

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 21, 2020**

Item 1, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 21, 2020.

**1. NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE The MAJOR DEVELOPMENTS INC. ZONING BY-LAW AMENDMENT FILE Z.19.004 DRAFT PLAN OF SUBDIVISION FILE 19T-19V001 VICINITY OF HUNTINGTON ROAD AND MAJOR MACKENZIE DRIVE**

**Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated October 6, 2020:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.19.004 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone a portion of the Subject Lands shown on Attachment 2, from “A Agricultural Zone” to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-19V001 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out on in Attachment 1, to facilitate a residential plan of subdivision, as shown on Attachment 3.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V001 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 178 residential townhouse units (552 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

## Committee of the Whole (1) Report

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**DATE:** Tuesday, October 06, 2020

**WARD:** 1

**TITLE: NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE  
MAJOR DEVELOPMENTS INC.  
ZONING BY-LAW AMENDMENT FILE Z.19.004  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V001  
VICINITY OF HUNTINGTON ROAD AND MAJOR MACKENZIE  
DRIVE**

**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.19.004 and 19T-19V001 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) for the Subject Lands shown on Attachment 2. The Owner proposes to rezone the portion of the Subject Lands zoned “A Agricultural Zone” to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, to permit a residential plan of subdivision consisting of 178 freehold townhouse units, public streets and a neighbourhood park, as shown on Attachment 3.

**Report Highlights**

- The Owner proposes to develop the Subject Lands with 178 freehold townhouse units and a neighbourhood park accessed by public roads
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development
- The Development Planning Department supports the approval of the Applications as they will permit a development that is consistent with the *Provincial Policy*

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.19.004 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone a portion of the Subject Lands shown on Attachment 2, from “A Agricultural Zone” to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
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4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.

## **Background**

The subject lands (‘Subject Lands’) are comprised of two parcels of land with a combined area of 8.37 hectares and are located on the east side of Huntington Road, north of Major Mackenzie Drive, and are legally described as Part of the West Half of Lot 21 and Part of Lot 22, Concession 9. The Subject Lands and the surrounding land uses are shown on Attachment 2.

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

The City on May 10, 2019, mailed a Notice of Public Hearing to all property owners within 150 m of the Subject Lands and to the Kleinburg and Area Ratepayers’

Association. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and two Notice Signs were installed on the Huntington Road and Moody Drive street frontages, in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council, on June 12, 2019 ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of June 4, 2019, and to forward a comprehensive report to a future Committee of the Whole meeting. The following Deputation was made at the Public Hearing:

- Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, representing the Owner

No additional deputations or written submissions regarding the Applications were received by the Development Planning Department.

### **Previous Reports/Authority**

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

[June 4, 2019, Committee of the Whole Hearing \(Item 5, Report No. 22, Recommendations 1 and 2\)](#)

### **Analysis and Options**

#### ***Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the development***

Nashville Developments (South) Inc. and Nashville Major Developments Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit the development of 35 residential blocks for 178 townhouse dwelling units, landscape buffer blocks, a park block, and 4 public roads including the construction of the Huntington Road By-Pass required to reconnect Huntington Road to Major Mackenzie Drive (the 'Development'), as shown on Attachment 3:

1. Zoning By-law Amendment File Z.19.004 to amend Zoning By-law 1-88 to rezone the portion of the Subject Lands zoned "A Agricultural Zone" to "RT1 Residential Townhouse Zone", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions to the RT1 Residential Townhouse Zone standards of Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V001 (the 'Draft Plan'), to facilitate the proposed residential plan of subdivision, as shown on Attachment 3, consisting of the following:



Blocks/Roads	Land Use	Area (ha)	Number of Units
1 to 35	Residential Part Lots	3.46	178
36	Neighbourhood Park	0.75	N/A
37-38	Landscape Strips	0.36	N/A
39 to 56	0.3 m Reserves	0.01	N/A
Public Roads	Huntington Road By-pass - 36-30.5 m (530 m)	3.79	N/A
	Streets A, B and C- 17.5 m (1085 m)		
	Laneway 'A' - 8 m (210 m)		
TOTAL		8.37	178

***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 local context and character is important. The *Planning Act* requires Vaughan Council's planning decisions to be consistent with the PPS.

The Applications are consistent with the Provincial policies of the PPS, specifically Sections 1.1.3 regarding settlement areas being the focus of development based on densities and land uses to efficiently use land.

The Applications will facilitate residential townhouse dwellings within a settlement area conforming to the "Mid-Rise Mixed-Use 'B'" land use designations in VOP 2010, site-specific Policy 12.7 - Volume 2 and would make an efficient use of the Subject Lands by providing a mix of housing options from the nearby lower-density housing types. The Owner also proposes to maintain the natural heritage resources in consultation with Toronto and Region Conservation Authority ('TRCA'). On this basis, the Applications are consistent with the PPS.

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

The Growth Plan is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan 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 to, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives, specifically Section 2.2.1 directing growth to settlement areas having existing or planned municipal water and wastewater systems.

The Applications would facilitate residential development within a settlement area and delineated built-up area and conforms to VOP 2010. Accordingly, the Applications conform to the Growth Plan.

***The Development conforms to the York Region Official Plan, 2010 ('YROP')***

The YROP guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Towns and Villages" by Map 1: Regional Structure of the YROP. 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 that "local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." It also states that "the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements."

YROP encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The Development will diversify housing options in the community, including the mix and range of housing types and lots and unit sizes, create a public amenity through the proposed neighbourhood park and provide for the Huntington Road By-pass. The Applications conform to the YROP.

***The Development conforms to Vaughan Official Plan, 2010 ('VOP 2010')***

The Subject Lands are designated "Mid-Rise Mixed-Use 'B'" and "Natural Areas" (a stream traversing the southwest quadrant of the Subject Lands as shown on Attachment 4) by VOP 2010, specifically Volume 2, Section 12.7 – Block 61 West - Nashville Heights. The "Mid-Rise Mixed-Use 'B'" designation permits residential uses with a range of building forms, including buildings up to a maximum of ten (10) storeys in height and a Floor Space Index ('FSI') of 3 times the area of the lot, and limited commercial uses as follows:

- residential units
- retail store
- personal service shop
- business or professional office
- hospice associated with a hospital or other regulated medical health care/support facility
- day nursery
- private home daycare
- schools
- parks and open spaces
- home occupation, and,
- commercial uses (i.e., retail store, personal service shop, and business or professional office uses) provided the use is in a building and includes residential dwelling units, and provided the commercial uses and residential uses are not on the same floor, and the gross floor area for the commercial use(s) shall be determined in the implementing zoning by-law

The proposed townhouse dwellings are permitted by VOP 2010.

The "Natural Area" designation consists of natural heritage components including, but are not limited to, valley and stream corridors, wetlands, woodlands, and significant wildlife habitat and their minimum vegetation protection zones. The Development includes townhouse units within the "Natural Area" designation. The "Natural Areas" designation recognizes the tributary (i.e. valley and stream corridor) traversing the Subject Lands. This portion of the Subject Lands is regulated by the Toronto and Region Conservation Authority ('TRCA').

Policy 12.7.8.2 of VOP 2010 states the location and widths of all valley and stream corridors, as shown on Map 12.7.A for Nashville Heights, is approximate and may be changed without requiring an amendment to VOP 2010. The Owner is proposing to modify the tributary on the Subject Lands by conveying the watercourse through concrete storm sewers from Huntington Road to a proposed culvert at Major Mackenzie Road.

The TRCA has reviewed the proposed modification to the watercourse and has determined it is acceptable subject to the Conditions in Attachment 1c). A review of the preliminary engineering analysis confirmed the safe conveyance of flood waters during a Regional Storm event and additional engineering details and updated ecological reports will be provided to demonstrate how potential impacts to the hydrological and ecological functions will be mitigated and compensated for in the post-development condition.

The southern half of the Subject Lands are located within an area identified as “Major Mackenzie Drive Alignment Special Study Area”. Since the approval of VOP 2010, Major Mackenzie Drive has been temporarily realigned at the intersection of Huntington Road until the final alignment of Major Mackenzie Drive is completed.

Map 12.7 B: Block 61 West – Nashville Heights – Transportation Network identifies a “Collector Road” for the eastern boundary of the Subject Lands. The Draft Plan of Subdivision submitted with the Applications identifies this Collector Road as the “Huntington Road By-pass”, as shown on Attachment 3, and will connect to the final alignment of Major Mackenzie Drive, once completed.

Lands designated “Mid-Rise Mixed-Use “B”” in Block 61 West - Nashville Heights, including those within the Major Mackenzie Drive Alignment Special Study Area, requires a residential density ranging from a minimum of 35 units per net residential hectare up to a maximum of 150 units per net residential hectare.

VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights, Policy 12.7.1.5 states that density shall be calculated on a Block Plan basis, and the Draft Plans of Subdivision and Site Plans shall conform. Furthermore, the area included in the calculations for Residential Density for Nashville Heights shall be based on a net residential hectare, including the lands for local and primary roads, the lands for dwelling units, and stormwater management pond facilities, but excluding lands associated with protected natural features such as woodlots, valley lands, wetlands and the Nashville Cemetery.

The Development yields a residential density of 30 units per net residential hectare on the Subject Lands contributing to the overall density in Block 61 West. VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights requires a minimum density of 35-150 Units per net residential hectares for the Subject Lands. However, Policy 12.7.1.5 concluded that the minimum units per net residential hectare required shall be calculated on a Block Plan basis and not a single parcel and/or application. The Owner has demonstrated that the minimum required density for the overall Block 61 West Plan will be achieved through future, proposed and existing development.

The density analysis provided demonstrates the minimum density requirement for the overall Block 61 Plan will be achieved with an excess of 90 units.

In consideration of the above, the proposed rezoning of the Subject Lands and Draft Plan conform to VOP 2010.

***The proposed modifications to the Nashville Heights Block 61 West Plan ('Block 61 West Plan') are in accordance with VOP 2010***

Vaughan Council on May 24, 2011 approved the Nashville Heights Block 61 West Plan ("Block Plan"), which includes the Subject Lands. The Block Plan provides the basis for the land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design and phasing for Block 61 in order to manage growth. The proposed Draft Plan of Subdivision is consistent with the approved Block Plan shown on Attachment 4.

The Owner proposes minor modifications to the approved land uses, lotting and road pattern in the Block Plan, and the "Natural Areas" designation of VOP 2010 as discussed above. The land uses, road network, and housing type required by VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights are maintained in the proposed modifications. The Block Plan and supporting Master Environmental Servicing Plan ('MESP') must be updated to address the modifications should the Applications be approved. A condition to this effect is included in Attachment 1a).

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

The Subject Lands are zoned "An Agricultural Zone", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone", as shown on Attachment 2. The Owner is proposing to rezone a portion of the Subject Lands zoned "Agricultural Zone" to "RT1 Residential Townhouse Zone" (townhouse units), "OS1 Open Space Conservation Zone" (buffer lands) and "OS2 Open Space Park Zone" (park) in the manner shown on Attachment 3, together with the following site-specific exceptions to the RT1 Zone standards:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>“RT1 Residential Townhouse Zone” Requirements</b>	<b>Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements</b>
a.	Minimum Lot Area for a Lot Accessed by a Lane	180m <sup>2</sup> / unit	<u>Blocks 1 to 10</u> 162m <sup>2</sup> / unit
b.	Minimum Lot Depth for a Lot Accessed by a Lane	30m / unit	<u>Blocks 1 to 10</u> 26m / unit
c.	Minimum Yard Requirements for a Lot Accessed by a Lane	Front: 4.5m Rear: 15m Interior Side: 1.2m	<u>Blocks 1 to 10</u> Front: 3m Rear: 12.5m Interior Side: 1m
d.	Maximum Building Height	Dwelling: 11m  Accessory Garage: 4.5m	Dwelling: 11.5m  <u>Blocks 1 to 10</u> Accessory Garage: 6.5m, with or without a covered porch or breezeway connection
e.	Minimum Distance Between Garage and Nearest Wall of Dwelling	7.5m	<u>Blocks 1 to 10</u> 5m, and the garage and dwelling unit may be connected with a covered porch or breezeway, not to exceed a maximum width of 2.5m

The requested zoning exceptions identified in Table 1 would facilitate a development consistent with the character of the area and current zoning standards in the surrounding community. Similar exceptions have been approved in Block 61. The compact built form of the Development will provide for housing types consistent and compatible with the community.

In consideration of the above, the Development Planning Department is satisfied the proposed zone categories and the site-specific zoning exceptions to the “RT1 Residential Townhouse Zone” are appropriate and maintain the intent of the “Mid-Rise Mixed-Use ‘B’” designation of the VOP 2010.

***The Development Planning Department has no objection to the rezoning of the Subject lands and the Draft Plan, subject to the Conditions of Approval***

**Subdivision Design**

The Draft Plan shown on Attachment 3, includes 35 residential blocks to be developed with 178 townhouse dwellings, a neighbourhood park, landscape strips, and 4 new public roads, including the construction of the Huntington Road By-pass required to reconnect Huntington Road to Major Mackenzie Drive.

**Urban Design**

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved Block 61 West Nashville Heights Architectural Design Guidelines prepared by John G. Williams Limited, Architect and the approved Block 61 West Nashville Heights Landscape Master Plan prepared by NAK Design Strategies. 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 35 (bronze level). This score meets minimum threshold requirements.

**Archaeology**

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 1a).

The Development Planning Department is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 3, subject to the Conditions of Approval in Attachment 1a) of this report.

***The Policy Planning and Environmental Sustainability (‘PPES’) Department has no objection to the Development***

The PPES Department has no objection to the approval of the Applications. The Owner shall ensure the provisions of the *Endangered Species Act, 2007*, S.O. 2007

are not contravened. As such, it is the responsibility of the Owner to comply with any Ministry of Environment, Conservation and Parks ('MECP') regulations and guidelines to protect Species at Risk and their habitat.

***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 current configuration of Huntington Road is proposed to be terminated at the intersection with Street 'A' (the south-western area of the Subject Lands). The Draft Plan includes lands for the construction of a Huntington Road By-pass in order to service north and southbound traffic access to Major Mackenzie Drive. A roundabout is proposed at the intersection of Huntington Road and Huntington Road By-pass. The cross section of the existing Huntington Road is proposed to be urbanized, to accommodate the proposed infrastructure and the existing Regional 750mm diameter transmission watermain.

The proposed Huntington Road By-pass has a right-of-way ('ROW') width ranging from 30 m to 36 m. Huntington Road would have a ROW width of 20 m south of the intersection of the Huntington Road By-pass and Huntington Road.

Environmental Noise Impact

The Owner has provided a preliminary noise report dated February 14, 2019 and updated addendum on August 21, 2020 by Valcoustics Canada Ltd. The report identifies noise sources impacting the Subject Lands such as: railway noise from the CP railway and roadway noise from New Huntington Road, Highway 427 Extension and Major Mackenzie Drive. The report provides recommendations including typical measures to develop the proposed lots and mitigate the noise sources such as single loaded roads, acoustic barriers, safety berm, air conditioning, warning clauses and potentially upgraded building components and foundations. In addition, lots abutting Huntington Road, Major Mackenzie Drive and Highway 427, are being proposed with acoustic barriers ranging in heights between 1.8m to 2.5m at different locations.

Municipal Servicing

a) Water Supply

Water supply servicing for the Subject Lands will be provided via two connections, one to the existing 250mm diameter watermain plug on Moody



Drive and another to the existing 600mm diameter watermain on Huntington Road.

b) Sanitary Servicing

Sanitary services for the Subject Lands can be provided by connecting to the existing 200mm diameter sanitary sewer on Moody Drive. This ultimately connects to the existing Barons Street sanitary collector sewer and conforms to the Block 61 Master Environmental Servicing Plan. The Owner's consultant completed downstream sanitary analysis and concluded there is sufficient capacity in the system to accommodate the Subject Lands. Further review is required at the detailed design stage by the City to confirm the findings of the downstream sanitary analysis.

c) Storm Drainage

The storm drainage from the Subject Lands is proposed to be conveyed as an interim solution to a temporary expansion of the existing Storm Water Management ('SWM') Pond, located to the east of the Subject Lands to be built by others. In the ultimate condition, the expansion will be decommissioned, and the Subject Lands will drain to a SWM planned for construction with the Hwy 427 Extension, located south of Major Mackenzie Drive. The proposed interim expansion and the ultimate SWM Pond have been designed to provide water quality, quantity and erosion control for their catchment areas including the Subject Lands.

d) Sewage and Water Allocation

Servicing for the Draft Plan shall conform to the approved Block 61 West Block Plan. Vaughan Council on December 17, 2019, endorsed its latest Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy. The intention is to provide Council its next update in December 2020. Accordingly, a resolution to allocate servicing capacity to Draft Plan of Subdivision File 19T-19V001 is included in the Recommendations of this report.

Environmental Site Assessment ('ESA')

Where the lands are proposed to be conveyed to the City (roads and parks) the Owner is required to submit as a minimum, Phase One Environmental Site Assessment ('ESA') report. The Phase One ESA submitted shall have been completed within 18 months of the Environmental Engineer's notification memo. Should the Phase One ESA identify area of potential environmental concern recommending a Phase Two ESA, it shall also be undertaken and submitted to the City. All ESA reports provided to the City shall be accompanied with a Letter of Reliance from the Consultant in conformance with the City's template.

Street-lighting

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

#### On-Street Parking

The Owner has explored the opportunity to incorporate lay-by parking along the entirety of Huntington Road abutting the Subject Lands and along Street 'A'.

Huntington Road and Street 'A' have proposed ROW widths of 20.0 m and 17.5 m respectively. A minimum ROW width of 23m is required to incorporate lay-by parking. The proposed ROW's cannot support lay-by parking but can accommodate on-street parking. The final number, location and details of the on-street parking spaces will be determined in consultation with Development Engineering staff in the final approval of the plans.

#### Block 61 Developers' Group Agreement and Cost Sharing

The Subject Lands are located within an approved Block Plan (Block 61) and is subject to a Developers' Group Cost Sharing Agreement with other participating landowners. The Owner is a member of the Block 61 West Landowner's Group (i.e. Developers' Group) and is required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 61 Trustee and the City of Vaughan. 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 61. A condition to this effect is included in Attachment 1a).

#### ***The Financial Planning and Development Finance Department have no objection to the Draft Plan***

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

#### ***The Parks Planning Department has no objection to the Applications, subject to the Conditions of Approval***

The Owner is proposing a 0.75-hectare Neighbourhood Park shown as Block 36 on Attachment 3. The proposed location and size of the park differs from the Approved Block 61 West Plan shown on Attachment 4. However, the Parks Planning Department is satisfied with the proposed park size and location subject to the Owner addressing the Conditions of Approval in Attachment 1a) and associated technical comments.

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

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

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

The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Development subject to the Owner informing the Forestry Operations Division once tree protection measures have been installed for inspection and approval according to City specifications and the conditions of approval contained in Attachment 1a).

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

As identified previously, the Development includes townhouses within the "Natural Area" designation. The "Natural Areas" designation recognizes the tributary (i.e. valley and stream corridor) traversing the Subject Lands and regulated by the TRCA. The TRCA has reviewed the proposed Draft Plan and has indicated they have no objection to the approval of the Applications, subject to the conditions of approval contained in Attachment 1c).

***The Ministry of Transportation Ontario ('MTO') has no objection to the Applications, subject to obtaining an MTO permit and the Conditions of Approval***

The MTO offers no comments for the Zoning By-law Amendment application; however, as the Subject Lands are located within the MTO permit control area, the following requirements apply to the Draft Plan of Subdivision application:

- MTO permits are required for all buildings located within 46 m from the Highway 427 Extension property line and a radius of 396 m from the centre point of the Highway 427 Extension and Major Mackenzie Drive, prior to any construction being undertaken
- MTO requires any new buildings/structures (including internal roads) above and below ground (including detention ponds, internal roads) be setback a minimum distance of 14 m from the Highway 427 Extension property line

The Draft Plan includes the requested 14m setback from the Highway 427 Extension property line. MTO has no objection to the Development, subject to the above-noted requirements and the Conditions of Approval in Attachment 1d) of this report.

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

Canada Post has no objection to the Development, subject to their Conditions of Approval in Attachment 1f).

***The school boards have no objection to the Applications***

The York Region District School Board and York Catholic District School Board have advised they have no objection to the Applications and have no conditions regarding the proposed Draft Plan.

***Canadian Pacific Railway has no objection to the Applications***

Canadian Pacific Railway has reviewed and is satisfied with the recommendations of the Environmental Noise Assessment dated February 14, 2019. Canadian Pacific Railway has no objections to the Draft Plan.

***The various utility companies have no objection to the Applications, subject to the Conditions of Approval***

Bell Canada, Enbridge Gas and Alectra Utilities have no objection to the Applications, subject to their Conditions of Approval in Attachments 1e), 1g) and 1h) respectively. Rogers Communications and Hydro One Networks Inc. have no objection to the Applications.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

***York Region Community Planning and Development Services has no objection to the Applications, subject to the Conditions of Approval***

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

**Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.004 and 19T-19V001, in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the

comments received from City Departments, external public agencies, and the surrounding area context.

The Development Planning Department is of the opinion the Applications are consistent with the PPS, conform to the Growth Plan, the policies of the YROP and VOP 2010, and are compatible with the existing and planned land uses in the surrounding area. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations of this report and the Conditions of Approval in Attachment 1.

**For more information**, please contact Jennifer Kim, Planner, Development Planning Department, at extension 8592.

### **Attachments**

1. Draft Plan of Subdivision Conditions of Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-19V001
4. Approved Block 61 West Plan – November 29, 2011 (As Revised June 19, 2018)

### **Prepared by**

Jennifer Kim, Planner, ext. 8592

Clement Messere Senior Planner, ext. 8409

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

Mauro Peverini, Director of Development Planning, ext. 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**

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Jim Harnum, City Manager

## **ATTACHMENT 1**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V001 (THE 'PLAN')  
NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE MAJOR  
DEVELOPMENTS INC. (THE 'OWNER')  
PART LOT 22 AND PART OF THE WEST HALF OF LOT 21, CONCESSION 9, CITY  
OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ('THE CITY')  
THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF  
THE PLAN (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 1a).
2. The Conditions of Approval of York Region set out on Attachment 1b) and dated June 20, 2019 and September 2, 2020.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment 1c) and dated July 22, 2020.
4. The Conditions of Approval from the Ministry of Transportation ('MTO') as set out on Attachment 1d) and dated July 3, 2019.
5. The Conditions of Approval from Bell Canada as set out on Attachment 1e) and dated April 23, 2019.
6. The Conditions of Approval from Canada Post as set out on Attachment 1f) and dated May 10, 2019.
7. The Conditions of Approval from Enbridge Gas Inc. as set out on Attachment 1g) and dated April 29, 2019.
8. The Conditions of Approval from Alectra Utilities as set out on Attachment 1h) and dated April 26, 2019.

### **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 Attachments 1a), 1b), 1c), 1d), 1e), 1f), 1g) and 1h) for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 2. The City shall advise that the Conditions on Attachment 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 3. York Region shall advise that the Conditions on Attachment 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 4. Toronto and Region Conservation Authority shall advise that the Conditions on Attachment 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 5. MTO shall advise that the Conditions on Attachment 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 6. Bell shall advise that the Conditions on Attachment 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 7. Canada Post shall advise that the Conditions on Attachment 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 8. Enbridge Gas Inc. shall advise that the Conditions on Attachment 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
  - 9. Alectra Utilities shall advise that the Conditions on Attachment 1h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT 1a)**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V001 (THE 'PLAN')  
NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE MAJOR  
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PART LOT 22 AND PART OF THE WEST HALF OF LOT 21, CONCESSION 9, CITY  
OF VAUGHAN**

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

**CITY OF VAUGHAN CONDITIONS:**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Malone Given Parsons Ltd., dated August 13, 2020, (the 'Plan').
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan and supporting Master Environmental Servicing Plan ('MESP'), to reflect the modifications caused from this Plan's approval.
5. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with other participating landowners within Block 61 West 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, road and municipal services within Block 61 West. This agreement shall also provide 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".

7. Should archaeological resources be found on the property during construction activities, all work must cease, and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
8. In the event 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 Government and Consumer Services.
9. 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.
10. 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.
11. Prior to final approval, the Owner shall agree in the subdivision agreement all development shall proceed in accordance with the Vaughan Council approved Block 61 West Nashville Heights Architectural Design Guidelines prepared by John G. Williams Architect. Ltd, and:

- a. The guidelines shall be updated to include an addendum for this area of development;
  - b. A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines;
  - c. Prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
  - d. The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
- 12. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the approved Block 61 West Nashville Heights Landscape Master Plan prepared by NAK Design Strategies, including but not be limited to the following issues:
  - a. The Master Plan shall be updated to include an addendum for this area of development;
  - b. Co-ordination of the urban design/streetscape elements including built form, fencing treatments, street tree planting, and park lands;
  - c. Sustainability design practices/guidelines;
  - d. The appropriate community edge treatment along Huntington Road;
  - e. The appropriate landscaping within landscape strip Blocks 37 and 38 with low-maintenance plant material; and
  - f. The plan shall address the pedestrian urban connections between streets, built forms, and park lands;
- 13. The Owner shall provide a tree species list for the proposed street, buffer and/or park plantings, to ensure appropriate tree species are selected for the designated planting locations. The Owner shall also provide the species codes on the Park Block Plan.
- 14. Prior to final approval, the Owner shall agree in the subdivision agreement 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.
- 15. The Owner shall agree in the subdivision agreement to erect a permanent 1.5-metre-high black vinyl chain-link fence or approved equal along the limits of the residential blocks that abut Park Block 36.
- 16. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.

17. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of landscape strip Block 38 that abut the future Highway 427 extension corridor to the south, to the satisfaction of the City.
18. The Owner shall convey landscape strip Blocks 37 and 38 to the City free of all cost any encumbrances
19. The Owner shall convey Park Block 36 to the City free of all cost and encumbrances such as roads, rail lines, or utility corridors, or other utility structures and access, Canada Post mailboxes. Parkland shall not be encumbered by overland flow routes from adjacent properties and must not negatively impact adjacent properties with overland flow routes.
20. The Owner shall agree to complete a Parkland Master Plan to the City's standard level of service for Park Blocks to the City's satisfaction, and shall include the following information:
  - a. Provide boundaries of proposed parkland dedication and the total size of individual blocks.
  - b. Illustrate the proposed park program requirements and level of service to meet the projected population and demographics as determined by the City per the recommendations of the 2018 Active Together Master Plan ('ATMP').
  - c. Layout plan to illustrate proposed park program requirements as determined by the City.
  - d. Demonstrate a sound design approach at locations where proposed public parks are adjacent to private development on the treatment of the interface between the public park and the private development to ensure an integrated design approach is adopted towards built form, pedestrian connections, and ground floor programming to the City's satisfaction.
  - e. Demonstrate parkland configuration and grading to allow for the placement and development of appropriate outdoor facilities.
  - f. Provide grading consistent with intended uses and objectives of the park. The grading plan shall illustrate proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements.
  - g. Provide an existing conditions plan illustrating topographic information to assess slopes and drainage, and vegetation, identifying species, age, size and condition.
  - h. Provide a preliminary construction cost estimate.

- i. The plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program requirements to the satisfaction of the City.
- 21. It is the intent of the City development of the public Park Block to a 'base level' shall be coordinated with residential development. The timing of these works shall be completed by no later than, within two growing seasons of the first Building Permit for the phase which contains the park, and/or twenty five percent (25%) occupancy of the homes within the subdivision or surrounding subdivisions served by the park.
- 22. The Owner is to advise the City prior to the execution of the subdivision agreement, whether they intend to undertake full development of and/all of the Park Block 36 in accordance with the "Developer Build Parks Policy, No. 07.2.05", so that the City can plan and budget accordingly.
- 23. Parkland to be conveyed, specifically Park Block 36, in a physical condition to a 'base level' satisfactory to City and in accordance with policies/practices and guidelines of the City. Conditions shall be provided as part of Conditions of Draft Plan and shall include:
  - a. Archaeological Assessment, Stage I and II is required to determine limits of public Park Block(s). Proposed public park lands are to be clear of all historically significant heritage features.
  - b. A geotechnical investigation and Phase 2 Environmental Site Assessment to be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing park and open space blocks for contaminants of concern to the satisfaction of the City and in conformity with the applicable Ministry of the Environment, Parks and Conservation ('MECP') Site Condition Standards for parkland use. Ensure compliance with the updated Engineering Design Criteria and Standard Drawings Manual. A minimum of 6 boreholes are required within Park Block 36. Boreholes are to be taken at regular intervals along the full length of the Parks Blocks. Borehole reports will indicate soil type, water content, and density (general compaction). All samples are to be tested in a laboratory to determine their physical properties, including levels of various chemical elements and contaminants. Should additional fill be placed to meet required grading levels, the results of the Phase Two Investigation shall be supplemented with a letter report addressed to the City the Owner's environmental consultant that includes: confirmation of the area where fill has been placed and details regarding dates, sources, volumes, and certification that the placed fill material meets the applicable MECP Site Condition Standards referenced above and compacted to the standard referenced below.

- c. A complete inventory and analysis report of existing vegetation completed by a Certified Arborist for all existing trees within Park Blocks. Drawings shall indicate the location of all existing trees, including limit of drip line, trees to be removed and trees to be maintained within the Park Block. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site.
- d. Any tree or similar vegetation in accordance with the tree preservation plan shall be retained on the Park Blocks.
- e. Park Blocks shall be graded based on the Park's proposed facilities and stormwater management requirements. Park Blocks shall be graded with clean engineered fill compacted to 95% Standard Proctor Dry Density ('SPDD'), inclusive of any civil work required such as retaining structures, rip rap, swales, and the like to meet grading levels. The Park Blocks shall generally be graded to allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area. No fill is to be placed on existing topsoil and the stockpiling of topsoil on the park and open space blocks is prohibited. Spread and fine grade topsoil evenly to a depth of 300mm over the entire Park Block. Topsoil for fine grading shall be fertile and friable, natural loam soil with two percent (2%) minimum organic matter for sandy loams and four percent (4%) minimum organic matter for clay loams. Acidity of topsoil shall range from 6.0pH to 7.5pH and shall be capable of sustaining vigorous plant growth. The Owner shall complete all necessary chemical analysis and topsoil fertility tests by a qualified testing laboratory to the satisfaction of the City, and results of testing provided to the City for review and approval. Prior to placement of topsoil, the Owner shall add all amendments as required to amend the existing soils to meet the recommendations of the fertility testing and demonstrate that these standards have been met.
- f. Park Blocks grading must not negatively impact adjacent properties with overland flow routes. The public Park Blocks cannot be encumbered by overland flow routes from adjacent properties.
- g. Park Blocks shall be seeded with a seed mix approved by the City.
- h. The perimeter of the Park Blocks shall be temporarily fenced off with fencing approved by the City and "No Dumping" signs shall be placed along the perimeter of the Park Blocks.
- i. The Owner shall be responsible to maintain Park Blocks until such time as the park's construction commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice in summer, erosion

repairs, cleaning of catch basins, repair of perimeter fencing and removal of any debris that is dumped on the site, to the satisfaction of the City.

- j. Park Blocks shall not be encumbered by any services or easements including but not limited to utility services, transformer boxes, Canada Post mailboxes and/or access, and the like.
  - k. Park Blocks shall include adequately sized servicing connections along the main frontage of the Park Block, including a water chamber manhole, complete with a curb stop, sanitary manhole, and storm water manhole. All servicing structures are to be located no less than 5 metres away from property lines. A storm water management brief and grading plan for all required storm water services is required to ensure that proposed works have been designed to accommodate storm water flows in accordance with the Engineering Department Design Manual City at interim and ultimate phases of the Park Blocks and to the satisfaction of the City.
  - l. Electrical services include a 120/240-volt, single phase, three wire power supply to Park Blocks. The power supply drop will consist of a 3 conductor #3/0 aluminum underground cable drop located one metre from the street line and one metre from the property line inside the Park Blocks. The cable feed will originate from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2" X 4" wood stake, visible above grade.
  - m. All temporary sediment control management measures within parks and open space blocks are to be removed prior to rough grading of the associated block.
24. The Owner shall agree in the subdivision agreement to include the following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan:
- a. "Purchasers and/or tenants are advised that the parkland may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City."
  - b. "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park, open space, woodlot and/or storm water management facility are prohibited."
  - c. "Purchasers and/or tenants are advised that the lot abuts a neighbourhood park and associated pathways of which noise and lighting may be of concern due to the nature of the park for recreation and pedestrian trails."

25. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.
26. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.
27. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its Plant in a common trench within the proposed Plan of Subdivision prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its Plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
28. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
29. Prior to final approval of the Plan, the Owner shall prepare a comprehensive updated Traffic Management Plan ('TMP') on the basis of updated traffic study, once the realignment and widening of Major Mackenzie Drive is established by the Region of York. The TMP shall include the details of the future traffic signal locations, traffic calming measures, future transit routes, pedestrian network, traffic controls, park/school treatment, phasing etc. to reflect the latest road network to the satisfaction of the City.
30. The Owner shall agree in the Subdivision Agreement to design and carryout the temporary signalized intersection of Huntington Road and Nashville Road at the Owner's expense, to the satisfaction of the City and the Region of York.
31. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.
32. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be

influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.

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



placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.

- b. If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
  - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
35. Prior to the initiation of the grading or striping of topsoil and final approval, the Owner shall submit a topsoil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
36. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
37. The Owner shall agree in the subdivision agreement to include following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan:
- a. abutting or in proximity of any parkland or walkway:

"Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park" of which noise and lighting may be of concern due to the nature of the park for active recreation."
  - b. abutting with the laneway:

"Purchasers and tenants are advised that the public laneway will be maintained to a lesser standard than local public streets.

Purchasers and/or tenants are advised that snow clearing, plowing and sanding operations for the public laneway will occur only after

all city streets have been cleared, plowed, and/or sanded, and either 15cm or more snow has fallen or severe rutting has occurred.”

c. encroachment and/or dumping:

“Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the school site, park, open space, woodlot and/or storm water management facility are prohibited.”

d. gate of access point:

“Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the school site, open space, stormwater management facility, watercourse corridor, woodlot, and/or park is prohibited.”

e. Major Mackenzie Drive:

“Purchasers and/or tenants are advised that the Region of York has Plans to realign, widen and reconstruct Major Mackenzie Drive between Highway 50 and Highway 27.”

f. Huntington Road:

“Purchasers and/or tenants are advised that Huntington Road is proposed to be terminated at Major Mackenzie Drive in accordance with the approved Highway 427 Transportation Corridor Environmental Assessment.”

g. Highway 427:

“Purchasers and/or tenants are advised that the Ministry of Transportation has obtained approval for the extension of Highway 427 from Highway 7 to Major Mackenzie Drive. The future extension of Highway 427 may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise attenuation measures in the design of the development and individual dwelling(s).”

38. The Owner shall agree in the subdivision agreement to design and carryout the road improvement of Huntington Road between Major Mackenzie Drive and proposed roundabout as per City Standard at the Owner's expense, to the satisfaction of the City. The northern limit of the construction should be matched as per requirement of approved EA. The Owner's Consultant should coordinate

with the City of Vaughan, Infrastructure Delivery Department for the detailed design.

39. The Owner shall agree in the subdivision agreement to design and carry out the construction of new Huntington Road (By-pass) between Old Huntington Road and Major Mackenzie Drive including the roundabout, at the Owner's expense in accordance with the conclusions and recommendations of the City's Transportation Master Plan to the satisfaction of the City.
40. The Owner shall agree in the subdivision agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Development Engineering Department.
41. Prior to final approval of the Plan, the Owner shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway to according to the Ministry of Environment, Conservation and Parks Guidelines. The Owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the City. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.
42. Prior to final approval of the Plan, the Trustee for Block 61 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 61 Developers' Group Agreement.
43. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.
44. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the Toronto and Region Conservation Authority ('TRCA') Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.

45. The Owner shall agree in the subdivision agreement to conduct a pre-construction survey which shall include, but not limited to, an inventory of the existing municipal right-of-way of Moody Drive. The Owner shall provide a copy of this pre-construction survey to the City prior to commencement of construction. All driveways, fences, trees, and any other private properties damaged during construction to be replaced/reinstated to original conditions or better at the Owner's expense, to the satisfaction of the City.
46. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
47. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
48. The road allowances included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department.
49. 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 the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
50. 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.
51. 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.
52. 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.
53. Prior to final approval, a soils report including all street tree pits and planting beds throughout the subdivision 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.
54. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision 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 draft 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.

- 55. The Owner shall agree in the subdivision agreement that no Building Permits will be applied for or issued until the City is satisfied adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
- 56. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the plan.
- 57. 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.
- 58. 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.
- 59. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.

60. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains 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.

61. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:

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

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

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

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

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

such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

- d. “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88, as amended, as follows:

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

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

<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.”

- e. “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”
- f. “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”

- g. "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 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, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner 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 of subdivision is designed to include rear lot catch basins. The rear lot catch basin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catch basin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catch basin. The rear lot catch basins are shown on the Construction Drawings and the location is subject to change without notice."
- 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.

62. 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.]*

63. 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.

64. 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.



June 20, 2019

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

Attention: Letizia D'Addario, Planner

**RE: Draft Plan of Subdivision 19T-19V001 (SUBP.19.V.0020)  
Zoning By-law Amendment Z.19.004 (ZBA.19.V.0045)  
Part of West half of Lots 21 & 22, Concession 9  
(Nashville Developments Inc.)  
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Malone Given Parsons LTD., Project Number 15-2436 and last revised November 14, 2018. The proposed development is located north of Major Mackenzie Drive West, on the east side of Huntington Road, in the City of Vaughan. The proposal will facilitate the development of 178 townhouse units, a parkette and a portion of the future Huntington Road by-pass, within a 8.37 ha site.

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

The zoning by-law amendment (ZBA) proposes to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and OS2 Open Space Park Zone with site specific exceptions. The ZBA is considered a matter of local significance and Regional Planning staff provides no comments.

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

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

- West Vaughan Wastewater Servicing, 2028 expected completion; and
- Other projects as may be identified in future studies.

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

The Functional Servicing Report indicates that the primary water supply feed for the proposed development is through a connection to a 600 - mm diameter stub on Region's 750 - mm diameter water-main on Huntington Road near Major Mackenzie Drive on the west side. Also, as shown in Figure 5.2, the new water-mains in the subject development will cross the Region's existing 750 - mm water-main at four locations. As such the Owner is advised to consider relocating the proposed local distribution main on the west side of Huntington Road to the east side to avoid multiple crossings of the Regional water-main by the new water-mains as well as by the service connections to the parcels fronting Huntington Road.

Prior to commissioning of the new connection to Regional water main and construction of the four crossings, please be advised that the Owner shall submit the following information to the Region for review and comments:

- Detailed engineering drawings showing plan and profile views of the proposed connection and crossing works;
- Disinfection Plan outlining the procedure and schedule of works as per MOECP's Water-main Disinfection Procedure. Further details on regional requirements are outlined in the Region's "Compliance Documentation for Connecting New Water-mains to Regional Infrastructure" available on the Region's website;
- A certified Operator is to be on site during disinfection, testing and commissioning of the new connection to the Regional water-main; and
- Region's Construction Administrator shall be invited to inspect the construction works related to crossing or connections to Regional water-main. A minimum of two weeks' notice is required.

Integrity of the Regional water main on Huntington Road is to be maintained at all times during any grading and construction activities for the proposed development. The Region's Construction Administrator shall be notified at least two weeks in advance if the Owner plans to carry out any construction activities in close proximity of Regional infrastructure.

#### **Transportation Services**

Transportation Planning staff have reviewed the proposed development along with the supporting Traffic Impact Assessment, dated March 2019, prepared by Poulos and Chung Ltd. and provide the following comments:

- York Region is currently undertaking construction/widening/re-alignment of Major Mackenzie Drive in this area. The Owner is required to coordinate and consult with York Region's Capital Planning and Delivery Department; and
- The Ministry of Transportation (MTO) is currently undertaking detailed design and construction for the extension of Highway 427 to Major Mackenzie Drive in this area, the Owner is required to coordinate and consult with MTO.

### Lapsing Provision

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

### Summary

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

Please contact Joseph McMackin, Associate Planner, at 1-877-464-9675 ext. 71516 or by email at [joseph.mcmackin@york.ca](mailto:joseph.mcmackin@york.ca) should you require further assistance.

Sincerely,



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

JM/

C. Malone Given Parsons Ltd. – Joan MacIntyre, Principal, MCIP, RPP [jmacintyre@mgp.ca](mailto:jmacintyre@mgp.ca) (Email only)

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

YORK-# - 9688176 -19T-19V001 (SUBP.19.V.0020)-&-Z.19.004 (ZBA.19.V.0045)-ConditionLetter

**Schedule of Clauses/Conditions**  
**19T-19V001 (SUBP.19.V.0020)**  
**Part of West half of Lots 21 & 22, Concession 9**  
**(Nashville Developments Inc.)**  
**City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2915, last revised July 26, 2018

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

1. The Owner shall save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree that the proposed connection to the Regional water main on Huntington Road shall be designed, installed and commissioned to the satisfaction of the Region.
3. The Owner shall agree to provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate.
4. The Owner shall agree to implement the recommendations of the Traffic Impact Assessment dated March 2019 prepared by Poulos and Chung Ltd, including TDM measures and incentives, as approved by the Region.
5. The Owner shall agree that revisions to the draft plan of subdivision may be required to incorporate the recommendations of the approved Environmental Assessment for Major Mackenzie Drive West and associated grade separation of the CP Rail crossing. These revisions shall be in conformity with the recommendations of the approved environmental assessment.

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

6. 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:
  - copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan, or any phase thereof.
  - 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.

7. The Owner shall provide an electronic set of the final engineering drawings showing the water-mains and sewers for the proposed development to the Community Planning and Development Services section and the Infrastructure Asset Management Branch for record.
8. The Owner shall agree that "Street A" will be designed in a continuous manner north of Major Mackenzie Drive and at the intersection of Huntington Road. "Street A" shall be designed to accommodate all types of vehicles, including York Region Transit buses, in order to prevent any queue spillback onto Major Mackenzie Drive.
9. The Owner shall provide a set of engineering drawings, for any works to be constructed on, or adjacent to the Right-Of-Way of Major Mackenzie Drive, to Development Engineering, Attention: Manager, Development Engineering.
10. 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.

11. 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 widening across the full frontage of the site where it abuts Major Mackenzie Drive of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Major Mackenzie Drive, and
  - A 15 metre by 15 metre daylight triangle at the north-east and north-west corners of the Huntington By-Pass and Major Mackenzie Drive, and
  - 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 Major Mackenzie Drive and adjacent to the above noted widening(s).
12. 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
13. The intersection of the Huntington By-Pass and Major Mackenzie Drive shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
14. 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.
15. The Owner shall provide a copy of the executed Subdivision Agreement and the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
16. 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.
17. The Regional Corporate Services Department shall advise that Conditions 1 to 16 inclusive, have been satisfied.





Corporate Services

September 2, 2020

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

Attention: Jennifer Kim, Planner

**RE: Additional Condition of Draft Approval for  
Draft Plan of Subdivision 19T-19V001 (SUBP.19.V.0020)  
Part of West Half of Lots 21 & 22, Concession 9  
(Nashville Developments (South) Inc. & Nashville Major Developments Inc.)  
City of Vaughan**

In our letter dated June 20, 2019, we provided the City of Vaughan clauses/conditions of draft plan approval for the above-noted application. Further to discussions between City of Vaughan Development Transportation Engineering staff and Regional Transportation and Infrastructure Planning staff, the Region requests the following draft plan condition be added:

*"The Owner shall agree in the Subdivision Agreement to install a traffic signal at the intersection of Huntington Road and Nashville Road to the satisfaction of York Region."*

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Duncan".

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

JW/

YORK-#11564347-v3-SUBP\_19\_V\_0020\_(19T19V001)\_-Revised\_Condition\_Letter



July 22, 2020

CFN 61460  
EX-REF CFN 43665

**SENT BY EMAIL (Jennifer.kim@vaughan.ca)**

Jennifer Kim  
Development Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Ms. Kim:

**Re: Draft Plan of Subdivision Application 19T-19V001  
Official Plan Amendment Application OP.19.002  
Zoning By-law Amendment Application Z.19.004  
Northeastern Corner of Huntington Road and Major Mackenzie Drive  
Within Planning Block 61 West  
Part of Lot 21 & 22, Concession 9  
City of Vaughan, Regional Municipality of York  
Nashville Developments Inc. (Agent Malone Given Parsons Limited)**

The purpose of this letter is to provide Toronto and Region Conservation Authority (TRCA) staff comments on circulation materials that were received on May 20, 2020, May 12, 2020, April 3, 2020, October 16, 2019 and April 22, 2019 in support of applications for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment on the above noted property in Block 61 West, in the City of Vaughan. A list of the materials that have been received by TRCA can be found in Appendix 'B'.

### **Background**

The intent of the subject applications is to facilitate a new residential subdivision comprised of 178 street townhouse units in 35 blocks, a road network consisting of three (3) public streets and a private internal laneway and a centrally located parkette.

#### *Official Plan Amendment*

The subject property is currently designated Mid-Rise Mixed-Use "B" and "Natural Areas" by Section 12.7 – Block 61 West, Nashville Heights of the Vaughan Official Plan, 2010. The official plan amendment application proposes to reduce the density requirements of the "Mid-Rise Residential" and "Mid-Rise Mixed-Use Areas A, B and C" designations for the entire block.

#### *Zoning By-Law Amendment*

The subject property is zoned Agriculture (A) by Zoning By-Law 1-88. The zoning by-law amendment application proposes to re-zone the lands to Residential Townhouse Zone (RT1) and Open Space Park Zone (OS2).

### **Application-Specific Comments**

The Vaughan Official Plan 2010 (VOP) and Official Plan Amendment No. 699 recognize that a stream corridor traverses the southwestern portion of the subject property. Specifically, Map

12.7.A Block 61 West – Nashville Heights – Land Use, identifies the stream corridor as a “Natural Area”. There is a flood plain and meander belt associated with the watercourse and the corridor provides ecological services.

Section 12.7.8 of the VOP 2010 includes policies related to assessing the form and function of the valley and stream corridors within the Planning Block and outlines the minimum requirements for supporting potential realignment of the corridors. Specifically, Section 12.7.8.4 states:

If a realignment is required, it must incorporate an appropriate corridor width that includes all relevant factors including, but not limited to, flooding, meander belt, erosion limits and buffers. The design of the new valley and stream corridor(s) must be appropriate for the biophysical conditions and should replicate and enhance the existing functions. The realignment must be in balance with the overall development plan and fit into an appropriate post development natural system, and must be integrated into the overall open space system through neighbourhood design.

Based on a review of the current circulation materials, it is the understanding of TRCA that the applicant is proposing to modify the stream corridor on the subject property by conveying the watercourse through a 454.5 metre long series of 2400 X 1500 mm concrete storm sewers from Huntington Road to a proposed culvert at Major Mackenzie Road.

Based on several meetings between the proponent, TRCA and City of Vaughan staff, as well as the review of preliminary engineering analysis confirming the safe conveyance of flood waters during a Regional Storm event, an agreement was reached whereby the proposed alteration of Tributary ‘B’ was accepted in principle. The agreement that was reached is subject to the submission of additional engineering details and calculations related to the proposed design and installation of the conveyance pipe for Tributary ‘B’, as well as updated ecological reports/plans demonstrating how potential impacts to the hydrological and ecological function of Tributary ‘B’ will be mitigated and compensated for in the post-development condition. It was agreed that the noted items would need to be addressed as a part of the fulfillment of TRCA’s conditions of draft plan approval and future TRCA permit applications.

### **Recommendation**

Based on the above, TRCA staff have no objections to the approval of Draft Plan of Subdivision Application 19T-19V001, Official Plan Amendment Application OP.19.002, Zoning By-law Amendment Application Z.19.004

We have included our conditions for Draft Plan of Subdivision 19T-19V001 in Appendix ‘A’. It is our expectation that the Owner will address all TRCA’s outstanding comments through fulfillment of the conditions of draft plan approval. This may necessitate redline revisions to the draft plan.

Should any revisions to the draft plan of subdivision application, official plan amendment applicant or zoning by-law amendment application be proposed now or in the future, TRCA asks to be given the opportunity to amend our conditions and comments accordingly.

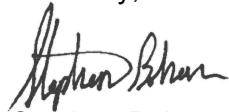
Please provide the Notice of Decision for the draft plan of subdivision, official plan amendment and zoning by-law amendment once they are approved.

**Fees**

We thank the Owner for providing the initial \$59,325 Draft Plan of Subdivision application review fee. This application will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.

We trust these comments are of assistance. Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,



Stephen Bohan  
Planner

Development Planning and Permits | Development and Engineering Services  
Extension 5743

cc: By Email

Aaron Hershoff, TACC Developments  
Ian Buchanan, Regional Municipality of York  
Nick Cascone, City of Vaughan  
Adam Miller, TRCA

**Appendix 'A' – TRCA's Conditions and Comments****TRCA's Conditions of Draft Plan Approval**

TRCA recommends approval of Draft Plan of Subdivision – Part of West Half of Lots 21 & 22, Concession 9, City of Vaughan, Regional Municipality of York, prepared by Malone Given Parsons Ltd., revised dated November 14, 2018, subject to the following conditions:

1. Prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall provide a letter to the satisfaction of TRCA, which indicates the Owner acknowledges and agrees to address TRCA's outstanding comments dated October 31, 2011 (as may be amended) on the Block 61 West Block Plan/MESP technical submissions and supporting, as may have been amended through subsequent submissions and studies, to the satisfaction of TRCA. The Owner shall address all TRCA's outstanding comments through fulfillment of TRCA's conditions of draft plan approval prior to the registration of this plan or any phase thereof.
2. The Owner shall prepare a Terms of Reference for any studies, reports, assessments, plans, figures, etc. requested by TRCA in its conditions of draft plan approval to the satisfaction of TRCA (and City of Vaughan where specified) prior to the preparation of these studies, reports, assessments, plans, figures, etc.
3. Prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This report shall include:
  - i. Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology; and
  - ii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering report and details of the plans approved by TRCA for topsoil stripping purposes to the satisfaction of TRCA.

4. Prior to site alteration (except for topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) to the satisfaction of TRCA. This report shall include:
  - i. A description of the storm drainage system (quantity and quality) for the proposed development;
  - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
  - iii. Appropriate stormwater management techniques which may be required to control minor and major flows;

- iv. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial;
- v. Storage requirements for controlling Regional storm runoff to existing levels and a contingency plan for achieving Regional peak flow control within the Block Plan area should the technical studies being undertaken by TRCA indicate development of Block 61 West without Regional storm peak flow controls would result in unacceptable impacts to hydraulics and flood risk downstream of the development. The contingency plan must include plans and calculations demonstrating how and where additional storage can be accommodated and the need for red-line revisions to the draft plan of subdivision, if required;
- vi. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site;
- vii. Appropriate SWMPs to be used to treat stormwater, to mitigate the impacts of development on the overall site water balance to meet the pre-development water budget to satisfy the CTC Source Protection Plan criteria;
- viii. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
- ix. A subsurface investigation (including assessment of groundwater levels) for the final design of site grading and house basement elevations. The recommendations of the subsurface assessment will be used to inform the final design and construction plans;
- x. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
- xi. A groundwater monitoring and mitigation program, which assesses groundwater conditions prior, during and post-construction and outlines mitigation and adaptive management strategies for any negative impacts to groundwater conditions associated with development in the plan area. The terms of reference and final monitoring program must be prepared by the Owner to the satisfaction of the City of Vaughan and TRCA. This monitoring, mitigation and adaptive management program may be combined with other monitoring requirements in the plan area with the prior written consent of TRCA;
- xii. A surface water monitoring and mitigation program, which assesses surface water flows to the natural features prior, during and post-construction and outlines mitigation and adaptive management strategies

for any negative impacts to the natural features associated with development in the plan area. The terms of reference and final monitoring program must be prepared by the Owner to the satisfaction of the City of Vaughan and TRCA. This monitoring, mitigation and adaptive management program may be combined with other monitoring requirements in the plan area with the prior written consent of TRCA;

- xiii. Grading plans for the subject lands;
- xiv. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
- xv. Detailed design plans and supporting calculations for the proposed piping of Tributary 'B' from Huntington Road to Major Mackenzie Drive;
- xvi. Updated Regional Storm flood plain modeling and mapping to the standards established by TRCA based on the final as built conditions of the pipe conveying Tributary 'B' from Huntington Road to Major Mackenzie Drive;
- xvii. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended.

The Owner shall carry out, or cause to be carried out, the recommendations of the engineering reports and details of the plans approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.

- 5. Prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall prepare a detailed wildlife rescue plan (including fish, turtles and amphibians) for any proposed alteration of or interference with a watercourse or wetland (e.g., culvert crossings and Tributary 'B' conveyance pipe) to the satisfaction of TRCA. The Owner shall carry out, or cause to be carried out, the wildlife rescue plan approved by TRCA prior to any proposed alteration of or interference with the natural features to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
- 6. Prior to the topsoil stripping or the registration of this plan or any phase thereof, the Owner shall prepare an updated Environmental Impact Study addendum identifying the existing ecological and hydrological functions of tributary 'B', and demonstrating how potential impacts to the hydrological and ecological functions of Tributary 'B' resulting from the proposed alteration of the corridor will be mitigated and compensated for in the post-development condition.
- 7. Prior to the registration of this plan or any phase thereof, the Owner shall prepare comprehensive restoration planting plans, to the satisfaction of TRCA, for the landscape Strip (Blocks 38) pursuant to the Nashville Heights Natural Heritage Evaluation and Environmental Impact Study (Beacon Environmental, July 2011, as

- amended), NHE/EIS Addendum (Beacon Environmental, November 30, 2016, as may be further amended) and Memorandum of Understanding (Nashville Developments Inc. et al. and TRCA, December 9, 2016). The Owner shall carry out, or cause to be carried out, the restoration plantings approved by TRCA to the satisfaction of TRCA. This shall be identified as a requirement within the subdivision agreement.
8. Prior to the registration of this plan or any phase thereof, the Owner shall obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
  9. The implementing zoning by-law shall recognize the Landscape Strip (Block 38 inclusive) in an OS1 Open Space Conservation Zone, or other suitable environmental zoning category, which has the effect of prohibiting development and recognizing the significance of these lands for naturalization purposes, to the satisfaction of TRCA.
  10. The implementing zoning by-law shall be prepared to the satisfaction of TRCA.
  11. The Owner shall provide a copy of the adopted implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
  12. The Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
    - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of approval;
    - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
    - iii. To obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
    - iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
    - v. To erect a permanent fence along all residential lots and blocks that abut the Landscape Strip (Block 38) and in other areas as may be required to protect existing and future open space lands from unauthorized/non-programmed entry to the satisfaction of TRCA;
    - vi. To prohibit grading works within the Landscape Strip (Block 38 inclusive) unless approved by TRCA;



- vii. To prohibit retaining walls in or adjacent to the Landscape Strip (Block 38 inclusive) unless approved by TRCA;
- viii. Prior to the issuance of any building permit on Blocks 16 - 35, the Owner demonstrates to the satisfaction of TRCA that the works required to safely convey the Regional Storm flood plain associated with Tributary 'B' have been implemented pursuant to the TRCA approved plans (i.e., alteration of Tributary 'B' through installation of a storm sewer pipe from Huntington Road to Major Mackenzie Drive). This will include, but is not limited to the submission of as-built plans, revised flood plain modeling, flood plain mapping, site photos, inspection/monitoring reports and written certification by the consulting engineer, fluvial geomorphologist, ecologist and/or other professionals as deemed necessary by TRCA to the satisfaction of TRCA; and
- ix. To include the following wording in all agreements of purchase and sale to the satisfaction of TRCA:

The subject property appears to be partially or entirely located within the following vulnerable area: The Kleinburg Wellhead Protection Area (WHPA). The Source Protection Plan 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 and the site is subject to the Source Water Protection policies listed in the CTC Source Protection Plan. The purpose of a Source Protection Plan is to outline how water quality and quantity for municipal drinking water systems will be protected. The subject lands are located within WHPA "B", "C" and/or "Q", where prescribed threat activities in this vulnerable area are classified as low or moderate. Residential property owners within this vulnerable area are encouraged to use best management practices to protect sources of municipal drinking water. Information regarding best management practices and prescribed threat activities may be provided by the municipality or by contacting TRCA's Source Protection hydrogeologist at 416-661-6600, or by visiting <http://www.ctcswp.ca/> or <http://www.trca.on.ca/>.

- 13. This draft plan of subdivision shall be subject to red-line revision(s) in order to meet the requirements of the conditions of TRCA, if necessary, to the satisfaction of TRCA.
- 14. The Owner shall provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

#### **TRCA's Comments on the Zoning By-law Amendment Application**

Please further note that TRCA's comments on Zoning By-law Amendment Application Z.19.004 can be found above within the conditions of draft plan approval for Draft Plan of Subdivision Application 19T-19V001.

Should any revisions to the draft plan of subdivision application or zoning by-law amendment application be proposed now or in the future, TRCA asks to be given the opportunity to amend our conditions and comments accordingly.

**Appendix 'B' – Materials Reviewed by TRCA**

*The following materials were received by TRCA on May 20, 2020*

- Email Correspondence, TRCA Teleconference Follow Up – Nashville Tributary B, from Schaeffers Consulting Engineers, dated May 20, 2020
- Attachment – Enclosure 1 – External Drainage Area.
- Attachment – Enclosure 2 – MESP References
- Attachment – Enclosure 3 – Existing Conditions Culvert Master.
- Attachment – Enclosure 4 – Proposed Condition Culvert Master.
- Attachment – Enclosure 5 – Model Parameters.

*The following materials were received by TRCA on May 12, 2020*

- Email Correspondence, TRCA Teleconference Follow Up – Nashville Tributary B, from Schaeffers Consulting Engineers, dated May 12, 2020.
- Attachment – Enclosure 1 – Model Parameters.
- Attachment – Enclosure 2 – Predevelopment Hydrology.
- Attachment – Enclosure 3 – Existing Conditions Culvert Master.
- Attachment – Enclosure 4 – Proposed Condition Culvert Master.
- Attachment – Enclosure 5 – Proposed Condition Flow Mater.
- Attachment – Enclosure 6 – Pages from 2020-4558-Nashville Phase 5 FSR.
- Drawing No. GR-1, Grading Plan – Part 1, prepared by Schaeffers Consulting Engineers, dated April 2016.
- Drawing No. TA-6, Storm Drainage Plan Overland Flow Route, prepared by Schaeffers Consulting Engineers, dated April 2016.
- Drawing No. GR-1, Grading Plan – Part 1, prepared by Schaeffers Consulting Engineers, dated April 2012.

*The following materials were received by TRCA on April 3, 2020*

- Floodplain Analysis Report – Tributary B, prepared by Schaeffers Consulting Engineers, dated March 2020.
- Updated HEC-RAS Model, prepared by Schaeffers Consulting Engineers.

*The following Materials were received by TRCA on October 16, 2019*

- Covering Letter – Block 61 West - Nashville Heights – Tributary “B” Option Review, prepared by TACC Developments, dated October 16, 2019.
- Block 61 West, Nashville Landowners Group. Tributary B Watercourse Analysis, prepared by Beacon Environmental, dated October 10, 2019.
- Nashville Heights – Tributary B Design Options, prepared by Matrix Solutions Inc., dated August 20, 2019.
- Drawing No. SS-SG-1, Site Servicing – Grading Plan (Option 2), prepared by Schaeffers Consulting Engineers, dated September 2019.

*The following materials were received by TRCA on April 22, 2019*

- Draft Plan of Subdivision, prepared by Malone Given Parsons Ltd., dated November 14, 2018.
- Memorandum – Nashville Heights Master Environmental Servicing Plan, prepared by Schaeffers Consulting Engineers, dated November 24, 2016.
- Block 61 West, Nashville Landowners Group – Gain/Loss Calculations, prepared by Beacon Environmental, dated September 14, 2018.

- Park Facility Fit, prepared by NAK Design Strategies, dated February 5, 2019.
- Tree Inventory and Preservation Plan, Edge Management and Restoration Report, prepared by Kuntz Forestry Consulting Inc., dated June 7, 2010.
- Functional Servicing Report, prepared by Schaeffers Consulting Engineers, dated January 2019.

## Attachment No. 1d) - Ministry of Transportation

**From:** Mikolajczak, Margaret (MTO) <Margaret.Mikolajczak@ontario.ca>  
**Sent:** Wednesday, July 03, 2019 1:42 PM  
**To:** D'Addario, Letizia <Letizia.D'Addario@vaughan.ca>  
**Cc:** Scholz, Kevin (MTO) <Kevin.Scholz@ontario.ca>  
**Subject:** OP.19.002, Z.19.004, 19T-19V001 Hwy 427 Ext. and Major Mackenzie Dr

Hi Letizia,

I have reviewed the above mentioned applications and have following comments:

### **Zoning By-Law**

We have no comments to the proposed OP and Zoning By-Law.

### **Draft Plan of Subdivision:**

The development site is located within Ministry permit control area therefore the following will apply:

**The owner must be made aware that Ministry permits are required for all buildings located within 46m from Highway 427 Ext property line and a radius of 396 m from the centrepont of Highway 427 Ext and Major Mackenzie Drive, prior to any construction being undertaken.**

Ministry requires that any new buildings/structures (including internal roads) above and below ground (including detention ponds, internal roads) be setback a minimum distance of 14m from the Hwy 427 Ext property line.

Permits must be obtained from our office. Applications are also available on our web site at: [www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)

### **As the Conditions of Draft Plan approval, we will require the following:**

1. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of Stormwater Management Report (electronic copy), Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.
2. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of Traffic Impact Study addressing the anticipated traffic volumes and their impact on Highway 427 Ext.
3. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of the proposed site and street Lighting Design and Calculations in the isometric format, using AGI-32 and Auto-Lux.
4. The design of the proposed Hwy 427 Ext S-E/W ramp extension, to the north, must conform to the Ministry standards and must be approved by the Ministry.
5. Ministry clearance letter will be issued before the Draft Plan of Subdivision can be registered.

Please forward a copy of this letter to the proponent.

If you have any questions or require further clarification, please contact me at the number listed below at your earliest convenience

Regards

**Margaret Mikolajczak, C.E.T.**  
**Senior Project Manager**  
Ministry of Transportation  
Corridor Management Section  
159 Sir William Hearst Avenue, 7<sup>th</sup> Floor  
Downsview, Ontario M3M 0B7

Phone: 416-235-4269  
Fax: 416-265-4267

**D'Addario, Letizia**

---

**From:** circulations@wsp.com  
**Sent:** Tuesday, April 23, 2019 10:10 AM  
**To:** D'Addario, Letizia  
**Subject:** OPA (OP.19.002), ZBLA (Z.19.004) and Draft Plan of Subdivision (19T-19V001) - Block 61 West

**2019-04-23**

**Letizia D'Addario**

**Vaughan**

, ,

Attention: Letizia D'Addario

Re: OPA (OP.19.002), ZBLA (Z.19.004) and Draft Plan of Subdivision (19T-19V001) - Block 61 West; Your File No. OP.19.002,Z.19.004,19T-19V001

Our File No. 84519

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

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

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# Attachment No. 1f) - Canada Post

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

CANADAPOST.CA

May 10, 2019

City of Vaughan – Planning Department

To: **Letizia D’Addario**

Reference: **File: DA.19.002, Z.19.004 and 19T-19V001 Related File: BL.61.2009  
Part 2 of Lot 22, Concession 9 & Part 3 of the West Half of Lot 21,  
Concession 9, Registered Plan 65M-4373  
178 Townhouse units in 35 blocks with a central parkette.**

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

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

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

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

# Attachment No. 1g) - Enbridge Gas



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

April 29, 2019

Letizia D'Addario  
Planner  
City of Vaughan  
Development Planning Department  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Letizia,

Re: Draft Plan of Subdivision, Official Plan Amendment & Zoning By-law Amendment  
Nashville Developments Inc.  
Part 2 of Lot 22, Concession 9 & Part 3 of the West Half of Lot 21, Concession 9, Registered Plan  
65M-4373  
City of Vaughan  
File No.: 19T-19V001, OP-19-002 & Z-19-004

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

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

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

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

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

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

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

Sincerely,

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

**Casey O'Neil**  
Sr Analyst Municipal Planning  
Long Range Distribution Planning

**ENBRIDGE GAS INC.**  
enbridge.com  
**Safety. Integrity. Respect.**

## Attachment No. 1h) - Alectra Utilities



**Date:** April 26<sup>th</sup> , 2019

**Attention:** Letizia D'Addario

**RE:** Request for Comments

**File No.:** OP.19.002, 19T-19V001

**Applicant:** Silvio De Gasperis, Knashville Developments Inc.

**Location** East of Huntington Road and North of Major Mackenzie



## COMMENTS:

☐

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

☒

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

☐

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

☐

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

☐

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

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

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

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) installation.

Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

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

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

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

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

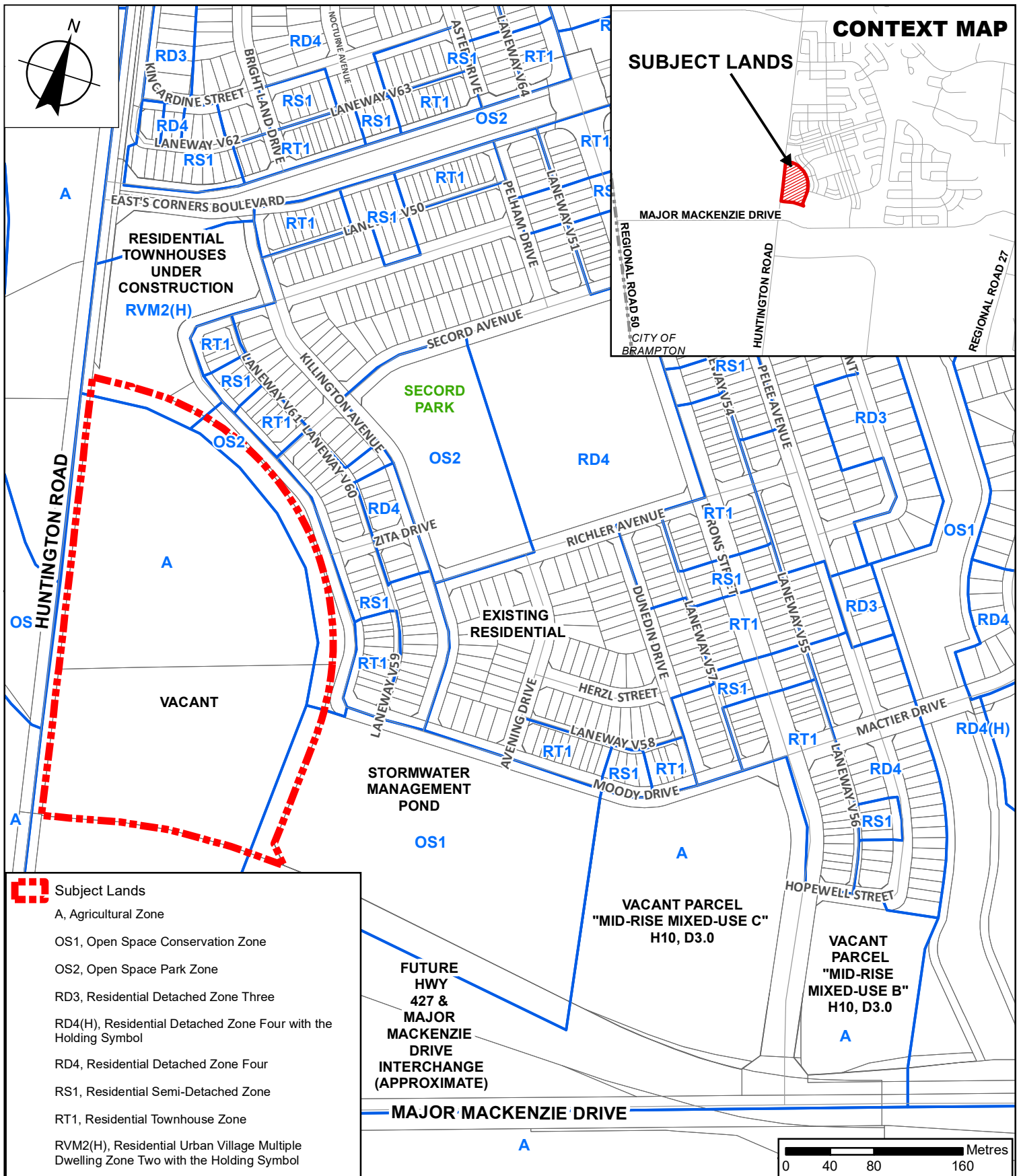
Supervisor, Subdivisions & New Services

**Phone:** 1-877-963-6900 ext. 24419

**Fax:** 905-532-4401

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

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



## Context and Location Map

**Location:** Part of the West Half of Lot 21 and Part of Lot 22, Concession 9

**Applicant:** Nashville Developments (South) Inc. & Nashville Major Developments Inc.



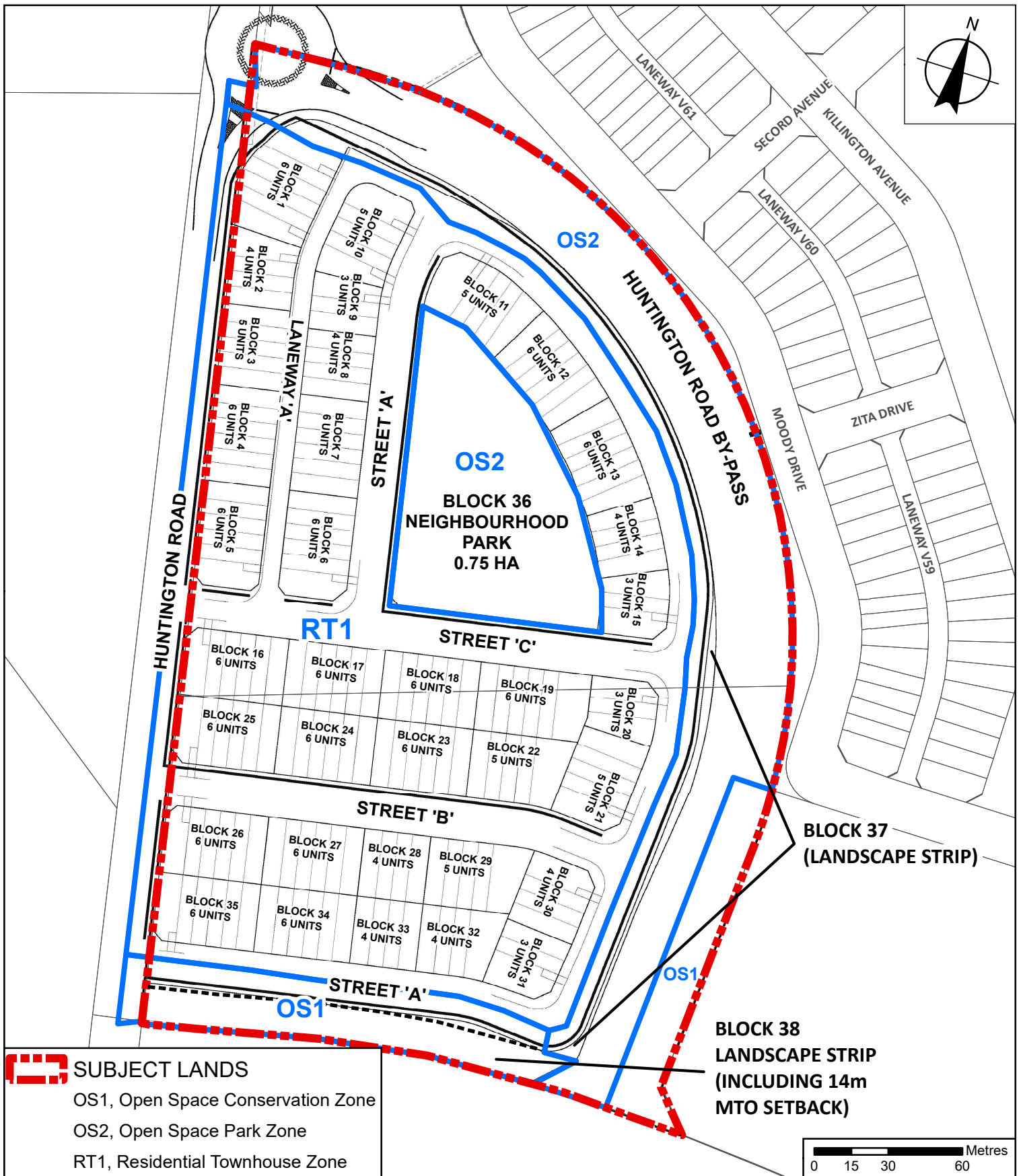
## Attachment

**FILES:**  
Z.19.004 & 19T-19V001

**DATE:**  
October 6, 2020

**2**





## Proposed Zoning and Draft Plan of Subdivision File 19T-19V001

**Location:** Part of the West Half of Lot 21 and Part of Lot 22, Concession 9

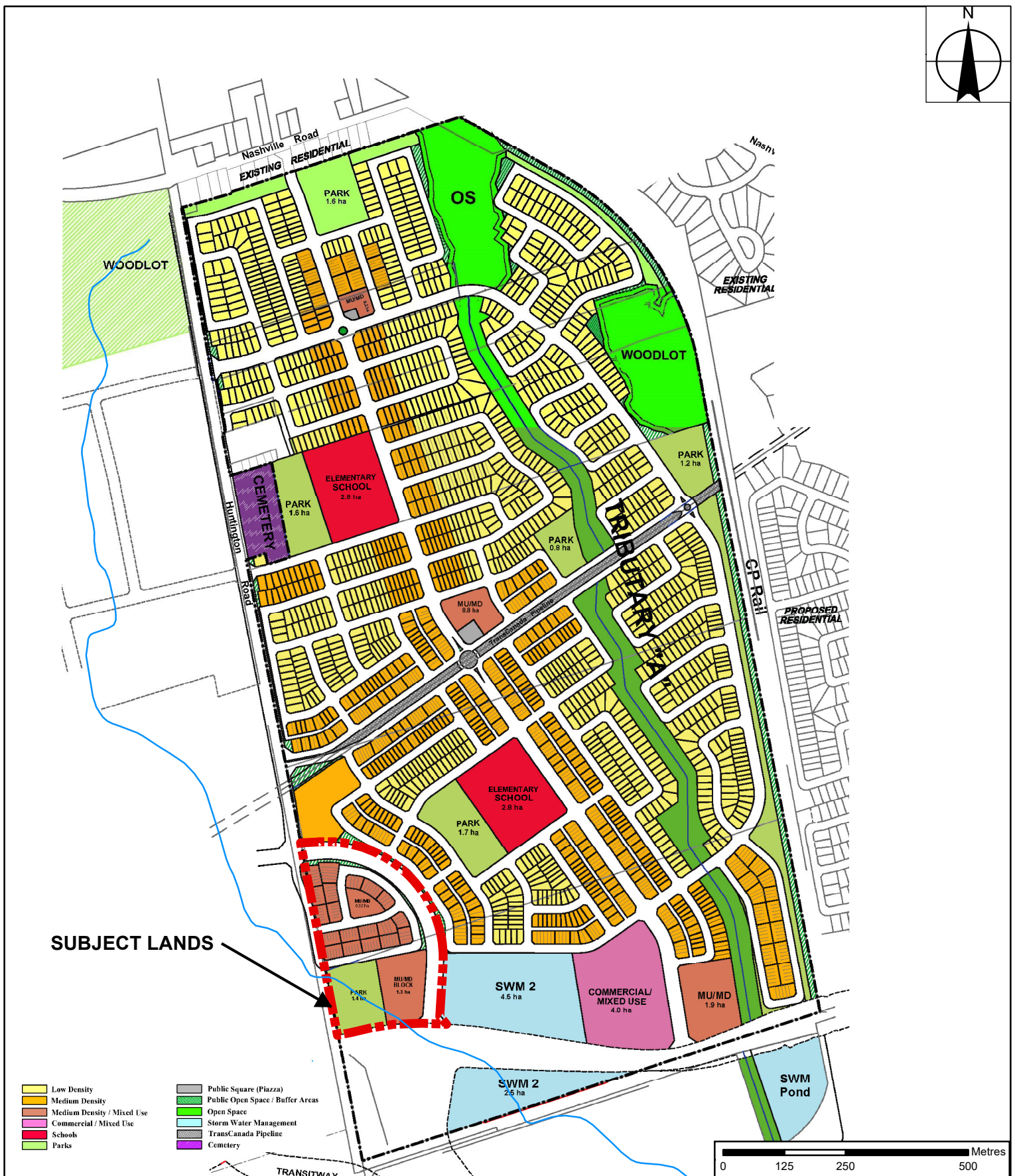
**Applicant:** Nashville Developments (South) Inc. & Nashville Major Developments Inc.



**FILES:**  
Z.19.004 & 19T-19V001

**DATE:**  
October 6, 2020

**3**



## Approved Block 61 West Plan - November 29, 2011 (As Revised June 19, 2018)

**LOCATION:** Part of the West Half of Lot 21 and  
Part of Lot 22, Concession 9

**APPLICANT:** Nashville Developments (South) Inc. &  
Nashville Major Developments Inc.



## Attachment

**FILES:**  
Z.19.004 & 19T-19V001

**DATE:**  
October 6, 2020

**4**