

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

Item 5, Report No. 22, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 29, 2020.

**5. KLEINDOR DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT
FILE Z.18.033 DRAFT PLAN OF SUBDIVISION FILE 19T-18V003
VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 27**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated June 9, 2020:

Recommendations

1. THAT Zoning By-law Amendment File Z.18.033 (Kleindor Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1313) to “RD3 Residential Detached Zone Three”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or 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 came into effect, to permit minor adjustments to the implementing Zoning By-law.
3. THAT Draft Plan of Subdivision File 19T-18V003 (Kleindor Developments Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of 27 lots for detached dwellings and three (3) blocks, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-18V003 (Kleindor Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 28.5 residential units (88 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

Committee of the Whole (1) Report

DATE: Tuesday, June 09, 2020

WARD(S): 1

TITLE: KLEINDOR DEVELOPMENTS INC.

ZONING BY-LAW AMENDMENT FILE Z.18.033

DRAFT PLAN OF SUBDIVISION FILE 19T-18V003

**VICINITY OF MAJOR MACKENZIE DRIVE 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 Zoning By-law Amendment and Draft Plan of Subdivision Files Z.18.033 and 19T-18V003 (Kleindor Developments Inc.). The Owner proposes to rezone the Subject Lands from “RD2 Residential Detached Zone Two” to “RD3 Residential Detached Zone Three” to permit a residential plan of subdivision consisting of 27 lots and 3 residential blocks for detached dwellings and a public street, as shown on Attachment 3.

Report Highlights

- The Owner proposes a plan of subdivision for 27 lots and 3 residential blocks to be combined with 3 adjacent blocks on the lands to the north to form 3 full lots, for detached dwellings and a public road
- 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 Zoning By-law Amendment and Draft Plan of Subdivision Applications as the development is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, the York Region Official Plan 2010 and Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Zoning By-law Amendment File Z.18.033 (Kleindor Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1313) to “RD3 Residential Detached Zone Three”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or 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 came into effect, to permit minor adjustments to the implementing Zoning By-law.
3. THAT Draft Plan of Subdivision File 19T-18V003 (Kleindor Developments Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of 27 lots for detached dwellings and three (3) blocks, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-18V003 (Kleindor Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 28.5 residential units (88 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

Background

The 1.67 ha vacant subject lands (the ‘Subject Lands’) shown on Attachment 2 are located north of Major Mackenzie Drive West and west of Regional Road 27, and are legally known as Block 200, Registered Plan 65M-4383. The Subject Lands represent the south portion of a former school block where the York Catholic District School Board (‘YCDSB’), on July 6, 2017, released their interest. The surrounding land uses are shown on Attachment 2.

The north portion of the former school block is subject to approved Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) (‘Plan 19T-18V007’), legally known as Block 203, Registered Plan 65M-4361, as shown on Attachment 3. Vaughan Council, on September 24, 2019, approved Plan 19T-18V007 allowing for the creation for 17 full lots for detached dwellings and three blocks to be combined with the 3 blocks proposed on the Subject Lands. The combination of the 3 blocks would allow another 3 full lots to be created for detached dwellings, and a future 20 m wide public street. File 19T-18V007 contains a public street connecting the Subject Lands to Port Royal Avenue to the north.

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

The City on December 14, 2018, circulated a Notice of Public Hearing (the 'Notice') to all property owners within 150 m of the Subject Lands and to the Kleinburg and Area Ratepayer's Association ('KARA'). A copy of the Notice was also posted on the City's website at www.vaughan.ca and two notice signs were installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council, on January 29, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of January 22, 2019, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submissions were received by the Development Planning Department and at the Public Hearing:

Deputation

- R. Lavecchia, KLM Planning Partners Inc., Jardin Drive, representing the Owner

Written Submission

- Abifolchi, resident, no address provided, Kleinburg, e-mail dated November 20, 2018
- P. Turco and A. Torrieri, Port Royal Avenue, Kleinburg, email and letter dated December 19, 2018

The following is a summary of, and response to, the comments provided in the deputations and written submissions submitted at the Public Hearing of January 22, 2019, and written submissions received by the Development Planning Department:

a) Increased Number of Small Lots

The proposed development will provide smaller lots in the neighbourhood.

Response

The Subject Lands are proposed to be developed with 27 full lots, three (3) blocks for detached dwellings and a public street. Development of the Subject Lands will be coordinated with the lands to the north (draft approved Plan 19T-18V007) consisting of 12 full lots and three (3) blocks for detached dwellings.

The Owner proposes to rezone the Subject Lands from "RD2 Residential Detached Zone Two" (lots with a minimum frontage of 15 m), to "RD3 Residential Detached Zone Three" (lots with a minimum frontage of 12 m). The RD2 and RD3 Zone both permit single detached dwellings.

The Subject Lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 ('VOP 2010') and permits detached dwellings and does not stipulate a density. The proposed lots with 12m frontages conform to VOP 2010. The proposed rezoning is also consistent and compatible with the existing lots in the

surrounding community, zoned “RD2 Residential Detached Zone Two” and “RD3 Residential Detached Zone Three” as shown on Attachment 2.

b) Traffic

The proposed development will increase traffic in the area, and the proposed T-intersection at Port Royal Avenue and the proposed public street extension will cause navigational confusion and damage to properties.

Response

The Owner has submitted a Traffic Impact Brief (‘TIB’) and Traffic Impact Reliance Letter (‘TIRL’) prepared by Candevcon Limited, and dated April 20, 2018, and August 10, 2018, respectively. The TIRL concludes that the proposed development will not adversely impact local traffic and will generate less vehicle trips compared to the originally planned school use.

The proposed road connection from Port Royal Avenue to Woodgate Pines Drive will create a T-intersection. Westbound traffic movement on Port Royal Avenue and southbound traffic movement onto Woodgate Pines Drive will be controlled with stop signs. The TIB and TIRL conclude that the proposed road connection is consistent with the layout of the existing streets in the neighbourhood and will provide appropriate sightlines. The Development Engineering (‘DE’) Department concurs with the conclusions of the TIB and TIRL.

A condition is included in Attachment 1 requiring the Owner to replace or reinstall to the original condition or better all driveways, fences, trees and any other private property damage at the Owner’s expense to the satisfaction of the City.

The Development Planning Department, on June 2, 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

This following links provide information related to this report:

[November 3, 2008 Committee of the Whole Meeting - Zoning By-law Amendment File Z.05.057 and Draft Plan of Subdivision File 19T-05V10 \(Lake Rivers Inc.\)](#)

[January 22, 2019 Committee of the Whole \(Public Hearing\) - Zoning By-law Amendment File Z.18.033 and Draft Plan of Subdivision 19T-18V003 \(Kleindor Developments Inc.\)](#)

Analysis and Options

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

The Owner has submitted the following applications (the 'Applications') to permit the development of 27 lots for detached dwellings and three (3) blocks for future detached dwellings on the Subject Lands (the 'Development'), as shown on Attachment 3:

1. Zoning By-law Amendment File Z.18.033 to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "RD2 Residential Detached Zone Two" subject to site-specific Exception 9(1313) to "RD3 Residential Detached Zone Three" in the manner shown on Attachment 3, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-18V007 to facilitate a residential plan of subdivision (the 'Draft Plan') shown on Attachment 3 consisting of the following:

Lots/Blocks/ Streets	Land Use	Area (ha)	Number Of Units
1 - 27	Lots for Detached Dwellings	1.331	27
28 - 30	3 Blocks for Detached Dwellings	0.106	1.5
31 -35	0.3 m Reserves	0.002	
Street 1	20 m wide public right-of-way	0.232	
Total		1.671	28.5

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the '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. The *Planning Act* requires Vaughan Council's planning decisions be consistent with the PPS.

The Development is consistent with Sections 1.1.3 and 1.4.1 of the PPS encouraging development within Settlement Areas to make the efficient use of land and planned and existing infrastructure and services. The policies also encourage an appropriate range and mix of housing options and densities.

The Subject Lands are located within a defined Settlement Area, are vacant and the current zoning permits residential dwellings. Detached dwellings are proposed, consistent with the local context and character and would utilize existing municipal infrastructure and services, and avoid the need for the uneconomical expansion of services. The Subject Lands are located next to Woodgate Pines Park, a neighbourhood park featuring a junior soccer field, junior and senior playground equipment, a basketball court, a shade structure, site furnishing, lit pathways and

landscape plantings. In consideration of the above, the Development is consistent with the PPS.

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 located within a Settlement Area and Delineated Built-up Area providing residential lands with existing and planned municipal water and wastewater systems, in accordance with Section 2.2.1 of the Growth Plan. The Subject Lands are located within a "Community Area" in Schedule 1 - Urban Structure of VOP 2010, makes a more efficient use of the lands and the future detached dwellings would contribute to establishing a complete community in accordance with Sections 2.2.1.4 and 2.2.6.2 of the Growth Plan. In consideration of the above, 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" on Map 1, "Regional Structure" of 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 "growth will also occur in new community areas...throughout the Region."

Section 3.5.4 of the YROP requires "local municipal official plans and zoning by-laws to permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." Section 3.5.4 of the YROP also states "the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements." The Development includes modest intensification in the form of 27 lots for detached dwellings and three (3) blocks to be combined with blocks on the lands to the north to form another 3 lots for detached dwellings, and is considered "local infill" in accordance with the Intensification Policies (Section 5.3.3) of the YROP. The Development conforms to the YROP.

York Region has indicated they have no objections to the Applications, subject to the Conditions of Approval included in Attachment 1.

The Development conforms to VOP 2010

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of VOP 2010, and are designated “Low-Rise Residential” by VOP 2010, Schedule 13 - Land Use. The “Low-Rise Residential” designation permits detached dwellings with a maximum building height of three-storleys. There is no associated density requirement.

Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a “Community Area” and requires new development be designed to respect and reinforce the physical character of the established neighbourhood. In addition, new development in a “Community Area” within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

Section 9.2.3.1 of VOP 2010 requires detached houses to respect and reinforce the scale massing, setback and orientation of other built and approved detached houses in the immediate area. The Owner is proposing to an “RD3 Residential Zone Three” category and the Draft Plan includes lot sizes (frontage and areas) consistent and compatible with the existing and planned surrounding development. The Development conforms to VOP 2010.

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

The Subject Lands are zoned “RD2 Residential Detached Zone Two” by Zoning By-law 1-88 and subject to Exception 9(1313), as shown on Attachment 3. The Owner is proposing to rezone the Subject Lands to “RD3 Residential Detached Zone Three” together with the following site-specific zoning exceptions to the RD3 Zone standards:

Table 1:

	Zoning By-Law 1-88 Standards	‘RD3 Residential Detached Zone Three’ Requirements	Proposed Exceptions to the ‘RD3 Residential Detached Zone Three’ Requirements
a.	Minimum Interior Side Yard Setback Abutting a Non-Residential Use (Park)	3.5 m	1.2 m (Lot 27)
b.	Minimum Exterior Side Yard Setback Abutting a Sight Triangle	3 m	1.2 m (Lots 7, 11 and 24)

	Zoning By-Law 1-88 Standards	'RD3 Residential Detached Zone Three' Requirements	Proposed Exceptions to the 'RD3 Residential Detached Zone Three' Requirements
c.	Minimum No Encroachment Zone	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard	A 1.2 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard

The Development Planning Department supports the rezoning of the Subject Lands to "RD3 Residential Detached Zone Three" as the rezoning implements the "Low-Rise Residential" designation of VOP 2010, resulting in a development that is consistent with the surrounding area. The requested zoning exceptions identified in Table 1 are considered minor changes to the "RD3 Residential Detached Zone Three" requirements and are consistent with the character of the area and zoning standards in the surrounding community. Blocks 28, 29 and 30 will utilize the same Zone category and exceptions as the 3 Blocks on the lands to the north (Plan 19T-18V007) to form 3 full lots with consistent zoning.

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

Subdivision Design

The Draft Plan shown on Attachment 3 consists of 27 lots for detached dwellings (Lots 1 to 27), and three (3) blocks for future detached dwellings (Blocks 28 to 30), to be combined with 3 existing blocks in Plan of Subdivision 19T-18V007 to the north to form 3 full lots. The Subject Lands will be accessed by a public road (Street 1) and connect Port Royal Avenue through Plan 19T-18V007 to the north to Woodgate Pines Drive. A temporary turning circle or hammerhead at the north end of Street 1 may be required to allow for the extension of Street "1". A condition to this effect and a warning clause advising of the temporary turning circle or hammerhead is included in Attachment 1a). The proposed lots and public road extension are consistent with the lot pattern and road network in the area.

The Development must conform to the Vaughan Council approved Block 61 East Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines prepared by Watchorn Architect Inc. and the Block 61 East Molise Kleinburg Estates - South Neighbourhood Landscape Master Plan prepared by The MBTW Group. Conditions to this effect are included in Attachment 1a) of this report.

The Arborist Report ('AR') prepared by The MBTW Group and WAI and dated October 3, 2018, and the Tree Inventory and Protection Plan ('TIPP') and Tree Compensation Plan ('TCC') prepared by the MBTW Group and dated October 2019 were submitted in support of the Development. The AR and TIPP identify 14 of the existing 20 trees located along Timber Creek Boulevard and Woodgate Pines Drive conflict with the proposed driveways. The TIPP identifies of these 14 trees, 5 trees will be transplanted and 9 removed due to being dead or in poor condition. The 6 remaining existing trees located on the Subject Lands will be preserved. The TCC identifies 26 trees comprised of 5 transplanted and 21 new trees will be located along Timber Creek Boulevard, Woodgate Pines Drive and the proposed public road (Street 1).

Prior to final approval, the City shall approve the final AR, TIPP and TCP. The Owner shall not remove trees without written approval by the City. The Owner is required to enter into a Tree Protection Agreement in accordance with the Council enacted Tree By-law 52-2018, including a security for the trees to be protected and compensation planting. A condition to this effect is included in Attachment 1a) of this report.

The Subject Lands abuts Woodgate Pines Park located to the east. The Owner is required to erect a permanent 1.8 m high wood fence or approved equal along the limits of the residential lots and blocks that abut the existing Woodgate Pines Park. A condition to this effect is included in Attachment 1a) of this report.

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

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 25 points. The Development includes public sidewalks linking to the neighbourhood park located east of the Subject Lands. The Development is required to achieve a minimum application performance level score of 31 points to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1a) of this report.

Archaeology

The Subject Lands are not designated under the *Ontario Heritage Act*, are not included in the Register of Property of Cultural Heritage Value and are not noted as a property of interest, in accordance with the City of Vaughan Heritage Inventory. Therefore, there are no cultural heritage concerns regarding the Subject Lands.

The Subject Lands were previously cleared of archaeological concern as part of Draft Plan of Subdivision File 19T-05V10 (Kleindor Developments Inc) ('Plan 19T-05V10'). The Development Planning Department has no objection to the Draft Plan, subject to the Conditions of Approval outlined in Attachment 1a) of this report.

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

The Policy Planning and Environmental Sustainability Department has advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting these Applications. However, all applications regardless of their location are required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Natural Resources and Forestry ('MNRF'). The Owner is required to complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment 1a) of this report.

The Development Engineering Department has no objection to the Development, subject to the comments in this report and Conditions of Approval

The Development Engineering ('DE') Department has reviewed the Applications and provides the following comments:

Water and Sanitary Servicing

The Subject Lands are in an area with existing municipal services. The proposed water supply and sanitary servicing shall be designed in accordance with the City's design criteria. The Development will not impact the existing water supply or sanitary services.

Storm Sewer and Stormwater Management

There is an existing storm sewer system located south of the Subject Lands on Woodgate Pines Drive ultimately discharging into Stormwater Management Pond ('SWM Pond') "K1" located south of Major Mackenzie Drive. SWM Pond "K1" was sized to accept the flows from the Development.

Road Network

As noted earlier in the report, in response to the traffic impact, the TIRL concludes the Development will not adversely impact local traffic and will generate less vehicle trips in comparison to the originally planned school.

Lot Grading

The Subject lands were pre-graded through Plan 19T-05V10 for the Humber Trails Neighbourhood Phase 1 portion of the abutting development given they were originally intended to be a school block. The proposed grading on the Subject Lands must match the existing elevations at the property lines.

The DE Department has reviewed the grading plan submitted in support of the Applications and has no objections to the proposed grading subject to the conditions of approval identified in Attachment 1 a). At the detailed design stage, the Owner shall provide a detailed grading plan confirming that the grading of the Subject Lands and the individual lots meet the City's Lot Grading Criteria.

Environmental Site Assessment

The DE Department has reviewed the submitted Phase One Environmental Assessment Report ('Phase I ESA'), Phase Two Environmental Assessment Report ('Phase II ESA'), and the updated Reliance Letter ('RL') prepared by Soil Engineers Ltd. and dated October 12, 2018, November 18, 2019, and January 16, 2020 respectively.

The Phase II ESA recommends a remedial action plan. The area for remediation is localized and minor due to its surficial depth and slight exceedance above the Ministry of the Environment, Conservation and Parks ('MECP') standards. On this basis, a Holding Symbol '(H)' will not be required. The Owner will be required to provide a Record of Site Condition ('RSC') prior to final approval of the Development (i.e. prior to Registration). A condition to this effect is included in Attachment 1a).

Environmental Noise Impact

The Owner has submitted a noise report prepared by Jade Acoustics and dated October 26, 2018 ('Noise Report'). The purpose of the Noise Report is to verify noise sources surrounding the Development, provide a noise impact assessment, and identify any noise control measures.

The Owner is required to submit an updated Noise Report for review and approval by the DE Department as part of the detailed engineering submission. The City requires all dwelling units that abut or face an arterial road, or a railway be constructed with mandatory central air-conditioning. A condition to this effect is included in Attachment 1a).

Street-lighting

The design and type of street-lighting for the Development shall meet the City's design criteria and standards with respect to the use of light-emitting diode ('LED') luminaire technology. The LED lighting is to be addressed at the detailed engineering design stage. A condition to this effect is included in Attachment 1a).

Servicing Allocation is available for the Draft Plan

Vaughan Council, on February 21, 2018, endorsed the annual servicing capacity allocation strategy. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Servicing capacity to the Draft Plan is available and unrestricted. Therefore, the following resolution to allocate capacity to the Draft Plan may be recommended for Council approval:

"THAT Draft Plan of Subdivision File 19T-18V003 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 28.5 residential units (88 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan."

The DE Department has no objections to the Development subject to their condition in Attachment 1a) of this report.

The Financial Planning and Development Finance Department has no objection to the Draft Plan

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, regarding matters the City may consider necessary, including development charges. A condition to this effect is included in Attachment 1a).

The Office of the Infrastructure Development Department, Real Estate Services has no objection to the Draft Plan, subject to the Conditions of Approval

The Office of the Infrastructure Development Department, Real Estate Services has advised that they have no objection to the approval of the Applications. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and shall conform to the City's Cash-in-Lieu of Parkland Policy. A condition to this effect is included in Attachment 1a) of this report.

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

The Parks Development Department has no objection to the Development subject to the Owner entering into a Tree Protection Agreement. The Tree Protection Agreement will include, if required, potential tree compensation and/or protection requirements to the satisfaction of the City for municipal trees falling within and adjacent to the proposed work area, and the inclusion of warning clauses respecting the abutting Woodgate Pines Park. Conditions to this effect are included in Attachment 1a).

The Forestry Operations Division has no objection to the Development, subject to conditions

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has no objection to the Development subject to the Owner informing the Forestry Operations Division once tree protection measures have been installed for inspection and approval according to City specifications.

The Toronto and Region Conservation Authority ("TRCA") has no objection to the Applications, subject to the Conditions of Approval

The Subject Lands are located within a Wellhead Protection Area - Recharge Management Area ('WHPA-Q') of the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan ('CTCSPP'). The Owner is required to maintain the predevelopment recharge rate as required under the CTCSPP.

The Functional Servicing and Stormwater Management Report ("FSSMR"), prepared by Schaeffers Consulting Engineers and dated November 2019, included a water balance assessment component. The TRCA have reviewed this component of the report and are satisfied with the analysis and mitigation strategy proposed, and the Development meets the intent of the CTCSPP to maintain the predevelopment recharge rate.

The TRCA advised that localized surface ponding in the rear yards may be expected during significant rainfall events. The FSSMR and Construction Drawings prepared by Schaeffers Consulting Engineers and submitted to the DE Department include infiltration trenches to address any potential ponding. The TRCA has no objection to the Applications subject to their condition included in Attachment 1c) of this report.

The various utilities have no objection to the Draft Plan, subject to the Conditions of Approval

Alectra Utilities Corporation has no objection to the approval of the Applications, subject to their Condition of Approval in Attachment 1a) of this report

Enbridge Gas Inc. has no objection to the Applications subject to their conditions included in Attachment 1d) of this report.

Bell Canada has no objection to the Applications subject to their conditions included in Attachment 1e) of this report.

Rogers Communications has no objection to the Applications.

Canada Post has no objection to the Development, subject to the Conditions of Approval

Canada Post Corporation has no objection to the Applications, subject to their conditions of approval included in Attachment 1f).

Canadian Pacific Railway have provided Conditions of Approval

The Development is in proximity to the Canadian Pacific ('CP') owned and operated Mactier Subdivision to the west, classified as a principal main rail line. CP is not in favour of residential development in proximity to its right-of-way; however, the Conditions of Approval included in Attachment 1g) have been provided to mitigate adverse environmental factors caused by the Development's proximity to the CP right-of-way and to ensure the comfort of adjacent residents.

The School Boards have no objection to the Draft Plan

The York Region District School Board and York Catholic District School Board have no objection to the Applications. No comments were received from the Conseil Scolaire de District Catholique Centre-Sud.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to the Applications subject to their Conditions of Approval in Attachment 1b).

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File

Z.18.033 and Draft Plan of Subdivision File 19T-18V003 in consideration of the applicable Provincial Policies, 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 PPS, conform to the Growth Plan, the YROP and VOP 2010, and are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the recommendations in this report and the Conditions of Approval in Attachment 1.

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

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-18V003

Prepared by

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/FA

ATTACHMENT NO. 1

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-18V003 (THE 'PLAN') KLEINDOR DEVELOPMENTS INC. PART OF LOT 21, CONCESSION 9, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-18V003 (THE 'PLAN'), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated February 7, 2019.
3. The Condition of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated February 3, 2020.
4. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 1d) and dated November 19, 2018.
5. The Conditions of Approval of Bell Canada as set out on Attachment No. 1e) and dated November 12, 2018.
6. The Conditions of Approval of Canada Post as set out on Attachment No. 1f) and dated April 17, 2020.
7. The Condition of Approval of the Canadian Pacific Railway as set out on Attachment No. 1g) and dated December 18, 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
 - b) all commenting agencies agree to registration by phases and provide

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

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

ATTACHMENT NO. 1 a)

**CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-18V003 ('THE PLAN')
KLEINDOR DEVELOPMENTS INC. ('THE OWNER')
PART OF LOT 21, CONCESSION 9, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ('THE CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF THE PLAN, ARE AS FOLLOWS:

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., Project No. P-2915, dated April 29, 2019, (the 'Plan').
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, regarding 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. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's "Cash-in-lieu of Parkland Policy".
6. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanently built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
7. The road allowance included within the Plan shall be dedicated as a public highway without monetary consideration and free of all encumbrances.
8. The road allowance within this Plan shall be named to the satisfaction of the City and York Region. Proposed street name shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
9. Any dead end or open side of a road allowance created by this Plan shall be

terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.

10. Prior to final approval of the Plan, the City and York Region shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
11. The Owner shall agree in the Subdivision Agreement that construction accessThe Owner shall agree in the Subdivision Agreement that construction access [REDACTED].
12. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charges and encumbrances.
13. Prior to final approval of the Plan, a Soils Report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations of the Soils Report including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
14. Prior to the initiation of grading, and prior to the registration of the Plan, or any phase thereof, the Owner shall submit to the City for review and approval a detailed engineering report(s) that describes the storm drainage system for the proposed development within the Plan, which shall include:
 - a) plans illustrating how this drainage system will tie into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
 - b) the location and description of all outlets and other facilities;
 - c) stormwater management techniques which may be required to control minor and major flows; and
 - d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

15. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available

to service the Plan.

16. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
17. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a street-lighting system in the Plan in accordance with City standards and specifications. The Plan shall be provided with decorative street-lighting to the satisfaction of the City.
18. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, fenced with temporary fencing maintained and signed to the satisfaction of the City to prohibit dumping and trespassing.
19. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis as determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
20. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed Hydrogeological Impact Study that identifies, if any, local wells that may be influenced by construction and if necessary, outline a monitoring program to be undertaken before, during and after construction of the Plan.
21. The Owner shall agree in the Subdivision Agreement to inspect, evaluate and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports shall be submitted to the City as follows:
 - a) A Base Line Well Condition and Monitoring Report shall be submitted to the City prior to the pre-servicing or registration of the Plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - i. Bacteriological Analysis - total coliform and E-coli counts
 - ii. Chemical Analysis - Nitrate Test
 - iii. Water level measurement below existing grade
 - b) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.

- c) Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.
 - d) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.
 - e) If the private well systems in the zone of influence deteriorate due to the servicing of the Plan, the Owner will provide a temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
22. Prior to final approval of the Plan, and/or conveyance of land, and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase One Environmental Site Assessment ('ESA') Report and, if required and as applicable, a Phase Two ESA Report, Remedial Action Plan ('RAP'), Risk Evaluation, and Risk Assessment Report(s) in accordance with *Ontario Regulation ('O. Reg.') 153/04* (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
 - b) Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document *Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act* (as amended), submit a complete copy of the Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
 - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
 - d) Reimburse the City for the cost of the peer review of the ESA Reports and associated documentation, as may be applicable.
23. Prior to final approval of the Plan, an updated Environmental Noise Impact Study ('Noise Report'), prepared at the Owner's expense, shall be submitted to the City

for review and approval. The preparation of the Noise Report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in the approved Noise Report to the satisfaction of the City.

24. The road allowance included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
25. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g., in the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final Plan to the satisfaction of the City.
26. The Owner shall agree in the Subdivision Agreement that Blocks 28 to 30 both inclusive on the Plan shall be developed only in conjunction with the abutting lands in Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.), to the north. The Owner shall not apply for any Building Permit and the City shall not issue a Building Permit for the subject Blocks until the lands are combined to the satisfaction of the City.
27. The Owner acknowledges that the proposed extension of Street "1" will not cause any issue or conflict to the existing utilities and existing driveway.
28. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
29. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan, to the satisfaction of the City.
30. The Owner shall agree in the Subdivision Agreement to conduct a pre-construction survey which shall include, but not limited to, an inventory of the existing municipal right-of-way of Woodgate Pines Drive. The Owner shall provide a copy of this pre-construction survey to the City prior to commencement of construction. All driveways, fences, trees, and any other private properties damaged during construction to be replaced/reinstated to original conditions or better at the Owner's expense, to the satisfaction of the City.

31. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
32. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot and/or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
33. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to the transfer of the land.
34. The Owner shall agree to remove any driveways and buildings on the site, which are not approved to be maintained as part of the Plan. Any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
35. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued for any lots and/or blocks until the Owner's consulting engineer certifies, to the satisfaction of the City, that the lot grading complies with the City of Vaughan lot grading criteria and the driveway(s) as shown on the Plan submitted for the construction of the building(s) on the subject lots and/or blocks conform in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
36. Notwithstanding the provisions generally included within the Subdivision Agreement, the City may issue model home Building Permit(s) provided that the land is zoned to the satisfaction of the City and the relevant conditions of the Subdivision Agreement are fulfilled.
37. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit(s).
38. Prior to the initiation of the grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the Plan, and shall not occur on either the park, open space and/or buffer block(s).
39. Prior to final approval of the Plan, a Water Supply Analysis Report shall be

submitted to the satisfaction of the City, which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.

40. The Owner shall agree to provide the following for the purpose of fire safety and firefighting operations:
 - a) hydrants for firefighting, municipal or private, as identified in the plans and code requirements to be installed;
 - b) hydrants shall be unobstructed and ready for use at all times;
 - c) access roadways shall be maintained and suitable for large heavy vehicles; and
 - d) temporary municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
41. 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:
 - a) archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
 - b) where human remains are encountered during grading or construction activities, the proponent must cease all grading or construction activities. The 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.
42. Prior to final approval of the Plan, the Owner shall comply with the *Endangered Species Act*, 2007, S.O.2007 ('Act') and with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to the Plan or the related Subdivision Agreement, the Owner must comply with the provisions of the Act to the satisfaction of the Policy Planning and Environmental Sustainability Department, Environment Division.
43. Prior to final approval of the Plan, the Owner shall:
 - a) provide a detailed Tree Preservation Study to the satisfaction of the City which shall include an inventory of all existing trees, an assessment of

significant trees to be preserved, proposed methods of tree preservation based on the Arborist Report recommendations, and quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol;

- b) not remove trees without written approval by the City; and
 - c) enter into a Tree Protection Agreement in accordance with City Council enacted Tree By-Law 52-2018.
44. Prior to the landscape plan review by Development Planning Department, Urban Design Division, a fee shall be paid by the Owner to the Development Planning Department in accordance with the in-effect Tariff of Fees for Vaughan Planning Applications - Landscape Plan Review.

This fee will include the City's review and approval of proposed streetscaping/landscaping within the Plan (including but not limited to Urban Design Guidelines, Landscape Master Plan, Architectural Design Guidelines, Perfect Submission Landscape Architectural Drawings, Stormwater Management Pond Planting Plans, Natural Feature Edge Restoration/Management Plans), and Tree Inventory/Preservation/Removals Plans.

In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the Plan by the City.

45. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the Vaughan Council approved Block 61 East Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines ('Architectural Design Guidelines') prepared by Watchorn Architect Inc. The Owner shall agree that:
- a) the Architectural Design Guidelines shall be updated to include an addendum for the Plan;
 - b) a control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the Architectural Design Guidelines;
 - c) prior to the submission of individual Building Permit Applications, the control architect shall have stamped and signed drawings certifying compliance with the approved Architectural Design Guidelines; and
 - d) The City may undertake periodic reviews to ensure compliance with the Architectural Design Guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.

46. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 61 East Molise Kleinburg Estates – South Neighbourhood Landscape Master Plan ('Master Plan') prepared by The MBTW Group. The Master Plan shall be updated to include an addendum for this Plan.
47. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Performance Metrics ('SPM') program. The SPM program shall present a set of metrics to quantify the sustainability performance of new development projects. The Plan is required to achieve a minimum application performance level score of 31 points to the satisfaction of the City.
48. The Owner shall agree in the Subdivision Agreement to erect a permanent 1.8 m high wood fence or approved equivalent along the limits of the residential lots and blocks that abut the existing park.
49. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the Noise Report and Architectural Design Guidelines.
50. The Owner shall agree in the Subdivision Agreement to provide a Soils Report for all street tree pits and planting beds throughout the Plan to the satisfaction of the City.
51. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
52. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Plan as and when each dwelling unit is constructed.
53. The Owner shall complete a Subdivision Application Form and enter into a legal binding Offer to Connect ("OTC") Agreement with Alectra Utilities which outline roles and responsibilities pertaining to the design, installation, energization and servicing of the Electrical Distribution System ("EDS") for the Plan. Design and

Installation of the EDS can only commence once all monies, securities, easements and executed OTC have been received by Alectra Utilities. The Owner is responsible to provide proof of the executed OTC to the City to have this condition met.

- 54 The Owner shall agree in the Subdivision Agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Development Engineering Department.
55. The Owner shall include the following warning clauses as a schedule in all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:

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

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

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

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

- c) "Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act*, the Innovation, Science and Economic Development Canada ('ISED') and the Canadian Radio-television and Telecommunications Commission ('CRTC') authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

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

- i. The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
- ii. Driveways in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage (metres)	Maximum Width of Driveway (metres)
12m and greater ²	9 m

- ¹ The Lot Frontages for Lots 12 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2."

- e) "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the Community Information Plan provided by the Owner in its sales office."
- f) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the Plan and the individual building units, noise levels, including those from construction activities, including those from road or rail traffic, may be of concern and occasionally interfere with some activities of the dwelling occupants."
- g) "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including a public highway, laneway, walkway or other similar space, is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation features and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.

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

The maintenance of the noise attenuation features, or fencing shall not be the responsibility of the City and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation features, or fencing shall be the sole responsibility of the lot owner.”

- h) “Purchasers and/or tenants are advised that this Plan is designed to include rear lot catch basins. The rear lot catch basin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catch basin 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 catch basin. The rear lot catch basins are shown on the Construction Drawings and the location is subject to change without notice.”
- i) “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 recycling containers, therefore, direct cash deposits from the purchasers and/or tenants to the Owner for recycling container purposes is NOT a requirement of the City of Vaughan. The intent of this initiative is to encourage the purchasers and/or tenants to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operations Centre (‘JOC’), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”
- j) “Purchasers and/or tenants are advised that Canadian Pacific Railway (‘CP’) company, or its assigns or successors in interest, has or have a railway right-of-way located within 300 meters from the land subject hereof. There may be alterations to or expansions of the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the Plan and individual dwellings. CP will not be responsible for complaints or claims arising from the use of its facilities and/or operations.”

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

- a) abutting or in proximity of any park or open space:
 - “Purchasers and/or tenants are advised that the adjacent park or open space may be left in a naturally vegetated condition and receive minimal maintenance.”

- “Purchasers and/or tenants are advised that abutting a neighbourhood park, open space or walkway may be of a concern due to the noise and lighting expected from the recreational nature of the site.”
- “Purchasers and/or tenants are advised that the neighbourhood park(s) may not be fully developed and/or programmed at the time of occupancy. The timing of development and phasing of and programming for parkland is at the discretion of the City.”
- “Purchasers and/or tenants are advised that a Permission to Enter and Access Agreement from the City is required to complete construction/ landscape works to the lot or block where access through the park or open space is required.”
- “Purchasers and/or tenants are advised that routine maintenance and ploughing of the pathway should be expected on a public pathway associated with a park or open space.”
- “Purchasers and/or tenants are advised that municipal snow ploughing operations shall exclude private access paths to the main walkway within the park block.”

b) streets:

- “Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline for municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths.”
- “Purchasers are advised that traffic calming measures may have been incorporated into the road allowances.”

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c) streets ending in turnaround facility/dead ends:

- “Purchasers and/or tenants are advised that Street “1” ending in a temporary turnaround facility will be extended in the future to facilitate the development of adjacent lands without further notice.”

d) small front yard lot with a single driveway and sidewalk:

- “Purchasers and/or tenants are advised that small front yard lots with a single driveway and sidewalk may have limited on-lot parking opportunities.”

e) encroachment and/or dumping:

- “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the park or open space are prohibited.”

f) gate of access point:

- “Purchasers and/or tenants are advised that the installation of any gate of access point from the lot/block to the park or open space is prohibited.”

g) infiltration trench:

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

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.

57. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block.

58. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit(s) shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.

- the plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.;
- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
- the location of parks, open space, buffer blocks, stormwater management facilities and trails;

- the location of institutional uses, including schools, places of worship, and community facilities;
- the location and type of commercial sites;
- colour-coded residential for singles, semis, multiples, and apartment units; and
- the following notes in BOLD CAPITAL TYPE on the map:

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

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

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

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



February 7, 2019

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

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

**RE: Draft Plan of Subdivision 19T-18V003 (SUBP.18.V.0054)
Zoning By-law Amendment Z.18.033 (ZBA.18.V.0160)
Block 200, Plan 65M-4383
(Kleindor Developments Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-2915 and signed by the surveyor on July 26, 2018. The proposed development is located north of Major Mackenzie Drive West and west of Highway 27, in the City of Vaughan. The proposal will facilitate the creation of 27 single detached units and 3 partial lots and a street, within a 1.671 ha site.

Zoning By-law Amendment

The zoning by-law amendment proposes to rezone the subject lands from "RD2 Residential Detached Zone Two," to "RD3 Residential Detached Zone Three". This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

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 completion, 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.

The functional servicing report indicates that the proposed development is serviced by City of Vaughan wastewater and water infrastructure in the Timber Creek Boulevard and Woodgate

Pines Drive right-of-way. Should there be any change in the proposed servicing scheme, the Owner shall forward the revised plan to the Region for review and record.

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 draft plan of subdivision and zoning by-law subject to the aforementioned comments and the attached Schedule of Conditions. 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,



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

JW/tw

Attachment (1) Schedule of Conditions for Draft Plan of Subdivision

YORK-#9148805-v1-19T-18V003(SUBP_18_V_0054)_&_Z_18_033_(ZBA_18_V_0160)-
_Subdivision_Condition_Letter

**Schedule of Conditions
19T-18V003 (SUBP.18.V.0054)
Block 200, Plan 65M-4383
(Kleindor Developments Inc.)
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2915, dated July 26, 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.

Conditions to be Satisfied Prior to Final Approval

2. 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.
3. 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 section and the Infrastructure Asset Management Branch for record.
4. The Owner shall provide a copy of the executed Subdivision Agreement and the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
5. 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.
6. The Regional Corporate Services Department shall advise that Conditions 1 to 5 inclusive, have been satisfied.



February 3, 2020

CFN 60669

SENT BY E-MAIL (judy.jeffers@vaughan.ca)

Judy Jeffers
Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

Dear Ms. Jeffers:

**Re: Draft Plan of Subdivision Application – 19T-18V003
Zoning By-Law Amendment Application Z.18.033
Part Lot 21, Concession 9; Block 200, Registered Plan 65M-4383
Northeast Corner of Timber Creek Blvd and Woodgate Pines Drive
City of Vaughan
Kleindor Developments Inc. (Agent: KLM Planning Partners Inc.)**

This letter acknowledges receipt of the above noted applications in the City of Vaughan. A digital copy was received by Toronto and Region Conservation Authority (TRCA) on December 17, 2019, with a hard copy received on December 20, 2019. 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 where we advise our municipal partners on matters related to Provincial Policies relevant to TRCA's jurisdiction. A list of the materials reviewed is included in Appendix 'A'.

Background

It is our understanding that the purpose of the noted applications is to facilitate the development of 27 blocks for single detached dwelling units and three partially blocks to be developed with the adjacent lands.

Applicable Policies and Regulations

CTC Source Protection Plan

The Source Protection Plan (SPP) under the Clean Water Act, 2006, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region took

effect on December 31, 2015. The CTC SPP contains policies to ensure that existing activities occurring when the Plan takes effect cease to be significant drinking water threats, and to prevent future activities from becoming significant threats to drinking water.

Vulnerable Areas referred to as Wellhead Protection Area-Q2 (WHPA-Q2) have been delineated by the CTC SPP in accordance with Technical Rules developed by the Ministry of the Environment under O. Reg. 287/07. This WHPA-Q2 area was identified to help manage activities that may reduce recharge to an aquifer (Prescribed Threat No. 20 under the Clean Water Act, 2006). Certain types of applications within the WHPA-Q2 area are subject to CTC SPP Policy REC-1 parts 2 a) and b) and require the submission of a site-specific water balance assessment to mitigate development related impacts to recharge reduction.

As a technical service provider to the municipality for the REC-1 2 a) and b) policies of the CTC SPP, TRCA's role is to review water balance assessments to ensure they comply with standard practices outlined in guidance to proponents and make recommendations to the Planning Approval Authority as to whether pre-development recharge will be maintained. However, as municipalities are the Planning Approval Authority responsible for implementing the REC-1 Policy, the City of Vaughan is required to ensure this application conforms to the CTC SPP.

Ontario Regulation 166/06

Based on a review of available mapping, TRCA staff can confirm that the subject property is not located within TRCA's Regulated Area. As such, a permit pursuant to Ontario Regulation 166/06 would not be required from this Authority for the proposed works.

Application Specific Comments

As noted above, the subject property is located within the WHPA-Q2 area and is subject to CTC SPP Policy REC-1 parts 2 a) and b) and requires the submission of a site-specific water balance assessment. The purpose of the water balance assessment is to identify how pre-development infiltration levels on the site will be maintained with the impervious cover on the property increasing.

The Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revised dated November 2019, included a water balance assessment component. TRCA staff have reviewed this component of the report and are satisfied with the analysis and mitigation strategy proposed. As such, it is the opinion of TRCA staff that the proposed development meets the intent of the REC-1 parts 2 a) and b) policy of the Source Protection Plan.

Based on a review of the plans there does not appear to be any overflow provision for the rear-yard infiltration trenches. In the absence of an overflow mechanism, localized surface ponding in the rear yards can be expected during significant rainfall events. This comment is provided for the consideration of the City Vaughan engineering staff.

Recommendations

Based on the above noted comments, TRCA staff have no objection to the approval of Draft Plan of Subdivision Application 19T-18V003 and Zoning By-Law Amendment Z.18.033, subject to the following condition:

1. The Owner agrees in the Subdivision Agreement to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revised dated November 2019.

Please provide the Notice of Decision for these files once they are approved.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5743 or at stephen.bohan@trca.ca

Sincerely,



Stephen Bohan

Planner

Development Planning and Permits | Development and Engineering Services

Copied: Giuseppe Russo, Condor Properties (grusso@condoproperties.ca)
Robert Lavecchia, KLM Planning Partners Inc. (rlavecchia@klmplanning.com)

Appendix 'A' Materials Reviewed by TRCA

The following materials were received by TRCA on December 17, 2019

- Comment Response Matrix, prepared by Proponent, dated November 26, 2019;
- Draft Plan of Subdivision 19T-18V003, prepared by KLM Planning Partners Inc., dated April 25, 2019;
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revision no. 1 dated November 2019;
- Drawing No. GP-1 General Plan, prepared by Schaeffers Consulting Engineers, revision no. 2 dated July 18, 2019;
- Drawing No. GR-1 Grading Plan, prepared by Schaeffers Consulting Engineers, revision no. 2 dated July 18, 2019;
- Drawing No. SC-1 Erosion and Sediment Control Plan, prepared by Schaeffers Consulting Engineers, revision no. 2 dated July 18, 2019.



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

November 19, 2018

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

Dear Judy,

Re: Draft Plan of Subdivision & Zoning By-law Amendment
Kleindor Developments Inc.
NE intersection of Timber Creek Boulevard and Woodgate Pines Drive
Block 200, Plan 65M-4383
City of Vaughan
File No.: 19T-18V003 & Z-18-033

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

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

Jeffers, Judy

From: circulations@wsp.com
Sent: November-12-18 2:02 PM
To: Jeffers, Judy
Subject: ZBLA (Z.18.033) and Draft Plan of Subdivision were circulated (19T-18V003), North of Woodgate Pines Dr.

2018-11-12

Judy Jeffers

Vaughan

, ,

Attention: Judy Jeffers

Re: ZBLA (Z.18.033) and Draft Plan of Subdivision were circulated (19T-18V003), North of Woodgate Pines Dr.; Your File No. Z.18.033,19T-18V003

Our File No. 83540

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

Attachment No. 1f) - Canada Post

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

CANADAPOST.CA

April 17, 2020

City of Vaughan – Planning Department

To: **Judy Jeffers, Development Planning Department**

Reference: **File: 19T-18V003 related file: Z.18.033**
NE intersection of Timber Creek Blvd & Woodgate Pines Dr.
KLEINDOR DEVELOPMENTS
27 and 3 detached dwelling units

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

Canada Post has reviewed the proposal of the 12 detached residential dwellings and 3 detached residential dwellings for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

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

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

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

Jeffers, Judy

From: CP Proximity-Ontario <CP_Proximity-Ontario@cpr.ca>
Sent: December-12-18 11:37 AM
To: Jeffers, Judy
Subject: COMMENTS City of Vaughan Development Application File No. 19T-18V003 & Z.18.033

Hi Judy,

This is in reference to the circulation of the above application. The proposed development is located in close proximity to our Mactier Subdivision, which is classified as a Principal main line. Canadian Pacific Railway is not in favour of residential developments adjacent to or near 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 following clause be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease of each unit:

“WARNING: Canadian Pacific Railway or its assigns or successors in interest has or have a railway right-of-way located within 300 meters from the land subject hereof. There may be alterations to or expansions of the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CPR will not be responsible for complaints or claims arising from the use of its facilities and/or operations.”

Regards,



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

From: Roach, Rebecca
Sent: Friday, November 9, 2018 2:08 PM
To: CP Proximity-Ontario
Cc: Jeffers, Judy
Subject: Request for Comment on City of Vaughan Development Application File No. 19T-18V003 & Z.18.033

This email did not originate from Canadian Pacific. Please exercise caution with any links or attachments.

Hi Josie,

This is a request for comment on City of Vaughan Development Applications for Block 200 of Plan 65M-4383 which is the northeast intersection of Timber Creek Boulevard and Woodgate Pines Drive.

Please see the attached memo and materials for more information. Please note that you will only receive an electronic copy of this circulation. Please use the following link to access the drawings and reports: https://vaughancloud-my.sharepoint.com/:f/g/personal/rebecca_roach_vaughan_ca/EuAwPtbILBGgYNwiH5VMv0BBKgqGr24J4GI5hIEb6ZDnA?e=2ARk9J

Please direct your comments to the attention of **Judy Jeffers**, the planner managing the file. Please note that comments are due by **December 20, 2018**.

Should you have any questions about the file, please contact Judy.

Thank you,

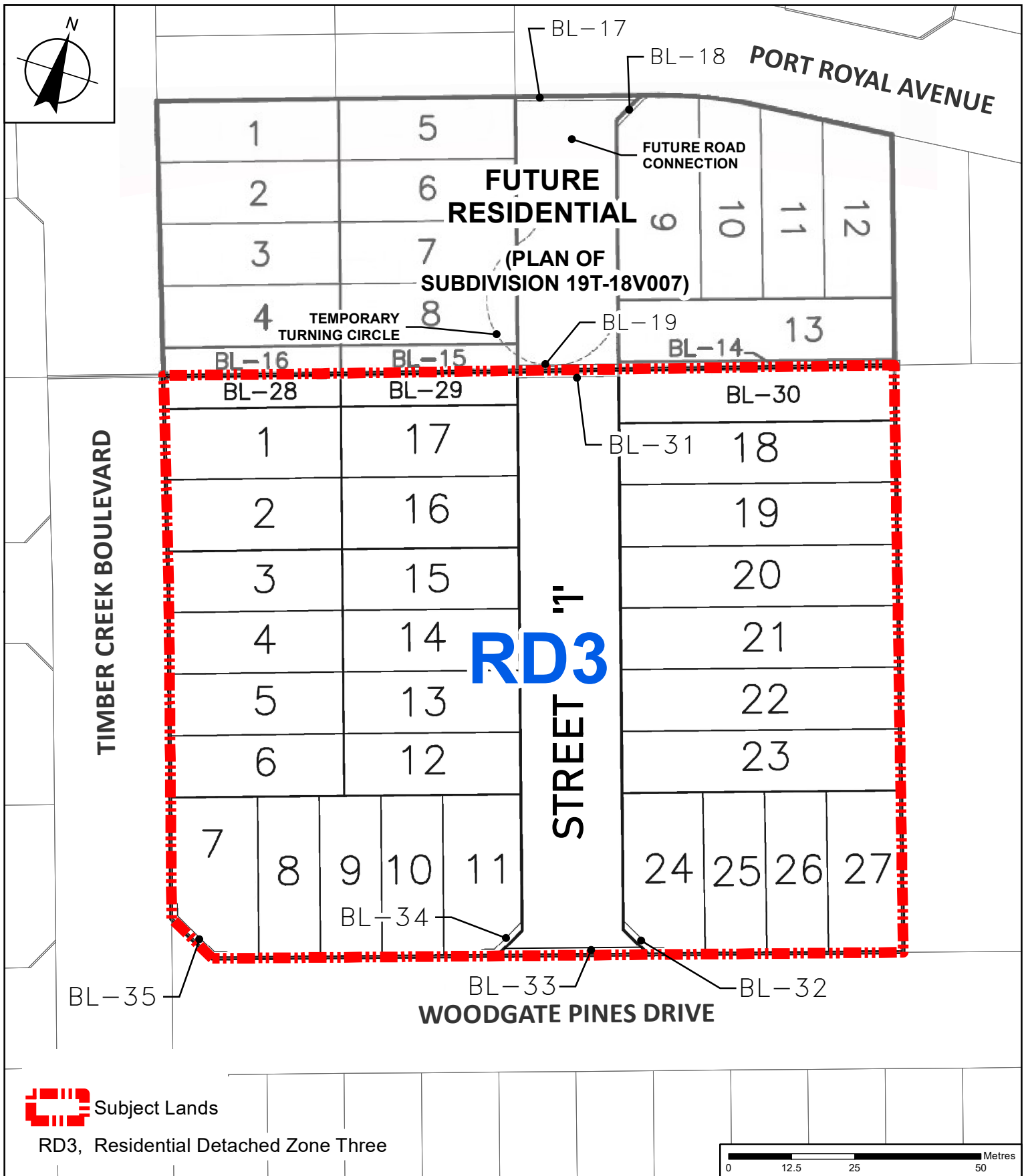
Rebecca Roach, MSc. Pl.
Planning Technician
905-832-8585, ext. 8626
rebecca.roach@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



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Proposed Zoning and Draft Plan of Subdivision File 19T-18V003

LOCATION:
Part of Lot 21, Concession 9

APPLICANT:
Kleindor Developments Inc.



Attachment

FILES:
Z.18.033 and 19T-18V003

DATE:
June 9, 2020

3