has determined that the proposed amendment is a matter of local significance and does not adversely affect Regional planning policies or interest in accordance with Regional Official Plan policy 8.3.8. York Region, on April 9, 2019, exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

York Region has reviewed the Applications and has no objection to their approval. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 1B.

Conclusion

The Development Planning Department has reviewed the Applications in consideration of the Provincial policies and the applicable York Region and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the *Provincial Policy Statement, 2014*, conforms to the *Growth Plan for the Greater Golden Horseshoe, 2019*, and the York Region Official Plan and that the Applications represent good planning. The Applications maintain the intent of the “Community Area” policies of VOP 2010 and provide a development that is consistent, but not identical to, the surrounding community. The Development Planning Department recommends that the Applications be approved. On this basis, the Development Planning Department supports the approval of the Applications subject to the Recommendations in this report, and the Conditions of Approval set out in Attachment 1.

For more information, please contact Clement Messere, Senior Planner, Development Planning, at extension 8409.

Attachments

1. Conditions of Approval
2. Context and Location Map
3. Draft Plan of Subdivision File 19T-18V012
4. Conceptual Site Plan and Proposed Zoning
5. Typical Elevation Rendering
6. Concept Plan (Subject Lands and Development Proposal to the North)

Prepared by

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Christina Bruce, Acting Director of Development Planning ext. 8231

/FA

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-18V012 ("THE PLAN")

DI BENEDETTO GROUP INC.

PART OF EAST HALF OF LOT 15, CONCESSION 9, CITY OF VAUGHAN

YORK REGION COMMON ELEMENTS CONDOMINIUM PLAN 1034

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ("CITY") THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-18V012 ("THE PLAN") ARE AS FOLLOWS:

The Owner shall satisfy the following conditions:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No.1A.
2. The Conditions of Approval of York Region as set out on Attachment No.1B and dated April 9, 2019.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1C and dated January 20, 2020.
4. The Conditions of Approval of Canada Pacific Railway as set out on Attachment No. 1D, dated October 22, 2019 and November 23, 2018.
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1E and dated January 14, 2020.
6. The Conditions of Approval of Alectra Utilities as set out on Attachment No. 1F and dated October 29, 2018.
7. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1G and dated December 31, 2018.

Clearances

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

ATTACHMENT NO. 1A

CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-18V012 ("THE PLAN")

DI BENEDETTO GROUP INC.

PART OF EAST HALF OF LOT 15, CONCESSION 9, CITY OF VAUGHAN YORK REGION COMMON ELEMENTS CONDOMINIUM PLAN 1034

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ("CITY") THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-18V012 ("THE PLAN") ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Humphries Planning Group Inc., drawing A1, dated August 31, 2018.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of *The Planning Act*.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law in-effect at the time of payment.
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 payment of development levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. Prior to final approval, the Owner shall provide easements as may be required for utility, drainage and construction purposes. Such easements shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
6. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning Department. Proposed street names shall be submitted by the Owner for approval by the City and shall be included on the first engineering drawings.
7. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.

Plan; any modification to off-site driveways required to accommodate the Plan shall be co-ordinated and completed at the cost of the Owner.

13. The Owner shall agree in the subdivision agreement that all Lots or Blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
14. The Owner shall agree in the subdivision agreement that no Building Permit(s) will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the development.
15. 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.
16. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. The Plan shall be provided with decorative streetlighting to the satisfaction of the City.
17. The Owner shall agree in the subdivision agreement to include, or cause to include the following warning clauses 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 the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

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

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

The City has taken a Letter of Credit from the Owner (Subdivision Developer) 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

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."

h) "The City has taken a Letter of Credit from the Owner (Subdivision Developer) 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."

i) "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 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 (Subdivision Developer) 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 or Condominium Corporation. 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."

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

k) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and

facilities (Simmons Street), additional streetlighting along Simmons Street, watermain, storm and sanitary sewers, sidewalks, etc., (i.e. the Works) that are necessary to benefit the Plan; Alternatively, the Owner shall make arrangements with the adjacent landowner(s) on the shared design and construction of the Works and provide confirmation of a cost-sharing agreement for all applicable external municipal infrastructure, to the satisfaction of the City. In the event that the works have not been completed by others prior to the registration of the Plan and/or alternative arrangements have not been made with the adjacent landowner(s), the Owner shall provide the following:

- a. 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.
- b. The Owner shall retain the services of a qualified Electrical Consultant to provide an updated streetlighting design and photometric analysis as part of the Simmons Street road improvements. 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.
- c. The Owner shall ensure all necessary approvals to facilitate the road intersection of Simmons Street and Rutherford Road in accordance with the most current version of the Traffic Impact Study (TIS), to the satisfaction of the City. The traffic study is to analyze operation of the existing intersection and this intersection is subject to approval by the Region of York.
- d. 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 may be required to agree in the subdivision agreement to implement the recommendations of the updated transportation report/Plan and TMP, to the satisfaction of the City.
- e. The Owner shall submit detailed engineering design plans for the road improvements of Simmons Street including, but not limited to, the intersection design with Rutherford Road, lane widths, lane configurations,

the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.

27. 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.
28. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, 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) Submit a Phase Two Environmental Site Assessment ('ESA') report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - b) Should remediation of any portions of the park/open space block(s) within the Plan be 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 Remedial Action Plan (RAP) and a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the remediated park/open space block(s) within the Plan.
 - c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional ('QP') stating that they covenant and agree that the park/open space block(s) to be dedicated to the City were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*" (as amended).
 - d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.

- "Purchasers and/or tenants are advised that a future grade separation is anticipated to be constructed between the Canadian Pacific Railway track and Rutherford Road. Grading of Rutherford Road may be modified because of the anticipated construction works to facilitate the grade separation."
32. The Owner shall agree in the subdivision agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the proposed detailed design of Simmons Street as proposed, free of all costs and encumbrances, and to the satisfaction of the City.
 33. 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.
 34. 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.
 35. Prior to final approval of the Plan, the Owner shall submit a final 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.
 36. 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.
 37. 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.

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.

44. Prior to final approval of the Plan, the Owner shall prepare an urban design brief. The document must articulate how the community layout 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 including fencing treatments and street tree planting. Also, the appropriate community edge treatments along Rutherford Road and the Canadian Pacific Railway lands;
- Architectural control design guidelines, including appropriate flankage elevations along Rutherford Road; and,
- Sustainability design practices/guidelines.

45. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut the existing Canadian Pacific Railway lands to the west, to the satisfaction of the.

46. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the residential blocks that abut the existing lands to the east and to the south, to the satisfaction of the City.

47. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential dwellings; to be co-ordinated with the environmental noise report and architectural design guidelines.

48. Prior to final approval of the Plan, 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.

49. The Owner shall agree in the subdivision agreement to include, or cause to include the following warning clauses Council approved September 29, 1997 with respect to "Tree Fees" for all purchasers and/or tenants with the Plan:

be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.

- the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.
- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
- the location of parks, open space, stormwater management facilities and trails. the location of institutional uses, including schools, places of worship, community facilities.
- the location and type of commercial sites.
- colour-coded residential for singles, semis, multiples, and apartment units.
- the following notes in BOLD CAPITAL TYPE on the map:

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

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

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

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

56. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.

ATTACHMENT 1B - YORK REGION



Corporate Services

April 9, 2019

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

Attention: Clement Messere, M.C.I.P., R.P.P.

RE: Official Plan Amendment OP.18.019 (LOPA.18.V.0054)
Zoning By-law Amendment Z.18.031 (ZBA.18.V.0153)
Draft Plan of Subdivision 19T-18V012 (SUBP.18.V.0050)
Draft Plan of Condominium 19CDM-18V004 (CDMP.18.V.0027)
10, 20 & 25 Di Benedetto Lane and 110 Simmons Street
(Tony Di Benedetto, Di Benedetto Group Inc.)
City of Vaughan

This is in response to your circulation and request for comments for the above-captioned Official Plan Amendment (OPA), zoning by-law amendment, draft plan of subdivision and draft plan of condominium application. The subject site is located at 10, 20 & 25 Di Benedetto Lane and 110 Simmons Street, south of Rutherford Road and west of Highway 27, in the City of Vaughan. The applications are submitted in support of a proposed development consisting of 73 condominium townhouse units, a private road and visitor parking spaces within a 1.68 ha site.

Official Plan Amendment

Purpose and Effect of the Proposed Amendment

The subject lands are designated as "Low-Rise Residential" by the Vaughan Official Plan (VOP). The OPA proposes to amend the VOP to modify the design policies of the "Low-Rise Residential" designation to allow for townhouses to contain a maximum of seven units and to be permitted to front onto private condominium roads. In addition, the OPA proposes to permit a development density of 43.71 units per hectare. Currently, townhouses are a permitted built form in the "Low-Rise Residential" designation.

2010 York Region Official Plan

The subject lands are designated "Urban Area" by the York Region Official Plan (YROP), which permits a wide range of residential, commercial, industrial and institutional uses. Section 5.3 of YROP sets out policies related to addressing residential and employment intensification within York Region. Based on our review, the proposed OPA generally conforms to the Regional Official Plan as it will assist in building complete communities and will help in ensuring that a

ATTACHMENT 1B - YORK REGION

OP.18.019 (LOPA.18.V.0054), Z.18.031 (ZBA.18.V.0153),
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(Tony Di Benedetto, Di Benedetto Group Inc.)

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minimum of 40% of all residential development in York Region occurs within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe (YROP Policy 5.3.1). Infill and redevelopment within intensification areas should be compatible with the built form of adjacent areas and support the use of existing infrastructure, including streets (YROP Policies 5.3.4 & 5.3.6).

Regional staff encourages the proposed development to have an integrated and innovative approach to water management, be water efficient, and minimize stormwater volumes and contaminant loads and maximize infiltration through an integrated treatment approach (YROP Policy 5.2.11). We would also recommend the development be encouraged to be designed to achieve energy efficiency levels that exceed the Ontario Building Code (YROP Policy 5.2.20); to achieve 10% greater water efficiency than the Ontario Building Code (YROP Policy 5.2.22); be designed to maximize solar gains, be constructed in a manner that facilitates future solar installations (i.e. solar ready) (YROP Policy 5.2.26); and, incorporate green building standards, such as LEED®, ENERGY STAR®, or other emerging technologies (YROP Policy 7.5.12).

Exemption Request

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

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

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from "RR Rural Residential Zone" to "RT1 Residential Townhouse Zone" with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

Draft Plan of Subdivision

Technical Comments

The Regional Transportation and Infrastructure Planning and Transit Branch have reviewed the draft plan of subdivision and the supporting Transportation Study, prepared by Nexttrans, dated May 2018 and technical comments are attached.

ATTACHMENT 1B - YORK REGION

OP.18.019 (LOPA.18.V.0054), Z.18.031 (ZBA.18.V.0153),
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(Tony Di Benedetto, Di Benedetto Group Inc.)

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Sanitary Sewage and Water Supply

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

- West Vaughan Sewage Servicing – 2028 expected commissioning date, and
- Other projects as may be identified in future studies.

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

Municipal Wastewater and Water Servicing

The Functional Servicing Report (FSR) indicates that the wastewater and water servicing for the subject development is by way of connection to City of Vaughan's wastewater infrastructure in the Royalpark right-of-way and water infrastructure in the Simmons Road right-of-way. However, the FSR does not explore whether there is adequate capacity in the downstream local municipal sewers to accommodate the subject development. Please revise the FSR accordingly and resubmit for the Region's review.

Potential Impact on Regional Wastewater and/or Water Infrastructure

The Owner is advised that the Regional 750mm diameter Highway 27 watermain is located in the Highway 27 right-of-way. As indicated in the FSR, the sanitary servicing for the proposed subject development requires the crossing of the aforementioned Regional infrastructure. However, there is no further detail provided in the FSR as to the location of the crossing of the sewer. The Owner is advised that the Region's approval is required prior to construction works related to crossing of Regional infrastructure. Engineering drawings of the proposed sanitary sewer on Highway 27 including details of the crossing shall be submitted to the Community Planning and Development Services Division and the Infrastructure Asset Management Branch for review and approval.

The Region further requests that the final contract drawing(s) issued for construction in the vicinity of Regional Infrastructure shall identify the existing Regional watermain and include the following note on the drawing(s):

"The integrity of regional Highway 27 Watermain shall be maintained at all times during construction and grading activities."

ATTACHMENT 1B - YORK REGION

OP.18.019 (LOPA.18.V.0054), Z.18.031 (ZBA.18.V.0153),
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(Tony Di Benedetto, Di Benedetto Group Inc.)

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Regional Wastewater and/or Water Infrastructure Planning

York Region undertook the West Vaughan Sewage Servicing Municipal Class Environmental Assessment (EA) in 2013 that was amended. The approved EA alignment for the trunk sewer passes through Highway 27 in the vicinity of the subject site. This project is currently under detailed design. The Owner is advised to coordinate with the project team at York Region to identify if there are any impacts of the proposed works on the Region's project, and revise the design drawings for the proposed sanitary crossing, if required.

Lapsing Provision

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

Summary

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

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

Sincerely,



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

JW/

Attachments (2) Schedule of Conditions for Plan of Subdivision
 Technical Memorandum

YORK-#9344405-v1-OP_18_019__19T-18V012__19CDM-18V004_&_Z_18_031_-_Regional_Exemption_and_Condition_Letter

ATTACHMENT 1B - YORK REGION

OP.18.019 (LOPA.18.V.0054), Z.18.031 (ZBA.18.V.0153),
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(Tony Di Benedetto, Di Benedetto Group Inc.)

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Schedule of Conditions
Draft Plan of Subdivision 19T-18V012 (SUBP.18.V.0050)
10, 20 & 25 Di Benedetto Lane and 110 Simmons Street
(Tony Di Benedetto, Di Benedetto Group Inc.)
City of Vaughan

Re: Humphries Planning Group Inc., Drawing No. A1, dated August 11, 2018

Conditions to be Included in the Subdivision Agreement

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree to advise all potential purchasers of the existing transit services in the area of this development. This includes current transit routes on Rutherford Road and Highway 27, bus stops and shelter locations.

Conditions to be Satisfied Prior to Final Approval

3. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof.
4. 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.
5. The Owner shall provide a pedestrian and cycling connection from the internal road network to Rutherford Road, including pedestrian and cycling connections recommended in the updated Transportation Study to the boundary roadways and adjacent developments. A drawing shall be provided to illustrate the pedestrian and cycling connections.
6. The Owner shall revise the Transportation Study, prepared by Nextrans, dated August 2018 to address the Region's comments and provide functional design drawings and cost estimates to the satisfaction of York Region for the following improvements at the Simmons Street/Rutherford Road intersection, as recommended in the study:
 - a) A new dedicated 3.5 m wide eastbound right turn lane with a 30 m storage and 100 m taper, and
 - b) A new dedicated 3.5 m wide northbound left turn lane with a 15 m storage and 30 m taper.

ATTACHMENT 1B - YORK REGION

OP.18.019 (LOPA.18.V.0054), Z.18.031 (ZBA.18.V.0153),
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7. The Owner shall prepare a Transportation Mobility Plan Study Addendum, including a TDM plan to the satisfaction of York Region. The revised Transportation Mobility Plan Study or the Addendum shall be consistent with the Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016).
8. 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.
9. 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) Grading and Servicing;
 - b) Intersection/Road Improvements, including the recommendations of the Traffic Report;
 - c) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
 - d) Functional Servicing Report (water, sanitary and storm services);
 - e) 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
 - f) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
10. 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.

ATTACHMENT 1B - YORK REGION

OP.18.019 (LOPA.18.V.0054), Z.18.031 (ZBA.18.V.0153),
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(Tony Di Benedetto, Di Benedetto Group Inc.)

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11. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
12. 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.
13. The Regional Corporate Services Department shall advise that Conditions 1 to 12 inclusive, have been satisfied.

ATTACHMENT 1B - YORK REGION

OP.18.019 (LOPA.18.V.0054), Z.18.031 (ZBA.18.V.0153),
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(Tony Di Benedetto, Di Benedetto Group Inc.)

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MEMORANDUM – PRELIMINARY TECHNICAL COMMENTS

RE: Official Plan Amendment OP.18.019 (LOPA.18.V.0054)
Zoning By-law Amendment Z.18.031 (ZBA.18.V.0153)
Draft Plan of Subdivision 19T-18V012 (SUBP.18.V.0050)
Draft Plan of Condominium 19CDM-18V004 (CDMP.18.V.0027)
10, 20 & 25 Di Benedetto Lane and 110 Simmons Street
(Tony Di Benedetto, Di Benedetto Group Inc.)
City of Vaughan

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

Transportation and Infrastructure Planning

1. The Owner shall prepare a Transportation Mobility Plan Study Addendum, including a TDM plan to the satisfaction of York Region to address the following comments:
 - a) The Transportation Study should assess the existing and future pedestrian and cycling infrastructure improvements to accommodate the development. A Transportation Study Addendum shall be provided to provide an assessment of the future infrastructure requirements to accommodate pedestrian, cycling and transit in the area.
 - b) A pedestrian and cycling connection should be implemented from the internal road network to Rutherford Road.
 - c) The Transportation Study Addendum should also consult Region's 2016 Transportation Master Plan update regarding roadway improvements in the area.
 - d) Trip assignment is based on the existing traffic pattern, therefore the majority of the development traffic is assigned to Highway 27. However, once the Highway 427 extension completed in 2021 with a full interchange at Rutherford Road, traffic

ATTACHMENT 1B - YORK REGION

OP.18.019 (LOPA.18.V.0054), Z.18.031 (ZBA.18.V.0153),
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(Tony Di Benedetto, Di Benedetto Group Inc.)

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pattern will change on Rutherford Road, as such the majority of the development traffic will be travelling west on Rutherford Road. A sensitivity analysis regarding future traffic shall be conducted with the Highway 427 extension.

- e) The Transportation Mobility Plan Study Addendum shall include a TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations. Estimated costs for any items that are provided by the Region or the Municipality shall be identified as "TBD" (To be determined).
- f) The TDM Plan shall include a TDM communication strategy, to assist the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards. The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO cards. Each event, approximately 4 hours of staff time, can serve approximately 100 residential units. The applicant shall coordinate specific event details with York Region/York Region Transit Staff allowing a minimum of 2 months' notice.

Transit

- 2. The applicant is advised to coordinate with the City of Vaughan for the provision sidewalk facilities connecting from the internal private road and Simmons Street to Rutherford Road. The pedestrian access connections shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the local municipality.

ATTACHMENT 1C
TORONTO AND REGION CONSERVATION AUTHORITY



Toronto and Region
Conservation
Authority

January 20, 2020

CFN 60529

SENT BY E-MAIL (clement.messere@vaughan.ca)

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

Dear Mr. Messere:

**Re: Draft Plan of Subdivision Application – 19T-18V012
Official Plan Amendment Application – OP.18.019
Zoning By-law Amendment Application – Z.18.031
Draft Plan of Condominium Application – 19CDM-18V004
10, 20, 25 DiBenedetto Lane & 110 Simmons Street
Part of Lot 15, Concession 9
City of Vaughan, Regional Municipality of York
DiBenedetto Group Inc. (Agent: Humphries Planning Group Inc.)**

This letter acknowledges receipt of the above-noted applications, received on October 19, 2018. Toronto and Region Conservation Authority (TRCA) staff has reviewed the above noted application, and as per "The Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2014; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice.

Background

It is our understanding that the intent of these applications is to facilitate the redevelopment of the subject lands with seventy-three (73), three-storey townhouse dwelling units arranged into 15 blocks. All the units are proposed to be freehold units, tied to a private common element condominium road. The proposed condominium roads have been coordinated with the proposed development to the north and conceptual development plan for the lands to the south which are being reviewed under separate covers to allow for vehicular and pedestrian interconnection across the sites.

ATTACHMENT 1C

TORONTO AND REGION CONSERVATION AUTHORITY

Clement Messere

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January 20, 2020

The subject lands are designated Low Rise Residential by Vaughan Official Plan 2010 and zoned RR – Rural Residential. The proposed development requires an amendment to the Official Plan in order to establish site specific policies related to several design/layout components of the project. The proponent is also proposing to rezone the subject lands to RT1 – Residential Townhouse, to permit townhouse units. The Draft Plan of Subdivision application is required to facilitate the future creation of individual parcels of tied land ("POTLs") and common element areas.

The subject lands currently contain single detached dwellings and minimum vegetation (other than planted ornamental trees and other associated landscaping) which are all intended to be demolished to facilitate the proposal.

Applicable TRCA Policies and Regulation

Ontario Regulation 166/06

In accordance with *Ontario Regulation 166/06 (Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses)*, development, interference or alteration may be permitted in the Regulated Area where it can be demonstrated to TRCA's satisfaction that the control of flooding, erosion, dynamic beaches, pollution, or the conservation of land will not be affected. The subject lands are not within TRCA's Regulated Area, nor does it contain any natural features or hazards. In this regard, a permit will not be required from the Authority for the proposed works.

Living City Policies (LCP)

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

Application-Specific Comments

As noted above, the subject lands are located outside of TRCA's Regulated Area, thus a permit will not be required for the proposed development. However, since the stormwater from the site will be collected and discharged into a valley corridor associated with the Humber River and an unevaluated wetland feature just to the north of the site, TRCA has an interest in ensuring that an appropriate stormwater management strategy is implemented for the site. Specifically, we want to ensure that the valley, watercourse and wetland feature are adequately protected from erosion in the long term.

TRCA staff have completed review of the materials listed in Appendix 'A' and offers detailed design comments in Appendix 'C'. These comments are focused on stormwater management design for the development and erosion and sediment controls during construction.

ATTACHMENT 1C

TORONTO AND REGION CONSERVATION AUTHORITY

Clement Messere

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January 20, 2020

Recommendation

TRCA has no objections to the approval of Official Plan Amendment Application OP.18.019, Zoning By-law Amendment Application Z.18.031, Draft Plan of Subdivision Application 19T-18V012 and Draft Plan of Condominium Application 19CDM-18V004, subject to the conditions in Appendix 'B'.

It is our expectation that the Owner will address all TRCA's outstanding comments through fulfillment of the conditions of draft plan approval. This may necessitate redline revisions to the draft plan.

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

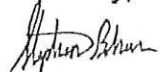
Please provide the Notice of Decision for these files once they are approved or any appeals made by any party in respect of these applications.

Fee

We thank the applicant for the payment of the \$6,300 application fee (Draft Plan of Subdivision – Residential/Industrial/Commercial Subdivision – Less Than 5 Ha – Minor). Please note that this project will be subject to an additional fee at the time of requesting clearance for the conditions of draft plan approval. The required fee will be based on the fee schedule in effect at that time.

We trust these comments are of assistance. Should you have any questions, please do not hesitate to contact the undersigned at extension 5743 or stephen.bohan@trca.ca

Sincerely,



Stephen Bohan
Planner

Development Planning and Permits | Development and Engineering Services

Copy: Marcus Martins, Humphries Planning Group Inc. (mmartins@humphriesplanning.com)

ATTACHMENT 1C

TORONTO AND REGION CONSERVATION AUTHORITY

Clement Messere

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January 20, 2020

Appendix 'A' - Materials Reviewed by TRCA

Materials received by TRCA on October 19, 2018

- Planning Justification Report, prepared by Humphries Planning Group Inc., dated September 2018;
- Functional Servicing & Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated June 2018;
- Drawing No. SP1, Site Plan, prepared by FBP Architects Inc., revision No. 4 dated April 23, 2018;
- Drawing No. SS-SG-1, Preliminary Site Servicing and Grading Plan, prepared by Schaeffers Consulting Engineers, dated May 2018;
- Drawing No. SEC-1, Sections 1 to 5, prepared by Schaeffers Consulting Engineers, dated May 2018;
- Drawing No. A1, Draft Plan of Subdivision, prepared by Humphries Planning Group Inc., dated August 11, 2018.

ATTACHMENT 1C

TORONTO AND REGION CONSERVATION AUTHORITY

Clement Messere

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January 20, 2020

Appendix 'B' – TRCA Conditions of Draft Plan Approval

TRCA's Conditions of Draft Plan Approval

TRCA would have no objection to the approval of Draft Plan of Subdivision 19T-18V012, York Region Common Elements Condominium Plan 1034 Part of East Half of Lot 15 Concession 9 City of Vaughan, Regional Municipality of York, prepared by Humphries Planning Group Inc., dated August 11, 2018, subject to the following conditions:

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 4 inclusive in TRCA's letter dated January 16, 2020), if necessary, to the satisfaction of TRCA.
2. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the Functional Servicing and Stormwater Management Report (prepared by Schaeffers Consulting Engineers, dated June 2018), as may be amended to the satisfaction of TRCA and the City of Vaughan. This submission shall include:
 - i. a description of the storm drainage system (quantity and quality) for the proposed development;
 - ii. plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
 - iii. appropriate stormwater management techniques which may be required to control minor and major flows;
 - iv. appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
 - v. detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - vi. proposed measures to promote infiltration and maintain water balance for the plan area;
 - vii. a subsurface investigation (including assessment of groundwater levels) for the final design of site grading, underground structures and infrastructure, and low impact development measures. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;

ATTACHMENT 1C

TORONTO AND REGION CONSERVATION AUTHORITY

Clement Messere

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January 20, 2020

- viii. an evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
 - ix. grading plans for the subject lands;
 - x. an erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction; and
 - xi. the location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended.
3. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA which is standard, normal and consistent with applications and approvals for development of this kind:
- i. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
4. That 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.

ATTACHMENT 1C

TORONTO AND REGION CONSERVATION AUTHORITY

Clement Messere

7

January 20, 2020

Appendix 'C' – TRCA Comments for Detailed Design

The following comments are based on TRCA's review of the documents listed in Appendix 'A'

Water Resources Engineering

Quantity Control

1. The development drains to the Main Humber and therefore no quantity control is required. TRCA defers quantity control to the City of Vaughan as the site is discharging to the storm sewer system.

Quality Control

2. Please include the sizing of the Jellyfish unit and supporting documentation at the detailed design stage.

Water Balance and Erosion Control

3. An infiltration bed is proposed to provide the 5 mm on site retention to store the required volume for the entire site. However, it appears only a small portion of the site is draining to the infiltration bed. The purpose of the criteria is to provide 5 mm on site retention of all impervious areas for the entire site, which means the site would generate no runoff during a 5 mm storm event. Please illustrate what is draining to the infiltration bed and explore using additional measures such as infiltration trenches and permeable pavers as mentioned in the report to achieve 5 mm on site retention.
4. At the detailed design stage cross section details of all the proposed Low Impact Development and infiltration measures should be provided.
5. The proponent should confirm that the distance between the seasonally high-water table and bedrock is greater than 1 m from the bottom of the infiltration facilities/LID's as per the TRCA SWM Criteria (2012).
6. Since infiltration is proposed to meet the Water Balance and Erosion SWM criteria, the drawdown time must be demonstrated to be less than 48 hours. Please illustrate the design infiltration rate used in the design calculations was obtained through in-situ testing and factored in accordance with Appendix C2 of the TRCA SWM Criteria (2012).

Erosion and Sediment Control

7. The proponent should provide Erosion and Sediment Control drawings to demonstrate the erosion protection for the subject site and the staging plan for the proposed works. Please ensure that the erosion and sediment control plan follow the ***Erosion and Sediment Control Guideline for Urban Construction, December 2006***. The most up to date guideline can be found on the Sustainable Technologies Evaluation Program (STEP) website at www.sustainabletechnologies.ca.

ATTACHMENT 1D - CANADIAN PACIFIC RAILWAY

**Canadian Pacific Conditions of Draft Approval
October 22, 2019**

19T-18V012

**10, 20, 25 Di Benedetto Lane & 110 Simmons Street
Di Benedetto Group Inc.**

The proposed development is located adjacent to CP's Mactier Subdivision, which is classified as a Principal Main line.

Canadian Pacific Railway is not in favour of residential developments adjacent to our right-of-way as this land use is not compatible with railway operations. The health, safety and welfare of future residents could be adversely affected by railway activities.

However, to ensure the safety and comfort of adjacent residents and to mitigate as much as possible the inherent adverse environmental factors, we request that the attached requirements be included as Conditions of Subdivision Approval.

1. Berm: The site plan and grading plan indicate CP's required 2.5 metre berm.
- 1.1 Noise: CP has reviewed The Noise and Vibration Feasibility Study prepared by HGC Engineering dated August 13, 2019 and supports the recommendations contained in the report.
2. Setback: The site plan indicates a setback of 30 metres as per CP requirements.
3. Vibration: The vibration analysis completed as part of the above noted Noise and Vibration Feasibility Study indicates that vibration levels are below CP's criteria and no mitigation is required.
4. A clause should be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease of each dwelling within 300m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.
5. Drainage: There are no proposed alterations to the existing drainage pattern.
6. Fencing: The common property line will need to be secured by either the crash wall or 1.83 fence to protect the boundary in its entirety.
7. Utilities: No utilities are proposed under or over railway property.

ATTACHMENT 1D - CANADIAN PACIFIC RAILWAY



PRINCIPAL MAIN LINE REQUIREMENTS

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

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

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

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

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

ATTACHMENT 1E - CANADA POST

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

January 14, 2020

City of Vaughan – Planning Department

To: Clement Messere, Senior Planner, Development Planning Dptm

Reference: **File: OP.18.019 Related Files: Z.18.031, 19T-18V02 & 19CDM-18V004**
Tony Di Benedetto, DI BENEDETTO GROUP INC.
10, 20, 25 DeBenedetto Lane and 110 Simmons Street

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

Canada Post has reviewed the proposal of 73 townhouse units for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

ATTACHMENT 1E - CANADA POST

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

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

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

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

Sincerely,

Lorraine Farquharson

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

ATTACHMENT 1F - ALECTRA UTILITIES



Date: October 29th , 2018

Attention: Clement Messere

RE: Request for Comments

File No.: OP.18.019, Z.18.031, 19T-18V012 & 19CDM-18V004

Applicant: Tony Di Benedetto, Di Benedetto Group Inc.

Location 10,20,25 Di Benedetto Lane and 110 Simmons Street

ATTACHMENT 1F - ALECTRA UTILITIES



COMMENTS:

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

Alectra Utilities (formerly PowerStream) has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or his agent, for this plan is required to contact Alectra to discuss all aspects of the above project. Alectra will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Subdivision Application Information Form (SAIF). Alectra will then use this information to determine the type of available service in the area to supply this project and determine the design fee for the subdivision or development.

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) Installation. Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

If there are any existing components of Alectra's electrical distribution system on the proposed project site, they will have to be relocated by Alectra at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,
Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
E-mail: tony.donofrio@alectrautilities.com

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

ATTACHMENT 1G - ENBRIDGE GAS DISTRIBUTION



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

October 31, 2018

Clement Messere
Senior Planner
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Clement,

Re: Draft Plan of Subdivision, Draft Plan of Condominium, Official Plan Amendment, Zoning
By-law Amendment
Di Benedetto Group Inc. c/o Tony Di Benedetto
10, 20, 25 Di Benedetto Lane and 110 Simmons Street
City of Vaughan
File No.: 19T-18V012, 19CDM-18V004, OP-18-019, Z-18-031

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

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

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

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

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

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

ATTACHMENT 1G - ENBRIDGE GAS DISTRIBUTION

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

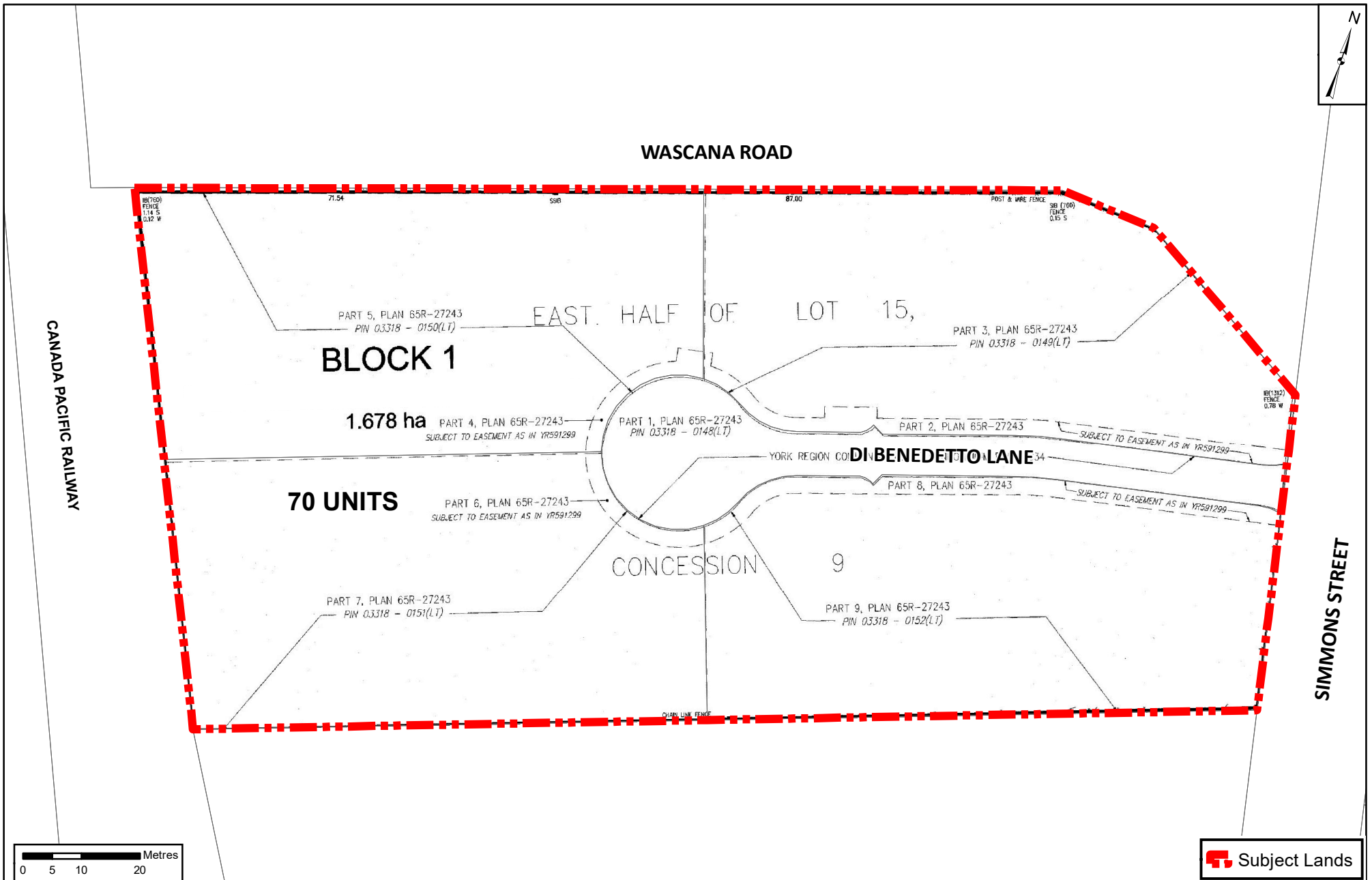
Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,



Alice Coleman
Municipal Planning Coordinator
Long Range Distribution Planning

—
ENBRIDGE GAS DISTRIBUTION
TEL: 416-495-5386
MunicipalPlanning@enbridge.com
500 Consumers Rd, North York, ON, M2J 1P8
enbridgegas.com
Integrity. Safety. Respect.
AC/jh



Draft Plan of Subdivision **File 19T-18V012**

APPLICANT: Di Benedetto Group Inc.
LOCATION: Part Lot 15, Concession 9

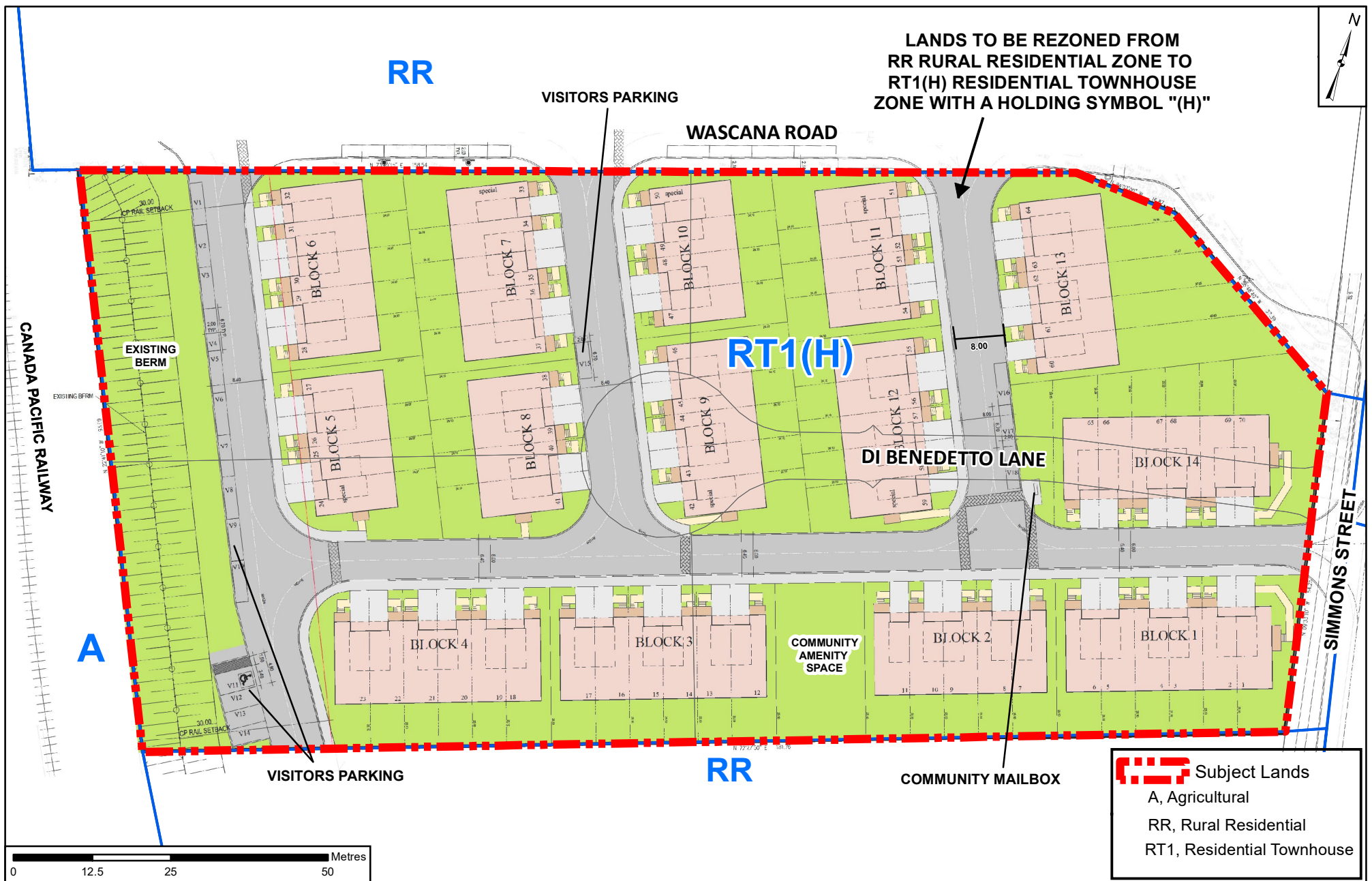


Attachment

FILES:
OP.18.019, Z.18.031 &
19T-18V012

DATE:
March 3, 2020

3



Conceptual Site Plan and Proposed Zoning

LOCATION:
Part Lot 15, Concession 9

APPLICANT:
Di Benedetto Group Inc.

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.019\OP.18.019_CW_SitePlan.mxd



Attachment

FILES:
OP.18.019, Z.18.031 &
19T-18V012

DATE:
March 3, 2020

4

Printed on: 1/27/2020



Typical Elevation Rendering

LOCATION:

Part Lot 15, Concession 9

APPLICANT:

Di Benedetto Group Inc.

Document Path: N:\GIS_Archive\Attachments\OP\OP.18.019\OP.18.019_CW_TypElev.mxd



Attachment

FILES:

OP.18.019, Z.18.031 &
19T-18V012

DATE:

March 3, 2020

5

Printed on: 2/10/2020



Concept Plan (Subject Lands and Development Proposal to the North)

Location: Part of Lot 15, Concession 9

Applicant: Di Benedetto Group Inc.



Attachment

FILES:
OP.18.019, Z.18.031 &
19T-18V012

DATE: March 3, 2020

6