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COMMUNICATION
CW (2) - January 21/2020
ITEM - 8

DATE: JANUARY 20, 2020

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: MAURO PEVERINI, DIRECTOR OF DEVELOPMENT PLANNING

COPY TO: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER,
PLANNING AND GROWTH MANAGEMENT

RE: COMMITTEE OF THE WHOLE – JANUARY 21, 2020
ITEM No. 8
ATTACHMENT #1

2334504 ONTARIO INC,
SITE DEVELOPMENT FILE DA.18.005
VICINITY OF REGIONAL ROAD 7 AND HUNTINGTON ROAD

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT Attachment #1, Item No. 8, Committee of the Whole January 21, 2020 be replaced, with the Attachment #1 attached hereto.

Respectfully submitted,


for **MAURO PEVERINI**
Director of Development Planning

Prepared by

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Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.18.005 (2334504 Ontario Inc.)

1. THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, signage details, lighting plan, tree protection plan and Arborist Report.
 - b) The Development Engineering Department shall approve the final site plan, servicing plan, grading plan, erosion and sediment control plan, Functional Servicing Report ('FSR'), Noise Report and Traffic Impact Study ('TIS').
 - c) The Owner shall enter into and register a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services, including but not limited to, roads (urbanization of Huntington Road), street lighting/pedestrian scale lighting, water, wastewater, storm, the submission of a geotechnical report and any land conveyances, as required for the Subject Lands to City standards and to the satisfaction of the City.
 - d) The Owner shall enter into a Tree Protection Agreement with the City in accordance with Council enacted Tree By-law 52-2018 and the City's Tree Protection Protocol.
 - e) The Owner shall provide the City with a letter of consent from the Owner of 7805 Regional Road 50 respecting the removal of the tree on the property line and the letter must identify that any costs and activities associated with tree removals shall be at the Owner's expense.
 - f) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for the variances to Zoning By-law 1-88 identified in Table 1 of this report, to permit the Development. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
 - g) The Owner shall satisfy the following requirements of York Region:
 - i) the Owner shall finalize the dedication of the 0.3 m reserve and sight triangle along Regional Road 50 and Regional Road 7, free of all costs and encumbrances, to the satisfaction of York Region.

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- ii) that the Owner submit the required engineering submission, fees, securities and permits prior to the commencement of any works within the Regional rights-of-way.
 - h) The Owner shall satisfy the following requirements of Peel Region:
 - i) the Owner shall finalize the dedication of the 0.3 m reserve and sight triangle along Regional Road 50, free of all costs and encumbrances, to the satisfaction of Peel Region.
 - ii) that the Owner submit the required engineering submission, fees, securities and permits prior to the commencement of any works within the Regional right-of-way.
 - i) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Gas Inc. and Hydro One.
2. THAT prior to the execution of the Site Plan Agreement:
- a) The Owner shall provide the City with the necessary construction plans including the traffic and construction management plans and enter into an agreement and/or permit as required by the City, to the satisfaction of the City.
 - b) The Owner shall enter into a Developers' Group ('DG') Agreement with the other participating landowners to the Huntington Landowners' Cost Sharing Agreement, to the satisfaction of the City. The DG Agreement shall be regarding, but not limited to, all cost sharing for the urbanization of Huntington Road, and municipal services on Huntington Road. The DG Agreement shall also include a provision for additional developers to join the DG and contribute to the DG Agreement when they wish to develop their lands.
 - c) The Owner shall submit a letter from the Huntington Landowners' Cost Sharing Group Inc. Trustee that the Owner has fulfilled all cost sharing and other obligations of the Huntington Landowners, Cost Sharing Agreement, to the satisfaction of the City.
3. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:

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- a) "The Owner shall agree to implement the recommendations of the final detailed noise impact assessment report into the design and construction of the buildings on the Subject Lands."
- b) "A noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final detailed noise impact assessment report. Where mitigation measures such as wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final detailed noise impact assessment report and be submitted to the City's Chief Building Official and the Director of Development Engineering."
- c) "The Owner shall notify NavCanada when the building is completed in accordance with their notification requirements."
- d) "The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
 - i) archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
 - ii) where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services."