

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JULY 15, 2020

Item 1, Report No. 34, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on July 15, 2020.

1. BLOCK 18 PROPERTIES INC. DRAFT PLAN OF SUBDIVISION FILE 19T-19V003 VICINITY OF GRAND TRUNK AVENUE AND MURET CRESCENT

The Committee of the Whole recommends:

- 1) That the recommendations contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated July 13, 2020, be approved; and**
- 2) That the following deputations be received:**
 - 1. Mr. Bill Tam, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant; and**
 - 2. Mr. Douglas McGill, McGill Development Services Ltd., Byron Street North, Whitby, on behalf of the Block 18 Landowners Group and the applicant.**

Recommendations

- 1. THAT Draft Plan of Subdivision File 19T-19V003 (Block 18 Properties Inc.) BE APPROVED, to facilitate a residential plan of subdivision comprised of 40 lots for detached dwelling units, a new public road and a block to be used as a buffer , as shown on Attachment 3, subject to the Conditions of Approval in Attachment 1.**
- 2. 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-19V003 (Block 18 Properties Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 40 residential dwelling units (143 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.”

Committee of the Whole (1) Report

DATE: Monday, July 13, 2020

WARD(S): 4

**TITLE: BLOCK 18 PROPERTIES INC.
DRAFT PLAN OF SUBDIVISION FILE 19T-19V003
VICINITY OF GRAND TRUNK AVENUE AND MURET
CRESCENT**

FROM:

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on Draft Plan of Subdivision File 19T-19V003 for the subject lands shown on Attachment 2. The Owner is proposing a Draft Plan of Subdivision consisting of 40 lots for detached dwelling units, a new public road, and a block to be used as a buffer, as shown on Attachments 3 and 4.

Report Highlights

- The Owner seeks approval of a residential subdivision consisting of 40 lots for detached dwelling units, a new public road accessed from Muret Crescent, and a block to be used as a buffer
- A Draft Plan of Subdivision application is required to permit the proposed development
- The Development Planning Department supports the approval of the Draft Plan of Subdivision Application as it will facilitate a residential development consistent with the *Provincial Policy Statement 2020*, conforming to the Growth Plan 2019, the York Region Official Plan 2010, Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Draft Plan of Subdivision File 19T-19V003 (Block 18 Properties Inc.) BE APPROVED, to facilitate a residential plan of subdivision comprised of 40 lots for detached dwelling units, a new public road and a block to be used as a buffer , as shown on Attachment 3, subject to the Conditions of Approval in Attachment 1.
2. 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-19V003 (Block 18 Properties Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 40 residential dwelling units (143 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.”

Background

The subject lands (the ‘Subject Lands’) are located at the northeast corner of Grand Trunk Avenue and Muret Crescent as shown on Attachment 1. The Subject Lands are 2.25 ha in size and are legally described as Block 203 on Plan 65M-3932 and Part 31 on Reference Plan 65R-26885 within Part of Lot 19, Concession 3. The surrounding land uses are shown on Attachment 2.

The Subject Lands are vacant lands and were intended to be developed with a school. The York Catholic District School Board on June 23, 2016, confirmed the Subject Lands are no longer required for an elementary school.

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

The City on August 23, 2019, circulated a Notice of Public Hearing (the ‘Notice’) to all property owners within 150 m of the Subject Lands. A copy of the Notice was posted on the City’s website at www.vaughan.ca and Notice Signs were installed along the Grand Trunk Avenue and Muret Crescent frontages in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council on October 2, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of September 17, 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:

Deputations

- Bill Tam, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant
- Ms. Elena Pussekina, Muret Crescent, Maple

Written Submissions

- David Atkinson, Muret Crescent, Maple, via email
- Zahra Lotfazar, Muret Crescent, Maple, via email
- Tanya Chu, no address provided, via email
- Savona_place@hotmail.com, no address provided
- Michael Rutigliano, no address provided, via email
- Mahbubur Rahman & Nazneen Sayeda, Steeles Ave West., North York, via email

The following is a summary of, and responses to, the comments provided in the deputations and written submissions submitted at the Public Hearing of September 17, 2019, and written submissions received by the Development Planning Department:

- a) Comment: A previous sign on the Subject Lands advised a school was proposed. The new development does not have the green space or playground a school would have. A question was raised regarding the existing zoning on the lands if the original plan was for a school.

Response: The York Region Catholic School Board declared the site surplus and no longer requires a school at this location and the Subject Lands were sold. The following warning clause was included in the original subdivision agreement for the Subject Lands, and registered on title:

“Purchasers and/or tenants are hereby advised that the construction of an elementary school on a designated site is not guaranteed. Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. The Board will in its discretion designated pick-up points for students who qualify for transportation.”

The subdivision agreement also required this clause be included in all Offers of Purchase and Sale or Lease of all lots in the subdivision.

Should a school be built on the Subject Lands there would be green space and associated facilities however, a school site would also include loading areas, bus and vehicular pick-up/drop-off facilities, lighting and other facilities that may impact residents living in the surrounding area. The proposed Draft Plan of Subdivision includes lot sizes and would facilitate future dwellings with front and rear yard private green spaces similar and compatible with those in the surrounding community. Block 44 as shown on Attachment 2, would provide a pedestrian connection from the Subject Lands and the lands in the surrounding neighbourhood to Freedom Trail Park.

All school sites in the City of Vaughan are zoned using a Residential Zone similar to the abutting lands, to permit residential development consistent with the surrounding community.

- b) Comment: The existing public school in the area is full, 40 new residential dwelling units will create additional demand on the schools in the area. The development is very dense, will increase the traffic in the area and is inconsistent with the surrounding houses.

Response: The York Region Catholic School Board declared the site surplus and no longer requires a school at this location and the lands were sold. The York Region District School Board advised that they have no concern with the development.

The Development Engineering ('DE') Department has indicated the traffic volume impact of 40 detached residential dwellings will not adversely impact the surrounding streets and will have less impact on the street network than a school.

The Subject Lands are zoned "RD4 Residential Zone" and would permit lots with a minimum 9 m frontage and 243 m² arear. The Draft Plan of Subdivision includes minimum 12 m frontage with lot areas greater than 350 m² and meet the "RD3 Residential Zone" standards consistent with the surrounding lots to the south and southwest as shown on Attachment 1.

- c) Comment: The proposed road parallel to Grand Trunk Avenue is too close to the curve on Muret Crescent and drivers/ pedestrians will not have enough reaction time to stop or have full visibility.

Response: The Traffic Impact Study ('TIS') submitted in support of the application identifies the road will operate safely. The DE Department has reviewed the TIS and the Draft Plan of Subdivision and identified no concerns with the location of the road.

- d) Comment: Questions were raised regarding the access being provided from Muret Crescent instead of Grand Trunk Avenue or a second access from Muret Crescent

Response: The Development Engineering ('DE') Department advises the Development generates a relatively low volume of trips (approximately 45 site trips in either of the weekday AM and PM peak hours). Therefore, site trips can be accommodated by the surrounding road network regardless of the location of the access. Based on the transportation studies submitted with the Application, a second access would not be required to accommodate the proposed number of units from a traffic volume perspective. The DE Department can support the proposed access onto Muret Crescent from a safety or traffic operations perspective. In general, it is desirable to minimize the number of roadway connections onto collector roads.

A road connection to Grand Trunk Avenue is technically feasible, however there are number of issues/challenges to consider such as: the grade differential from Grand Trunk Avenue to the east limit of the site would require a considerable amount of fill and retaining walls for future lots and the operational and maintenance issues to operate a second access. In addition, currently there is no storm sewer draining from Grand Trunk Avenue to Muret Crescent. Grand Trunk Avenue slopes upward from south to north and the existing storm sewer on Grand Trunk Avenue collects and discharges drainage to the existing pond located on Freedom Trail. If a new road configuration is proposed with an access to Grand Trunk Avenue it would result in more drainage area to be directed to the stormwater pond located on Freedom Trail, thereby exceeding its capacity.

- e) Comment: The lots adjacent to the existing woodlot having sufficient setback in consideration of the slope of the land

Response: An Environmental Impact Study ('EIS') was prepared by Dillion Consulting including an evaluation of the development limit, specifically the woodland edge and the slope of the land. The Toronto and Region Conservation Authority ('TRCA') and the Policy Planning and Environmental Sustainability ('PPES') Department have reviewed the submitted EIS and concur with the development limits. Buffer Block 41 will be deeded into public ownership for preservation and conservation.

The Development Planning Department on June 25, 2020, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the application.

Previous Reports/Authority

The following link provides information regarding the Application:

[Item 1, Report No. 26 Committee of the Whole \(Public Hearing\) September 17, 2019](#)

Analysis and Options

A Draft Plan of Subdivision Application has been submitted to facilitate a residential development

The Owner has submitted a Draft Plan of Subdivision application (the 'Application') for a residential plan of subdivision consisting of 40 lots for detached dwelling units, a public road and a block to be used as a buffer, as shown on Attachment 3. The Draft Plan of Subdivision (the 'Draft Plan') consists of the following:

Lots/ Blocks/ Roads	Land Use	Area (ha)	Number of Units
Lots 1-9, 12-16, 21-38 and 40	Lots for detached residential dwelling units having a minimum frontage of 12m and area of 360 m ²	1.392	33
Lots 10, 11, 17-20 and 39	Lots for detached residential dwelling units having a minimum frontage of 13.7 m and area of 410 m ²	0.316	7
Block 41	Buffer	0.19	n/a
Blocks 42 & 43	0.3 m reserve	0.001	n/a
Block 44	Open space	0.002	n/a
Street '1'	17.5 m wide street	0.35	n/a
	TOTAL	2.251 ha	40 units

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 *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Draft Plan is consistent with Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.4, 1.4.1, 1.4.3 and 2.1.8 of the PPS. The Development is located within a defined settlement area by the PPS and would make efficient use of the Subject Lands by minimizing land consumption, utilizing existing servicing and infrastructure, and avoiding the need for

the uneconomical expansion of services. Buffer Block 41 will protect the health and ecological function of the environmental features to the east. The Draft Plan is consistent with the policies of the PPS.

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (the '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 encourages population and employment growth within settlement areas and promotes the development of complete communities offering a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Draft Plan conforms to policies 1.2.1, 2.2.1 and 2.2.7 of the Growth Plan. The Draft Plan is located within a settlement area and a greenfield area supporting the completion of the Block 18 Community through the appropriate development of parcel of land declared surplus by the YCDSB. The Draft Plan contributes to a complete community and efficiently utilizes existing municipal water and wastewater systems. The Draft Plan conforms to the Growth Plan.

The Development conforms to the Oak Ridges Moraine Conservation Plan, 2017

The Subject Lands are located on the Oak Ridges Moraine ('ORM'), and within the Settlement Area land use designation of the Oak Ridges Moraine Conservation Plan ('ORMCP'). The Subject Lands are within the 120 m Minimum Area of Influence ('MAI') and 30 m Minimum Vegetation Protection Zone ('MVPZ') of a significant woodland and wetland feature. The ORMCP identifies significant woodlands and wetlands as Key Natural Heritage Features ('KNHFs') and/or Hydrologically Sensitive Features ('HSFs').

In accordance with the ORMCP, development is generally prohibited within the MVPZ of KNHFs and HSFs. Furthermore, a Natural Heritage Evaluation ('NHE') is typically required in support of any development located within the MAI of any KNHFs or HSFs to assess the features and potential impacts resulting from development. Development within the Settlement Area is permitted to encroach into the MVPZ if technical environmental documentation can justify that limited alternatives are available, the encroachment is minimized, and the proposed development will not have an adverse impact on the features.

The Draft Plan includes Block 41 to provide a Vegetation Protection Zone ('VPZ') from the adjacent significant woodland and wetland. The proposed VPZ has been supported by appropriate justification from a qualified environmental consultant (Dillon Consulting). The Owner has demonstrated the proposed Development will not adversely affect the adjacent KNHFs and/or HSFs or the ecological integrity of the ORM Plan Area. The TRCA has reviewed the justification for the proposal the VPZ and have determined both to be appropriate. The proposed residential use is also permitted by VOP 2010. Accordingly, the Draft Plan conforms to the ORMCP.

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 "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region." Section 5.3.3 of the YROP identifies "local infill" as a municipal intensification strategy to meet York Regional intensification targets to 2031. The Draft Plan will facilitate 40 detached residential units on a former school site which is considered to be modest intensification on a parcel of land declared surplus and considered to be "local infill". The Development conforms to the YROP.

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

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated "Low-Rise Residential" by VOP 2010. The "Low-Rise Residential" designation permits detached dwellings and does not prescribe a maximum density. The Draft Plan would facilitate the construction of 40 detached dwelling units and conforms to the Official Plan.

The abutting lands to the east are designated "Natural Areas" by VOP 2010 and zoned OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88. The "Natural Areas" designation includes natural features such as wetlands, woodlands and valley and stream corridors and does not permit development. Minor modifications to boundaries are permitted, as identified in Policy 3.4.2.2 and 3.2.3.11 of VOP 2010.

The Owner has provided an EIS prepared by Dillon Consulting identifying a significant woodland and wetland feature on the adjacent lands. The EIS establishes the development limit and an appropriate VPZ (Block 41) for the Subject Lands as shown

on Attachment 3. The TRCA and PPES Department are satisfied with the development limit and VPZ.

VOP 2010, Policy 3.2.3.10 states Core Features and their related vegetation protection zone will be conveyed to the City and/or TRCA as a condition of development approval to ensure their continued protection and management. The Owner is proposing to convey Block 41 to the City or TRCA and a condition to this effect is included in Attachment 1.

The Development complies with Zoning By-law 1-88

The Subject Lands are zoned “RD4 Residential Detached Zone Four”, subject to site-specific Exceptions 9(1229) and 9(1232). The Draft Plan complies with the minimum lot frontage (9m) and area (243 m²) requirements of Zoning By-law 1-88 and no exceptions are proposed to the development standards for the dwellings.

Block 41 as shown on Attachment 3, provides a buffer to the abutting natural features to the east and must be zoned to an appropriate Open Space Zone. The entirety of the Subject Lands, including Block 41, are currently zoned RD4 Residential Detached Zone Four in Zoning by-law 1-88. Block 41 will be conveyed to the City and rezoned “OS5 Open Space Environmental Protection Zone”, consistent with the abutting Open Space Zone, through the City’s comprehensive Zoning By-law review.

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

The Draft Plan shown on Attachment 3 consists of 40 lots with a minimum frontage of 12 m for detached residential dwelling units served by a 17.5 m wide public road (Street ‘1’) intersecting with Muret Crescent and terminating in a cul-de-sac. Access to the proposed lots are provided from Grand Trunk Avenue (Lots 1 to 11), Muret Crescent (Lots 12 to 16) and proposed Street 1 (Lots 17 to 40). A walkway (Block 44) connects Street 1 to Freedom Trail Park. Block 41 provides a buffer to the ecological features east of the Subject Lands. The Development Planning Department has no objection to the Development, subject to conditions of approval in Attachment 1a of this report.

The Subject Lands have been cleared of archaeological concerns

The Subject Lands have been cleared of archaeological concern and the standard archaeological clauses are included in the Conditions of Approval identified Attachment 1a of this report.

The Development meets the Bronze Threshold Score with an Overall Application Score of 24 and an Overall Community Score of 31

The Owner has submitted the completed Sustainability Scoring Tool and Summary letter ('Sustainability Metrics Package'), dated May 30, 2019, in support of the Development. The Sustainability Metrics Package demonstrates an Overall application Score of 24 and an Overall Community Score of 31, meeting the Bronze Sustainability Threshold Score.

Policy Planning and Environmental Sustainability have no objections to the Development, subject to Conditions of Approval

Policy Planning and Environmental Sustainability ('PPES') Department has no objection to the Development, subject to the Owner satisfying their conditions of approval in Attachment 1a of this report.

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

The Parks Planning Department has no objection to the Development, subject to conditions included in Attachment 1a of this report.

The Development Engineering ('DE') Department have no objections to the Development, subject to Conditions of Approval

The Development Engineering ('DE') Department has no objection to the Development subject to conditions included in Attachment 1a, and provided the following comments:

Municipal Servicing

The Owner has submitted revised Functional Servicing Report ('FSR'), dated March 2020, prepared by Schaeffers Consulting Engineers in support of the Application. The DE Department has reviewed the report and has no objections to the proposed services.

Water Supply

The development lies within Pressure District 7 of the York Water System. The FSR indicates the existing water supply infrastructure should have adequate capacity to service the Development. The DE Department has no objections to the proposed water supply, subject to the Owner providing a hydrant test to confirm the available pressure and supply.

Units fronting Street "1" will be serviced by a new municipal watermain connected to the existing municipal watermain on Muret Crescent. The Owner is proposing a larger than typical watermain, to be verified by providing a hydrant test. Units fronting on Grand Trunk Avenue and Muret Crescent will receive service connections for each lot from the existing municipal watermain located within the roads.

Sanitary Servicing

Units fronting Street “1” will be serviced by a new sanitary sewer connected to the existing sanitary sewer on Muret Crescent. Units fronting on Grand Trunk Avenue and Muret Crescent will receive service connections for each lot from the existing or proposed municipal sanitary sewers located within the roads.

Stormwater Management

The storm drainage from the Development is proposed to be split and conveyed to the existing stormwater management (‘SWM’) ponds located on Freedom Trail and Muret Crescent. The existing ponds have been designed to provide water quality, quantity and erosion control for the Subject Lands. Units fronting Street “1” will be serviced by a new storm sewer connected to the existing storm sewer on Muret Crescent. To enable the storm sewer connection to Muret Crescent, the existing storm sewer will be replaced with a larger storm sewer. Units fronting on Grand Trunk Avenue and Muret Crescent will receive service connections for each lot from the existing municipal storm sewers located within the roads.

Lot Grading

The DE Department has no objections to the proposed grading. The Owner shall provide a revised detailed grading plan confirming the proposed grading of the site and lot grading of the individual lots meet the current City’s lot grading criteria. A condition to this effect is included in Attachment 1b.

Environmental Site Assessment

The DE Department has reviewed and is satisfied with the Phase One and Phase Two Environmental Site Assessment (‘ESA’) reports. The findings of the ESA reports did not identify any impacts and indicated no further ESA investigations are required. A Ministry of the Environment, Conservation, and Parks (‘MECP’) Record of Site Condition was filed for the Subject Lands on January 30, 2020.

Noise Attenuation

The Owner has submitted a Noise Report titled “Noise Impact Study, Proposed Residential Development Block 18”, dated March 30, 2020, prepared by HGC Engineering. Sound levels due to road traffic will exceed the MECP limits at the dwelling units adjacent to Grand Trunk Avenue and Muret Crescent. The report recommends forced air ventilation system with ducts sized to accommodate the future installation of central air conditioning and noise warning clauses to be included in the property and tenancy agreement for the units adjacent to Grand Trunk Avenue and Muret Crescent to inform the future owners/tenants of the sound levels excesses.

Road Network

The submitted transportation-related studies demonstrate the Development can be adequately served via the existing surrounding road network after construction of the residential cul-de-sac connecting to Muret Crescent. The surrounding transportation network consists of local and minor collector roads and intersections controlled by stop signs.

Road Restoration

The City will require the Owner to resurface the asphalt roads across the frontage limits of the Subject Lands due to proposed service connections on the existing roads.

Transit

The Subject Lands are served by York Region Transit bus routes 4/4A Major Mackenzie and 105 Dufferin. Transit services available in the area provide direct access to the Vaughan Mills Shopping Centre and connections to the TTC Sheppard West subway station.

Active Transportation

Sidewalks are proposed on one side of Street 1 and the surrounding roads to provide pedestrian connectivity to the detached residential dwelling units. Cycling facilities are proposed in the City of Vaughan Pedestrian and Cycling Master Plan within walking distance of the Development and include neighborhood signed bike routes along Freedom Trail and Valley Vista Drive.

Sewage and Water Allocation is available for the Draft Plan

Vaughan Council on December 17, 2019, endorsed the City's latest annual servicing capacity allocation strategy report. The Report confirms short-term growth capacity (2019-2026) for Vaughan. Therefore, the following resolution to allocate capacity to the Development is recommended for Council approval:

“THAT Draft Plan of Subdivision File 19T-19V003 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 40 residential dwelling units (143 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.”

The Parks, Forestry and Horticulture Operations Department have no objections to the Development, subject to Conditions of Approval

The Parks, Forestry and Horticulture Operations Department has no objection to the Development.

Development Charges apply to the Development

The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A condition to this effect is included in Attachment 1a of this report.

Cash-in-lieu of the Dedication of Parkland is not required for the Development

Real Estate Services has confirmed the parkland dedication requirement for Block 18 was addressed at the Block Plan stage, and no further parkland or cash-in-lieu of parkland is required.

Developers Group Agreement

A condition of approval is included in Attachment 1a requiring the Owner to execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces for Block 18. The Owner must satisfy all requirements of the Block 18 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 18 Trustee and the City of Vaughan.

Pursuant to the Block 18 Cost Sharing Agreement dated February 14, 2006 (as amended), The Trustee on behalf of the Block 18 Landowners Group has confirmed the Subject Lands have fully met all requirements with respect to parkland dedication.

The Toronto and Region Conservation Authority has no objection to the Development, subject to Conditions of Approval

The TRCA has no objection to the Applications, subject to their conditions included in Attachment 1c of this report.

Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution has no objection to the Development, subject to Conditions of Approval

Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution has no objection to the approval of the Applications, subject to their conditions contained in Attachments 1d, 1e and 1f of this report.

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

Canada Post has no objection to the Development, subject to the Owner installing mailbox facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment 1g of this report.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to the Development, subject to Conditions of Draft Plan of Subdivision

The York Region Community Planning Department has no objection to the approval of the Applications, subject to their Conditions of Draft Plan of Subdivision Approval contained in Attachment 1b.

Conclusion

The Development Planning Department has reviewed the Draft Plan of Subdivision File 19T-19V003 in consideration of the applicable policies of the Provincial Policy Statement 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, the YROP, VOP 2010, the requirements of Zoning By-law 1-88, comments from the public, City Departments and external public agencies, and the surrounding existing and planned land use context.

The Draft Plan of Subdivision would facilitate the development of the Subject Lands consistent with the policies of the PPS and conforming to the Growth Plan, the YROP, and VOP 2010. The Draft Plan of Subdivision also complies with all requirements of Zoning By-law 1-88. The Development Planning Department can support the approval of the Application, subject to the Recommendations in this report and the Conditions of Approval set out in Attachment 1.

For more information, please contact Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Draft Plan of Subdivision File 19T-19V003
4. Master Landscape Plan

Prepared by

Margaret Holyday, Senior Planner, ext. 8216

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/FA

ATTACHMENT 1

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-19V003 (THE 'PLAN')
BLOCK 18 PROPERTIES INC. (THE 'OWNER')
BLOCK 203 ON PLAN 65M-3932 AND PART 31 ON 65R-26885 WITHIN PART OF
LOT 19, CONCESSION 3, 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-19V003 (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 in Attachment 1a.
2. The Conditions of Approval of York Region as set out in Attachment 1b and dated July 11, 2019.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment 1c dated April 23, 2020.
4. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment 1d dated April 18, 2020.
5. The Conditions of Approval of Bell Canada as set out in Attachment 1e and dated July 18, 2019.
6. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out in Attachment 1f dated July 12, 2019.
7. The Conditions of Approval of Canada Post as set out in Attachment 1g and dated June 21, 2019.

Clearances

1. The City shall advise that the Conditions contained in Attachment 1a have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions contained in Attachment 1b have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

3. The Toronto and Region Conservation Authority shall advise that the Conditions contained in Attachment 1c has been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Alectra Utilities shall advise that the Condition contained in Attachment 1d has been satisfied and the clearance letter shall include a brief statement detailing how the condition has been met.
5. Bell Canada shall advise that the Conditions contained in Attachment 1e have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge Gas Inc. shall advise that the Condition contained in Attachment 1f has been satisfied and the clearance letter shall include a brief statement detailing how the condition has been met.
7. Canada Post shall advise that the Conditions contained in Attachment 1g have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 1A

DRAFT PLAN OF SUBDIVISION FILE 19T-19V003 ('THE PLAN') BLOCK 18 PROPERTIES INC. ('THE OWNER') BLOCK 203 ON PLAN 65M-3932 AND PART 31 ON 65R-26885 WITHIN PART OF LOT 19, CONCESSION 3, CITY OF VAUGHAN

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

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated March 11, 2020, (the 'Plan').
2. The Owner shall pay any and all outstanding applications fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
3. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, regarding such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
4. The road allowance included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
5. The road allowance included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department.
6. 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 the street and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
7. Any dead ends or open sides of the 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.

8. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
9. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes to the appropriate authority(ies), free of all charge and encumbrance.
10. Prior to final approval, 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 including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.

11. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) the location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor or 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 the aforementioned reports to the satisfaction of the City.

12. The Owner shall agree in the subdivision agreement that no Building Permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

13. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
14. 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.
15. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
16. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
17. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
18. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
 - a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a

tree will be planted on the boulevard in front or on the side of the residential dwelling.”

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

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

- c) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio-telecommunication Commission (CRTC) and Innovation Science and Economic Development (ISED) Canada 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 By-law 1-88, as amended, as follows:

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

<u>Lot Frontage</u>	<u>Maximum Width of Driveway</u>
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12.0 m and greater ²	9.0 m
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²The Front yard for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

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

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

the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

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

- j) “Purchasers and/or tenants are advised that this plan of subdivision 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.”
- k) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

Any additional warning clause as noted in the subdivision agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.

- 19. 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, and no Building Permit 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 Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;
- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
- the location of parks, open space, stormwater management facilities and trails;
- the location of institutional uses, including schools, places of worship, community facilities;
- the location and type of commercial sites;
- colour-coded residential for townhouses
- 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 Planning Department, at 2141 Major Mackenzie Drive, (905) 832-8585."

"For detailed grading 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.]

20. 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.
21. The Owner shall prepare a noise report at the Owner's expense and 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 noise consultant recommendations in the report to the satisfaction of the City.
22. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.

23. 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.
24. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 18 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 18. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu paid in accordance the *Planning Act* and conform to the City's "Cash-in-lieu of Parkland Policy". This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
25. Prior to final approval of the Plan, the Trustee for Block 18 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 18 Landowners Cost Sharing Agreement.
26. 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.
27. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
28. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the

lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.

- b) Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
 - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
 - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
29. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment ('ESA') report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
 - b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the

Environmental Protection Act”, as amended, submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.

- c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
 - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
30. The Owner shall agree in the subdivision agreement to include following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan:
- a) abutting or in proximity of any parkland or walkway:
“Purchasers and/or tenants are advised that the lot abuts a “Neighbourhood Park” of which noise and lighting may be of concern due to the nature of the park for active recreation.”
 - b) encroachment and/or dumping:
“Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park and open space are prohibited.”
 - c) gate of access point:
“Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the park and open space is prohibited.”
 - d) landfill:
“Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and the facility is now closed and will be redeveloped into a passive park.”
 - e) Oak Ridges Moraine:
“Purchasers and/or tenants are advised that the Plan lies within the boundary of the Oak Ridges Moraine as defined through the Oak Ridges Moraine Conservation Plan, April 22, 2002.”

31. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
32. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
33. Prior to the initiation of the grading or striping of topsoil and final approval, the Owner shall submit a topsoil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
34. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
35. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
36. 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.
37. The Owner shall agree in the Subdivision Agreement to construct, at no cost to the City, any required sidewalk and/or walkway shown on the approved construction drawings to the satisfaction of the City.

38. Any proposed road allowances, road widening, and daylight corners on the Plan shall be dedicated as public highway on the final plan for registration to the satisfaction of the City and free of all encumbrances.
39. The Owner agrees to include in the Purchase and Sale Agreement for all lots adjacent to the open space areas associated with the creeks, a statement which advises of the public land setback from the top of bank of the creek and that public walkways may be located in this setback area.
40. The Owner shall agree in the subdivision agreement to conduct a pre-construction survey which shall include, but not be limited to, an inventory of existing municipal right-of-way of Muret Crescent and Grant Trunk Avenue. 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.
41. Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department shall be notified immediately.
42. In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
43. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with council approved fee by-laws (i.e. Tariff of Fees for Vaughan Planning Applications - Landscape Plan Review):
 - This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, and natural feature edge restoration/management plans) and inspections

for tree removals permit clearance, start of guaranteed maintenance period, and assumption of the development by the City.

44. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the community layout and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan. The document shall address but not limited to the following issues:
 - Landscape master plan; co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting
 - Architectural control design guidelines
 - Sustainability design practices/guidelines
45. Prior to final approval, the Owner shall agree in the subdivision agreement to the following:
 - All development shall proceed in accordance with the approved Block 18 Community Architectural Design Guidelines prepared by The Planning Partnership.
 - 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;
 - Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
 - 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 to the following:
 - All development shall proceed in accordance with the approved Block 18 Carrville Corners Landscape Masterplan prepared by NAK Design Group.
47. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing

trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.

- In addition, the study shall qualify the value of the tree replacements using Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol
 - The Owner shall not remove trees without written approval by the City
 - The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-law 052-2018
48. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- The Owner shall provide a report for a 20 m zone within all staked open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/ forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
49. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut the environmental protection lands and associated buffer Block 41. Prior to the registration of the subdivision agreement, the Owner will be required to pay a woodlot development charge at the rate of \$1,000.00 per dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement.
50. The Owner shall agree in the subdivision agreement to erect a 2.5m high black vinyl chain link fence barrier along the limits of the existing park land abutting residential lots, to the satisfaction of the City.
51. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks (Lots 12, 16

and 40); to be coordinated with the environmental noise report and architectural design guidelines.

52. The Owner shall convey the environmental protection lands and associated buffer Block 41 to the TRCA or the City free of all cost and encumbrances.
53. The Owner shall convey the open space Block 44 to the City free of all cost and encumbrances.
54. Prior to the registration of this Plan or any phase thereof, the Owner shall prepare a landscape/restoration plan for the buffer block (Block 41) to the satisfaction of the City and TRCA.
55. The Financial Planning and Development Finance Department has advised that the Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges.
56. A Scoped Pathway Report shall be submitted to the Parks Planning Department investigating best practices with regards to the required pathway from the subject lands, to Freedom Trail Park and the existing walkway system, to the satisfaction of the City. The report is to include the following:
 - Cost estimates for the proposed walkway within Freedom Trail Park;
 - Details on the ideal location of the proposed pathway; taking into account existing vegetation and grades within the park;
 - Details on drainage and any culvert crossing(s), if required;
 - Grading details;
 - Assessment of impact on existing vegetation and proposed vegetation removals, if required and landscape restoration planting plan(s).
57. Prior to the registration of the Plan, the Owner shall design and agree to construct a pedestrian lit pathway to the satisfaction of and at no cost to the City, from the northern limit of the Subject Lands, connecting into the existing pathway system in Freedom Trail Park. The aforementioned works are to be completed in accordance with the scoped pathway report, to the satisfaction of and at no cost to the City.
58. The Owner shall provide the City with a Letter of Credit totaling the complete cost to build the lit pedestrian pathway on City property, which shall be held for the

estimated construction costs for the proposed site works, which shall include but is not limited to all required surveying, grading, landscape restoration along with all required construction costs to build said lit path and the lighting of a portion of the existing pathway. The Owner is responsible for the total cost of the design and construction of all works to complete the lit pedestrian pathway, including but not limited to any works of a temporary nature.

Portions or the total sum of the Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted pedestrian path/lighting works, in the case where the Owner does not fulfil the condition and/or if deemed necessary by the City.

59. The following warning clauses are to be placed within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting the City neighborhood park (Freedom Trail Park):
- a) "Purchasers and/or tenants are advised that the lot abuts a neighborhood park and that lighting and noise should be expected from the use of the park for recreation purposes. A 2.5 m high black vinyl chin-link fence is to be constructed abutting the park block boundary with all fencing material, including foundations, wholly on the lot as per to delineate the boundary of the park and to screen the yard amenity area on the lot."
 - b) "Purchasers and/or tenants are advised that the lot abuts a neighborhood park and the park may be subject to future redevelopment resulting in additional/revised and/or renewed recreational opportunities that may result in lighting and/or noise."
 - c) "Purchasers and/or tenants are advised that the lot abuts a storm water management pond or open space valley and associated buffer, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities."
60. The Owner shall provide the City with seven (7) days written notice to allow the City to issue a permission to enter ('PTE') prior to any works on Park property. The Owner shall coordinate a site meeting with the Parks Planning, Parks Delivery/Parks, Forestry and Horticulture (if necessary) and the General Contractor to review site conditions prior to the commencement of any work.



July 11, 2019

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

Attention: Margaret Holyday, M.C.I.P., R.P.P.

**RE: Draft Plan of Subdivision 19T-19V003 (SUBP.19.V.0030)
Block 203, Plan 65M-3932 and Part of Lot 19, Concession 3
(Block 18 Properties 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-2720, dated March 26, 2019. The subject site is located south of Major Mackenzie Drive and west of Dufferin Street, in the City of Vaughan. The proposal will facilitate the development of 40 single detached units and blocks for a buffer, open space and a 0.3m reserve, within a 2.25ha site.

Transit

The Owner is advised that existing YRT transit services operate on the following roadways in the vicinity of the subject lands:

- Dufferin Street
- Major Mackenzie Drive
- Peter Rupert Avenue

Sanitary Sewage and Water Supply

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

- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA, and
- Other projects as may be identified in future studies, or any other appropriate servicing agreements.

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 (FSR) indicates that the water and wastewater servicing to the proposed development is to be provided through proposed connections to the existing City owned infrastructure on the Grand Trunk Avenue and Muret Crescent right-of-way. Should there be any change in the servicing strategy, a revised FSR shall be submitted to the Region for review and comment.

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 draft plan approval of the plan of subdivision subject to the attached Schedule of Clauses/Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved. Should you have any questions regarding the above, 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.

Yours truly,



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

JW/

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

YORK-#9785673-v1-19T-19V003_-_Regional_Condition_Letter

Schedule of Clauses/Conditions
19T-19V003 (SUBP.19.V.0030)
Block 203, Plan 65M-3932 and Part of Lot 19, Concession 3
(Block 18 Properties Inc.)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-2720, dated March 26, 2019

Clauses/Conditions to be Included in the Subdivision Agreement

1. The Owner shall save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree to provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate.
3. The Owner shall agree to implement the recommendations of the Transportation Mobility Plan, dated May 2019 and prepared by TRANS-PLAN. This includes the TDM measures and incentives as approved by the Region.
4. The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.

Conditions to be Satisfied Prior to Final Approval

5. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
 - a) A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof.
 - b) A copy of an email confirmation by City of Vaughan staff stating that the allocation to the subject development remains valid at the time of the request for Regional clearance of this condition.
6. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services division and the Infrastructure Asset Management Branch for record.

7. The Owner shall provide a communication strategy, to assist the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards. The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO cards. Each event, approximately 2 hours of staff time, can serve approximately 50 residential units. The applicant shall coordinate specific event details with York Region/York Region Transit Staff allowing a minimum of 2 months' notice.
8. The Owner shall provide a copy of the Subdivision Agreement to the Corporate Service Department, outlining all requirements of the Corporate Service Department.
9. 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.
10. The Regional Corporate Services Department shall advise that Conditions 1 to 9 inclusive, have been satisfied.

ATTACHMENT 1c

Appendix 'B' – TRCA's Conditions of Draft Plan Approval

TRCA's Conditions of Draft Plan Approval

TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-19V003, prepared by KLM Planning Partners Inc., dated March 11, 2020, subject to the following conditions:

1. That prior to development, pre-servicing or site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans, as may be amended, to the satisfaction of TRCA and the City of Vaughan in accordance with the following reports:
 - Functional Servicing & Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revision no. 1 dated March 2020;

As may be amended, to the satisfaction of TRCA and the City of Vaughan, this submission shall include:

- i. A description of the storm drainage system (quantity, quality, water balance and erosion control) for the proposed development of the subject lands and how it will comply with all related TRCA standards;
- ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
- iii. Appropriate stormwater management techniques which may be required to control minor and major flows;
- iv. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
- v. Appropriate SWMPs to be used to treat stormwater, to mitigate the impacts of development on the erosion and siltation on-site and/or downstream areas and/or discharge areas during and after construction, in accordance with current Erosion and sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and an ESC report must address phasing and staging, demonstrate how impacts to the NHS (both aquatic and terrestrial) will be minimized and contingency measures that will be implemented;
- vi. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;

- vii. Proposed measures to promote infiltration and maintain water balance for the plan area in accordance with Functional Servicing & Stormwater Management Report, prepared by Schaeffers Consulting Engineers, revision no. 1 dated March 2020, as may be amended, to the satisfaction of TRCA and the City of Vaughan;
- viii. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
- ix. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
- x. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
- xi. Grading plans for the subject lands. Cut and fill is to be minimized to the greatest extent possible. These plans must indicate how grade differentials will be accommodated without the use of retaining walls within or adjacent to natural feature blocks or associated natural feature buffer blocks;
- xii. All applicable plans illustrating that all works, including all grading, site alterations, construction staging, or materials associated with these activities, will not encroach or be placed on lands owned by the TRCA, City of Vaughan, or lands to be conveyed to a public agency as part of this plan of subdivision or on environmental lands adjacent to this plan of subdivision;
- xiii. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended;
- xiv. Cross-sections and details where grading is proposed adjacent to the Natural Heritage System including but not limited to existing and proposed grades, limits of the natural features and hazards, buffers, transition to the adjacent tableland areas, interim stabilization of the slopes/disturbed areas, mitigation, tree protection, sediment and erosion controls, and supporting geotechnical/soils analyses;
- xv. No grading shall be permitted within any Natural Heritage Feature. Grading encroachment within the established environmental buffers shall

not be permitted unless otherwise agreed upon by the City and the TRCA. All areas to be protected must be effectively isolated through fencing or other appropriate ESC measures prior to any site alteration being initiated; and

2. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the salinification of TRCA for any proposed topsoil stripping in the plan area. This submission shall include:
 - i. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and
 - ii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.
3. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site that looks at opportunities for the retention of larger trees, means of protecting retained trees/forest edges from development activities, and opportunities for the salvage and re-use of trees throughout the site as buffer plantings to the satisfaction of TRCA.
4. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management and restoration planting plans to the satisfaction of TRCA for the Natural Heritage System Buffer Block (Block 41).
5. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Natural Heritage System Buffer Block (Block 41) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state
6. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
7. That the Natural Heritage System Buffer Block (Block 41) be dedicated into public ownership, free of all charges and encumbrances, to the satisfaction of TRCA.
8. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA which is standard, normal and consistent with applications and approvals for development of this kind:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans

referenced in TRCA's conditions of draft plan approval (Conditions 1 through 7 inclusive in TRCA's letter dated April 23, 2020);

- ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
 - iii. To obtain all necessary permits from TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
 - iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
 - v. To erect a permanent fence along all residential lots that abut the Natural Heritage System Buffer Block (Block 41) to the satisfaction of TRCA and the City of Vaughan;
 - vi. To prohibit grading works within the Natural Heritage System Buffer Block (Block 41) unless approved by TRCA; and,
 - vii. To prohibit retaining walls in or adjacent to the Natural Heritage System Buffer Block (Block 41) unless approved by TRCA.
9. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (Conditions 1 through 8 inclusive in TRCA's letter dated April 23, 2020), if necessary, to the satisfaction of TRCA.
10. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.



Revised: January 7, 2020

Date: April 18, 2020

Attention: Margaret Holyday

RE: Request for Comments

File No.: 19T-19V003

Applicant: 19T-19V003 Block 18 Properties Inc.

Location 19T-19V003 Block 18 Properties Inc.

Revised: January 7, 2020

COMMENTS:

☐

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

☒

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

☐

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

☐

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

☐

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

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

The owner(s), or his/her/their agent, for this plan is/are required to contact Alectra Utilities to obtain a subdivision application form (SAF) and to discuss all aspects of the above project. The information on the SAF must be accurate to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue. A subdivision application form is enclosed with this request for comments.

Alectra Utilities will prepare the electrical distribution system (EDS) design for the subdivision. The subdivision project will be assigned to an Alectra Utilities design staff upon receipt of a completed SAF. The design of the subdivision can only commence upon receiving a design prepayment and the required information outlined on the SAF.

Alectra Utilities will obtain the developer(s) approval of the EDS design, and obtain the required approvals from local government agencies for EDS installed outside of the subdivision limit. Alectra Utilities will provide the developer(s) with an Offer to Connect (OTC) agreement which will specify the responsibilities of each party and an Economic Evaluation Model outlining the cost sharing arrangement of the EDS installation between both parties. The OTC agreement must be executed by both parties and all payments, letter of credits and easements received in full before Alectra Utilities can issue the design for construction.

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

Revised: January 7, 2020

All communication, street light or other pedestal(s) or equipment(s) must not be installed near Alectra Utilities transformers and/or switchgears. Enclosed with this request for comments are Alectra Utilities clearance standards.

Existing Alectra Utilities plant in conflict due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,

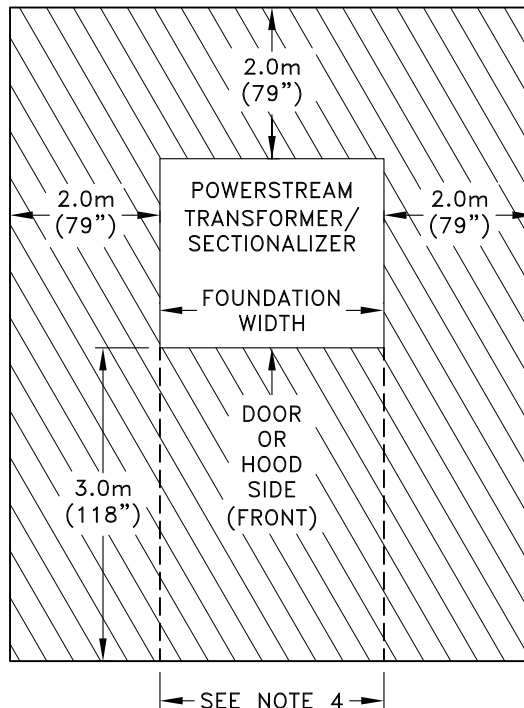
Mr. Tony D'Onofrio

Supervisor, Subdivisions

Phone: 905-532-4419

E-mail: tony.donofrio@alecrautilities.com

Subdivision Application Information Form is available by emailing tony.donofrio@alecrautilities.com



NOTES:

1. FINAL GRADE WITHIN THE RESTRICTED OPERATIONAL CLEARANCE ZONE (SHOWN AS "HATCHED ZONES" ABOVE) MUST NOT BE ALTERED.
2. HATCHED ZONES AROUND THE APPARATUS AND IN FRONT OF ACCESS DOORS/HOODS TO REMAIN CLEAR OF ALL SHRUBS AND TREES. WHEN THE APPARATUS IS POSITIONED WITHIN THE HATCHED ZONE, THE ZONE WITHIN OR ABOVE MUST REMAIN CLEAR OF, INCLUDING BUT NOT LIMITED TO, BUILDINGS, STRUCTURES, FENCES OR OBSTRUCTIONS INCLUDING ANY LANDSCAPING FEATURES.
3. PREFERRED SURFACE COATING WITHIN THE HATCHED ZONES IS LAWN (SEEDED OR SOD) AND WITH PRIOR WRITTEN CONSENT OF POWERSTREAM GRAVEL AND/OR PAVED WITH ASPHALT OR PAVERS OR A CONCRETE FINISH MAY BE PERMITTED.
4. ACCESS TO ALL EQUIPMENT DOORS/HOODS MUST REMAIN PERMANENTLY CLEAR OF ALL OBSTRUCTIONS.

PADMOUNT TRANSFORMER/SECTIONALIZER CLEARANCES

ORIGINAL ISSUE DATE: 2007-JAN-25 REVISION NO: R2 REVISION DATE: 2011-JUN-23

REFERENCES

UNDERGROUND	SECTION 17
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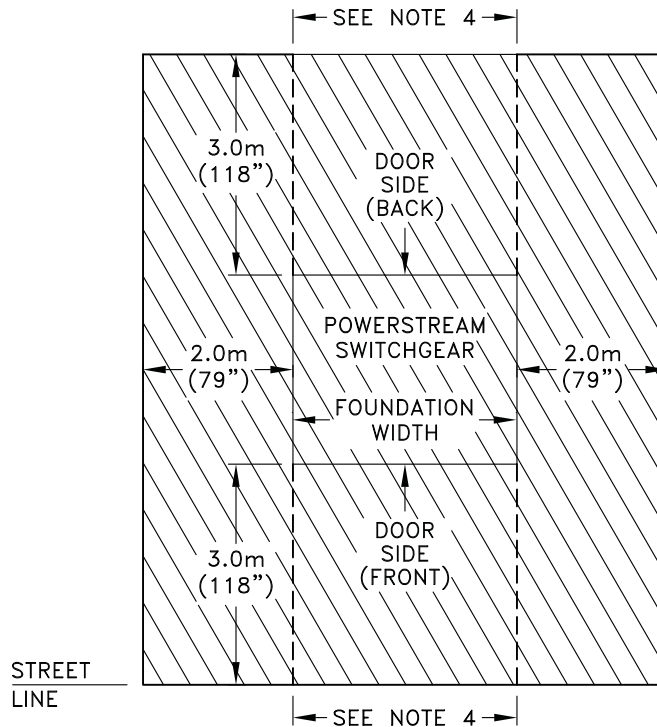
Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2011-JUN-23

Name Date

P.Eng. Approval By: Joe Crozier



NOTES:

1. FINAL GRADE WITHIN THE RESTRICTED OPERATIONAL CLEARANCE ZONE (SHOWN AS "HATCHED ZONES" ABOVE) MUST NOT BE ALTERED.
2. HATCHED ZONES AROUND THE APPARATUS AND IN FRONT OF ACCESS DOORS/HOODS TO REMAIN CLEAR OF ALL SHRUBS AND TREES. WHEN THE APPARATUS IS POSITIONED WITHIN THE HATCHED ZONE, THE ZONE WITHIN OR ABOVE MUST REMAIN CLEAR OF, INCLUDING BUT NOT LIMITED TO, BUILDINGS, STRUCTURES, FENCES OR OBSTRUCTIONS INCLUDING ANY LANDSCAPING FEATURES.
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4. ACCESS TO ALL EQUIPMENT DOORS/HOODS MUST REMAIN PERMANENTLY CLEAR OF ALL OBSTRUCTIONS.

REFERENCES

UNDERGROUND	SECTION 17
-------------	------------

Certificate of Approval

This construction Standard meets the safety requirements of Section 4 of Regulation 22/04

Joe Crozier, P.Eng. 2011-JUN-23

Name Date

P.Eng. Approval By: Joe Crozier

PADMOUNT SWITCHGEAR CLEARANCES

From: circulations@wsp.com
To: [Holyday, Margaret](#)
Subject: Draft Plan of Subdivision Application (19T-19V003); N. of Muret Cres., E. of Grand Trunk Ave.
Date: Thursday, July 18, 2019 1:58:15 PM

2019-07-18

Margaret Holyday

Vaughan

, ,

Attention: Margaret Holyday

Re: Draft Plan of Subdivision Application (19T-19V003); N. of Muret Cres., E. of Grand Trunk Ave.; Your File No. 19T-19V003

Our File No. 85145

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

If the Developer elects not to pay for the above noted connection, then the Developer will be

required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

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

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

Yours truly,

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

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-LAEmHhHzdJzBITWfa4Hgs7pbKI



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

July 12, 2019

Margaret Holyday
Planner I
City of Vaughan
Development Planning Department
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Margaret,

Re: Draft Plan of Subdivision
Block 18 Properties Inc.
Part of Lot 19, Concession 3
City of Vaughan
File No.: 19T-19V003

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads 'Casey O'Neil'.

Casey O'Neil
Sr Analyst Municipal Planning
Long Range Network Analysis

—
ENBRIDGE GAS INC.
500 Consumers Rd. North York, Ontario, M2J 1P8
enbridge.com
Safety. Integrity. Respect.

June 21, 2019

City of Vaughan – Planning Department

To: **Margaret Holyday, Planner**

Reference: **File: 19T-19V003 Related Files: PAC.18.020
Block 203, Plan No. 65M-3932 and Part of Lot 19, Con 3.
40 single detached lots**

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 40 single detached homes 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

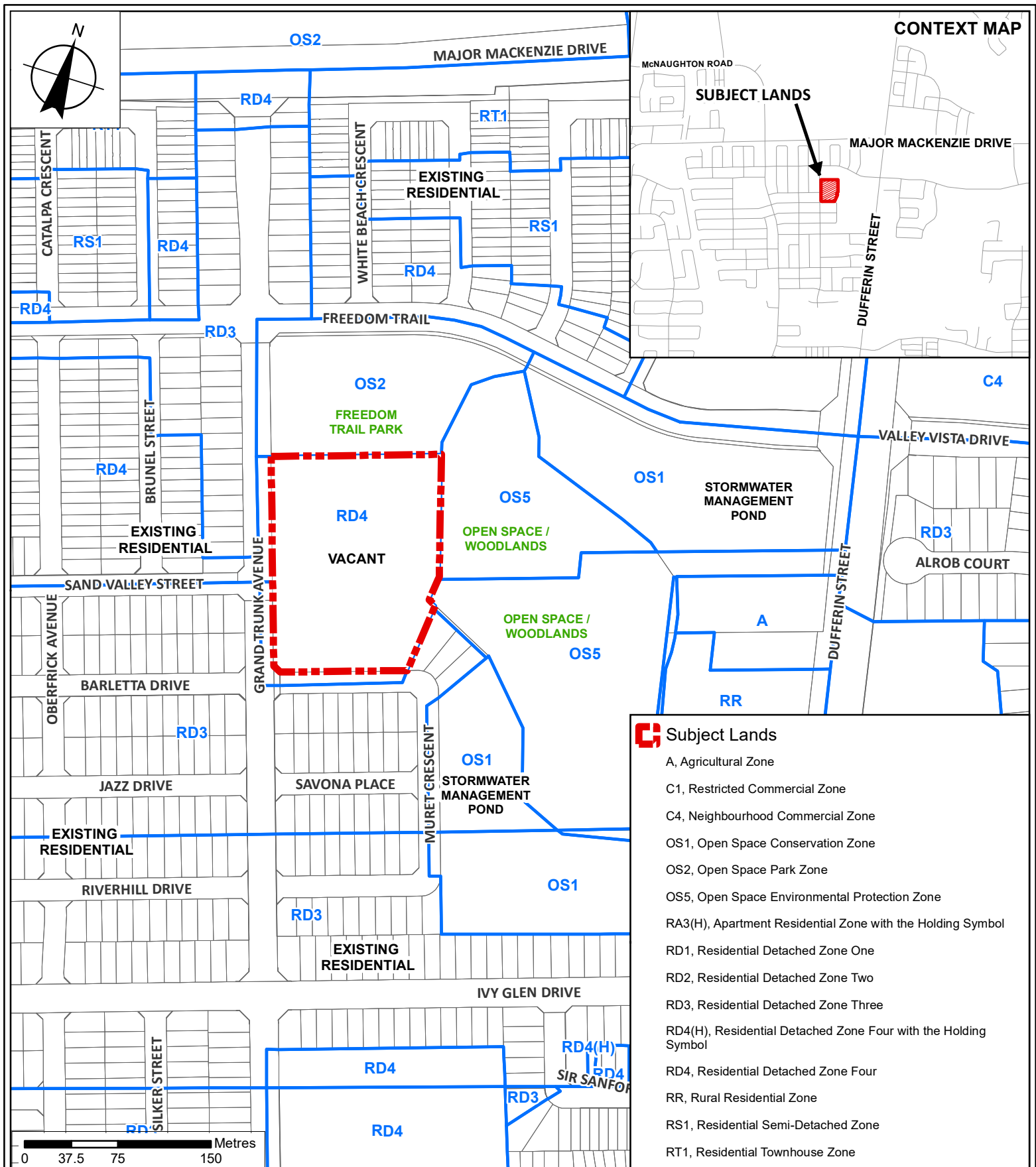
Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca



Context and Location Map

LOCATION:
Part of Lot 19, Concession 3

APPLICANT:
Block 18 Properties Inc.

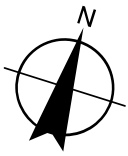


Attachment

FILE:
19T-19V003

DATE:
July 13, 2020

2



GRAND TRUNK AVENUE

N 81° 35' 55" W 168.126

N 71° 46' 05" E 137.028

WALKWAY
TO PARK

Dripline from Dillon

PART 5
PLAN 65R-28684

N 16° 25' 15" W 98.681

5m SANITARY SEWER EASEMENT

BLOCK 41 BUFFER
0.189±Ha.

STREET

MURET CRESCENT

N 71° 46' 05" E 101.802

0 5 10 20 Metres

 Subject Lands

Draft Plan of Subdivision File 19T-19V003

LOCATION:
Part of Lot 19, Concession 3

APPLICANT: Block 18 Properties Inc.

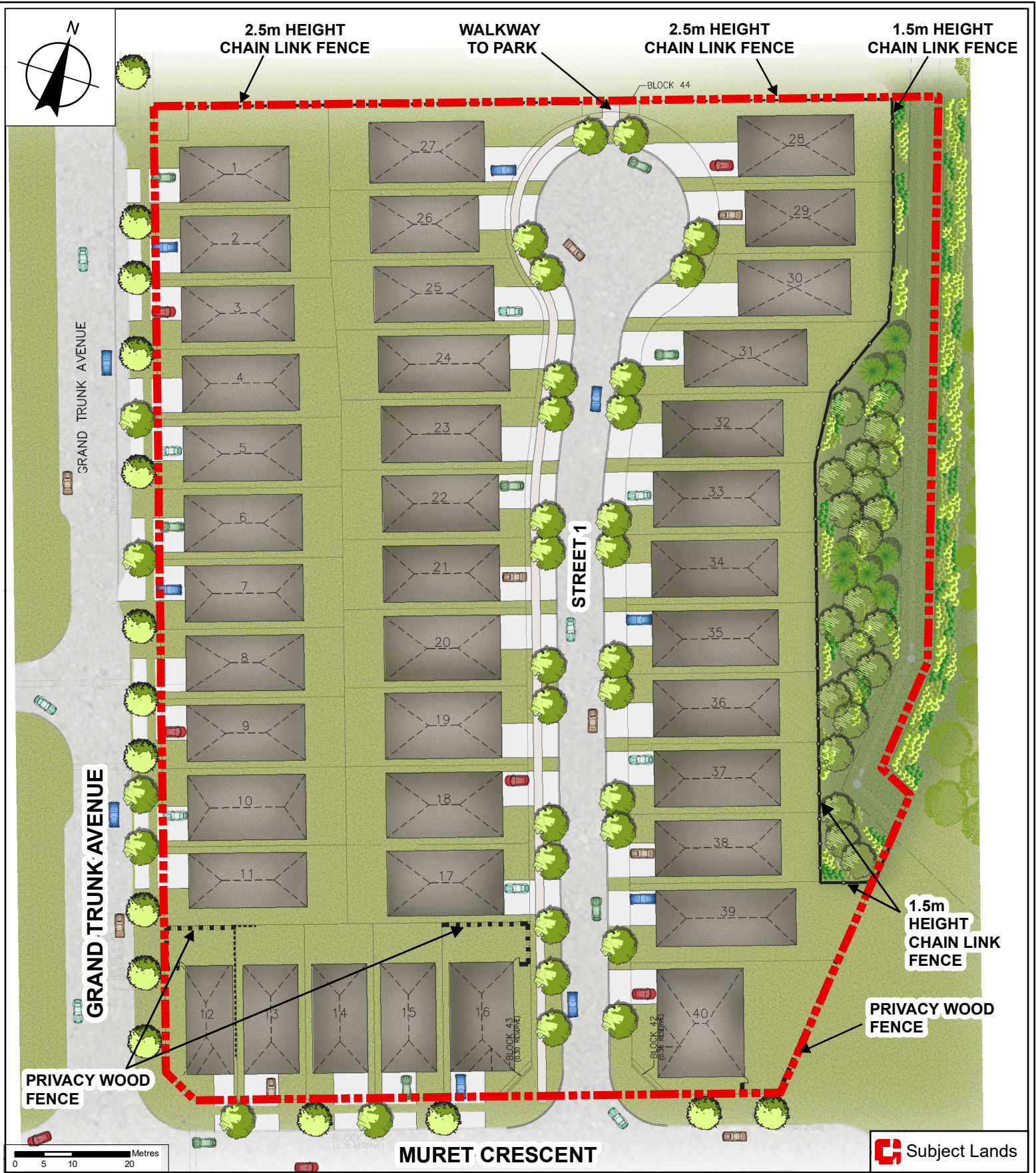


Attachment

FILE:
19T-19V003

DATE:
July 13, 2020

3



Master Landscape Plan

LOCATION:
Part of Lot 19, Concession 3

APPLICANT:
Block 18 Properties Inc.



Attachment

FILE:
19T-19V003

DATE:
July 13, 2020

4