

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 29, 2020**

Item 4, Report No. 38, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 29, 2020.

**4. NICK OPPEDISANO & VINCENZO MACRI ZONING BY-LAW  
AMENDMENT FILE Z.19.037 DRAFT PLAN OF SUBDIVISION FILE  
19T-19V006 10590 AND 10620 PINE VALLEY DRIVE VICINITY OF  
PINE VALLEY DRIVE AND TESTON ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated September 15, 2020:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.19.037 (Nick Oppedisano and Vincenzo Macri) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" to "RT1 Residential Townhouse Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 4, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Committee of Adjustment, if required, before the second anniversary of the day the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.
3. THAT Draft Plan of Subdivision File 19T-19V006 (Nick Oppedisano and Vincenzo Macri) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate a residential Draft Plan of Subdivision shown on Attachment 3.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V006 (Nick Oppedisano and Vincenzo Macri) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 18 residential townhouse units (55 persons equivalent) in accordance with the City's Allocation of Servicing Capacity Policy. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months".

## **Committee of the Whole (1) Report**

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**DATE:** Tuesday, September 15, 2020

**WARD(S):** 3

**TITLE: NICK OPPEDISANO & VINCENZO MACRI  
ZONING BY-LAW AMENDMENT FILE Z.19.037  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V006  
10590 AND 10620 PINE VALLEY DRIVE  
VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**ACTION:** DECISION

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### **Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.037 and 19T-19V006 (Nick Oppedisano and Vincenzo Macri). The Owner proposes to rezone the Subject Lands from “A Agricultural Zone” to “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 4, to permit a residential plan of subdivision consisting of 6 residential blocks that when assembled with Blocks on abutting Draft Plan of Subdivision File 19T-03V25, will facilitate the creation of 24 lots for street townhouse dwelling units.

### **Recommendations**

1. THAT Zoning By-law Amendment File Z.19.037 (Nick Oppedisano and Vincenzo Macri) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone”-to “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 4, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Committee of Adjustment, if required, before the second anniversary of the day

the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

3. THAT Draft Plan of Subdivision File 19T-19V006 (Nick Oppedisano and Vincenzo Macri) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate a residential Draft Plan of Subdivision shown on Attachment 3.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V006 (Nick Oppedisano and Vincenzo Macri) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 18 residential townhouse units (55 persons equivalent) in accordance with the City’s Allocation of Servicing Capacity Policy. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months”.

## **Background**

The 0.78 ha subject lands (the ‘Subject Lands’) shown on Attachment 2 are municipally known as 10590 and 10620 Pine Valley Drive and are located on the west side of Pine Valley Drive, south of Teston Road. The Subject Lands are currently occupied by two single detached dwellings. The surrounding land uses are also shown on Attachment 2. The Subject Lands are also identified as being wholly located within a Wellhead Protection Area (WHPA-Q).

Lands abutting the Subject Lands to the north, south and west are subject to approved Draft Plan of Subdivision File 19T-03V25 (1387700 Ontario Ltd. (Et Al)), as shown on Attachment 3. Vaughan Council on July 16, 2015, approved Draft Plan of Subdivision File 19T-03V25 (‘Plan 19T-03V25’) including 110 blocks for low-rise residential uses, a school, park, stormwater management pond facility, open space/buffer and valley land uses on 51.77 ha. The staff report identified that Blocks were to be assembled with the Subject Lands to facilitate future development.

Plan 19T-03V25 is to be registered in two phases with Phase 1 being lands adjacent to Brant Drive and to the south while Phase 2 makes up lands adjacent to Greville Street to the west and north of the Subject Lands. Neither phase of Plan 19T-03V25 has been registered to date.

The Subject Lands include 6 Blocks to be used for future townhouses shown on Attachments 3 and 4. All Blocks on the Subject Lands, with the exception of Block 3 on

proposed Draft Plan are required to be assembled with Blocks on Plan 19T-03V25 to create full lots for 24 street townhouse dwellings on the Subject Lands.

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

The City on June 16, 2020, mailed a Notice of Public Hearing to all property owners within 150 m of the Subject Lands, to the Kleinburg and Area Ratepayer's Association ("KARA"), Millwood Woodened Ratepayers Association and anyone on file with the City Clerk. A copy of the Notice was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a notice sign was installed along the Pine Valley Drive frontage of the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council, on July 15, 2020 ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of July 7, 2020, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submission were received by the Development Planning Department and at the Public Hearing:

**Deputation**

1. Robert Lavecchia, KLM Planning Partners Inc., representing the Owner

**Written Submissions**

- None

No additional deputations or written submissions regarding the Applications (other than those referred to in the Public Hearing report), were received by the Development Planning Department.

**Previous Reports/Authority**

The following is a link to the Public Hearing report for these Applications:

[Item 1, Report No. 32, of the Committee of the Whole \(Public Hearing\), which was adopted without amendment by the Council of the City of Vaughan on July 15, 2020.](#)

**Analysis and Options**

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

Nick Oppedisano & Vincenzo Macri (the 'Owner') has submitted the following applications (the 'Applications') to permit the development of 6 residential blocks that when assembled with blocks in the adjacent Plan 19T-03V25, will facilitate the creation of 24 lots for street townhouse dwelling units, a landscape buffer block, blocks for road

widenings, and the extension of Costain Crescent ('the Development'), as shown on Attachments 3 and 4:

1. Zoning By-law Amendment File Z.19.037 to amend Zoning By-law 1-88 to rezone the Subject Lands from "A Agricultural Zone" (10620 Pine Valley Drive) and "A Agricultural Zone" subject to site-specific Exception 9(94) (10590 Pine Valley Drive) to "RT1 Residential Townhouse Zone-and "OS2 Open Space Park Zone," in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V006, as shown on Attachment 3, for a residential Plan of Subdivision consisting of the following:

<u><b>Blocks</b></u>	<u><b>Land Use</b></u>	<u><b>Hectares</b></u>	<u><b>Units</b></u>
Blocks 1 to 6	Townhouse Dwellings (Minimum Lot Frontages of 6 metres)	0.498	24 units*
Block 7	Landscape Buffer	0.065	
Block 8	Road Widening	0.001	
Blocks 9-15	0.3 metre Reserve	0.002	
Roads		0.222	
Total		0.788 hectares	24 units*

\*When assembled with Blocks on Draft Plan of Subdivision File 19T-03V25.

***The Development is consistent with the Provincial Policy Statement, 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the *Provincial Policy Statement, 2020* (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. The *Planning Act* requires Vaughan Council's planning decisions be consistent with the PPS.

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

The Subject Lands are located within a defined Settlement Area where two detached dwellings currently exist. The Subject Lands are also located adjacent to approved Plan 19T-03V25 which includes detached and townhouse dwellings, schools, parks and access to green space. Therefore, the Development complements and is compatible with the existing and planned uses of the surrounding area, and provides additional housing opportunities, to help meet the City's long-term housing needs. Additionally, the Subject Lands are located in an area where servicing and infrastructure are available to service the Development. In consideration of the above, the Development is consistent with the PPS.

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

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is located within a Settlement Area and delineated Built-Up Area providing residential lands within existing and planned municipal water and wastewater systems, in accordance with Section 2.2.1 of the Growth Plan.

The Subject Lands are located within a "Community Area" in Schedule 1 - Urban Structure in the Vaughan Official Plan 2010 ('VOP 2010'). The Applications would facilitate 24 lots for street townhouse dwellings consistent with the policies of the Growth Plan as the Development makes more efficient use of the land and contributes to establishing a complete community and provide additional housing opportunities for the area in accordance with Sections 2.2.1.4 and 2.2.6.2 of the Growth Plan.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1 - "Regional Structure", and Pine Valley Drive is identified as a regional road with right-of-way width of up to 36 metres by YROP 2010. The "Urban Area" designation permits a range of residential, industrial, commercial and institutional uses, subject to additional policy criteria.

Section 5.0 of the YROP states “growth will also occur in new community areas, Towns and Villages throughout the Region.” Section 3.5.4 of the YROP requires “local municipal official plans and zoning by-laws to permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” The Subject Lands are located adjacent to Pine Valley Drive, the Development is of modest intensification and provides additional housing opportunities for the area, therefore the Development conforms to YROP.

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

***The Development conforms to Vaughan Official Plan 2010***

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of VOP 2010 and are designated “Low Density Residential” by VOP 2010, Volume 2, Section 12.13 - Block 40/47. In accordance with Section 12.13.2.5.v.b., street townhouses are permitted within the “Low Density Residential” designation, and the maximum permitted density shall not exceed 18 units per net residential hectare. The Development, for townhouse units once combined with blocks on adjacent lands, yields a density of 13 units per net residential hectare, therefore the Development conforms to VOP 2010.

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

The Development respects the design criteria for townhouses in accordance with Section 9.2.3.2 of VOP 2010, as the Development fronts onto a public street, does not exceed 3-storeys in height and includes at least three, but no more than six attached residential units in any townhouse block. The Development will be consistent in building height and architectural materials with the development approved north of the Subject Lands through Plan 19T-03V25, to ensure a consistent built neighbourhood character. Additionally, the townhouse blocks are appropriately separated to allow each unit to maintain landscaping and privacy. The Development conforms to VOP 2010.

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

The Subject Lands are zoned “A Agricultural Zone” (10620 Pine Valley Drive) and “A Agricultural Zone” subject to site-specific Exception 9(94) (10590 Pine Valley Drive) as shown on Attachment 2. The “A Agricultural Zone” permits agricultural uses, a detached

dwelling, institutional uses, recreational uses, limited commercial uses related to agriculture, cottage industries and aggregate uses. The proposed Development is not permitted in the “A Agricultural Zone” and therefore, a Zoning By-law Amendment application is required to rezone the Subject Lands to “RT1 Residential Townhouse Zone”) and “OS2 Open Space Park Zone,” in the manner shown on Attachment 4, together with the following site-specific zoning provisions identified in Table 1.

Table 1:

	<b>Zoning By-law 1-88 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88</b>	<b>Proposed Exceptions to RT1 Residential Townhouse Zone</b>
a.	Lot Line, Front	Where a lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot	The front lot line shall be deemed to be the lot abutting Brant Drive for Blocks 1 and 2
b.	Fireplace Yard Encroachment	A fireplace/chimney pilaster is not identified as a permitted encroachment	Permit a chimney/fireplace pilaster to encroach a maximum of 0.5 m into any required yard for all Blocks
c.	Permitted Yard Encroachments of Exterior Stairs, Porches, Balconies and Bay Windows (Section 3.14)	Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3m and may extend into a required front, exterior side or rear yard to a maximum of 1.8m	Permit encroachments including a covered deck to extend into a required front, exterior side or rear yard to a maximum of 2.5 m for all Blocks and the abutting Blocks within Plan 19T-03V25 to be assembled  Permit a bay or box window with footings to extended into a required yard to a maximum of 0.6 m for all Blocks



	<b>Zoning By-law 1-88 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88</b>	<b>Proposed Exceptions to RT1 Residential Townhouse Zone</b>
d.	Permitted Encroachment of an Unenclosed Porch (Covered and Uncovered) Cold Cellars, and Architectural Features and Balconies abutting a Buffer Block (Section 4.22.2)	Section 4.22.2 in the By-law does not make reference to “rear” yards abutting a buffer block	<p>Encroachments (in addition to eaves and gutters) shall be permitted to encroach into any required yard for all Blocks, subject to the following:</p> <ul style="list-style-type: none"> <li>i) an unenclosed porch or deck (covered or uncovered) to a maximum of 2.5 metres, and eaves, gutters and steps may encroach an additional 0.5 metres;</li> <li>ii) the maximum finished floor elevation of an unenclosed porch (covered or uncovered, with or without a cold cellar) located in any yard abutting a buffer block, shall not exceed 1.2m above finished grade</li> </ul>
e.	No Encroachment Zone (Section 3.14 and 4.22.2)	No encroachment permitted in an interior side yard shall be closer to a lot line than 1.2 m or 1.5 m abutting a buffer block, except eaves, gutters, external central air	Shall not apply because fireplaces/chimney pilasters and bay windows have been requested to project into any yard as detailed above

	<b>Zoning By-law 1-88 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements in Zoning By-law 1-88</b>	<b>Proposed Exceptions to RT1 Residential Townhouse Zone</b>
		condition and/or heat pump units	
f.	Minimum Lot Area	162 m <sup>2</sup>	150 m <sup>2</sup> for all lots
g.	Maximum Building Height	11 m	12 m
h.	Minimum Rear Yard Setback	7.5 m	6 m for Blocks 1 and 2
i.	Minimum Interior Side Yard for a Lot Abutting a Buffer Block	3.5 m	1.2 m for Block 2 abutting a buffer block
j.	Minimum Exterior Side Yard Setback	4.5 m	4 m for end units in Blocks 1, 3 and 4
k.	Minimum Exterior Side Yard for a Lot Abutting a Sight Triangle or abutting Buffer Block	<ul style="list-style-type: none"> <li>- 3 m abutting a site triangle</li> <li>- 3.5 m abutting a buffer block</li> </ul>	<ul style="list-style-type: none"> <li>- 1.9 m abutting a site triangle</li> <li>- 1.5 m abutting a buffer block</li> </ul>
l.	No Encroachment Zone for a Lot Abutting a Site Triangle	A 1.5 m no encroachment zone shall be maintained abutting a sight triangle	A covered porch shall be permitted to encroach to within 0.1 m to a site triangle

The Development Planning Department supports the rezoning of the Subject Lands to “RT1 Residential Townhouse Zone and “OS2 Open Space Park Zone,” together with the exceptions identified in Table 1, as the rezoning implements the “Low Density Residential” designation of VOP 2010, resulting in a development consistent with the surrounding area. The requested zoning exceptions for the proposed townhouse units are similar to those approved by Vaughan Council for the surrounding area. It is also proposed to amend site-specific exception 9(1457) to include the same zoning

exceptions identified in Table 1 for the Blocks in Draft Plan of Subdivision File 19T-03V25 to ensure consistent zoning is implemented over the entirety of each lot. In addition, development on the Subject Lands will be subject to review through the Vaughan Council approved Architectural and Urban Design Guidelines to ensure appropriate built form.

The Draft Plan of Subdivision includes Block 7 and 8 that are identified for a Landscape Block and Road Widening. These Blocks will be zoned “OS2 Open Space Park Zone”, consistent with the zoning of the abutting parcels as shown on Attachment 2.

***A Site Development Application will be required for the townhouse units should the Applications be approved***

A Site Development application is required for street townhouse dwellings in accordance with Site Plan Control By-law 123-2013. The Owner will be required to submit a Site Development application to the satisfaction of the Development Planning Department to address matters of detailed engineering and design. In accordance with Section 6.a.v.i of Site Plan Control By-law 123-2013, Site Development applications for street townhouse dwellings where the Official Plan and Zoning By-law are in effect, can be delegated to the Director of Development Planning or a designate for approval.

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

**Subdivision Design**

The Draft Plan as shown on Attachment 3 consists of 6 residential Blocks, a Landscape Block (Block 7) and Blocks (Blocks 8-15) for road widenings and reserves. Block 3 does not require land assembly, however, Blocks 1, 2, 4, 5 and 6 must be assembled with Blocks on adjacent Plan 19T-03V25 to create 24 lots for street townhouse dwellings units. Costain Crescent is a 17.5 m right-of-way established through abutting Plan 19T-03V15 and is proposed to be extended through the Subject Lands. A 1.5 m sidewalk will be included on the south side of the street (the rear of Blocks 1 and 2) to accommodate pedestrian connectivity.

The lots for the street townhouse units are proposed to have frontages varying between 6 to 12.6 metres, with corner lots having larger frontages. Blocks 3 and 6 will front onto the proposed extension of Costain Crescent, while Blocks 4 and 5 will front onto Greville Street, and Blocks 1 and 2 will front onto Brant Drive.

Each dwelling unit is proposed to include two parking spaces and 4 on-street visitor parking spaces are proposed on the extension of Costain Crescent. A Landscape Buffer Block (Block 7) is proposed along Pine Valley Drive. The road, landscape strip and 0.3 metre reserve will be conveyed to the City free of all encumbrances through the

Draft Plan of Subdivision process. A condition to this effect is included in Attachment 1a.

The Development must conform to the Vaughan Council approved Block 40/47 Pine Heights Community Architectural Design Guidelines prepared by John G. Williams Architect Ltd. and the Block 40/47 Pine Heights community Landscape Master Plan prepared by NAK Design Strategies. Conditions to this effect are included in Attachment 1a.

In support of the Applications, the Owner submitted an Arborist Report ('AR'). The AR includes a Tree Inventory and Protection Plan ('TIPP') and a Tree Compensation Plan ('TCP'). The TIPP identifies 36 trees to be removed to permit the Development. The AR proposes 74 replacement trees to compensate for tree loss and serve the Development in accordance with the City's Tree Protection Protocol.

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

#### Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 28 points (bronze level). The SPM will be further evaluated through the Site Development application process by the appropriate technical staff; however, the Owner shall agree in the subdivision agreement to have all development proceed in accordance with the Sustainability Metrics program. A condition to this effect is included in Attachment 1a.

#### Archaeology

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

A Stage 1 Archaeological Assessment prepared by ASI Archaeological & Cultural Heritage Services, dated January 24, 2020 was submitted for the Subject Lands and recommends a Stage 2 Archaeological Assessment be conducted. The Cultural Heritage Section has no objection to the Applications, provided that a Stage 2 Archaeological Assessment is submitted and reviewed to the satisfaction of the

Development Planning Department and does not recommend further archaeological studies be conducted, prior to final approval, however standard archaeological conditions to this effect are included in Attachment 1a.

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

#### Developers' Group Agreement

The Owner is required to be a member of the Block 40/47 Developers' Group and will be required to participate in the cost sharing for the Block, including the requirement to address stormwater management and other infrastructure including providing sidewalks, roads and other municipal services. Conditions to this effect are included in Attachment 1a.

#### ***The Policy Planning and Environmental Sustainability ('PPES') Department has no objection to the Applications***

The Policy Planning and Environmental Sustainability Department has advised there are no natural heritage features and/or hazards on the Subject Lands, therefore has no concerns respecting these Applications. However, as the Subject Lands are identified as being located within a Highly Vulnerable Aquifer area, a site-specific water balance is required to be submitted and approved by the Toronto and Region Conservation Authority ('TRCA'). The PPES Department requests a copy of TRCA's letter to confirm compliance with the Credit Valley-Toronto and Region-Central Lake Ontario ('CTC') Source Protection Plan.

#### ***Development Engineering has no objection to the approval of the Development, subject to the comments in this report and conditions of approval included in Attachment 1***

The Development Engineering ("DE") Department has provided the following comments:

#### Road Network

The Draft Plan proposes to extend Costain Crescent, approved as part of abutting Plan 19T-03V25. Greville Street connects to Brant Drive to the south and provides connection to Pine Valley Drive. The improvement and urbanization of Pine Valley Drive, including sidewalk and streetlighting along the east frontage of the Plan is currently underway and is being completed by the Block 40/47N Developers Group.

A Traffic Impact Study ("TIS") prepared by Cole Engineering and dated December 2019, was submitted in support of the Applications. The Transportation Engineering Division of the City of Vaughan has no objection to the findings of the TIS. Road allowances,

intersection design, temporary turning circles, daylight triangles and 0.3 m reserves shall be designed in accordance with City standards. Conditions to this effect are included in Attachment 1a.

#### Water Distribution

The Subject Lands are within Pressure District 7 ('PD 7') of the York Water Supply System. Block 40/47 North will be serviced within PD 7 by the extension of the existing watermain on Teston Road. A secondary watermain feed for security and looping purposes will be provided via a connection to the existing system in Block 40 South. These works are currently underway and are being completed by the Block 40/47N Developers Group. The Plan will be serviced by connecting to and extending existing watermains on Costain Crescent and Greville Street. Water and pressure testing shall be completed as required.

#### Sanitary Servicing

The Subject Lands are ultimately tributary to the Jane-Rutherford Sanitary Trunk located within the Maple Service Area of the York-Durham Sewage System. The Plan outlets to the Pine Valley North Sewage Pump Station ('PVNSPS') recently constructed to service Block 40/47 North and parts of Blocks 40 South, 41 and 55. The Plan will be serviced by connecting to and extending existing sanitary sewers on Costain Crescent and Greville Street. The proposed sanitary servicing shall be designed in accordance with the City's design criteria.

#### Pine Valley North Sanitary Pump Station ('PVNSPS')

The development of the westerly portion (23 ha) of Block 40 South and all of the participating blocks within Block 40/47 North, Block 55 and Block 41 lands are dependent on the PVNSPS to discharge flows to Block 40 South. The PVNSPS is located on the east side of Cold Creek on lands external to the Plan being Draft Plan of Subdivision 19T-06V10 (Mosaik Pinewest Inc.), and surrounded by Open Space/Valley Lands.

#### Developer's Group Cost Sharing Agreement

A Developers' Group Cost Sharing Agreement specifically for the design and construction of the PVNSPS and related trunk sewers/force main was necessary to ensure an adequate outlet was readily available for all benefitting lands. The parties to this Cost Sharing Agreement shall include all benefitting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41. The Owner will be required to enter into a Cost Sharing Agreement.

### Stormwater Management and Servicing

The Subject Lands are located within the Cold Creek basin of the East Humber River Sub-watershed. The lands are traversed by three branches of Cold Creek; the west tributary runs parallel to the west limit of the lands, the central tributary runs north and is located 300m east of Pine Valley Drive, the east tributary runs east from the central tributary to past Weston Road and Teston Road. The storm water management ('SWM') plan for lands within Block 40/47 North proposes the establishment of three SWM facilities, with one being southwest of the Development in the adjacent Plan 19T-03V25 Phase 1 lands.

The SWM facilities are proposed to control the urban storm water runoff to the target release rates established for the East Humber River watershed. These facilities will also provide water quality treatment and erosion control. The Plan will be serviced by connecting to and extending existing storm sewers on Costain Crescent and Greville Street.

### Environmental Noise/Vibration Impact

An Environmental Noise Assessment prepared by YCA Engineering Ltd., and dated December 2019 was submitted in support of the Applications. The purpose of the Noise report is to verify noise sources surrounding the Development, provide a noise impact assessment, and identify any noise control measures.

Acoustic measures shall be utilized to mitigate noise impacts from traffic on Pine Valley Drive and Brant Drive. The Owner is required to submit an updated Noise Report for review and approval by the DE Department as part of the detailed engineering submission that meets Ministry of Environment, Conservation and Parks' Guidelines and City criteria. The City requires all dwelling units abutting or facing an arterial road, or a railway to be constructed with mandatory central air-conditioning. The Owner shall implement all noise abatement measures as recommended in the report and to the satisfaction of the City and York Region.

### Streetlighting

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

### Environmental Site Assessment

The DE Department has reviewed the Phase One Environmental Site Assessment Report ('Phase 1 ESA') prepared by Try Environmental Services Inc., and dated December 19, 2019 submitted in support of the Applications. The findings of the report

did not identify any areas of potential environmental concern and indicated no further ESA investigations were required; however, standard conditions related to ESAs have been included in Attachment 1a. The Owner will also be required to submit a Phase Two Environmental Site Assessment report for the lands (Block 7) to be conveyed to the City.

***Servicing Allocation is available for the Draft Plan***

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

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 119T-19V006 (Nick Oppedisano and Vincenzo Macri) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 18 residential townhouse units (55 persons equivalent) in accordance with the City’s Allocation of Servicing Capacity Policy. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months”.

A total of 85 units were allocated servicing capacity through Draft Plan of Subdivision File 19T-03V25. The total number of townhouse units proposed for Plan 19T-03V25 and Draft Plan 19T-03V25 combined is 103. Since the abutting Blocks of Plan 19T-03V25 (that are to be assembled with Blocks on the Subject Lands), have already received servicing capacity through Plan 19T-03V25, only a remaining 18 units require servicing capacity allocation on the Subject Lands.

The DE Department has no objections to the Development subject to their conditions in Attachment 1a.

***The Parks, Forestry and Horticulture Operations Department has no objection to the approval of the Applications, subject to conditions***

The Parks, Forestry and Horticultural Operations Department has no objection to the applications, subject to the opportunity to address tree preservation and compensation matters during the Landscape Plan Review stage of the Applications, in accordance with the City’s Tree Protection Protocol and Council enacted Tree Protection By-law 52-2018. Conditions related to tree preservation and compensation have been included in Attachment 1a.



***The Office of Infrastructure Development Department, Real Estate Services have no objection to the approval of the Applications, subject to conditions***

The Office of Infrastructure Development Department, Real Estate Services have no objection to the approval of these Applications, subject to parkland being dedicated or paid by cash-in-lieu to the City. The Owner is required to submit an appraisal report prepared by an accredited appraiser for approval by the Office of Infrastructure Development Department, Real Estate Services to form the basis of the cash-in-lieu payment. A condition to this effect is included in Attachment 1a.

***The Parks Development Department has no objection to the approval of the Applications, subject to conditions***

The Parks Development Department has no objection to the approval of the Applications, subject to the Owner providing formal written confirmation from the Trustee of the landowner's group, indicating and confirming that the Owner has fully met all the requirements with respect to parkland dedication. A condition to this effect is included in Attachment 1a.

***The Financial Planning and Development Finance Department has no objection to the approval of the Applications, subject to conditions***

The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise, including development charges. The Owner shall also pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement. Conditions to this effect have been included in Attachment 1a.

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the approval of these Applications, subject to conditions***

The TRCA has no objection to the approval of the Development, subject to conditions as set out in Attachment 1c. Though the Subject Lands are located outside of the TRCA Regulated Area and do not require a permit pursuant to Ontario Regulation 166/06, the TRCA provided comments on the Development as it concerns source water protection.

The Subject lands are located within a Wellhead Protection Area-Q2 (WHPA-Q2) by the Source Protection Plan ('SPP') for the Credit Valley, Toronto and Region and Central Lake Ontario ('CTC'). As such, the submission of a site-specific water balance assessment to mitigate development-related impacts to recharge reduction is required. The TRCA has reviewed the water balance assessment that was included in the Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated November 2019 and are satisfied with the mitigation strategy proposed. The Owner will be required to agree in the Subdivision Agreement,

to carry out or cause to be carried out, the water balance mitigation strategy as described in the Functional Servicing Report.

***Canada Post has no objection to the approval of the Applications, subject to Conditions of Approval***

Canada Post has no objection to the approval of the Applications, subject to the Owner satisfying the conditions, as listed in Attachment 1f. Canada Post has advised that the Development will be serviced by centralized mail delivery provided through Canada Post Community mailbox system.

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

Rogers Communications and Hydro One have no objection to the approval of the Applications, while the remaining utilities such as Enbridge Gas Inc., Bell Canada and Alectra Utilities have no objection to the Applications, subject to their Conditions of Approval that are included in Attachments 1d (Enbridge), 1e (Bell Canada) and 1g (Alectra) of this report.

***The School Boards have no objection to the Applications***

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

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

The Subject Lands have frontage along Pine Valley Drive, identified as a Regional road in the Region of York Official Plan. York Region has advised it has no objection to the approval of these Applications, subject to the conditions of draft plan approval in Attachment 1b.

**Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.19.037 and Draft Plan of Subdivision File 19T-19V006 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conform to the Growth Plan, the YROP and VOP 2010, and

are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations in this report, and the Conditions of Approval in Attachment 1.

**For more information**, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context & Location Map
3. Draft Plan of Subdivision File 19T-19V006
4. Site Plan with Proposed Zoning

### **Prepared by**

Rebecca Roach, Planner, extension 8626

Clement Messere, Senior Planner, extension 8409

Carmela Marrelli, Senior Manager of Development, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

### **Approved by**

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri, Deputy City Manager  
Infrastructure Development

### **Reviewed by**

A handwritten signature in black ink, appearing to read 'Jim Harnum', with a long horizontal line extending to the right.

Jim Harnum, City Manager

## **ATTACHMENT NO.1**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-19V006 (THE 'PLAN')  
NICK OPPEDISANO AND VINCENZO MACRI (THE 'OWNER')  
PART OF EAST HALF OF LOT 25, CONCESSION 7, 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-19V006 (THE 'PLAN'), ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated February 25, 2020.
3. The Conditions of Approval of the Toronto and Region Conservation Authority ('TRCA') as set out on Attachment No. 1c) and dated February 4, 2020.
4. The Conditions of Approval of Enbridge as set out in Attachment No. 1d) and dated March 3, 2020
5. The Conditions of Approval of Bell Canada as set out in Attachment No. 1e) and dated January 17, 2020
6. The Conditions of Approval of Canada Post as set out in Attachment No. 1f) and dated January 20, 2020
7. The Conditions of Approval of Alectra Utilities as set out in Attachment No. 1g) and dated January 15, 2020.

### **Clearances**

1. Final Approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:

- a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
  - b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment Nos. 1a), 1b), 1c), 1d), 1e), 1f) and 1g) and for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 2. The City shall advise that Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 3. York Region shall advise that Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 4. The Toronto and Region Conservation Authority shall advise that Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 5. Enbridge shall advise that Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 6. Bell Canada shall advise that Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 7. Canada Post shall advise that Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 8. Alectra Utilities shall advise that Conditions on Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT NO.1a)**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V006 (THE 'PLAN')  
NICK OPPEDISANO AND VINCENZO MACRI (THE 'OWNER')  
PART OF EAST HALF OF LOT 25, CONCESSION 7, 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-19V006 (THE 'PLAN'), ARE AS FOLLOWS:**

**CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning partners Inc., Project No. p-2915, dated April 29, 2019 (the 'Plan').
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, regarding matters as the City may consider necessary, including payment of development charges, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement.
6. The Owner shall dedicate land and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% to the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's cash-in-lieu policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the Infrastructure Development Department, Real Estate Services and the approved appraisal shall form the basis of the cash-in-lieu payment.
7. Prior to final approval, the Owner shall agree to provide formal written confirmation from the Trustee of the landowner's group, indicating and confirming the Owner (non-participating lands) have fully met all requirements with respect to parkland dedication.

8. Prior to final approval, the Owner shall complete a Stage 2 Archaeological Assessment and submit the report (and any other archaeological assessments that may be required) for clearance from the *Ontario Ministry of Heritage, Sport, Tourism and Culture Industries* to the satisfaction of the Cultural Heritage Division of the Development Planning Department.
9. Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Department shall be notified immediately.
10. 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.
11. In the event of a future development application involving further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of final approval may apply.
12. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations. In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City. The Owner shall enter into a Tree Protection Agreement in accordance with City Council enacted Tree By-law 052-2018.
13. 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 the Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
  - a) This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.

- b) In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
14. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the Vaughan Council approved Block 40/47 Pine Heights Community Architectural Design Guidelines prepared by John G. Williams Architect Ltd., and:
- a) 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;
  - b) 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
  - c) 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.
15. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the approved Block 40/47 Pine Heights Community Landscape Master Plan prepared by NAK Design Strategies.
16. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
17. The following warning clauses Council approved September 29, 1997 with respect to “Tree Fees” shall be included in the subdivision agreement and in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
- a) “Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and 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.”
  - b) “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 the purchasers for boulevard trees does not



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

18. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of the residential blocks that abut landscape Buffer Block 7 along Pine Valley Drive, to the satisfaction of the City.
19. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks; to be coordinated with the environmental noise report and architectural design guidelines.
20. The Owner shall convey landscape buffer Block 7 to the City free of all cost and encumbrances.
21. The Owner shall agree in the subdivision agreement to provide a soils report for all street tree pits and planting beds throughout the subdivision to the satisfaction of the City.
22. The Owner shall acknowledge that development of the Plan must be coordinated with the development timelines for surrounding and shared roadways to the satisfaction of the City. Otherwise, temporary infrastructure must be provided for accesses, roadways and turnaround area to the satisfaction of the City.
23. The road allowances 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 metre reserves. The pattern of streets and layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
24. 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'), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - b) Should 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 be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the

*Environmental Protection Act*” (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering 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 RAP, as may be applicable.
25. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase Two Environmental Site Assessment ('ESA') report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - b) Should remediation of any portions of the park/open space block(s) within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation and Parks (MECP) document “Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*” (as amended), submit a Remedial Action Plan ('RAP') and a complete copy of the satisfactory registration of the Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the remediated park/open space block(s) within the Plan.
  - c) Submit a 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 RAP, as may be applicable.
26. Prior to final approval, an environmental noise impact study, prepared at the Owner's expense, shall be submitted to the City for review and approval. The preparation of the noise report shall include the ultimate traffic volumes

associated with the surrounding road network. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.

Blocks 1, 2, 4, 5 and 6 shall be developed only in conjunction with abutting lands in approved Draft Plan of Subdivision File 19T-03V25. The City shall not issue a Building Permit for the said Blocks until the lands are combined to the satisfaction of the City.

27. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 North 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 40/47 North. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
28. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and conform to the City's "Cash-in-lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.
29. Prior to final approval of the Plan, the Trustee for Block 40/47 North shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.
30. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Cost Sharing Agreement specifically for the Pine Valley North Sanitary Pump Station and related trunk sewers/forcemain. The parties to this agreement shall include all benefiting landowners within Block 40 South, Block 40/47 North, Block 55, and Block 41.
31. Prior to final approval of the Plan, the Trustee for the Pine Valley North Sanitary Pump Station Cost Sharing Agreement shall provide the City with a letter indicating the Owner has fulfilled all cost sharing obligations for this agreement.
  - a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40/47 North 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 40/47 North. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's

“Cash-in-lieu of Parkland Policy”. If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.

- b) Prior to final approval of the Plan, the Trustee for Block 40/47 North shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40/47 North Landowners Cost Sharing Agreement.
32. The Owner shall not apply for Building Permits and the City shall not issue Building Permits until the City is satisfied that adequate road access, potable municipal water supply, sanitary sewers and storm drainage facilities are available to service the Plan or that arrangements have been made for their completion to the satisfaction of the City.
- The Owner acknowledges that the servicing of the Plan is dependent on the municipal services and public roads on abutting plans of subdivision within Block 40/47 North, including the Pine Valley North Sewage Pumping Station, associated servicing and the sanitary sewer and watermain valley crossings incorporated into the pedestrian bridges.
33. The Owner shall convey road widenings free and clear of all costs and encumbrances as necessary to facilitate the roadway improvement works along Teston Road west of Pine Valley Drive in accordance with the City’s Official Plan.
34. The Owner shall revise the Plan to the satisfaction of the Development Engineering Department prior to final approval.
35. The Owner acknowledges that development of the subject lands shall be coordinated with the development timelines for surrounding and shared roadways to the satisfaction of the City. Otherwise, temporary infrastructure must be provided for accesses, roadways and turnaround areas to the satisfaction of the City.
36. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
37. The road allowances included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department.
38. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
39. 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.

40. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
41. 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.
42. 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) A detailed engineering report that describes the storm drainage system for the proposed development within this Plan, which report shall include:
    - i. 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;
    - ii. the location and description of all outlets and other facilities;
    - iii. storm water management techniques which may be required to control minor or major flows; and
    - iv. proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

43. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
44. 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.
45. 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.

46. The Owner shall agree in the subdivision agreement, that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
47. 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.
48. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
  - a) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

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

- b) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio and Telecommunications Corporation ('CRTC') authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

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

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

Lot Frontage	Maximum Width of Driveway
7.0 – 6.99 m <sup>1</sup>	3.5 m
7.0 – 8.99 m <sup>1</sup>	3.75 m
9.0 – 11.99 m <sup>1</sup>	6.0 m
12.0 m and greater <sup>2</sup>	9.0 m

<sup>1</sup>The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% 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.

<sup>2</sup>The Lot Frontage for Lots 12.0m 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."

- d) "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 its Sales Office."
- e) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."
- f) "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings.

- g) "The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement."
- h) "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and locks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings."

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

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

- i) "Purchasers and/or tenants are advised that this Plan 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."
- j) "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.

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

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

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

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

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

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

50. 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.
51. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block



February 25, 2020

Christina Bruce  
Interim Director of Development Planning  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Rebecca Roach, Planner

**RE: Draft Plan of Subdivision 19T-19V006 (SUBP.20.V.0002)  
Zoning By-law Amendment Z.19.037 (ZBA.20.V.0007)  
Part of the East Half of Lot 25, Concession 7  
10590 & 10610 Pine Valley Drive  
(Nick Oppedisano and Vincenzo Macri)  
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-2812, dated October 17, 2019. The proposed development is located at 10590 & 10610 Pine Valley Drive, south of Teston Road on the west side of Pine Valley Drive, in the City of Vaughan. The draft plan of subdivision will facilitate the development of 17.5 townhouse units and blocks for a landscape buffer, road widening and 0.3m reserves, within a 0.79 ha site.

#### **Sanitary Sewage and Water Supply**

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

- West Vaughan Sewage Servicing – 2028 estimated completion, and
- Other projects as may be identified in future studies.

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

The Functional Servicing Report (FSR) and the site servicing plan indicate the wastewater servicing for the proposed development will be provided by connecting to the proposed City of Vaughan local water and wastewater infrastructure on Greville Street. Should there be any

change in the proposed servicing scheme, the Owner shall forward the revised site servicing plan to the Region for review and record.

#### **Transportation Comments**

The Transportation and Infrastructure Planning Branch has reviewed the supporting Traffic Impact Study, prepared by Cole Engineering, dated December 2019 and comments are attached.

#### **Zoning By-law Amendment**

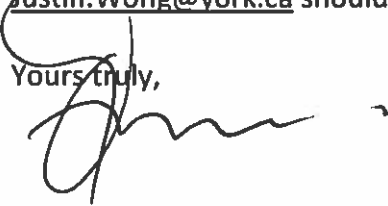
The zoning by-law amendment proposes to rezone the subject lands from "A Agricultural" to "RT1 Residential Townhouse" with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

#### **Summary**

York Region has no objection to 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 clauses/conditions of draft approval should the plan be approved.

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

Yours truly,



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

JW/

Attachments (2)      Schedule of Conditions  
Memorandum – Technical Comments

YORK-#10603885-v1-19T-19V006\_&\_Z\_19\_037\_-\_Regional\_Condition\_Letter

**Schedule of Clauses/Conditions**  
**19T-19V006 (SUBP.20.V.0002)**  
**Part of the East Half of Lot 25, Concession 7**  
**10590 & 10610 Pine Valley Drive**  
**(Nick Oppedisano and Vincenzo Macri)**  
**City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2812, dated October 17, 2019

**Clauses/Conditions to be Included in the Subdivision Agreement**

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall 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 advise all potential purchasers of the existing and future introduction of transit services.
4. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
5. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
6. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
7. The Owner shall include the following warning clause with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

8. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
  - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way,
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
  - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
9. The Owner shall agree that prior to the development approval of Blocks 7 & 8, that access to Blocks 7 & 8 shall be via Constain Crescent (the internal road network) and direct access to Pine Valley Drive will not be permitted.
10. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

**Conditions to be Satisfied Prior to Final Approval**

11. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
12. 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 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 site plan, and
  - 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.

13. 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.
14. The Owner shall provide a drawing to show the layout of active transportation facilities and connections internal to the site and to the Regional roads.
15. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
  - a) Plan and Profile for the York Region road and intersections;
  - b) Grading and Servicing;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility and underground services Location Plans;
  - f) Signalization and Illumination Designs;
  - g) Line Painting;
  - h) Traffic Control/Management Plans;
  - i) Erosion and Siltation Control Plans;
  - j) Landscaping Plans, including tree preservation, relocation and removals;
  - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
  - l) Functional Servicing Report (water, sanitary and storm services)
  - m) Water supply and distribution report;
  - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
    - Disinfection Plan
    - MOECC Form 1- Record of Watermains Authorized as a Future Alteration
  - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
16. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
17. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings

(stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.

18. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
19. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
20. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
21. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the Owner will provide the installation of visual screening across the frontage of Block 3, and within the landscape buffer, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located within the right-of-way of Constain Crescent. The Owner shall submit to Development Engineering for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
22. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region right-of-way to be removed, preserved or relocated. The report/plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
23. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
24. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase



One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

25. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:

- a) A widening across the full frontage of the site where it abuts Pine Valley Drive of sufficient width to provide a minimum of 18 metres from the centreline of construction of Pine Valley Drive,
- b) The complementary portion of the 15 metre by 15 metre daylight triangle at the north-west corner of the Pine Valley Drive and Brant Drive intersection,
- c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Pine Valley Drive, and

- d) An additional 2 metre widening, 50 metres in length, together with a 70 metre taper for the purpose of a southbound right turn lane at the intersection of Pine Valley drive and Brant Drive.
- 26. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
- 27. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
- 28. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
- 29. 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.
- 30. The Regional Corporate Services Department shall advise that Conditions 1 to 29 inclusive, have been satisfied.



February 4, 2020

CFN 62602.02

**SENT BY E-MAIL: rebecca.roach@vaughan.ca**

Rebecca Roach  
Planner  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Ms. Roach:

**Re: Zoning Bylaw Amendment Application Z.19.037  
Draft Plan of Subdivision Application 19T-19V006  
10590 & 10620 Pine Valley Drive  
City of Vaughan  
Nick Oppedisano (Agent: KLM Planning Partners Inc. c/o Robert Lavecchia)**

This letter acknowledges receipt of the above-noted application, received by the Toronto and Region Conservation Authority (TRCA) on January 14, 2020. Toronto and Region Conservation Authority (TRCA) staff has reviewed the above noted application, and as per "The Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the Provincial Policy Statement, 2014; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and our Memorandum of Understanding (MOU) with the Region of York, wherein we provide technical environmental advice. A list of the materials reviewed is included in Appendix 'A'.

### **Background**

It is our understanding that the purpose of the above-noted applications is to facilitate a residential development consisting of 14.5 lots for street townhouse dwellings arranged into 15 development blocks as well as a new road (extension of Costain Crescent) and a landscape buffer block.

Each of the subject properties is currently developed with a single detached home which are proposed to be demolished for the proposed development. The subject properties are part of Block 47, but they did not participant in the MESP process for Block 40/47. TRCA were involved in the review of the MESP and approved the associated servicing assessments and plans.

**Applicable Policies and Regulations****CTC Source Protection Plan**

The Source Protection Plan (SPP) under the *Clean Water Act*, 2006, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region took effect on December 31, 2015. The CTC SPP contains policies to ensure that existing activities occurring when the plan takes effect cease to be significant drinking water threats and to prevent future activities from becoming significant threats to drinking water.

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

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

**Ontario Regulation 166/06**

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

**Application-Specific Comments**

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

1. The Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated November 2019, included a water balance assessment component. TRCA staff have reviewed this component of the report and are satisfied with the analysis and mitigation strategy proposed. As such, it is the opinion of TRCA staff that the proposed development meets the intent of the REC-1 parts 2 a) and b) policy of the Source Protection Plan.
2. Based on a review of the associated plans there does not appear to be any overflow provision for the rear-yard infiltration trenches. In the absence of an overflow mechanism, localized surface ponding in the rear yards can be expected during significant rainfall events. This comment is provided for the consideration of the City Vaughan engineering staff.

**Recommendations**

Based on the above, TRCA staff have no objection to the approval of Zoning Bylaw Amendment Z.19.037 and Draft Plan of Subdivision 19T-19V006, subject to the following condition:

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

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5256 or at [Hamedeh.Razavi@trca.ca](mailto:Hamedeh.Razavi@trca.ca)

Sincerely,



Hamedeh Razavi  
Planner I  
Planning and Development

HR/jb

Cc: Robert Lavecchia, KLM Planning ([rlavecchia@klmplanning.com](mailto:rlavecchia@klmplanning.com))  
Jackie Burkart, TRCA ([jackie.burkart@trca.ca](mailto:jackie.burkart@trca.ca))  
Joe Landolfi, the City of Vaughan, ([Joe.Landolfi@vaughan.ca](mailto:Joe.Landolfi@vaughan.ca))

**Appendix 'A' Materials Reviewed by TRCA**

- Drawing No 19:02, Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated October 17, 2019, received by TRCA, January 14, 2020;
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated November 2019, received by TRCA January 14, 2020;
- Preliminary Site Servicing and Grading Plan, prepared by Schaeffers Consulting Engineers, dated December 2019, received by TRCA January 14, 2020.



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

March 3, 2020

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

Dear Rebecca,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
Nick Oppedisano  
10590 & 10620 Pine Valley Drive  
City of Vaughan  
File No.: 19T-19V006, Z-19-037

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea30@Enbridge.com](mailto:SalesArea30@Enbridge.com) to determine gas availability, 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.

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

Sincerely,

A handwritten signature in black ink that reads 'Alice Coleman'.

**Alice Coleman**  
Municipal Planning Analyst  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**  
TEL: 416-495-5386  
[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)  
500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)  
**Safety. Integrity. Respect.**

**Roach, Rebecca**

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**From:** circulations@wsp.com  
**Sent:** Friday, January 17, 2020 3:27 PM  
**To:** Roach, Rebecca  
**Subject:** ZBLA (Z.19.037) and Draft Plan of Subdivision (19T-19V006), 10590 & 10620 Pine Valley Dr., Vaughan

**2020-01-17**

**Rebecca Roach**

**Vaughan**

''

Attention: Rebecca Roach

Re: ZBLA (Z.19.037) and Draft Plan of Subdivision (19T-19V006), 10590 & 10620 Pine Valley Dr., Vaughan; Your File No. Z.19.037,19T-19V006

Our File No. 86260

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](mailto:planninganddevelopment@bell.ca)

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

## Attachment No. 1f) - Canada Post

January 20, 2020

City of Vaughan – Planning Department

To: **Rebecca Roach, Planner, Development Planning**

Reference: **File: Z.19.037 related file: 19T-19V006**  
**10590 & 10620 Pine Valley Dr**  
**22 lots – street townhouses**

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 22 street townhouses 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](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

Revised: January 7, 2020

**Date:** January 15<sup>th</sup>, 2020

**Attention:** **Stephan Posikira**

**RE:** Request for Comments

**File No.:** **19T-19V006**

**Applicant:** Nick Oppedisano

**Location** 10590 & 10620 Pine Valley Drive

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,

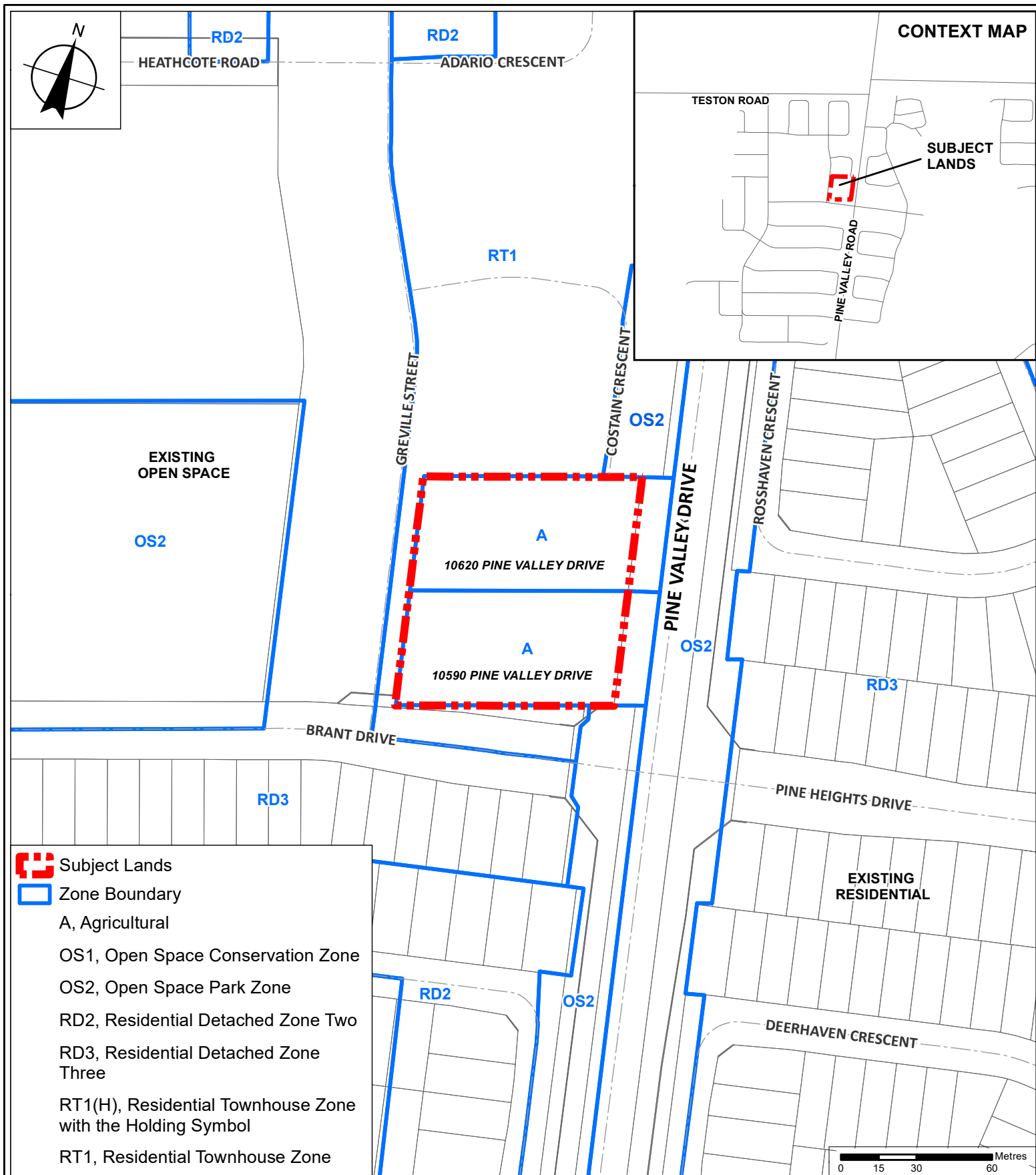
Mr. Tony D'Onofrio

Supervisor, Subdivisions

**Phone:** 905-532-4419

**E-mail:** [tony.donofrio@alecrautilities.com](mailto:tony.donofrio@alecrautilities.com)

**Subdivision Application Information Form is available by emailing [tony.donofrio@alecrautilities.com](mailto:tony.donofrio@alecrautilities.com)**



## Context Location Map

**Location:**  
Part of Lot 25, Concession 7

**Applicant:**  
Nick Oppedisano and Vincenzo Macri

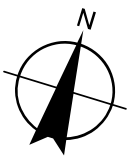


## Attachment

**Files:**  
Z.19.037 and  
19T-19V006

**Date:**  
September 15, 2020

2




BLOCK OF  
DRAFT PLAN OF  
SUBDIVISION  
FILE 19T-03V25  
(PHASE 2)

BLOCK OF  
DRAFT PLAN OF  
SUBDIVISION  
FILE 19T-03V25  
(PHASE 2)

BLOCK OF  
DRAFT PLAN OF  
SUBDIVISION  
FILE 19T-03V25  
(PHASE 1)

BLOCK OF  
DRAFT PLAN OF  
SUBDIVISION  
FILE 19T-03V25  
(PHASE 1)

 Subject Lands

## Draft Plan of Subdivision File 19T-19V006

**Location:**  
Part of Lot 25, Concession 7

**Applicant:**  
Nick Oppedisano and Vincenzo Macri



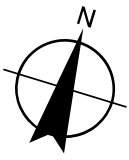
## Attachment

**Files:**  
Z.19.037 and  
19T-19V006

**Date:**  
September 15, 2020

# 3





\* DENOTES UNITS ON BLOCKS WHICH WILL NEED TO BE COMBINED WITH BLOCKS IN DRAFT PLAN OF SUBDIVISION 19T-03V25 AT A FUTURE DATE.

CHIMNEY

BAY WINDOW

BLOCK OF DRAFT PLAN OF SUBDIVISION FILE 19T-03V25 (PHASE 2)

GREVILLE STREET

BLOCK 5 \*

BLOCK 6

BLOCK 4

BLOCK 3

RT1

COSTAIN CRESCENT

VISITOR PARKING (4 SPACES)

OS2

BLOCK 7

PINE VALLEY DRIVE

BLOCK 8 ROAD WIDENING

BLOCK 1

BLOCK 2

DECK ABOVE GARAGE

BLOCK 15

BRANT DRIVE

BLOCK OF DRAFT PLAN OF SUBDIVISION FILE 19T-03V25 (PHASE 1)

BLOCK OF DRAFT PLAN OF SUBDIVISION FILE 19T-03V25 (PHASE 1)



Subject Lands

OS2, Open Space Park Zone

RT1, Residential Townhouse Zone

0 5 10 20 Metres

## Site Plan with Proposed Zoning

**Location:**  
Part of Lot 25, Concession 7

**Applicant:**  
Nick Oppedisano and Vincenzo Macri



## Attachment

**Files:**  
Z.19.037 and  
19T-19V006

**Date:**  
September 15, 2020

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