WESTON CONSULTING

planning + urban design

COMMUNICATION – C83
ITEM 1
Committee of the Whole (Public Meeting)
October 29, 2020

Office of the City Clerk
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

October 27, 2020
File 9979

Attn: City Clerk

RE: City-Wide Comprehensive Zoning By-law Review
Committee of the Whole (Public Meeting)
8940 Jane Street, Vaughan

Weston Consulting is the planning consultanting firm for Sandra Mammone, the registered owner of lands municipally known as 8940 Jane Street in the City of Vaughan (herein referred to as the "subject lands"). We have reviewed the third draft of the City-wide Comprehensive Zoning By-law (the "CZBL") and are pleased to provide the enclosed comments on behalf of the landowner.

The subject lands were previously zoned "*EM1(H) – Prestige Employment Area Zone*" and "*EM2 – General Employment Area Zone*" in Vaughan Zoning By-law 1-88. However, the lands were the subject of Local Planning Appeal Tribunal ("LPAT") proceedings which rezoned the lands to "*RM3(H) – Apartment Residential Zone*" and "*OS2 – Open Space Park Zone*". In a Decision issued on September 17, 2018, the LPAT granted approval in principle of a site-specific Official Plan Amendment and Zoning By-law Amendment and withheld its Order on the Amendments until such time that the Region of York advises the Tribunal in writing that transportation items are fulfilled and the Holding Symbol associated with the rezoning is lifted. Once these terms are satisfied, the LPAT can issue its full Order, approving Official Plan Amendment and By-law Amendment in its final form.

The site-specific Zoning By-law rezoned the lands "*RM3(H) – Apartment Residential Zone*" and "*OS2 – Open Space Park Zone*" to facilitate the development of three blocks with five (5) mixed-use apartment buildings ranging between 18 and 26 storeys in two phases with a maximum of 871 residential units in Phase 1 and 526 units that can be built in Phase 2 and a Public Open Space block. The proposed development will take access on private and municipal roads.

Based on our review of the third draft of the CZBL, the subject lands are proposed to be zoned "*RM2(H) – Multiple Unit Residential Zone 2*", "*OS1(H) – Public Open Space Zone"* and, "*EM1(H) – Prestige Employment Zone*" *subject* to Exception 570. It is acknowledged that Exception 570 implements the correct site-specific zone to the site as a result of the LPAT-approved Zoning By-law Amendment; however, zone Exception does not capture the LPAT approval specific to the development. We request that the site-specific by-law and Holding conditions be included in its

entirety within the CZBL, as it is referenced in the partial LPAT approval, dated September 17, 2018. See attached decision.

We are aware that the third draft of the CZBL contains transition provisions in Section 1.6.3 for in-process planning applications, that would be applicable to the subject lands given the current active status of the LPAT Decision noted-above. With respect to the LPAT Decision, Section 1.6.3 states:

1.6.3.4 The requirements of this By-law do not apply to a lot where the Ontario Municipal Board or Local Planning Appeal Tribunal has, on or after January 1, 2015 and on or before the passing of this By-law, granted approval in principle for a zoning by-law amendment or minor variance to Zoning By-law 1-88, a provisional consent, or conditional or final Site Plan Approval, but has decided that the final Order shall come into force or be issued at a future fixed date or upon the performance of terms imposed by the Ontario Municipal Board or Local Planning Appeal Tribunal, as the case may be, and a building permit has not yet been issued, the lot has not yet been registered at the Land Registry Office, or the applicable easement or agreement has not yet been registered on title, as the case may be.

We understand that, in accordance with Provision 1.6.4.2 of the draft CZBL, the transition provisions in Section 1.6 of the CZBL will be repealed five years from the effective date of the By-law without further amendment to the By-law.

We are supportive of the above-noted transition provisions and submit that under this provision, any future site development applications for the subject lands implementing the LPAT-approved Zoning By-law Amendment will receive approval and that the subject lands can be developed accordingly without any further amendment required to the CZBL.

In summary, we support that the LPAT-approved site-specific Zoning By-law Amendment provisions are captured in the CZBL. However, we request that Exception 570 be updated to reflect the entirety of the LPAT Decision, dated September 17, 2018.

We reserve the right to provide further comments as part of the ongoing City-wide Comprehensive Zoning By-law Review process as it relates to this matter, and request that this correspondence be added to the public record for the Statutory Public Meeting received on October 29, 2020. We intend to continue to monitor the City-wide Comprehensive Zoning By-law Review process on behalf of our client on an ongoing basis. We request to be notified of any future reports and/or meetings regarding the CZBL and request to be notified of any decisions regarding this matter.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 241 or Sandra Patano at extension 245 should you have any questions regarding this submission.

Yours truly,
Weston Consulting
Per:

Ryan Guetter, BES, MCIP, RPP
Senior Vice President

c. Nick Spensieri, Deputy City Manager, Infrastructure Development
Brandon Correia, Manager of Special Projects
Sandra & Dan Mammone, Client
Mary Flynn-Guglietti, McMillan LLP
Annik Forristal, McMillan LLP

Encl. Decision

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement local

Ontario

ISSUE DATE: September 17, 2018 **CASE NO(S).:** PL140839
PL110419

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellants (jointly):	Casertano Developments Corporation and Sandra Mammone
Appellants (jointly):	Limestone Gallery Investments Inc. and Damara Investment Corp.
Appellants (jointly):	Granite Real Estate Investment Trust and Magna International Inc.
Appellants (jointly):	H & L Title Inc. and Ledbury Investments Ltd.
Appellant:	Canadian National Railway
Appellant:	Rutherford Land Development Corporation
Appellant:	281187 Ontario Ltd.
Appellant:	Anland Developments Inc.
Subject:	Proposed Official Plan Amendment No. 2 to the Official Plan for the City of Vaughan (2010)
Municipality:	City of Vaughan
OMB Case No.:	PL140839
OMB File No.:	PL140839
OMB Case Name:	Mammone v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Casertano Development Corporation
Subject:	Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment
Existing Designation:	"General Commercial"

Proposed Designation:	"High-Density Residential/Commercial"
Purpose:	To permit the development of six (6) residential apartment buildings ranging from 26 to 40 storeys containing approximately 2,050 residential units and two (2) freestanding 2-storey office/commercial buildings and ground floor retail commercial uses totaling 4,234 square metres (45,574 square feet) in gross floor area in Blocks "B" and "C"
Property Address/Description:	9060 Jane Street
Municipality:	City of Vaughan
Approval Authority File No.:	OP.07001
OMB Case No.:	PL110419
OMB File No.:	PL110419
OMB Case Name:	Casertano Development Corporation v. Vaughan (City)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Casertano Development Corporation
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	"C1(H) Restricted Commercial Zone"
Proposed Zoning:	"RA3(H) Apartment Residential Zone"
Purpose:	To permit the development of six (6) residential apartment buildings ranging from 26 to 40 storeys containing approximately 2,050 residential units and two (2) freestanding 2-storey office/commercial buildings and ground floor retail commercial uses totaling 4,234 square metres (45,574 square feet) in gross floor area in Blocks "B" and "C"
Property Address/Description:	9060 Jane Street
Municipality:	City of Vaughan
Municipal File No.:	Z.09.038
OMB Case No.:	PL110419
OMB File No.:	PL110420

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Sandra Mammone
Subject:	Request to amend the Official Plan - Failure of the City of Vaughan to adopt the requested amendment
Existing Designation:	"General Commercial"
Proposed Designation:	"High-Density Residential/Commercial"
Purpose:	To permit the development of six (6) residential apartment buildings ranging from 25 to 35 storeys containing approximately 1,600 residential units and two (2) freestanding 2-storey office/commercial buildings (Blocks "D" and "E") and ground floor office/commercial uses in Blocks "A", "B" and "C"
Property Address/Description:	8940 Jane Street
Municipality:	City of Vaughan
Approval Authority File No.:	OP.09.006
OMB Case No.:	PL110419
OMB File No.:	PL110455

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Sandra Mammone
Subject:	Application to amend Zoning By-law No. 1-88, as amended – Refusal or neglect of the City of Vaughan to make a decision
Existing Zoning:	"EM1(H) Prestige Employment Area Zone" and "EM2 General Employment Area Zone"
Proposed Zoning:	"RA3(H) Apartment Residential Zone"
Purpose:	To permit the development of six (6) residential apartment buildings ranging from 25 to 35 storeys containing approximately 1,600 residential units and two (2) freestanding 2-storey office/commercial buildings (Blocks "D" and "E") and ground floor office/commercial uses in Blocks "A", "B" and "C"
Property Address/Description:	8940 Jane Street
Municipality:	City of Vaughan
Municipal File No.:	Z.09.037
OMB Case No.:	PL110419
OMB File No.:	PL110456

Heard: January 25 and 26, 2018 in Vaughan, Ontario

APPEARANCES:

Parties	Counsel*Representative
City of Vaughan	R. Coburn* and C. Storto*
Dulcina Investments Inc. (formerly Casetano Development Corporation), and Sandra Mammone	M. Flynn-Guglietti* and A. Forristal*
Tesmar Holdings Inc.	M. McDermid*
Rutherford Land Development Corporation	Q. Annibale* and B. Ruddick*
Granite Real Estate Inc. and Magna International Inc.	A. Skinner*
Anland Developments Inc.	C. Barnett*
281187 Ontario Limited	G. Borean*
Region of York	B. Ogunmefun*
Canadian National Railway	A. Heisey*
H & L Tile and Ledbury Investments Ltd.	M. Flowers*
Ivanhoe Cambridge II Inc.	J. Alati*
York Region School Board	J. Easto*
Toronto and Region Conservation Authority	C. Bonner

DECISION DELIVERED BY C. CONTI AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] A Pre-hearing Conference ("PHC") was held before the Ontario Municipal Board ("Board"), now the Local Planning Appeal Tribunal ("Tribunal"), with regard to appeals of the Vaughan Mills Centre Secondary Plan ("Secondary Plan") and related to applications for amendments to the City of Vaughan ("City") Official Plan and the Secondary Plan, and for Zoning By-law Amendments ("ZBA's") by Dulcina Investments Inc. and Sandra Mammone ("Dulcina and Mammone") to permit the development of lands at 9060 Jane Street ("Dulcina Lands") and 8940 Jane Street ("Mammone Lands").

[2] The Secondary Plan sets out proposed land use designations and policies for an area generally bounded by Rutherford Road to the north and Bass Pro Mills Drive to the south, generally extending to Jane Street to the east and Weston Road to the west. An area to the east of Jane Street and south of Rutherford Road is also included in the Secondary Plan area. Multiple appeals were filed regarding the Secondary Plan, but through discussion among the parties and as a result of Board conducted mediation a number of the appeals were settled and motions were brought forward at the PHC for approvals related to the settlements.

[3] The applications by Dulcina and Mammone have undergone an extensive appeal process which included a number of PHC's. Through this process, the appeals of the Dulcina and Mammone applications were consolidated with the appeals of the Secondary Plan. At the PHC, the Board heard that many of the issues regarding the Dulcina and Mammone appeals had been settled.

[4] This decision deals with the appeals as they relate to lands owned by Dulcina and Mammone, including a motion for partial approval of modifications to the Official Plan and Secondary Plan and for approval of the ZBA's to facilitate development of the lands.

MOTION

[5] In support of their motion, Dulcina and Mammone filed a Motion Record (Exhibit 13) which included the Affidavit of Allan Young, a Registered Professional Planner who is President of A. Young Planner Ltd. Mr. Young also provided oral testimony at the PHC. He was qualified by the Board as an expert in land use planning.

[6] The intent of the motion was to approve in principle certain modifications to the City's Official Plan and the Secondary Plan, and to also approve in principle ZBA's for Dulcina Lands and the Mammone Lands in order to permit development of the properties. The Board heard that the Dulcina Lands and the Mammone Lands are two adjoining parcels on the west side of Jane Street, south of Riverock Gate. According to the evidence, the functional gross areas of the properties for the proposals are 2.83 hectares ("ha") for the Dulcina Lands and 3.08 ha for the Mammone Lands. The lands are located adjacent to the Vaughan Mills Mall and in proximity to the Region of York ("Region") Transit bus terminal. The lands are well removed from the nearest low rise residential area.

[7] The Board heard that the proposal has been revised and the number of proposed units has been reduced as a result of discussions among the parties and Board led mediation. The current proposal for the Dulcina Lands includes the construction of five towers of 24, 26, 26, 28 and 28 storeys containing 1,467 units. The Mammone Lands proposal includes five towers of 18, 18, 24, 26 and 26 storeys containing 1,397 units. Ground level commercial uses are proposed for each site. In addition, Dulcina and Mammone will dedicate approximately 1.54 ha for a public park and contribute to the expansion of the public street network in the area.

[8] According to Mr. Young's evidence, the properties are located within the Vaughan Mills Primary Centre, which is a high priority intensification area. Jane Street is designated as a Regional Rapid Transit Corridor in both the City and the Regional

Official Plans. The lands are designated as High-Rise Mixed Use in the Secondary Plan, which was adopted by the City through Official Plan Amendment No. 2 ("OPA 2") and was approved by the Region on June 26, 2014.

[9] Mr. Young indicated that the draft Official Plan Amendment modifies OPA 2 by adding a new section 18, which incorporates site specific policies for the Dulcina and Mammone lands (Exhibit 14). The provisions require the development of the lands to be undertaken in two phases, the first phase of which would permit up to 1,125 units for the Dulcina Lands and up to 871 units for the Mammone Lands. Development of the second phase is dependent on the completion of a comprehensive transportation assessment. Height and density requirements are included, as well as provisions for the construction and dedication of required public roads and the dedication of the public park. Holding symbols will be placed on each phase of the proposed development.

[10] Mr. Young's evidence was that a ZBA has been prepared for each site, which provides appropriate zoning to permit the development and sets out the requirements for land use, gross floor area height, setbacks, parking and other standards for the development of each property (Exhibit 13, Tab 2E and 2F). The ZBA for the Dulcina Lands also includes clauses to accommodate providing for indoor public recreational space if required by the City.

[11] Mr. Young's opinion was that the proposed Official Plan Amendment and the ZBA's are appropriate and will permit a level of development in a prime intensification area that is consistent with the Provincial Policy Statement, 2014 ("PPS"), conforms to the Growth Plan for the Greater Golden Horseshoe ("Growth Plan"), and conforms to the polices of the Region's Official Plan and the City's Official Plan. It was his opinion that the proposals will provide significant public benefits including the expansion of the public street network and the provision of a public park. Furthermore, he indicated that s. 37 benefits have been secured. He recommended that the Official Plan Amendment and the ZBA's be approved.

[12] Responses to the Motion were filed by Canadian National Railway Company ("CNR") and Manga International Inc., Granite Real Estate Inc., and Granite Reit Inc. ("Magna and Granite") in Exhibits 26 and 28 respectively. Magna and Granite did not oppose the motion. CNR did not oppose the motion, as long as the Board's approval would be without prejudice to the balance of policies appealed by CNR as set out in Schedule B of Exhibit 26.

[13] Magna and Granite and CNR operate facilities in the area which may be impacted by locating sensitive uses in the vicinity. Mr. Young indicated that the requirements of the Ministry of the Environment's NPC-300 Noise Guideline would be met for the proposal to deal with any noise impact concerns. He recommended that the final order be withheld until there was a review of the siting and configuration of the proposed buildings in relation to the guideline.

[14] At the PHC, the Board was asked to approve in principle the Amendment to the Official Plan which will modify the Secondary Plan, and approve the ZBA's in principle with final approval to be withheld. The parties filed a draft order (Exhibit 18) which includes a number of conditions for final approval, and includes requirements that must be fulfilled before Phase 2 can be approved. These include completion of an updated Transportation Impact Study for the Phase 2 development, accommodation of transportation infrastructure improvements, and appropriate implementation of a non-auto modal split for each development.

[15] At the PHC, the Board also heard that the final order should be withheld until the noise issue has been reviewed under the NPC-300 Noise Guideline and until the Board received confirmation that the planning instruments are in their final form.

[16] Also included in the motion was a request for an order of the Board accepting the withdrawal of the appeal of Damarra Investments Corp. ("Damarra") and scoping of the

appeal of Limestone Gallery Investments Inc. ("Limestone") as set out in Exhibit J of Mr. Young's affidavit (Exhibit 13, Tab 2J). The Board heard that Damarra, Limestone and Starburst Investments Inc. ("Starburst") own lands in the Secondary Plan area and that as a result of meetings with the City a number of issues have been resolved and scoped. The Board heard that Damarra had withdrawn its appeal, Limestone intends to continue in the appeal process based upon the scoped issues list, and Starburst will continue its party status sheltering under the Limestone appeal. There was no opposition to this request.

[17] The draft order also included an order related to above-noted withdrawal and scoping matters.

[18] Mark Flowers indicated that he did not oppose the requested approvals provided that they were specific for the subject lands and that the Board's approval orders included certain "without prejudice" clauses. The draft order contained the appropriate clauses.

FINDINGS

[19] The Board considered the evidence and the submissions of the parties. The opinion evidence of Mr. Young was uncontested and no party opposed the requested approvals.

[20] In consideration of the above, the Board agreed with the evidence provide by Mr. Young and found that the proposed modifications to the Official Plan which will amend the Secondary Plan and the proposed ZBA's were consistent with the PPS, conformed to the Growth Plan, conformed to the Regional Official Plan and the City Official Plan and they should be approved.

[21] The Board issued an oral decision approving in principle the modifications to the Official Plan and the Secondary Plan and approving the ZBA's in principle subject to the matters set out in the draft order (Exhibit 18). The final order was to be withheld until a review of the proposal in relation to the NPC-300 Noise Guideline was completed and until confirmation was received from the City, and Dulcina and Mammone that the planning instruments were in their final form.

[22] Subsequent to the PHC, the Tribunal has been informed that the requirements for issuing the final approval of the modifications to the Official Plan and Secondary Plan, for the final approval of the ZBA's have been fulfilled. Based upon the above, the Tribunal finds that it is appropriate to issue final approval of these instruments. The order is provided below.

ORDER

[23] The Tribunal orders that the motion is allowed and the appeal is allowed in part. The City of Vaughan Official Plan, the Vaughan Mills Centre Secondary Plan and the City of Vaughan Zoning By-law No. 1-88 are amended as set out and subject to the matters and conditions included in Attachment 1.

"C. Conti"

C. CONTI
VICE-CHAIR

If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

PL110419
PL110420
PL110455
PL110456
PL140839
PL111184

LOCAL PLANNING APPEAL TRIBUNAL

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

IN THE MATTER OF proceedings commenced under subsections 17(36), 22(7) and 34(11) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended,

Appellant:	Dulcina Investments Inc. (formerly Casertano Development Corporation)
Appellant:	Sandra Mammone
Subject:	Appeals in respect of the City of Vaughan Official Plan 2010 (the "**VOP 2010**"), and in respect of the Vaughan Mills Centre Secondary Plan forming part of Volume 2 of the VOP 2010 and in respect of Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan for the land municipally known as 9060 Jane Street and in respect of Council's refusal or neglect to enact a proposed amendment to the City of Vaughan Zoning By-law No. 1-88, as amended, of the City of Vaughan to rezone lands municipally known as 9060 Jane Street and in respect of Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Vaughan for the land municipally known as 8940 Jane Street and in respect of Council's refusal or neglect to enact a proposed amendment to the City of Vaughan Zoning By-law No. 1-88, as amended, of the City of Vaughan to rezone lands municipally known as 8940 Jane Street.
Municipality:	City of Vaughan
OMB Case Nos.:	PL110419, PL110420, PL110455, PL110456, PL140839, PL111184
OMB File Nos.:	PL110419, PL110420, PL110455, PL110456, PL140839, PL111184

THESE MATTERS having come on for a public hearing,

THE TRIBUNAL ORDERS that in accordance with the provisions of sections 17(50) and 34(26) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, in respect of the VOP 2010, and in respect of the Vaughan Mills Centre Secondary Plan, being Official Plan Amendment No. 2 to the VOP 2010 and forming part of Volume 2 of the VOP 2010, as adopted by the City of

Vaughan on March 18, 2014, and modified and approved by the Region of York on June 26, 2014 and in respect of the City of Vaughan Zoning By-law No. 1-88:

1. The policies and schedules of the Vaughan Mills Centre Secondary Plan are hereby modified and as set out in Attachment "A" attached hereto and forming part of this Order, and hereby approved as they relate to the lands municipally known as 8940 Jane Street in the City of Vaughan (the "**Mammone Site**") and 9060 Jane Street in the City of Vaughan (the "**Dulcina Site**"), subject to paragraph 5 hereof.

2. City of Vaughan Zoning By-law No. 1-88, as amended, is hereby further amended as set out in Attachments "B" and "C" attached hereto and forming part of this Order, subject to paragraph 5 hereof.

3. This partial approval of the Vaughan Mills Centre Secondary Plan shall be strictly without prejudice to, and shall not have the effect of limiting, (a) the rights of any other party to seek to modify, delete or add to the unapproved policies, schedule, maps, figures definitions, tables and associated text in the said Plans, or (b) the jurisdiction of the Tribunal to consider and approve modifications, deletions or additions to the unapproved policies, schedules, maps, figures, definitions, tables and associated text in the said Plans on a general, area-specific or site-specific basis, as the case may be.

4. The appeals by the Appellants are hereby allowed to the extent necessary to give effect to this Order, and in all other respects are hereby dismissed. The motion filed by the Appellants pursuant to Section 43 of the *Ontario Municipal Board Act* is hereby withdrawn on consent unconditionally and entirely.

5. This Order as it relates to the approval of Attachments "A", "B" and "C" in respect of the Phase 2 Lands defined below shall be withheld until such time as the Region of York has advised the Tribunal in writing that:

   (a) With respect to the development of the Phase 2 Lands being Block "C" shown on Schedule 2 to Attachment "B" to this Order, (the "**Dulcina Phase 2 Lands**""):

      (i) An updated Transportation Impact Study in respect of the Dulcina Phase 2 Lands, based on the Transportation Impact Study prepared for Blocks "A" and "B" shown on Schedule 2 to Attachment "B" to this Order (the "**Dulcina Phase 1 Lands**"), has been prepared to the satisfaction of the Region. The updated Transportation Impact Study shall indicate and identify what infrastructure improvements listed in Table 2 of the Vaughan Mills Centre Secondary Plan, as amended from time to time ("**Table 2**"), have been completed, outstanding, or planned and what steps will be taken to implement these requirements as of the date of the updated Transportation Impact Study.

      (ii) The transportation infrastructure improvement requirements identified in Table 2 to accommodate the development of the Dulcina Phase 2 Lands have been implemented or identified in the City of Vaughan's plans or the Region's 10-Year Roads and Transit Capital Construction Program.

(iii) The Dulcina Site has achieved a non-auto modal split of at least 20 percent in Phase 1 of development of the Dulcina Site. If the said modal split has not been achieved in Phase 1, the owner of the Dulcina Site shall, prior to the lifting of the Holding Symbol ("H") for the Dulcina Phase 2 Lands, outline steps to be taken, to the satisfaction of the City and the Region, to achieve the said modal split in the development of the Phase 2 Lands; and

(b) With respect to the development of the Phase 2 Lands being Block "C" shown on Schedule 1 to Attachment "C" to this Order (the "**Mammone Phase 2 Lands**"):

(i) An updated Transportation Impact Study in respect of the Mammone Phase 2 Lands, based on the Transportation Impact Study prepared for Blocks "A" and "B" shown on Schedule 1 to Attachment "C" to this Order (the "**Mammone Phase 1 Lands**"), has been prepared to the satisfaction of the Region. The updated Transportation Impact Study shall indicate and identify what infrastructure improvements listed in Table 2 have been completed, outstanding, or planned and what steps will be taken to implement these requirements as of the date of the updated Transportation Impact Study.

(ii) The transportation infrastructure improvement requirements identified in Table 2 to accommodate the development of the Mammone Phase 2 Lands have been implemented or identified in the City of Vaughan's plans or the Region's 10-Year Roads and Transit Capital Construction Program.

(iii) The Mammone Site has achieved a non-auto modal split of at least 20 percent in Phase 1 of development of the Mammone Site. If the said modal split has not been achieved in Phase 1, the owner of the Mammone Site shall, prior to the lifting of the Holding Symbol ("H") for the Mammone Phase 2 Lands, outline steps to be taken, to the satisfaction of the City and the Region, to achieve the said modal split in the development of the Mammone Phase 2 Lands.

6. The appeal by Damara Investment Corp. (PL140839) is withdrawn and the appeal filed by Limestone Gallery Investments Inc. (PL140839) is scoped on consent of Limestone Gallery Investments Inc., the City of Vaughan, and the Region of York in accordance with Attachment "D" hereto.

The Local Planning Appeal Tribunal orders:

i. **That the Vaughan Mills Centre Secondary Plan, being Official Plan Amendment Number 2 to the City of Vaughan Official Plan 2010, be amended by:**

- **(a) Adding the new Section 18.0 "Site Specific Policies" set out below.**
- **(b) Deleting Schedule I "Development Block" and substituting therefor the Schedule I attached hereto**
- **(c) Deleting Table 2 – "Transportation Network Improvements" and substituting therefor the Table 2 – "Transportation Network Improvements" attached hereto.**
- **(d) Deleting Policy 3.6.1.7, Part B, replaced with Policy 18.2 hereto.**
- **(e) Modify Policy 7.4.1, Part C, Block 7 (Bullet 2) to read as "The dedication of the park within Block B7 as identified in this Plan**
- **(f) Delete Policy 7.4.1, Part C, Block 8 (Bullet 1)**
- **(g) Modify Policy 7.4.1, Part C, Block 8 (Bullet 2) to read as "The dedication of park(s) within Block B8 as identified in this Plan**
- **(h) Modify Policy 7.4.1, Part C, Block 7 and 8 (Bullet 1) to read as "The construction of Bass Pro Mills Drive extension to Jane Street. Intersection improvements will be required at this location".**

18.0: Site Specific Policies

18.1 Special Provisions Governing the Development of Block B7(b)

The following policies will apply to the development of the lands shown as "B7(b)" on Schedule I:

a) The subject lands shall be developed in two phases that correspond with the Horizons outlined in Table 2 "Transportation Network Improvements", and subject to the delivery of infrastructure identified in Policy 7.4.1 (Part C) pertaining to Block 7 and Blocks 7 and 8 in accordance with the site-specific policies which follow. The boundaries of the Phase 1 and Phase 2 areas will be confirmed in the implementing zoning by-law or any amendment thereto. Development within each Phase may be staged through a site development application(s) in a manner satisfactory to the City and York Region.

b) A by-law may be passed under Section 34 of the *Planning Act* authorizing increases in heights and densities above those permitted in Schedule B: "Heights and Densities" of this Secondary Plan, in accordance with Policies 18.1 c) and d) below, subject to the application of Section 37 of the *Planning Act*, as specified in policy 9.0 (Part C) of this Secondary Plan, and provided that the use of the Subject Lands shall be subject to the removal of a Holding Symbol "H" in accordance with Policy 10.3 (Part C) of this Secondary Plan and the policies contained in this Policy 18.1.

c) Notwithstanding the heights permitted in Schedule B of this Secondary Plan, a by-law may be passed under Section 34 of the *Planning Act* to increase the average height for development in Block B7(b) to approximately 26 storeys. Individual building heights shall be prescribed in the by-law, and no individual building shall exceed a maximum height of 28 storeys.

d) Notwithstanding the maximum densities permitted in Schedule B of this Secondary Plan, a by-law may be passed under Section 34 of the *Planning Act* to increase the permitted density (FSI) to permit the phased development of a total maximum Gross Floor Area of 131,702 m^2 (consisting of 128,962 m^2 of residential GFA and 2,740 m^2 of non-residential GFA) for Phase 1 and Phase 2 within the Subject Lands, provided that the maximum number of residential units permitted shall not exceed 1125 residential units in Phase 1; and 342 residential units in Phase 2.

e) The removal of the Holding Symbol ("H") may be staged within each Phase, which is set out in the implementing Zoning By-law, to the satisfaction of the City and York Region.

f) In each Phase, all new development requiring the conveyance of land for streets, parks and / or other public facilities shall be subject to a draft plan of subdivision or development agreement as per Policy 14.0 (Part C) of this Plan.

g) The following policies shall apply to the removal of the Holding Symbol ("H") for the development of Phases 1 and 2 within the Subject Lands, and shall be included, without limitation, as conditions for the removal of the Holding Symbol ("H") in the implementing zoning by-law under Section 34 of the *Planning Act*:

Phase 1 (2021 Horizon)

i. The provision of the following:
   a. Satisfactory arrangements are in place for the completion and use of the Bass Pro Mills Drive extension to Jane Street prior to first occupancy, to the satisfaction of the City.
   b. Satisfactory arrangements for the construction and conveyance of an east/west public street linking Vaughan Mills Circle and Jane Street, including potential signalization, if warranted, to the satisfaction of York Region;
   c. Submission of an updated "Transportation Demand Management Plan" at each stage of development to the satisfaction of the City and York Region, that meets the objectives of Policy 4.1.1 (Part B), and reviews the progress in implementing the "Recommended Network Improvements" in Table 2, 7.3 (Part C).
   d. The submission of a Development Concept Report for the development of Phase 1 in accordance with Policy 6.2, (Part C) of this Secondary Plan;

ii. The final approval of a site plan application under Section 41 of the *Planning Act,* to the satisfaction of the City and York Region;

iii. The execution and delivery of a subdivision agreement or development agreement securing the following:
   a. Conveyance of lands, from within the area of subject lands, that are required for the widening of Jane Street; the east/west road linking Jane Street and Vaughan Mills Circle within Development Block B7(b) on Schedule I; and the portion of the proposed "Neighbourhood Park" located on the west side of Jane Street;
   b. The construction of the east/west road linking Jane Street and Vaughan Mills Circle within Development Block B7(b) on Schedule I;
   c. The payment of cash-in-lieu in accordance with Section 42 of the Planning Act and;
   d. The extension of public services with respect to the development of Phase 1 in the implementing Zoning By-law;

iv. Water supply and sewage servicing capacity required for development of Phase 1 to proceed have been identified by York Region and allocated by the City;

v. The execution and delivery of an agreement under Section 37 of the *Planning Act* to the satisfaction of the City with respect to increases in heights and densities referenced in Policy 18.1 c) and d) above;

vi. Any necessary agreements required to ensure orderly development of the land have been executed among benefitting landowners, and the City and/or York Region where appropriate, for municipal services, parkland and community services; and

vii. Environmental requirements to permit development to proceed have been secured to the satisfaction of the City.

Interim Uses Permitted within Phase 2:

Notwithstanding Policy 9.2.2.6, (Volume 1, VOP 2010), respecting uses permitted in the "High-Rise Mixed-Use" designation, a single storey commercial building with a maximum Gross Floor Area of 1,970 square metres shall be permitted as an interim use within the Phase 2 Lands as identified in the implementing Zoning By-law. Such use shall be permitted while the Holding Symbol ("H") is in place and such use shall cease prior to the removal of the Holding Symbol ("H") for the Phase 2 Lands where the building is located and subject to conditions of removal of the Holding Symbol ("H") as set out in the implementing Zoning By-law.

Phase 2 (2031 Horizon)

i. In keeping with Policy 7.6 (Part C) of this Plan, the submission of a comprehensive "Jane Street Corridor Area Development Concept Report" as required through Policy 8.0 (Part C), and identified as "Jane Street Corridor Area" identified in Schedule A: "Plan Area" of this Secondary Plan, to the satisfaction of the City and York Region;
ii. A Comprehensive Transportation Assessment, prepared to the satisfaction of the City and York Region demonstrating development capacity for either complete or staged removal of the Holding Symbol ("H") as required in Policy 7.6 (Part C) of this Secondary Plan;
iii. The submission of an updated Development Concept Report for the development of Phase 2 in keeping with Policy 6.2, (Part C) of this Plan;
iv. The final approval of a site plan application under Section 41 of the *Planning Act*, to the satisfaction of the City and York Region;
v. The execution and delivery of a subdivision agreement or development agreement securing the conveyance of lands required for any remaining public streets and road widenings and the construction thereof;
vi. The provision of community facilities, the payment of cash-in-lieu in accordance with Section 42 of the *Planning Act*, and the extension of public services.
vii. Water supply and sewage servicing capacity required for development of Phase 2 to proceed have been identified by York Region and allocated by the City;
viii. Adequate provision has been made for school sites and community facilities;
ix. Any necessary agreements required to ensure orderly development of the land, have been executed among benefitting landowners, and the City and/or York Region where appropriate, for municipal servicing and community services; and
x. Environmental requirements to permit development to proceed have been secured to the satisfaction of the City.

18.2 Special Provisions Governing the Development of Block B8

The following policies will apply to the development of the lands shown as "B8" on Schedule I:

a) The subject lands shall be developed in two phases that correspond with the Horizons outlined in Table 2 "Transportation Network Improvements", and subject to the delivery of infrastructure identified in Policy 7.4.1 (Part C) pertaining to Block 8 and Blocks 7 and 8 in accordance with site specific policies which follow. The boundaries of the Phase 1 and Phase 2 areas will be confirmed in the implementing zoning by-law or any amendment thereto. Development within each Phase may be staged through a site development application(s) in a manner satisfactory to the City and York Region.

b) A by-law may be passed under Section 34 of the *Planning Act* authorizing increases in heights or densities above those permitted in Schedule B: Heights and Densities" of this Secondary Plan in accordance with Policies 18.2 c) and d) below, subject to the application of Section 37 of the

Planning Act, as specified in Policy 9.0 (Part C) of this Secondary Plan, and provided that the use of the Subject Lands shall be subject to the removal of a Holding Symbol ("H") in accordance with Policy 10.3 (Part C) of this Secondary Plan and the policies contained in this Policy 18.2.

c) Notwithstanding the heights permitted in Schedule B of this Secondary Plan, a by-law may be passed under Section 34 of the *Planning Act* to increase the average height for development in Block B8 to be approximately 24 storeys. Individual building heights shall be prescribed in the zoning by-law, and no individual building shall exceed a maximum height of 26 storeys.

d) Notwithstanding the maximum densities permitted in Schedule B to this Secondary Plan, a by-law may be passed under Section 34 of the *Planning Act* to permit the phased development of a total maximum Gross Floor Area of 114,034 m^2 (consisting of 112,044m^2 of residential GFA and 1,991m^2 of non-residential GFA) for Phase 1 and Phase 2 within the Subject Lands, provided that the maximum number of residential units permitted shall not exceed 871 residential units in Phase 1; and 526 residential units in Phase 2.

e) The removal of the Holding Symbol ("H") may be staged within each Phase, which is set out in the implementing Zoning By-law, to the satisfaction of the City and York Region;

f) In each Phase, all new development requiring the conveyance of land for streets, parks and / or other public facilities shall be subject to a draft plan of subdivision or development agreement as per Policy 14.0, Part C of this Plan.

g) The following policies shall apply to the removal of the Holding Symbol ("H") for the development of Phases 1 and 2 within the Subject Lands, and shall be included, without limitation, as conditions for the removal of the Holding Symbol ("H") in the implementing by-law under Section 34 of the *Planning Act*:

Phase 1 (2021 Horizon)

i. The provision of the following:
   a. Satisfactory arrangements are in place for the completion and use of the Bass Pro Mills Drive extension to Jane Street prior to first occupancy, to the satisfaction of the City.
   b. Satisfactory arrangements for the completion of Romina Drive (with provision for the necessary conveyances within the Subject Lands) north to Vaughan Mills Circle, including potential signalization, if warranted, at Romina Drive and Bass Pro Mills Drive.
   c. Submission of an updated "Transportation Demand Management Plan" at each stage of development, to the satisfaction of the City and York Region, and that meets the objectives of Policy 4.1.1 (Part B), and that reviews the progress in implementing the "Recommended Network Improvements" in Table 2, 7.3 (Part C).
   d. The submission of a Development Concept Report for the development of Phase 1 in accordance with Policy 6.2, Part C of this Secondary Plan;

ii. The final approval of a site plan application under Section 41 of the *Planning Act*, to the satisfaction of the City and York Region;

iii. The execution and delivery of a subdivision agreement or development agreement securing:
   a. the conveyance of lands that are required for the widening of Jane Street, the extension of Bass Pro Mills Drive to Jane Street, the Romina Drive extension, and the portion of the proposed "Neighbourhood Park" located on the west side of Jane Street, as identified in Schedule 1 of the implementing zoning by-law;
   b. The construction of Romina Drive extension;
   c. The construction of the Bass Pro Mills Drive extension to Jane Street, and the entrance of Romina Drive;
   d. The payment of cash-in-lieu in accordance with Section 42 of the Planning Act;

iv. The extension of public services with respect to the development of Phase 1 as defined in the implementing Zoning By-law.
v. Water supply and sewage servicing capacity required for development of the Phase 1 Lands to proceed have been identified by York Region and allocated by the City;
vi. The execution and delivery of an agreement under Section 37 of the *Planning Act* to the satisfaction of the City of Vaughan with respect to increases in heights and densities referenced in Policy 18.2 c) and d) above;
vii. Any necessary agreements required to ensure orderly development of the land have been executed among benefitting landowners, and the City and/or York Region where appropriate, for municipal servicing, parkland and community services;
viii. A By-law to remove the Holding Symbol (H) shall not be enacted until such time as the owner has ceased all operations and demolished all buildings and structures for any lands north of the Vaughan Mills Centre Secondary Plan boundary along the southern edge of Bass Pro Mills Drive Right-of-Way as identified on Schedule A of this Plan, that may encroach or encumber the conveyance and/or construction of Bass Pro Mills Drive; and
ix. Environmental requirements to permit development to proceed have been secured to the satisfaction of the City.

Phase 2 (2031 Horizon)

i. In keeping with Policy 7.6 (Part C) of this Secondary Plan, the submission of a scoped comprehensive "Jane Street Corridor Area Development Concept Report" as required through Policy 8.0 (Part C), and identified as "Jane Street Corridor Area" identified in Schedule A: "Plan Area" of this Secondary Plan; to the satisfaction of the City and York Region;
ii. A comprehensive Transportation Assessment, prepared to the satisfaction of the City and York Region demonstrating development capacity for either complete or staged removal of the Holding Symbol ("H") as required in Policy 7.6 (Part C) of this Secondary Plan;
iii. The submission of an updated Development Concept Report for the development of Phase 2 in keeping with Policy 6.2 (Part C) of this Secondary Plan;
iv. The final approval of a site plan application under Section 41 of the *Planning Act* to the satisfaction of the City and York Region;
v. The execution and delivery of a subdivision agreement or development agreement securing the conveyance of any remaining lands required for public streets and road widenings and the construction thereof, the provision of community facilities, the payment of cash-in-lieu in accordance with Section 42 of the *Planning Act* and the extension of public services;
vi. Water supply and sewage servicing capacity required for development of Phase 2 to proceed, have been identified by York Region and allocated by the City;
vii. Adequate provision has been made for school sites and community facilities;
viii. Any necessary agreements required to ensure orderly development of the land have been executed among benefitting landowners, and the City or York Region where appropriate, for municipal servicing and community services; and
ix. Environmental requirements to permit development to proceed have been secured to the satisfaction of the City.

18.3 Special Provisions Governing the Development of Block B3(a)

The following policies will apply to the development of the lands shown as "B3(a)" on Schedule I:

a) No residential development shall be permitted in Block B3(a) in Phase 1;

b) **Residential development in Phase 2 for Block B3(a), will be subject to the outcome of the required Phase 2 comprehensive Jane Street Corridor Area Development Concept Report and the Comprehensive Transportation Assessment and implementation of the infrastructure identified in Table 2 (Phase 2, 2031 Time Horizon), which will establish the residential capacity for Phase 2.**

Schedule I: DEVELOPMENT BLOCKS



Table 2
Recommended Transportation Network Improvements

HORIZON	DEVELOPMENT LEVEL		RECOMMENDED NETWORK IMPROVEMENTS TO ACCOMMODATE THE PROPOSED DEVELOPMENT LEVEL AT THE STATED HORIZON
PHASE 1: **Horizon 2021**	***Includes all of the Jane Street Corridor Area as shown in Schedule A of the Vaughan Mills Centre Secondary Plan*** (70% of all proposed development east of Highway 400) #	• Up to 3,631 residential units ** • Up to 16,304 m^2 retail uses • Up to 46,079 m^2 of office	***Road Network Improvements: (Jane Street Corridor Area)*** • Complete Bass Pro Mills Drive extension to Jane Street. • Complete Caldari Road extension to Rutherford Road. • Complete Romina Drive extension to Vaughan Mills Ring Road. • Implement a full-moves signalized access on Jane Street midblock between Riverock Gate and Bass Pro Mills Drive as part of planned development applications. • Provide an additional right-turn lane on southbound Fisherman's Way at Bass Pro Mills Drive.
	Within the Vaughan Mills Business District as shown in Schedule A of the Vaughan Mills Centre Secondary Plan (40% of all development west of Highway 400) *	• Up to 101,600 m^2 of prestige employment uses • Up to 39,494 m^2 of office uses • Up to 30,715 m^2 of neighbourhood and medium format retail uses • Up to 14,520 m^2 of other uses including hotel, entertainment, and cultural uses	***Road Network Improvements: (Vaughan Mills Centre Business District Area)*** • Northbound dual left-turn lanes on Weston Road at Rutherford Road (dependent on effects of the improvements on Major Mackenzie Drive at Highway 27). • Implement the internal road network as show in the Vaughan Mills Centre Secondary Plan, Schedule F. • Plan for a four-lane cross-section for Vellore Woods Boulevard south of Rutherford Road, and for Creditview Road north of Bass Pro Mills Drive. • Provide an additional right-turn lane on northbound Vellore Woods Boulevard at Rutherford Road. ***Other Transportation Improvements:*** • Implement a strong internal grid network as outlined in the Secondary Plan to enhance traffic connectivity across the site. • Viva Quick Start rapid bus service on Jane Street, from Rutherford Road to the planned Spadina Subway extension station at Highway 7. • Transit signal priority and queue jump lanes on Jane Street, Weston Road and Rutherford Road. • Enhancement of YRT bus service on Rutherford Road and to the YRT Vaughan Mills bus terminal. • Proactive and aggressive programs and initiatives to reinforce the need to create change in modal split behavior, to promote greater use of transit, to attract more riders and to achieve the assumed modal split. • Create an organized Passenger Pick-up and Drop-off (PPUDO) area adjacent to the Vaughan Mills transit terminal. • Collaborate with car share operators to introduce car-sharing. • Revise parking standards for developments to discourage single-occupancy vehicle use. • Consider use of shared parking, and preferred parking for hybrid and electric vehicles.

HORIZON	DEVELOPMENT LEVEL		RECOMMENDED NETWORK IMPROVEMENTS TO ACCOMMODATE THE PROPOSED DEVELOPMENT LEVEL AT THE STATED HORIZON
			• Implement intelligent parking information systems across the Vaughan Mills Centre area parking lots for more effective distribution of parking demands. • Implement transportation demand management strategies within the Vaughan Mills Centre area to discourage heavy car uses and encourage developing less auto-dependent travel behaviours. • Integrate comprehensive pedestrian and cycling route facilities and network to promote active transportation. • Promote self-contained neighbourhood living/working and recreation within the Vaughan Mills Centre area to help reduce traffic demands on the area's road network.
PHASE 2: **Full Build-Out (Horizon 2031)**	***Includes development within the Rutherford Road Area, and the Bass Pro Mills Area, as shown in Schedule A of the Vaughan Mills Centre Secondary Plan.*** ***Includes the remainder of development within the Vaughan Mills Business District as shown in Schedule A of the Vaughan Mills Centre Secondary Plan ****	• Up to 672 residential units • Up to 55,931 m^2 retail and other uses • Up to 31,500 m^2 of office • Up to 152,400 m^2 of prestige employment uses • Up to 59,241 m^2 of office uses • Up to 46,072 m^2 of neighbourhood and medium format retail uses • Up to 21,781 m^2 of other uses including hotel, entertainment, and cultural uses	***Road Network Improvements: (West of Highway 400)*** • Completion of Bass Pro Mills Drive extension to Weston Road. • Install traffic signals at the intersection of Bass Pro Mills Drive at Weston Road. ***Other Transportation Improvements:*** • Higher-order transit service on Jane Street, in the form of BRT or LRT, with its dedicated right-of-way connecting the Spadina Subway extension to Vaughan Mills Centre and up to Canada's Wonderland and the future Mackenzie Vaughan Hospital on Major Mackenzie Drive. • Enhancing priority transit service on Rutherford Road and introduce Viva service; • Pedestrian and cyclist bridge crossing over Highway 400 midblock between Bass Pro Mills Drive and Rutherford Road to provide additional non-auto connection within the Secondary Plan. • Continue to promote sustainable transportation (transit, walking, cycling) and other transportation demand management programs and measures to encourage a greater shift in travel mode patterns to achieve the assumed modal split.

[#] Up to 80% of the proposed development east of Highway 400 could be accommodated if the full extension of Bass Pro Mills Drive to Weston Road is also completed by 2021.

* Development thresholds and transportation improvements will be determined through the Block Plan process as identified in Part C, Section 7.4.3 of the Secondary Plan for lands located in the Vaughan Business District Area (west of Highway 400). The Block Plan application will address the matters set out in Policies 10.1.1.15 of VOP 2010 and shall constitute a complete application to the satisfaction of the City of Vaughan.

** The total unit counts for Phase 1 are based on the June 2015 Transportation Assessment Addendum Report for the Vaughan Mills Centre Secondary Plan, subject to Policy 7.3 Part C, and the other policies of Section 7, Part C of this Plan.

Attachment C

Authority: Local Planning Appeal Tribunal Decision/Order issued [DATE] in LPAT File No. PL

Sandra Mammone

BY-LAW NUMBER _____ - 2018 (LPAT)

A By-law to amend City of Vaughan By-law 1-88.

The Local Planning Appeal Tribunal orders:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

   a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from EM1(H) Prestige Employment Area Zone with the Holding Symbol "(H)" and EM2 General Employment Area Zone to RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone, in the manner shown on the said Schedule "1".

   b) Deleting Exception 9(881) from Section 9.0 "EXCEPTIONS" and substituting therefor the following paragraphs:

      "(881) A. The following provisions shall apply to the RA3 Apartment Residential Zone lands zoned with the Holding Symbol "(H)" as shown on Schedule "E-964", until the Holding Symbol "(H)" is removed pursuant to Subsection 36(3) or (4) of the *Planning Act*:

      a) Lands zoned with the Holding Symbol "(H)" shall be used only for a use legally existing as of the date of the enactment of By-law ___-2017. Notwithstanding the foregoing, one (1) temporary sales office, in accordance with Subsection 3.25 respecting Temporary Sales Office in the City of Vaughan By-law 1-88, and an Underground Parking Structure shall be permitted;

      b) Upon the enactment of a by-law, or by-laws to remove the Holding symbol "(H)" form any portion of the Subject Lands, development will occur sequentially in two Phases on the lands identified as the "Phase 1 Lands" (Blocks A and B) and "Phase 2 Lands" (Block C), as shown on Schedule "E- ". Development within each Phase may be staged in accordance with a staging plan, to the satisfaction of the City of Vaughan and York Region;

      c) <u>"Phase 1 Lands" (2021 Horizon) – Holding Symbol "(H)" Removal Conditions:</u>.

      A By-law to remove the Holding Symbol "(H)" from the "Phase 1 Lands", or any portion thereof, shall not be enacted until the following conditions are satisfied:

      i) A Development Concept Report, including supporting studies, has been submitted to the satisfaction of the City of Vaughan and York

Region;

ii) A subdivision agreement or development agreement has been executed and registered securing the conveyance of the Jane Street road widening across the frontage of the Subject Lands, the conveyance of public parkland (identified as the lands zoned OS2 Open Space Park Zone on Schedule "E- "), the payment of cash-in-lieu in accordance with Section 42 of the *Planning Act*, and the extension of public services with respect to the development of the Phase 1 Lands and, if efficient and practical, the Phase 2 Lands, as set out on Schedule "E- ";

iii) Arrangements have been made satisfactory to the City of Vaughan and/or York Region for the completion of the extension of Bass Pro Mills Drive to Jane Street (with all the necessary conveyances) and the extension of the required segment of Romina Drive;

iv) Final approval of a Site Development Application(s) has been obtained for the Phase 1 Lands, or portion thereof from which the Holding Symbol "(H)" is being removed, in accordance with Section 41 of the *Planning Act*;

v) An agreement pursuant to Section 37 of the *Planning Act*, to the satisfaction of the City of Vaughan, has been executed and registered, providing for the payment of $2,181,200 with respect to increases in height and density for the development of the Phase 1 Lands and the Phase 2 Lands. Payment of the Section 37 amount shall be pro-rated based upon the percentage of the approved number of units and payable prior to the issuance of the first Building Permit for any above grade structure(s) (other than the temporary sales office);

vi) At the City of Vaughan's request, entering into a Park Developer Build Agreement with the City to construct the entire public park block in accordance with the City of Vaughan's Developer Build Parks Policy (Policy No. 07.2.05), which agreement will include "Schedule 'D' – Base Work Requirements for Assumption of a Conveyed Park Block", as shown on Schedule "E- " attached hereto as Schedule "2", to the satisfaction of the City Vaughan Manager of Parks Development Planning Department;

vii) A cost sharing agreement has been executed to the City's satisfaction to secure the proportionate share of the works

required to service and deliver the entire public park block(s);

viii) Water supply and sewage servicing capacity have been identified by York Region and allocated to the Phase 1 Lands, or portions thereof, by the City of Vaughan;

ix) The Owner shall have ceased all operations and demolished all buildings and structures within the area of the Phase 1 and Phase 2 Lands, to the satisfaction of the City of Vaughan;

x) Any necessary agreements required to ensure orderly development of the Phase 1 Lands have been executed among benefitting landowners, and the City of Vaughan and/or York Region where appropriate, for municipal servicing and community services;

xi) The submission of Ministry of Environment and Climate Change (MOECC) Record(s) of Site Condition (RSCs), MOECC Acknowledgment Letter(s) for the Phase 1 Lands, including lands to be conveyed to the City of Vaughan, and all supporting Environmental Site Assessment studies and documentation (including reliance to the City of Vaughan) in accordance with Schedule "E- " and Schedule "E- ", attached hereto as Schedules "3" and "4", respectively, to the satisfaction of the City of Vaughan;

d) <u>"Phase 2 Lands" (2031 Horizon) – Conditions of Removal of the Holding Symbol "(H)":</u>

A By-law to remove the Holding Symbol "(H)" from the "Phase 2 Lands", or any portion thereof, shall not be enacted until the following conditions are satisfied:

i) A scoped comprehensive "Jane Street Corridor Area Development Concept Report" has been submitted to the satisfaction of the City of Vaughan and York Region;

ii) A Comprehensive Transportation Assessment has been prepared to the satisfaction of the City of Vaughan and York Region, demonstrating development capacity for either complete or staged removal of the Holding Symbol "(H)" for the Phase 2 Lands, or portion thereof;

iii) An updated Development Concept Report for the development of the Phase 2 Lands has been submitted, to the satisfaction of the City of Vaughan;

iv) Final approval of a Site Development Application(s) has been

obtained for the Phase 2 Lands, or portion thereof from which the Holding Symbol "(H)" is being removed, in accordance with Section 41 of the *Planning Act*;

v) A subdivision agreement or development agreement has been executed and registered with respect to the Subject Lands securing the conveyance of lands required for any remaining public streets and road widenings and the construction thereof, the payment of cash-in-lieu in accordance with Section 42 of the *Planning Act*, and the extension of public services with respect to the development of the Phase 1 Lands and the Phase 2 Lands within the Subject Lands, as set out on Schedule "E- ";

vi) Water supply and sewage servicing capacity have been identified by York Region and allocated to the Phase 2 Lands by the City of Vaughan;

vii) Adequate provision has been made for school sites and community facilities to support the development of the Phase 2 Lands, or portion thereof from which the Holding Symbol "(H)" is being removed, have been provided to the satisfaction of the City of Vaughan;

viii) The submission of Ministry of Environment and Climate Change (MOECC) Record(s) of Site Condition (RSCs), MOECC Acknowledgment Letter(s) for the Phase 2 Lands, including lands to be conveyed to the City of Vaughan, and all supporting Environmental Site Assessment studies and documentation (including reliance to the City of Vaughan) in accordance with Schedule "E- " and Schedule "E- ", attached hereto as Schedules "3" and "4", respectively, to the satisfaction of the City of Vaughan;

B. Subject to the requirements of Paragraph A above, notwithstanding the provisions of:

a) Subsection 2.0 respecting the Definition of Lot, Building Height, Care Share, Parking Space, Parking Space – Handicapped, Place of Worship, Service or Repair Shop, and Underground Parking Structure;

b) Subsection 3.8 (a) respecting Parking Requirements;

c) Subsection 3.9 respecting Loading Requirements;

d) Subsection 3.13 respecting Minimum Landscaped Area;

e) Subsection 3.17 respecting Portions of Buildings Below Grade;

f) Subsection 4.1.6 respecting Minimum Amenity Area;

g) Subsection 4.1.8 and Schedule "A" respecting the minimum Zone Standards in the RA3 Apartment Residential Zone;

h) Subsections 4.1.7 respecting Uses Permitted in All Residential Zones and 4.12 respecting Uses Permitted in the RA3 Apartment Residential Zone;

i) Subsection 6.1.2 and Schedule "A" respecting the minimum Zone Standards in the EM1 Prestige Employment Area Zone;

the following provisions shall apply to the development of the lands shown as "Subject Lands" on Schedule "E-964" upon the removal of the Holding Symbol "(H)":

ai) For the purpose of this Exception Paragraph:

i) The Phase 1 and Phase 2 lands shall be deemed to be one lot, regardless of the number of buildings or structures constructed thereon, the creation of separate units and/or lots by way of plan of condominium, conveyance, consent, or other permissions, and any easements or registrations that maybe granted, shall be deemed to comply with the provisions of this By-law;

ii) The definition of Building Height shall exclude accessory roof construction, elevator(s), mechanical room, antenna, parapet wall, canopies, landscape features, or roof-top equipment. Furthermore, any residential floor area on the same storey at, or adjacent to, the roof-top equipment shall not be considered a storey, provided that the said residential floor area is less than 50% of the floor area for that storey and does not increase the maximum number of permitted Dwelling Units on the Phase 1 and Phase 2 lands;

iii) Car Share means a service for local users in support of community transit and environmental goals. It is a membership-based on service offering members access to a dispersed network of shared vehicles 24 hours, 7 days a week. It is primarily designed for shorter times and shorter distance trips providing a public service to enhance mobility options. It does not include a dealership, rental uses or car brokerage use. Car Share parking spaces may be set aside within a covered area on the Phase 1 and Phase 2 lands, and will not count towards satisfying the minimum parking supply requirements of this by-law;

iv) The minimum dimensions of a Parking Space are 2.7 metres by 5.8 metres;

v) Accessible Parking Spaces and Aisles shall be provided in

accordance with Ontario Regulation 413/12 with a minimum parking space length of 5.8 metres;

vi) Place of Worship shall mean a building used for religious worship and may include accessory facilities such as an assembly hall, auditorium, shrine, and rectory;

vii) Service or Repair Shop shall only include the servicing or repairing of small household appliances and electronic devices;

viii) An Underground Parking Structure shall mean a building or structure constructed below finished grade for the temporary parking of motor vehicles and shall not include the storage of impounded or derelict motor vehicles;

bi) The minimum Residential – Apartment Dwelling parking ratio shall be 0.95 parking spaces per unit;

bii) The maximum Residential – Apartment Dwelling parking ratio shall be 1.15 parking spaces per unit;

biii) The minimum Residential – Apartment Dwelling, Visitor parking ratio shall be 0.20 spaces per unit and may be located in the commercial parking area. The parking spaces provided to satisfy the requirements for the Commercial uses will also count towards satisfying the residential visitor parking requirements;

biv) The minimum Commercial parking ratio shall be 3.0 parking spaces per 100 m^2 Gross Floor Area;

ci) Subsection 3.9 (a) shall not apply;

di) The following minimum landscape strip widths shall be provided:

i) 1.9 m along Bass Pro Mills Drive;

ii) 6.0 m along Vaughan Mills Circle;

iii) 9.0 m along the west property line;

iv) 3.0 m along Romina Drive;

ei) The minimum setback from the front lot line (Bass Pro Mills Drive) to the nearest part of the building below finished grade shall be 0.0 m;

fi) The Minimum Amenity Area provided on the Subject Lands shall be based on 2.5 m^2 per unit;

gi) The minimum setback to a sight triangle shall be 0.0 m;

gii) The minimum front yard setback (Bass Pro Mills Drive) shall be as follows:

i) Block 'A' – 10.0 m;

ii) Block 'C' – 1.9 m;

giii) The minimum rear yard setback (Vaughan Mills Circle) shall be as follows:

i) Block 'A' – 6.0 m;

ii) Block 'B' – 6.0 m;

giv) The minimum side yard setback (from west property line) shall be as follows:

i) Block 'A' – 8.0 m;

gv) The minimum setback from the east property line (Romina Drive) shall be as follows:

iii) Block 'B' – 3.0 m;

gvi) The maximum permitted Building Height shall be as follows:

Block 'A':

i) Building 1A – 24-storeys (79.5 m);

ii) Building 1B – 18-storeys (59.6 m);

Block 'B':

i) Building 2 – 26-storeys (83.5 m);

Block 'C':

i) Tower 3A – 18-storeys (59.6 m);

ii) Tower 3B – 26-storeys (83.5 m);

gvii) The minimum distance between buildings above 7-storeys shall be 22.0m;

gviii) The maximum permitted number of Dwelling Units within the Phase 1 Lands shall be 871;

gix) The maximum permitted number of Dwelling Units within the Phase 2 Lands shall be 526;

gx) The total maximum Gross Floor Area (GFA) on the Phase 1 Lands and the Phase 2 Lands shall be 114,034 m^2, consisting of 112,044 m^2 of residential GFA and 1,991 m^2 of non-residential GFA;

gxi) A maximum Gross Floor Area of 1,991 m^2 devoted to Commercial uses shall be permitted on the ground floor of the buildings on the land Zoned RA3 Apartment Residential Zone, where the floor to floor height of a commercial unit shall be a minimum of 4.5 m;

hi) In addition to the uses permitted in all Residential Zones and in the RA3 Apartment Residential Zone, the following commercial uses shall be permitted only if they are carried on within a wholly enclosed building and with no open storage:

i) Bank or Financial Institution;

ii) Brewers Retail Outlet;

iii) Business or Professional Office;

iv) Car Share;

v) Club or Health Centre;

vi) Community Centre;

vii) Day Nursery;

viii) Eating Establishment;

ix) Eating Establishment, Convenience

x) Eating Establishment, Take-Out;

xi) Independent Living Facility;

xii) L.C.B.O Outlet;

xiii) Long Term Care Facility;

xiv) Personal Service Shop;

xv) Pet Grooming Establishment;

xvi) Pharmacy;

xvii) Photography Studio;

xviii) Place of Entertainment;

xix) Place of Worship;

xx) Public, Technical or Private School;

xxi) Public Library;

xxii) Recreational;

xxiii) Retail Store;

xxiv) Service or Repair Shop;

xxv) Supermarket;

xxvi) Underground Parking Structures;

xxvii) Veterinary Clinic;

xxviii) Video Store;

hii) An outdoor patio shall only be permitted as an accessory use to an Eating Establishment, Convenience Eating Establishment, or Take-Out Eating Establishment and then only in accordance with the following provisions:

i) The outdoor patio shall not exceed fifty percent (50%) of the gross floor area devoted to patron use of the eating establishment in conjunction with which the outdoor patio use is permitted;

ii) Parking shall not be required for the outdoor patio;

iii) An outdoor patio may be permitted in any yard;

iv) Any lighting facilities illuminating an outdoor patio shall be arranged so as to deflect light away from adjoining properties and streets;

v) The use of musical instruments, or other mechanical or electrical music equipment, and dancing, theatrical performances or audio-visual presentations, music concerts and shows, may be permitted in areas designated for outdoor patio use;

vi) The ground surface of an outdoor patio shall be of concrete or

other hard surface;

vii) An outdoor patio shall only be permitted in accordance with an approved Site Development Application;

viii) An outdoor patio of an eating establishment licensed to serve alcohol in accordance with approvals from the Alcohol and Gaming Commission of Ontario, shall be completely enclosed by a physical barrier with access only from the interior of the said eating establishment, with the exception of at least one (1) exit to be used only in the case of emergency and which is not from the interior of the main building; and,

ii) For the lands zoned EM1 Prestige Employment Area, as shown on Schedule "E-964", the Minimum Lot Frontage shall be 23.0 m and the Minimum Lot Area shall be 2,860 m².

b) Deleting Schedule "E-964" and substituting therefor the Schedule "E-964" attached hereto as Schedule "1".

c) Adding Schedule "E- " attached hereto as Schedule "2".

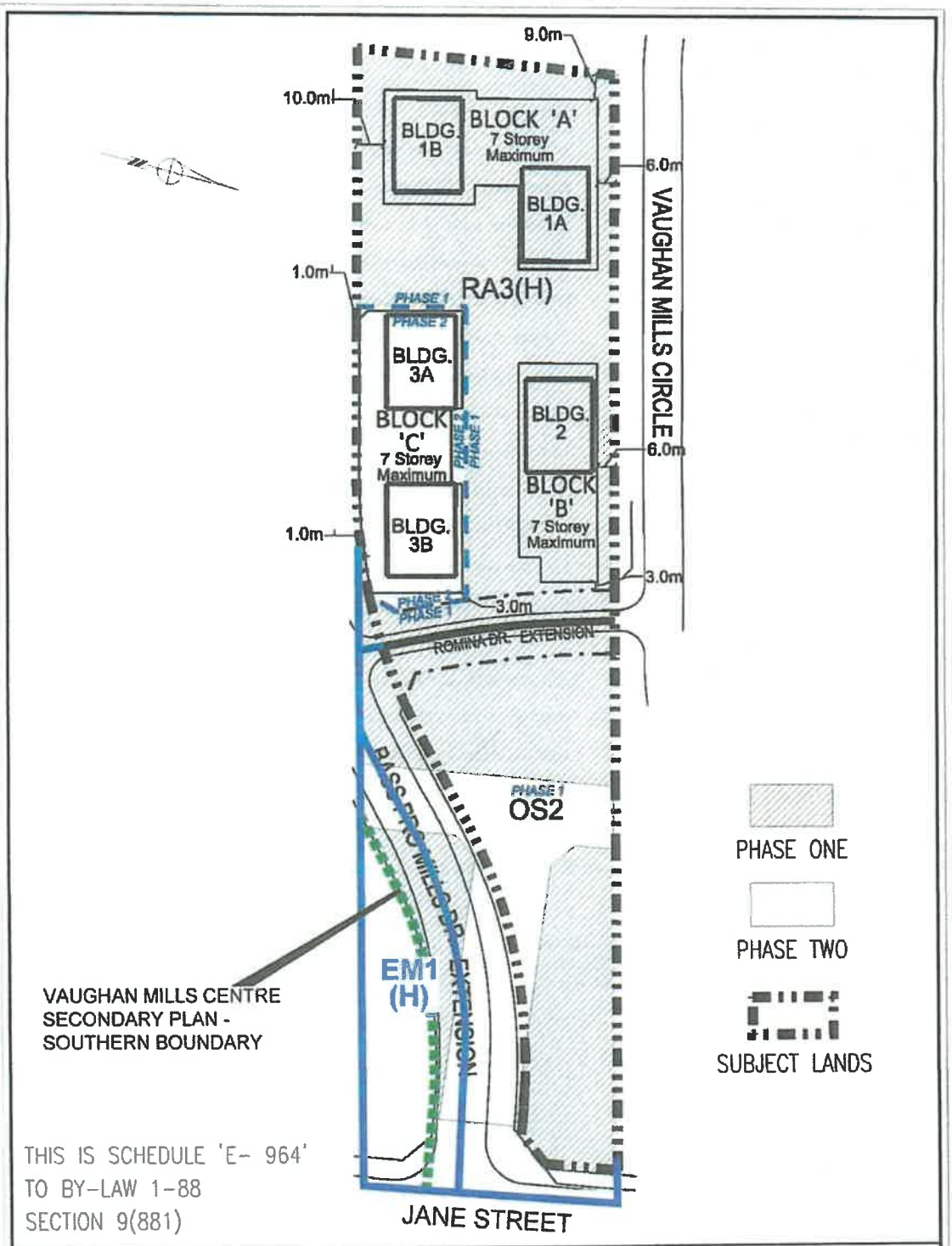
d) Adding Schedule "E- " attached hereto as Schedule "3".

e) Adding Schedule "E- " attached hereto as Schedule "4".

f) Deleting Key Map 5C and substituting therefor the Key Map 5C attached hereto as Schedule "5".

2. Schedules "1", "2", "3", "4", and "5" shall be and hereby form part of this By-law.

PURSUANT TO THE DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED [DATE] AND ORDER ISSUED [DATE] IN THE BOARD FILE NO. PL



THIS IS SCHEDULE 'E- 964'
TO BY-LAW 1-88
SECTION 9(881)

THIS IS SCHEDULE '1'
TO BY-LAW _____ - 2017
PASSED THE ___ DAY OF ___, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

SCHEDULE "D"

Base Work Requirements for Assumption of a Conveyed Park Block

I. Part I

1. 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.

2. Proposed public park block(s) grading must not negatively impact adjacent properties with overland flow routes. The public park block(s) cannot be encumbered by overland flow routes from adjacent properties.

3. The public park block(s) shall not be encumbered by any easements for utility services, transformer boxes, temporary or permanent building structural elements, building overhangs, Canada Post mail boxes and/or access, buffers, and the like with the exception of cross easements for servicing, utilities, maintenance and access.

4. A storm water management brief and grading plan for all required storm water services is required to ensure that proposed grading works have been designed to accommodate storm water flows in accordance with the Engineering Department Design Manual at interim and final phases of the public park block(s) development to the satisfaction of the City, acting reasonably.

5. A Park Master Plan to the City's standard level of service shall be prepared and include the following information:

   a) Boundaries of proposed parkland dedication and the total size of individual blocks;

   b) Existing conditions plan illustrating topographic information in order to assess slopes and drainage, and vegetation, identifying species, age, size and condition;

   c) Layout plan which illustrates proposed park program requirements, phasing plan based on adjacent construction activities, pedestrian circulation, and required setbacks as determined by the Parks Development Department;

   d) Grading plan illustrating proposed storm water run-off, surface drainage patterns and sub-surface storm water servicing requirements including development proposed over lands encumbered with strata conditions and to the Parks Development Department's satisfaction, acting reasonably; and

   e) A preliminary construction cost estimate.

   The plans listed above are to be completed by a registered Landscape Architect and are required to provide sufficient information to confirm facility and program

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2'
TO BY-LAW_____- 2017
PASSED THE ____ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

requirements to the satisfaction of the Parks Development Department, acting reasonably.

II. Part II: Public Park Base Condition Works

1. A geotechnical investigation shall be conducted by a qualified Professional Engineer for all public park block(s) in the Park Master Plan to the satisfaction of the Parks Development Department, acting reasonably. In addition, a Phase Two Environmental Site Assessment shall be conducted by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) assessing all public park block(s) in the Park Master Plan for conformity with the applicable MOECC Site Condition Standards for parkland use to the satisfaction of the Parks Development Department, acting reasonably. For both the geotechnical investigation and the Phase Two Environmental Site Assessment a minimum of 4 boreholes are to be taken at regular intervals along the full length of the proposed public park block(s). Borehole reports for the geotechnical investigation will indicate soil type, water content, and density (general compaction). For the Phase Two Environmental Site Assessment all samples are to be tested in a laboratory to determine their physical properties, including levels of various chemical elements and contaminants, as required under O.Reg. 153/04 (as amended). Should additional fill be placed to meet required grading levels, the results of the Phase Two Environmental Site Assessment shall be supplemented with a letter report addressed to the City from 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 MOECC Site Condition Standards referenced above and compacted to the standard referenced below. For greater certainty, it is understood and agreed that all obligations under this paragraph will be satisfied for the Casertano Park Block and Mammone Park Block where geotechnical reports for such lands have been prepared by a qualified Professional Engineer in accordance with the attached borehole plans and where Phase Two Environmental Site Assessments have been conducted on such lands by a qualified Professional Engineer in accordance with O.Reg. 153/04 (as amended) and the attached borehole plans.

2. Adequate sized servicing connections are required along the main public park frontage and shall include a water chamber manhole, complete with a curb stop, sanitary manhole and a storm water manhole. All structures are to be located a minimum of 5 meters from adjacent property lines. [Ensure compliance with the most updated Engineering Design Criteria and Standard Drawings.]

3. The approved electrical distribution plan will include a 120/240 volt, single phase, three wire power supply to the public park block(s). 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 block(s). The cable feed will originate

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2' (Con't.)
TO BY-LAW _____ - 2017
PASSED THE ____ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

from the closest (within 75 metre cable length) single phase pad mounted transformer and will be left coiled and attached to a 2"x4" wood stake, visible above grade.

4. Public park block(s) grading shall be completed using 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 as determined by the City approved grading plan. The park block shall generally be graded to meet and match surrounding levels and allow for a minimum 2% and no greater than 5% gradient over 75% of the total block area.

5. No fill shall be placed on existing topsoil and the stockpiling of topsoil is prohibited on the public park block(s). 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 Parks Development Department, acting reasonably, and results of testing provided to the Parks Development Department for review and approval. Topsoil shall be placed to a minimum depth of 300mm over the entire public park block(s), with the exception of area falling within strata limits, which are to be determined following the detailed design stage. 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.

6. All temporary sediment control management measures are to be removed prior to rough grading.

7. The public park block(s) shall be seeded with a seed mix approved by Parks Development Department.

8. Any dead, damaged and hazardous trees based on an arborist's report recommendations shall be removed and disposed of off-site.

9. The perimeter of the public park block(s) shall be fenced off with fencing approved by the City and "No Dumping" signs shall be placed along the perimeter of the public park block(s).

10. The Owner shall be responsible to maintain the public park block(s) until such time as the public 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 summer, erosion repairs, cleaning of catch basins, repair of perimeter

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2' (Con't.)
TO BY-LAW_____- 2017
PASSED THE ____ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

fencing and removal of any debris that is dumped on the site, to the satisfaction of the City, acting reasonably.

III. Part III: Public Park Development Works to the Ultimate Condition

The following are the general principles that shall be incorporated into and form part of the Development Agreement based on Option A of the Section 13: Compensation and Payment Schedule to Developer(s) under the Developer Build Parks Policy No.: 07.2.05.

Part II: Public Park Base Condition Works and Part III: Public Park Development Works shall collectively be referred to as the "Ultimate Condition".

1. **General:**

   1.1 **The Owner shall design, tender a construction contract and construct the Public Park in accordance with the Landscape Construction Drawings and Specifications approved by the City. These works constitute projects incorporated in the City's Development Charges By-law 045-2013 and in accordance with the "Developer Build Parks Policy, No. 07.02.05" or the applicable policy version in force at the time of start of the first phase of construction of the Public Park for the Public Park Development Works only and not any works that are required to ensure that the Parklands meet the Part II: Parkland Base Condition Works.**

   1.2 **All works necessary to ensure that the Public Park is delivered to the City in the Ultimate Condition shall be at the sole cost and expense of the Owner.**

   1.3 **The Owner shall obtain all approvals and permits required to construct the Public Park.**

   1.4 **The Owner shall award all contracts and shall supervise all construction and provide all necessary certifications by its Consultant(s) to the satisfaction of the City, acting reasonably.**

2. **Consultant(s) Services:**

   2.1 **The Owner shall retain all necessary construction, landscape architecture, structural & mechanical engineers, electrical engineers, surveying, geotechnical, or other professionals/consultants to complete the Park Design and Construction Supervision and Contract Administration services.**

   2.2 **The Consultant(s) shall be qualified in constructing municipal park development projects and have sufficient resources to satisfactorily design, construct and**

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2' (Con't.)
TO BY-LAW_____- 2017
PASSED THE ____ DAY OF____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

administer Public Park development and the Owner shall provide such evidence to the City as requested in this regard.

2.3 The Owner's agreements or contracts with its landscape architect shall include design, general supervision and resident supervision on the construction of the Public Park to the Ultimate Condition and shall provide that the representatives of the City's Parks Development Department shall be entitled to inspect the construction of the Parklands to the Ultimate Condition and to stop any work in the event that the work is being performed in a manner that may result in a completed installation that would not be satisfactory to the City.

2.4 All design drawings shall bear the seal and signature of the professional engineer or landscape architect who is responsible for the relevant designs.

3. Contractor selection and construction costs:

3.1 All design drawings, specifications, and detailed cost estimates shall be approved by the City before any agreement is entered into for the construction of the Public Park to the Ultimate Condition and the total cost shall not exceed available Development Charge funding including all construction costs, landscape architectural services, structural & mechanical engineers, electrical engineers, and geotechnical consultants, testing, surveying, geotechnical certifications, applicable taxes, obtaining approvals and permits, construction contract administration and supervision, contingencies, applicable taxes and all costs reasonably relating to the Public Park to ensure the Park Development Works comply with City Standards and Criteria.

3.2 Prior to awarding a contract for the construction of the Public Park, the Owner shall provide the City with documentation that confirms to the satisfaction of the City, acting reasonably, that a competitive bid process was followed, with a minimum of three (3) qualified landscape general contractors, to tender the construction contract for the Public Park including a copy of the tender document and a summary of unit and total bid price for review and approval by the City. The City shall be satisfied that the selected landscape general contractor is qualified in constructing municipal park development projects, having at least five (5) years' experience in site servicing and park development and has sufficient resources to satisfactorily construct the Public Park prior to the Owner awarding the construction contract. The Owner shall provide the City with an updated cost of the Public Park based on bid prices for information following the tender closing.

3.3 Prior to the commencement of the Public Park works, should the total cost exceed the approved construction budget, the scope of the project will be amended accordingly subject to approval by the Owner and the City. The actual certified cost shall not include any of the Public Park works which are the Owner's obligation to construct The Part II: Parkland Base Condition Works, including but not limited to, design, administration and construction for the clearing and grubbing, tree

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2' (Con't.)
TO BY-LAW_____- 2017
PASSED THE ____ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

preservation/removal and protective measures, rough grading, topsoil spreading, drainage, seeding, supplying water, storm and electrical service stubs (including chambers and meters as required to property line), temporary perimeter fencing, construction signage and sediment control fencing or all other required Parkland Base Condition Works.

3.4 In the event that there are additional Public Park works requiring use of contingency funds attributable to unforeseen circumstances or other problems encountered during construction by the Owner, the Owner shall notify the City of the use of the contingency. However, the Owner shall not be obligated to obtain the City's consent to authorize such minor additional work or increase in the cost of the Public Park through use of the contingency, except for any major changes that affect quality or facility delivery, or changes that cumulatively exceed 80% of the available contingency of the project, in which case the City's consent shall be required. As construction proceeds, the Owner shall provide copies of all supplementary contracts and change orders to the City for verification.

4. Payments:

4.1 The Owner shall submit a monthly statement on progress payment (invoice) on Public Park works performed during the previous monthly payment period and as agreed upon by the City for works completed. The invoice shall include a certificate sealed by the Landscape Architectural consultant confirming the Public Park works have been inspected and completed as per the approved construction drawings and specifications; copies of invoices from the Consultant, Suppliers and Contractors; a standard Statutory Declaration and a certificate from the Workplace Safety and Insurance Board (WSIB). The City shall reimburse the Owner the total payments for the Public Park works, which shall not exceed the reimbursable consulting fee and construction cost of the Public Park, subject to the funds being available in the approved City Capital Budget.

4.2 Subject to the Developer Build Parks Policy, the Park works' payments will be subject to a five percent (5%) Maintenance Holdback, which will be released thirteen (13) months after the date a certificate of Substantial Performance has been issued, subject to no outstanding deficiencies. In addition, a ten percent (10%) Holdback will be required and shall be released as per the requirements of the Construction Lien Act. All reimbursable consulting fees are to be invoiced separately from the Public Park works and shall not be subject to the five percent (5%) Maintenance Holdback and ten percent (10%) Holdback.

4.3 Prior to the City making the final payment to the Owner for the Public Park works, a comprehensive reconciliation of the costs and payments shall be undertaken to the satisfaction of the City, acting reasonably.

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2' (Con't.)
TO BY-LAW_____- 2017
PASSED THE ___ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

4.4 Once the Public Park works are Substantially Performed, the City will begin the process to release the ten percent (10%) Holdback pursuant to the provisions of this Agreement and as per the requirements of the Construction Lien Act, once the following have been confirmed and/or provided:

4.4.1 Substantial Performance of the Public Park works was approved and confirmed by the professional consulting Landscape Architect and 45 days after publication of such in the Daily Commercial News by the Owner and/or his agent has transpired;

4.4.2 The proof of publication has been submitted to the City;

4.4.3 A Statutory Declaration from the Owner confirming that all accounts in connection with the design and construction of the Public Park have been paid in full and that there are no outstanding claims related to the subject works; and

4.4.4 No liens have been registered in regard to this contract, to the satisfaction of the City.

4.5 Notwithstanding that the City will be responsible for the maintenance of the Public Park from the date of Substantial Performance, the Owner shall remain responsible for (i) any and all guarantees for the Public Park for a period of thirteen (13) months; and (ii) all new plant material for a period of 24 months pursuant to the approved Construction Drawing and Specifications.

4.6 The City shall release the five percent (5%) Maintenance Holdback to the Owner for the Public Park once the following have been confirmed/or provided:

4.6.1 Thirteen (13) months have passed from the publication date of the certificate of Substantial Performance;

4.6.2 A thirteen (13) month warranty inspection has been conducted by City staff which shall be scheduled by the Owner twelve (12) months following Substantial Performance;

4.6.3 All noted deficiencies from the thirteen (13) month warranty inspection have been rectified to the City's satisfaction, acting reasonably;

4.6.4 The Owner's professional consulting Landscape Architect has issued a certificate certifying the warranty period has expired and that the noted deficiencies have been completed in general conformance to the construction drawings, specifications and reports; and

4.6.5 Any liens registered in regard to the contract have been released and/or paid by the Owner.

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2' (Con't.)
TO BY-LAW_____- 2017
PASSED THE ____ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

5. **Final Inspection:**

5.1 The City shall conduct a final inspection of the Public Park and Services to the satisfaction of the City, acting reasonably, prior to the City issuing Substantial Performance Confirmation as defined below.

5.2 Prior to scheduling the Final Inspection and the Public Park being considered ready for use by the public to the satisfaction of the City, the Owner shall provide the City with the following information:

5.2.1 A certification from the professional consulting Landscape Architect that confirms that the Public Park have been constructed in accordance with the approved construction drawings, City standards and specifications, and sound engineering/construction practices;

5.2.2 A grading certification from either the professional consulting Landscape Architect or an Engineer based on the review of the Ontario Land Surveyor (OLS) completed survey for the rough grades, confirming the Public Park works have been constructed to the approved construction drawings and specifications;

5.2.3 A copy of the Canadian Safety Association (CSA) certificate for all playground equipment and associated safety surfacing in accordance with CAN/CSA Z614-14 Children's Playspaces and Equipment;

5.2.4 A copy of a third party CSA Children's Playspaces inspection for all playground equipment and associated safety surfacing;

5.2.5 A copy of the Electrical Safety Authority (ESA) clearance letter for the pedestrian pathway lighting associated with the Public Park and a certificate from the electrical design Consultant indicating the electrical load of the pedestrian pathway lighting and a photometric plan of the Public Park confirming a minimum of five (5) lux horizontal average light level maintained along all pathway surfaces;

5.2.6 A copy of the City building permits and required sign-offs from the City building inspector(s) for all works required to construct the Public Park;

5.2.7 A detailed breakdown of the final as-constructed costs of the Public Park certified by the professional consulting landscape architect to the satisfaction of the City, acting reasonably;

5.2.8 Copies of all final executed construction contracts, approved contract extras and change orders related to the construction of the Public Park to the satisfaction of the City, acting reasonably;

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2' (Con't.)
TO BY-LAW_____ - 2017
PASSED THE ____ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

5.2.9 Copies of all quality assurance test results, supplementary geotechnical reports and construction related reports;

5.2.10 All project close out information required for all Public Park's facilities and equipment, which shall include, but is not necessarily limited to, maintenance manuals, touch up paint, tool kits, warranty information and weigh bills (for topsoil amendments, fertilizer applied on site, etc.);

5.2.11 Storm Water Management certification from the block engineering consultant that confirms that the park blocks have been designed and constructed in accordance with the approved storm water engineering requirements for the park blocks; and

5.2.12 A Structural Engineer certification from a professional engineer for all structural footings, foundations and structures (shade structure, etc.), confirming that the necessary structures have been designed and constructed in accordance with the associated building permits, drawings and specifications.

6. Inspection and testing by City

6.1 The City may conduct, at the expense of the Owner, any tests that the City, in its absolute discretion, considers necessary to satisfy itself as to the proper construction, installation or provision of the Parklands to the Ultimate Condition.

6.2 The City, its employees, agents and contractors or any other authorized persons may inspect the construction and installation of the Public Park to the Ultimate Condition under any contract, but such inspection shall in no way relieve the Owner from its responsibility to inspect the said construction and installation. If the construction and installation of the Public Park to the Ultimate Condition is not, in the opinion of the City, being carried out in accordance with the provisions of this Park Development Agreement and/or the Final Park Development Agreement, the City may issue instructions to the Owner and/or the Owner's landscape architect or arborist to take such steps as may be deemed necessary to procure compliance with the provisions of this Park Development Agreement and/or the Final Park Development Agreement. Such instructions may be written, or may be verbal, in which case the City shall confirm them in writing within three (3) business days. In the event that neither the Owner nor the Owner's landscape architect or arborist is present at the Site to receive such verbal instructions, the City may instruct the contractor(s) to cease work forthwith.

7. Maintenance until Substantial Performance of the Public Park

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2' (Con't.)
TO BY-LAW_____- 2017
PASSED THE ____ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

7.1 The Owner shall be responsible to maintain the Public Park until Substantial Performance is issued by the City pursuant to the provisions of this Agreement and once the following have been confirmed and/or provided:

7.1.1 The City conducted a final inspection and is satisfied that the Public Park works have been completed to its satisfaction, acting reasonably, and the City is in agreement with the issuance of the certificate of Substantial Performance;

7.1.2 The Owner's professional consulting Landscape Architect has submitted a certificate, under seal, certifying that the consultant has inspected the construction and the Public Park have been constructed as per the approved drawings and specification and confirms rectification of any major deficiencies identified during the final inspection;

7.1.3 Two (2) cuts of the turf/grass areas have taken place;

7.1.4 All garbage and debris has been removed from the Park blocks;

7.1.5 A complete set of hardcopy (3 full sized sets) and digital (AutoCAD and PDF) "As Constructed" Construction Drawings for the Public Park prepared by an Ontario Land Surveyor and shall include a topographical survey of the final grades at 0.25m contour intervals, servicing structures/inverts, and the location of above-ground Public Park facilities, planting beds and tree bases, electrical items, site furniture, play structures, and play area limits.

8. Emergency Repairs

8.1 At any time prior to the acceptance and/or assumption of the Parklands by the City, if any of the park services do not function or do not function properly or, in the opinion of the City, require necessary immediate repairs to prevent damage or undue hardship to any persons or to any property, the City may enter upon the Parklands and make whatever repairs may be deemed necessary and the Owner shall pay to the City, immediately upon receipt of a written demand, all expenses (including landscape approval fees), based upon the cost of the work incurred in making the said repairs. If the Owner fails to make the payment as demanded by the City, the City shall be entitled to draw upon any security filed pursuant to the Park Development Agreement. The City covenants and agrees to advise the Owner within three (3) business days from the date of entry by the City of the nature and extent of the emergency and repairs which were necessary. Such undertaking to repair shall not be deemed an acceptance of the Parklands by the City or an assumption by the City of any liability in connection therewith and shall not release the Owner from any of its obligations under the Final Park Development Agreement.

9. Damage and Debris

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2' (Con't.)
TO BY-LAW_____- 2017
PASSED THE ____ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

9.1 All lands owned by the City outside the limits of the Site Plan that may be used by the Owner or parties employed by the Owner or others during construction staging area(s) in connection with the construction of the Public Park to the Ultimate Condition shall be kept in a good and usable condition and, if damaged by the Owner or parties employed by the Owner in the construction staging area(s) in connection with the construction of the Parklands to the Ultimate Condition will be repaired or restored immediately;

9.2 Not foul the public roads, outside the limits of the Site Plan, leading to the Parklands, and the Owner further agrees to provide the necessary persons and equipment to be available on reasonable notice at all times to keep such roads clean and that all trucks making deliveries to or taking materials from the Site Plan lands shall be adequately covered and reasonably loaded so as to not scatter refuse, rubbish, or debris on the abutting highways and streets;

9.3 If in the opinion of the City, in its sole discretion, the aforementioned requirements are not complied with, the City may elect to complete the work as required and the Owner shall forthwith upon demand pay to the City the full cost thereof and that the City may draw on any security filed pursuant to this Park Development Agreement and/or the Final Park Development Agreement if the Owner fails to make the payment demanded by the City;

9.4 Not allow and restrain, insofar as it is able to do so, all others, from depositing junk, debris, or other materials on any lands within the Site Plan, including lands to be dedicated for municipal purposes, vacant public land and private land;

9.5 Clear debris and garbage on any land within the Site Plan if so requested in writing by the City and that the City shall have the authority to remove such debris and garbage at the sole cost of the Owner if the Owner fails to do so within seventy-two (72) hours of written notice.

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '2' (Con't.)
TO BY-LAW_____- 2017
PASSED THE ____ DAY OF ____, 2017

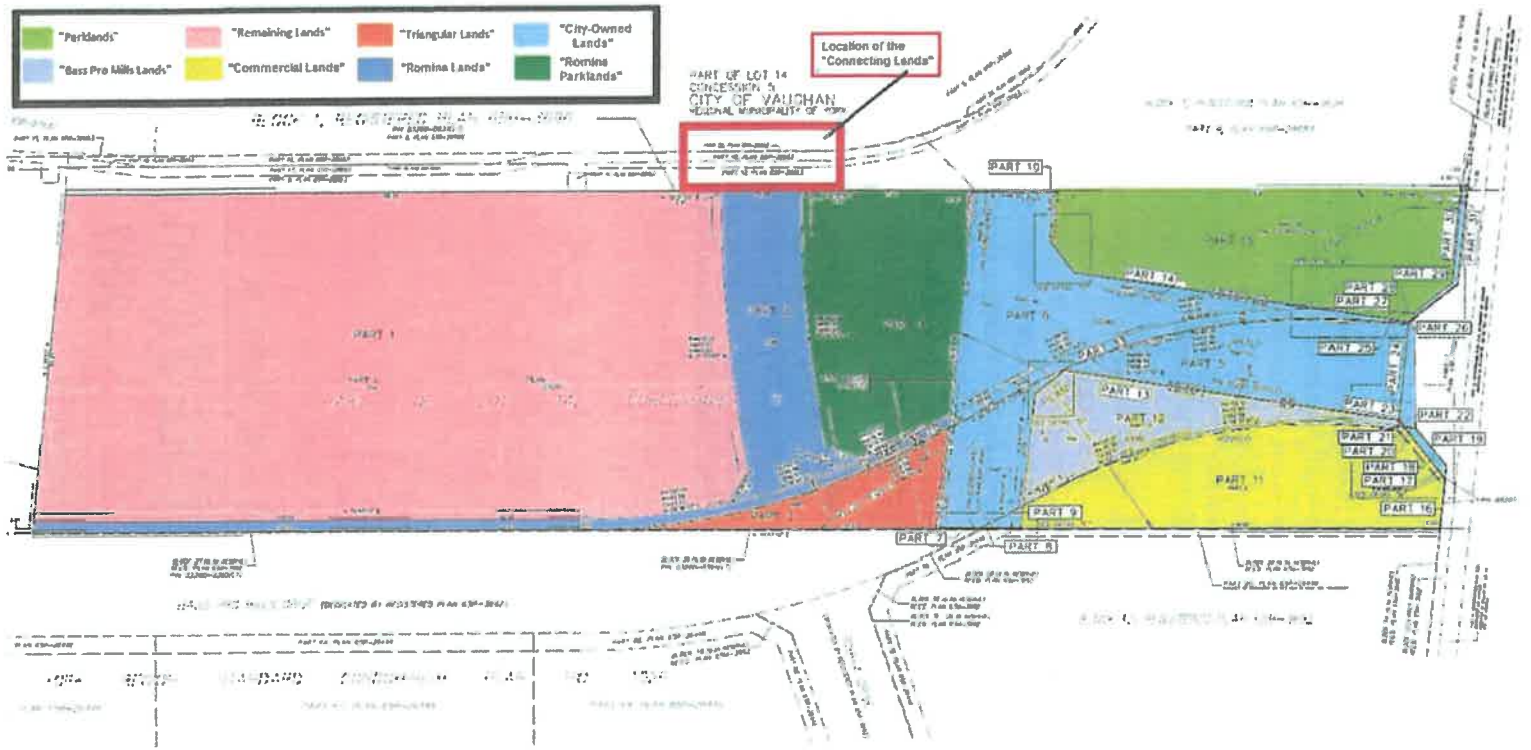
FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg


"Parklands"
"Remaining Lands"
"Triangular Lands"
"City-Owned Lands"
"Bass Pro Mills Lands"
"Commercial Lands"
"Romina Lands"
"Romina Parklands"
Location of the "Connecting Lands"
PART OF LOT 14
CONCESSION 5
CITY OF VAUGHAN
PART 1
PART 10
PART 11
PART 12
PART 13
PART 14
PART 15
PART 16
PART 17
PART 18
PART 19
PART 20
PART 21
PART 22
PART 23
PART 24
PART 25
PART 26
PART 27
PART 28
PART 29
PART 30
PART 31
PART 32
PART 33
PART 34
PART 35
PART 36
PART 37
PART 38
PART 39
PART 40
PART 41
PART 42
PART 43
PART 44
PART 45
PART 46
PART 47
PART 48
PART 49
PART 50
PART 51
PART 52
PART 53
PART 54
PART 55
PART 56
PART 57
PART 58
PART 59
PART 60
PART 61
PART 62
PART 63
PART 64
PART 65
PART 66
PART 67
PART 68
PART 69
PART 70
PART 71
PART 72
PART 73
PART 74
PART 75
PART 76
PART 77
PART 78
PART 79
PART 80
PART 81
PART 82
PART 83
PART 84
PART 85
PART 86
PART 87
PART 88
PART 89
PART 90
PART 91
PART 92
PART 93
PART 94
PART 95
PART 96
PART 97
PART 98
PART 99
PART 100
PART 101
PART 102
PART 103
PART 104
PART 105
PART 106
PART 107
PART 108
PART 109
PART 110
PART 111
PART 112
PART 113
PART 114
PART 115
PART 116
PART 117
PART 118
PART 119
PART 120
PART 121
PART 122
PART 123
PART 124
PART 125
PART 126
PART 127
PART 128
PART 129
PART 130
PART 131
PART 132
PART 133
PART 134
PART 135
PART 136
PART 137
PART 138
PART 139
PART 140
PART 141
PART 142
PART 143
PART 144
PART 145
PART 146
PART 147
PART 148
PART 149
PART 150
PART 151
PART 152
PART 153
PART 154
PART 155
PART 156
PART 157
PART 158
PART 159
PART 160
PART 161
PART 162
PART 163
PART 164
PART 165
PART 166
PART 167
PART 168
PART 169
PART 170
PART 171
PART 172
PART 173
PART 174
PART 175
PART 176
PART 177
PART 178
PART 179
PART 180
PART 181
PART 182
PART 183
PART 184
PART 185
PART 186
PART 187
PART 188
PART 189
PART 190
PART 191
PART 192
PART 193
PART 194
PART 195
PART 196
PART 197
PART 198
PART 199
PART 200
PART 201
PART 202
PART 203
PART 204
PART 205
PART 206
PART 207
PART 208
PART 209
PART 210
PART 211
PART 212
PART 213
PART 214
PART 215
PART 216
PART 217
PART 218
PART 219
PART 220
PART 221
PART 222
PART 223
PART 224
PART 225
PART 226
PART 227
PART 228
PART 229
PART 230
PART 231
PART 232
PART 233
PART 234
PART 235
PART 236
PART 237
PART 238
PART 239
PART 240
PART 241
PART 242
PART 243
PART 244
PART 245
PART 246
PART 247
PART 248
PART 249
PART 250
PART 251
PART 252
PART 253
PART 254
PART 255
PART 256
PART 257
PART 258
PART 259
PART 260
PART 261
PART 262
PART 263
PART 264
PART 265
PART 266
PART 267
PART 268
PART 269
PART 270
PART 271
PART 272
PART 273
PART 274
PART 275
PART 276
PART 277
PART 278
PART 279
PART 280
PART 281
PART 282
PART 283
PART 284
PART 285
PART 286
PART 287
PART 288
PART 289
PART 290
PART 291
PART 292
PART 293
PART 294
PART 295
PART 296
PART 297
PART 298
PART 299
PART 300
PART 301
PART 302
PART 303
PART 304
PART 305
PART 306
PART 307
PART 308
PART 309
PART 310
PART 311
PART 312
PART 313
PART 314
PART 315
PART 316
PART 317
PART 318
PART 319
PART 320
PART 321
PART 322
PART 323
PART 324
PART 325
PART 326
PART 327
PART 328
PART 329
PART 330
PART 331
PART 332
PART 333
PART 334
PART 335
PART 336
PART 337
PART 338
PART 339
PART 340
PART 341
PART 342
PART 343
PART 344
PART 345
PART 346
PART 347
PART 348
PART 349
PART 350
PART 351
PART 352
PART 353
PART 354
PART 355
PART 356
PART 357
PART 358
PART 359
PART 360
PART 361
PART 362
PART 363
PART 364
PART 365
PART 366
PART 367
PART 368
PART 369
PART 370
PART 371
PART 372
PART 373
PART 374
PART 375
PART 376
PART 377
PART 378
PART 379
PART 380
PART 381
PART 382
PART 383
PART 384
PART 385
PART 386
PART 387
PART 388
PART 389
PART 390
PART 391
PART 392
PART 393
PART 394
PART 395
PART 396
PART 397
PART 398
PART 399
PART 400
PART 401
PART 402
PART 403
PART 404
PART 405
PART 406
PART 407
PART 408
PART 409
PART 410
PART 411
PART 412
PART 413
PART 414
PART 415
PART 416
PART 417
PART 418
PART 419
PART 420
PART 421
PART 422
PART 423
PART 424
PART 425
PART 426
PART 427
PART 428
PART 429
PART 430
PART 431
PART 432
PART 433
PART 434
PART 435
PART 436
PART 437
PART 438
PART 439
PART 440
PART 441
PART 442
PART 443
PART 444
PART 445
PART 446
PART 447
PART 448
PART 449
PART 450
PART 451
PART 452
PART 453
PART 454
PART 455
PART 456
PART 457
PART 458
PART 459
PART 460
PART 461
PART 462
PART 463
PART 464
PART 465
PART 466
PART 467
PART 468
PART 469
PART 470
PART 471
PART 472
PART 473
PART 474
PART 475
PART 476
PART 477
PART 478
PART 479
PART 480
PART 481
PART 482
PART 483
PART 484
PART 485
PART 486
PART 487
PART 488
PART 489
PART 490
PART 491
PART 492
PART 493
PART 494
PART 495
PART 496
PART 497
PART 498
PART 499
PART 500
PART 501
PART 502
PART 503
PART 504
PART 505
PART 506
PART 507
PART 508
PART 509
PART 510
PART 511
PART 512
PART 513
PART 514
PART 515
PART 516
PART 517
PART 518
PART 519
PART 520
PART 521
PART 522
PART 523
PART 524
PART 525
PART 526
PART 527
PART 528
PART 529
PART 530
PART 531
PART 532
PART 533
PART 534
PART 535
PART 536
PART 537
PART 538
PART 539
PART 540
PART 541
PART 542
PART 543
PART 544
PART 545
PART 546
PART 547
PART 548
PART 549
PART 550
PART 551
PART 552
PART 553
PART 554
PART 555
PART 556
PART 557
PART 558
PART 559
PART 560
PART 561
PART 562
PART 563
PART 564
PART 565
PART 566
PART 567
PART 568
PART 569
PART 570
PART 571
PART 572
PART 573
PART 574
PART 575
PART 576
PART 577
PART 578
PART 579
PART 580
PART 581
PART 582
PART 583
PART 584
PART 585
PART 586
PART 587
PART 588
PART 589
PART 590
PART 591
PART 592
PART 593
PART 594
PART 595
PART 596
PART 597
PART 598
PART 599
PART 600
PART 601
PART 602
PART 603
PART 604
PART 605
PART 606
PART 607
PART 608
PART 609
PART 610
PART 611
PART 612
PART 613
PART 614
PART 615
PART 616
PART 617
PART 618
PART 619
PART 620
PART 621
PART 622
PART 623
PART 624
PART 625
PART 626
PART 627
PART 628
PART 629
PART 630
PART 631
PART 632
PART 633
PART 634
PART 635
PART 636
PART 637
PART 638
PART 639
PART 640
PART 641
PART 642
PART 643
PART 644
PART 645
PART 646
PART 647
PART 648
PART 649
PART 650
PART 651
PART 652
PART 653
PART 654
PART 655
PART 656
PART 657
PART 658
PART 659
PART 660
PART 661
PART 662
PART 663
PART 664
PART 665
PART 666
PART 667
PART 668
PART 669
PART 670
PART 671
PART 672
PART 673
PART 674
PART 675
PART 676
PART 677
PART 678
PART 679
PART 680
PART 681
PART 682
PART 683
PART 684
PART 685
PART 686
PART 687
PART 688
PART 689
PART 690
PART 691
PART 692
PART 693
PART 694
PART 695
PART 696
PART 697
PART 698
PART 699
PART 700
PART 701
PART 702
PART 703
PART 704
PART 705
PART 706
PART 707
PART 708
PART 709
PART 710
PART 711
PART 712
PART 713
PART 714
PART 715
PART 716
PART 717
PART 718
PART 719
PART 720
PART 721
PART 722
PART 723
PART 724
PART 725
PART 726
PART 727
PART 728
PART 729
PART 730
PART 731
PART 732
PART 733
PART 734
PART 735
PART 736
PART 737
PART 738
PART 739
PART 740
PART 741
PART 742
PART 743
PART 744
PART 745
PART 746
PART 747
PART 748
PART 749
PART 750
PART 751
PART 752
PART 753
PART 754
PART 755
PART 756
PART 757
PART 758
PART 759
PART 760
PART 761
PART 762
PART 763
PART 764
PART 765
PART 766
PART 767
PART 768
PART 769
PART 770
PART 771
PART 772
PART 773
PART 774
PART 775
PART 776
PART 777
PART 778
PART 779
PART 780
PART 781
PART 782
PART 783
PART 784
PART 785
PART 786
PART 787
PART 788
PART 789
PART 790
PART 791
PART 792
PART 793
PART 794
PART 795
PART 796
PART 797
PART 798
PART 799
PART 800
PART 801
PART 802
PART 803
PART 804
PART 805
PART 806
PART 807
PART 808
PART 809
PART 810
PART 811
PART 812
PART 813
PART 814
PART 815
PART 816
PART 817
PART 818
PART 819
PART 820
PART 821
PART 822
PART 823
PART 824
PART 825
PART 826
PART 827
PART 828
PART 829
PART 830
PART 831
PART 832
PART 833
PART 834
PART 835
PART 836
PART 837
PART 838
PART 839
PART 840
PART 841
PART 842
PART 843
PART 844
PART 845
PART 846
PART 847
PART 848
PART 849
PART 850
PART 851
PART 852
PART 853
PART 854
PART 855
PART 856
PART 857
PART 858
PART 859
PART 860
PART 861
PART 862
PART 863
PART 864
PART 865
PART 866
PART 867
PART 868
PART 869
PART 870
PART 871
PART 872
PART 873
PART 874
PART 875
PART 876
PART 877
PART 878
PART 879
PART 880
PART 881
PART 882
PART 883
PART 884
PART 885
PART 886
PART 887
PART 888
PART 889
PART 890
PART 891
PART 892
PART 893
PART 894
PART 895
PART 896
PART 897
PART 898
PART 899
PART 900
PART 901
PART 902
PART 903
PART 904
PART 905
PART 906
PART 907
PART 908
PART 909
PART 910
PART 911
PART 912
PART 913
PART 914
PART 915
PART 916
PART 917
PART 918
PART 919
PART 920
PART 921
PART 922
PART 923
PART 924
PART 925
PART 926
PART 927
PART 928
PART 929
PART 930
PART 931
PART 932
PART 933
PART 934
PART 935
PART 936
PART 937
PART 938
PART 939
PART 940
PART 941
PART 942
PART 943
PART 944
PART 945
PART 946
PART 947
PART 948
PART 949
PART 950
PART 951
PART 952
PART 953
PART 954
PART 955
PART 956
PART 957
PART 958
PART 959
PART 960
PART 961
PART 962
PART 963
PART 964
PART 965
PART 966
PART 967
PART 968
PART 969
PART 970
PART 971
PART 972
PART 973
PART 974
PART 975
PART 976
PART 977
PART 978
PART 979
PART 980
PART 981
PART 982
PART 983
PART 984
PART 985
PART 986
PART 987
PART 988
PART 989
PART 990
PART 991
PART 992
PART 993
PART 994
PART 995
PART 996
PART 997
PART 998
PART 999
PART 1000
PART 1001
PART 1002
PART 1003
PART 1004
PART 1005
PART 1006
PART 1007
PART 1008
PART 1009
PART 1010
PART 1011
PART 1012
PART 1013
PART 1014
PART 1015
PART 1016
PART 1017
PART 1018
PART 1019
PART 1020
PART 1021
PART 1022
PART 1023
PART 1024
PART 1025
PART 1026
PART 1027
PART 1028
PART 1029
PART 1030
PART 1031
PART 1032
PART 1033
PART 1034
PART 1035
PART 1036
PART 1037
PART 1038
PART 1039
PART 1040
PART 1041
PART 1042
PART 1043
PART 1044
PART 1045
PART 1046
PART 1047
PART 1048
PART 1049
PART 1050
PART 1051
PART 1052
PART 1053
PART 1054
PART 1055
PART 1056
PART 1057
PART 1058
PART 1059
PART 1060
PART 1061
PART 1062
PART 1063
PART 1064
PART 1065
PART 1066
PART 1067
PART 1068
PART 1069
PART 1070
PART 1071
PART 1072
PART 1073
PART 1074
PART 1075
PART 1076
PART 1077
PART 1078
PART 1079
PART 1080
PART 1081
PART 1082
PART 1083
PART 1084
PART 1085
PART 1086
PART 1087
PART 1088
PART 1089
PART 1090
PART 1091
PART 1092
PART 1093
PART 1094
PART 1095
PART 1096
PART 1097
PART 1098
PART 1099
PART 1100
PART 1101
PART 1102
PART 1103
PART 1104
PART 1105
PART 1106
PART 1107
PART 1108
PART 1109
PART 1110
PART 1111
PART 1112
PART 1113
PART 1114
PART 1115
PART 1116
PART 1117
PART 1118
PART 1119
PART 1120
PART 1121
PART 1122
PART 1123
PART 1124
PART 1125
PART 1126
PART 1127
PART 1128
PART 1129
PART 1130
PART 1131
PART 1132
PART 1133
PART 1134
PART 1135
PART 1136
PART 1137
PART 1138
PART 1139
PART 1140
PART 1141
PART 1142
PART 1143
PART 1144
PART 1145
PART 1146
PART 1147
PART 1148
PART 1149
PART 1150
PART 1151
PART 1152
PART 1153
PART 1154
PART 1155
PART 1156
PART 1157
PART 1158
PART 1159
PART 1160
PART 1161
PART 1162
PART 1163
PART 1164
PART 1165
PART 1166
PART 1167
PART 1168
PART 1169
PART 1170
PART 1171
PART 1172
PART 1173
PART 1174
PART 1175
PART 1176
PART 1177
PART 1178
PART 1179
PART 1180
PART 1181
PART 1182
PART 1183
PART 1184
PART 1185
PART 1186
PART 1187
PART 1188
PART 1189
PART 1190
PART 1191
PART 1192
PART 1193
PART 1194
PART 1195
PART 1196
PART 1197
PART 1198
PART 1199
PART 1200
PART 1201
PART 1202
PART 1203
PART 1204
PART 1205
PART 1206
PART 1207
PART 1208
PART 1209
PART 1210
PART 1211
PART 1212
PART 1213
PART 1214
PART 1215
PART 1216
PART 1217
PART 1218
PART 1219
PART 1220
PART 1221
PART 1222
PART 1223
PART 1224
PART 1225
PART 1226
PART 1227
PART 1228
PART 1229
PART 1230
PART 1231
PART 1232
PART 1233
PART 1234
PART 1235
PART 1236
PART 1237
PART 1238
PART 1239
PART 1240
PART 1241
PART 1242
PART 1243
PART 1244
PART 1245
PART 1246
PART 1247
PART 1248
PART 1249
PART 1250
PART 1251
PART 1252
PART 1253
PART 1254
PART 1255
PART 1256
PART 1257
PART 1258
PART 1259
PART 1260
PART 1261
PART 1262
PART 1263
PART 1264
PART 1265
PART 1266
PART 1267
PART 1268
PART 1269
PART 1270
PART 1271
PART 1272
PART 1273
PART 1274
PART 1275
PART 1276
PART 1277
PART 1278
PART 1279
PART 1280
PART 1281
PART 1282
PART 1283
PART 1284
PART 1285
PART 1286
PART 1287
PART 1288
PART 1289
PART 1290
PART 1291
PART 1292
PART 1293
PART 1294
PART 1295
PART 1296
PART 1297
PART 1298
PART 1299
PART 1300
PART 1301
PART 1302
PART 1303
PART 1304
PART 1305
PART 1306
PART 1307
PART 1308
PART 1309
PART 1310
PART 1311
PART 1312
PART 1313
PART 1314
PART 1315
PART 1316
PART 1317
PART 1318
PART 1319
PART 1320
PART 1321
PART 1322
PART 1323
PART 1324
PART 1325
PART 1326
PART 1327
PART 1328
PART 1329
PART 1330
PART 1331
PART 1332
PART 1333
PART 1334
PART 1335
PART 1336
PART 1337
PART 1338
PART 1339
PART 1340
PART 1341
PART 1342
PART 1343
PART 1344
PART 1345
PART 1346
PART 1347
PART 1348
PART 1349
PART 1350
PART 1351
PART 1352
PART 1353
PART 1354
PART 1355
PART 1356
PART 1357
PART 1358
PART 1359
PART 1360
PART 1361
PART 1362
PART 1363
PART 1364
PART 1365
PART 1366
PART 1367
PART 1368
PART 1369
PART 1370
PART 1371
PART 1372
PART 1373
PART 1374
PART 1375
PART 1376
PART 1377
PART 1378
PART 1379
PART 1380
PART 1381
PART 1382
PART 1383
PART 1384
PART 1385
PART 1386
PART 1387
PART 1388
PART 1389
PART 1390
PART 1391
PART 1392
PART 1393
PART 1394
PART 1395
PART 1396
PART 1397
PART 1398
PART 1399
PART 1400
PART 1401
PART 1402
PART 1403
PART 1404
PART 1405
PART 1406
PART 1407
PART 1408
PART 1409
PART 1410
PART 1411
PART 1412
PART 1413
PART 1414
PART 1415
PART 1416
PART 1417
PART 1418
PART 1419
PART 1420
PART 1421
PART 1422
PART 1423
PART 1424
PART 1425
PART 1426
PART 1427
PART 1428
PART 1429
PART 1430
PART 1431
PART 1432
PART 1433
PART 1434
PART 1435
PART 1436
PART 1437
PART 1438
PART 1439
PART 1440
PART 1441
PART 1442
PART 1443
PART 1444
PART 1445
PART 1446
PART 1447
PART 1448
PART 1449
PART 1450
PART 1451
PART 1452
PART 1453
PART 1454
PART 1455
PART 1456
PART 1457
PART 1458
PART 1459
PART 1460
PART 1461
PART 1462
PART 1463
PART 1464
PART 1465
PART 1466
PART 1467
PART 1468
PART 1469
PART 1470
PART 1471
PART 1472
PART 1473
PART 1474
PART 1475
PART 1476
PART 1477
PART 1478
PART 1479
PART 1480
PART 1481
PART 1482
PART 1483
PART 1484
PART 1485
PART 1486
PART 1487
PART 1488
PART 1489
PART 1490
PART 1491
PART 1492
PART 1493
PART 1494
PART 1495
PART 1496
PART 1497
PART 1498
PART 1499
PART 1500
PART 1501
PART 1502
PART 1503
PART 1504
PART 1505
PART 1506
PART 1507
PART 1508
PART 1509
PART 1510
PART 1511
PART 1512
PART 1513
PART 1514
PART 1515
PART 1516
PART 1517
PART 1518
PART 1519
PART 1520
PART 1521
PART 1522
PART 1523
PART 1524
PART 1525
PART 1526
PART 1527
PART 1528
PART 1529
PART 1530
PART 1531
PART 1532
PART 1533
PART 1534
PART 1535
PART 1536
PART 1537
PART 1538
PART 1539
PART 1540
PART 1541
PART 1542
PART 1543
PART 1544
PART 1545
PART 1546
PART 1547
PART 1548
PART 1549
PART 1550
PART 1551
PART 1552
PART 1553
PART 1554
PART 1555
PART 1556
PART 1557
PART 1558
PART 1559
PART 1560
PART 1561
PART 1562
PART 1563
PART 1564
PART 1565
PART 1566
PART 1567
PART 1568
PART 1569
PART 1570
PART 1571
PART 1572
PART 1573
PART 1574
PART 1575
PART 1576
PART 1577
PART 1578
PART 1579
PART 1580
PART 1581
PART 1582
PART 1583
PART 1584
PART 1585
PART 1586
PART 1587
PART 1588
PART 1589
PART 1590
PART 1591
PART 1592
PART 1593
PART 1594
PART 1595
PART 1596
PART 1597
PART 1598
PART 1599
PART 1600
PART 1601
PART 1602
PART 1603
PART 1604
PART 1605
PART 1606
PART 1607
PART 1608
PART 1609
PART 1610
PART 1611
PART 1612
PART 1613
PART 1614
PART 1615
PART 1616
PART 1617
PART 1618
PART 1619
PART 1620
PART 1621
PART 1622
PART 1623
PART 1624
PART 1625
PART 1626
PART 1627
PART 1628
PART 1629
PART 1630
PART 1631
PART 1632
PART 1633
PART 1634
PART 1635
PART 1636
PART 1637
PART 1638
PART 1639
PART 1640
PART 1641
PART 1642
PART 1643
PART 1644
PART 1645
PART 1646
PART 1647
PART 1648
PART 1649
PART 1650
PART 1651
PART 1652
PART 1653
PART 1654
PART 1655
PART 1656
PART 1657
PART 1658
PART 1659
PART 1660
PART 1661
PART 1662
PART 1663
PART 1664
PART 1665
PART 1666
PART 1667
PART 1668
PART 1669
PART 1670
PART 1671
PART 1672
PART 1673
PART 1674
PART 1675
PART 1676
PART 1677
PART 1678
PART 1679
PART 1680
PART 1681
PART 1682
PART 1683
PART 1684
PART 1685
PART 1686
PART 1687
PART 1688
PART 1689
PART 1690
PART 1691
PART 1692
PART 1693
PART 1694
PART 1695
PART 1696
PART 1697
PART 1698
PART 1699
PART 1700
PART 1701
PART 1702
PART 1703
PART 1704
PART 1705
PART 1706
PART 1707
PART 1708
PART 1709
PART 1710
PART 1711
PART 1712
PART 1713
PART 1714
PART 1715
PART 1716
PART 1717
PART 1718
PART 1719
PART 1720
PART 1721
PART 1722
PART 1723
PART 1724
PART 1725
PART 1726
PART 1727
PART 1728
PART 1729
PART 1730
PART 1731
PART 1732
PART 1733
PART 1734
PART 1735
PART 1736
PART 1737
PART 1738
PART 1739
PART 1740
PART 1741
PART 1742
PART 1743
PART 1744
PART 1745
PART 1746
PART 1747
PART 1748
PART 1749
PART 1750
PART 1751
PART 1752
PART 1753
PART 1754
PART 1755
PART 1756
PART 1757
PART 1758
PART 1759
PART 1760
PART 1761
PART 1762
PART 1763
PART 1764
PART 1765
PART 1766
PART 1767
PART 1768
PART 1769
PART 1770
PART 1771
PART 1772
PART 1773
PART 1774
PART 1775
PART 1776
PART 1777
PART 1778
PART 1779
PART 1780
PART 1781
PART 1782
PART 1783
PART 1784
PART 1785
PART 1786
PART 1787
PART 1788
PART 1789
PART 1790
PART 1791
PART 1792
PART 1793
PART 1794
PART 1795
PART 1796
PART 1797
PART 1798
PART 1799
PART 1800
PART 1801
PART 1802
PART 1803
PART 1804
PART 1805
PART 1806
PART 1807
PART 1808
PART 1809
PART 1810
PART 1811
PART 1812
PART 1813
PART 1814
PART 1815
PART 1816
PART 1817
PART 1818
PART 1819
PART 1820
PART 1821
PART 1822
PART 1823
PART 1824
PART 1825
PART 1826
PART 1827
PART 1828
PART 1829
PART 1830
PART 1831
PART 1832
PART 1833
PART 1834
PART 1835
PART 1836
PART 1837
PART 1838
PART 1839
PART 1840
PART 1841
PART 1842
PART 1843
PART 1844
PART 1845
PART 1846
PART 1847
PART 1848
PART 1849
PART 1850
PART 1851
PART 1852
PART 1853
PART 1854
PART 1855
PART 1856
PART 1857
PART 1858
PART 1859
PART 1860
PART 1861
PART 1862
PART 1863
PART 1864
PART 1865
PART 1866
PART 1867
PART 1868
PART 1869
PART 1870
PART 1871
PART 1872
PART 1873
PART 1874
PART 1875
PART 1876
PART 1877
PART 1878
PART 1879
PART 1880
PART 1881
PART 1882
PART 1883
PART 1884
PART 1885
PART 1886
PART 1887
PART 1888
PART 1889
PART 1890
PART 1891
PART 1892
PART 1893
PART 1894
PART 1895
PART 1896
PART 1897
PART 1898
PART 1899
PART 1900
PART 1901
PART 1902
PART 1903
PART 1904
PART 1905
PART 1906
PART 1907
PART 1908
PART 1909
PART 1910
PART 1911
PART 1912
PART 1913
PART 1914
PART 1915
PART 1916
PART 1917
PART 1918
PART 1919
PART 1920
PART 1921
PART 1922
PART 1923
PART 1924
PART 1925
PART 1926
PART 1927
PART 1928
PART 1929
PART 1930
PART 1931
PART 1932
PART 1933
PART 1934
PART 1935
PART 1936
PART 1937
PART 1938
PART 1939
PART 1940
PART 1941
PART 1942
PART 1943
PART 1944
PART 1945
PART 1946
PART 1947
PART 1948
PART 1949
PART 1950
PART 1951
PART 1952
PART 1953
PART 1954
PART 1955
PART 1956
PART 1957
PART 1958
PART 1959
PART 1960
PART 1961
PART 1962
PART 1963
PART 1964
PART 1965
PART 1966
PART 1967
PART 1968
PART 1969
PART 1970
PART 1971
PART 1972
PART 1973
PART 1974
PART 1975
PART 1976
PART 1977
PART 1978
PART 1979
PART 1980
PART 1981
PART 1982
PART 1983
PART 1984
PART 1985
PART 1986
PART 1987
PART 1988
PART 1989
PART 1990
PART 1991
PART 1992
PART 1993
PART 1994
PART 1995
PART 1996
PART 1997
PART 1998
PART 1999
PART 2000
PART 2001
PART 2002
PART 2003
PART 2004
PART 2005
PART 2006
PART 2007
PART 2008
PART 2009
PART 2010
PART 2011
PART 2012
PART 2013
PART 2014
PART 2015
PART 2016
PART 2017
PART 2018
PART 2019
PART 2020
PART 2021
PART 2022
PART 2023
PART 2024
PART 2025
PART 2026
PART 2027
PART 2028
PART 2029
PART 2030
PART 2031
PART 2032
PART 2033
PART 2034
PART 2035
PART 2036
PART 2037
PART 2038
PART 2039
PART 2040
PART 2041
PART 2042
PART 2043
PART 2044
PART 2045
PART 2046
PART 2047
PART 2048
PART 2049
PART 2050
PART 2051
PART 2052
PART 2053
PART 2054
PART 2055
PART 2056
PART 2057
PART 2058
PART 2059
PART 2060
PART 2061
PART 2062
PART 2063
PART 2064
PART 2065
PART 2066
PART 2067
PART 2068
PART 2069
PART 2070
PART 2071
PART 2072
PART 2073
PART 2074
PART 2075
PART 2076
PART 2077
PART 2078
PART 2079
PART 2080
PART 2081
PART 2082
PART 2083
PART 2084
PART 2085
PART 2086
PART 2087
PART 2088
PART 2089
PART 2090
PART 2091
PART 2092
PART 2093
PART 2094
PART 2095
PART 2096
PART 2097
PART 2098
PART 2099
PART 2100
PART 2101
PART 2102
PART 2103
PART 2104
PART 2105
PART 2106
PART 2107
PART 2108
PART 2109
PART 2110
PART 2111
PART 2112
PART 2113
PART 2114
PART 2115
PART 2116
PART 2117
PART 2118
PART 2119
PART 2120
PART 2121
PART 2122
PART 2123
PART 2124
PART 2125
PART 2126
PART 2127
PART 2128
PART 2129
PART 2130
PART 2131
PART 2132
PART 2133
PART 2134
PART 2135
PART 2136
PART 2137
PART 2138
PART 2139
PART 2140
PART 2141
PART 2142
PART 2143
PART 2144
PART 2145
PART 2146
PART 2147
PART 2148
PART 2149
PART 2150
PART 2151
PART 2152
PART 2153
PART 2154
PART 2155
PART 2156
PART 2157
PART 2158
PART 2159
PART 2160
PART 2161
PART 2162
PART 2163
PART 2164
PART 2165
PART 2166
PART 2167
PART 2168
PART 2169
PART 2170
PART 2171
PART 2172
PART 2173
PART 2174
PART 2175
PART 2176
PART 2177
PART 2178
PART 2179
PART 2180
PART 2181
PART 2182
PART 2183
PART 2184
PART 2185
PART 2186
PART 2187
PART 2188
PART 2189
PART 2190
PART 2191
PART 2192
PART 2193
PART 2194
PART 2195
PART 2196
PART 2197
PART 2198
PART 2199
PART 2200
PART 2201
PART 2202
PART 2203
PART 2204
PART 2205
PART 2206
PART 2207
PART 2208
PART 2209
PART 2210
PART 2211
PART 2212
PART 2213
PART 2214
PART 2215
PART 2216
PART 2217
PART 2218
PART 2219
PART 2220
PART 2221
PART 2222
PART 2223
PART 2224
PART 2225
PART 2226
PART 2227
PART 2228
PART 2229
PART 2230
PART 2231
PART 2232
PART 2233
PART 2234
PART 2235
PART 2236
PART 2237
PART 2238
PART 2239
PART 2240
PART 2241
PART 2242
PART 2243
PART 2244
PART 2245
PART 2246
PART 2247
PART 2248
PART 2249
PART 2250
PART 2251
PART 2252
PART 2253
PART 2254
PART 2255
PART 2256
PART 2257
PART 2258
PART 2259
PART 2260
PART 2261
PART 2262
PART 2263
PART 2264
PART 2265
PART 2266
PART 2267
PART 2268
PART 2269
PART 2270
PART 2271
PART 2272
PART 2273
PART 2274
PART 2275
PART 2276
PART 2277
PART 2278
PART 2279
PART 2280
PART 2281
PART 2282
PART 2283
PART 2284
PART 2285
PART 2286
PART 2287
PART 2288
PART 2289
PART 2290
PART 2291
PART 2292
PART 2293
PART 2294
PART 2295
PART 2296
PART 2297
PART 2298
PART 2299
PART 2300
PART 2301
PART 2302
PART 2303
PART 2304
PART 2305
PART 2306
PART 2307
PART 2308
PART 2309
PART 2310
PART 2311
PART 2312
PART 2313
PART 2314
PART 2315
PART 2316
PART 2317
PART 2318
PART 2319
PART 2320
PART 2321
PART 2322
PART 2323
PART 2324
PART 2325
PART 2326
PART 2327
PART 2328
PART 2329
PART 2330
PART 2331
PART 2332
PART 2333
PART 2334
PART 2335
PART 2336
PART 2337
PART 2338
PART 2339
PART 2340
PART 2341
PART 2342
PART 2343
PART 2344
PART 2345
PART 2346
PART 2347
PART 2348
PART 2349
PART 2350
PART 2351
PART 2352
PART 2353
PART 2354
PART 2355
PART 2356
PART 2357
PART 2358
PART 2359
PART 2360
PART 2361
PART 2362
PART 2363
PART 2364
PART 2365
PART 2366
PART 2367
PART 2368
PART 2369
PART 2370
PART 2371
PART 2372
PART 2373
PART 2374
PART 2375
PART 2376
PART 2377
PART 2378
PART 2379
PART 2380
PART 2381
PART 2382
PART 2383
PART 2384
PART 2385
PART 2386
PART 2387
PART 2388
PART 2389
PART 2390
PART 2391
PART 2392
PART 2393
PART 2394
PART 2395
PART 2396
PART 2397
PART 2398
PART 2399
PART 2400
PART 2401
PART 2402
PART 2403
PART 2404
PART 2405
PART 2406
PART 2407
PART 2408
PART 2409
PART 2410
PART 2411
PART 2412
PART 2413
PART 2414
PART 2415
PART 2416
PART 2417
PART 2418
PART 2419
PART 2420
PART 2421
PART 2422
PART 2423
PART 2424
PART 2425
PART 2426
PART 2427
PART 2428
PART 2429
PART 2430
PART 2431
PART 2432
PART 2433
PART 2434
PART 2435
PART 2436
PART 2437
PART 2438
PART 2439
PART 2440
PART 2441
PART 2442
PART 2443
PART 2444
PART 2445
PART 2446
PART 2447
PART 2448
PART 2449
PART 2450
PART 2451
PART 2452
PART 2453
PART 2454
PART 2455
PART 2456
PART 2457
PART 2458
PART 2459
PART 2460
PART 2461
PART 2462
PART 2463
PART 2464
PART 2465
PART 2466
PART 2467
PART 2468
PART 2469
PART 2470
PART 2471
PART 2472
PART 2473
PART 2474
PART 2475
PART 2476
PART 2477
PART 2478
PART 2479
PART 2480
PART 2481
PART 2482
PART 2483
PART 2484
PART 2485
PART 2486
PART 2487
PART 2488
PART 2489
PART 2490
PART 2491
PART 2492
PART 2493
PART 2494
PART 2495
PART 2496
PART 2497
PART 2498
PART 2499
PART 2500
PART 2501
PART 2502
PART 2503
PART 2504
PART 2505
PART 2506
PART 2507
PART 2508
PART 2509
PART 2510
PART 2511
PART 2512
PART 2513
PART 2514
PART 2515
PART 2516
PART 2517
PART 2518
PART 2519
PART 2520
PART 2521
PART 2522
PART 2523
PART 2524
PART 2525
PART 2526
PART 2527
PART 2528
PART 2529
PART 2530
PART 2531
PART 2532
PART 2533
PART 2534
PART 2535
PART 2536
PART 2537
PART 2538
PART 2539
PART 2540
PART 2541
PART 2542
PART 2543
PART 2544
PART 2545
PART 2546
PART 2547
PART 2548
PART 2549
PART 2550
PART 2551
PART 2552
PART 2553
PART 2554
PART 2555
PART 2556
PART 2557
PART 2558
PART 2559
PART 2560
PART 2561
PART 2562
PART 2563
PART 2564
PART 2565
PART 2566
PART 2567
PART 2568
PART 2569
PART 2570
PART 2571
PART 2572
PART 2573
PART 2574
PART 2575
PART 2576
PART 2577
PART 2578
PART 2579
PART 2580
PART 2581
PART 2582
PART 2583
PART 2584
PART 2585
PART 2586
PART 2587
PART 2588
PART 2589
PART 2590
PART 2591
PART 2592
PART 2593
PART 2594
PART 2595
PART 2596
PART 2597
PART 2598
PART 2599
PART 2600
PART 2601
PART 2602
PART 2603
PART 2604
PART 2605
PART 2606
PART 2607
PART 2608
PART 2609
PART 2610
PART 2611
PART 2612
PART 2613
PART 2614
PART 2615
PART 2616
PART 2617
PART 2618
PART 2619
PART 2620
PART 2621
PART 2622
PART 2623
PART 2624
PART 2625
PART 2626
PART 2627
PART 2628
PART 2629
PART 2630
PART 2631
PART 2632
PART 2633
PART 2634
PART 2635
PART 2636
PART 2637
PART 2638
PART 2639
PART 2640
PART 2641
PART 2642
PART 2643
PART 2644
PART 2645
PART 2646
PART 2647
PART 2648
PART 2649
PART 2650
PART 2651
PART 2652
PART 2653
PART 2654
PART 2655
PART 2656
PART 2657
PART 2658
PART 2659
PART 2660
PART 2661
PART 2662
PART 2663
PART 2664
PART 2665
PART 2666
PART 2667
PART 2668
PART 2669
PART 2670
PART 2671
PART 2672
PART 2673
PART 2674
PART 2675
PART 2676
PART 2677
PART 2678
PART 2679
PART 2680
PART 2681
PART 2682
PART 2683
PART 2684
PART 2685
PART 2686
PART 2687
PART 2688
PART 2689
PART 2690
PART 2691
PART 2692
PART 2693
PART 2694
PART 2695
PART 2696
PART 2697
PART 2698
PART 2699
PART 2700
PART 2701
PART 2702
PART 2703
PART 2704
PART 2705
PART 2706
PART 2707
PART 2708
PART 2709
PART 2710
PART 2711
PART 2712
PART 2713
PART 2714
PART 2715
PART 2716
PART 2717
PART 2718
PART 2719
PART 2720
PART 2721
PART 2722
PART 2723
PART 2724
PART 2725
PART 2726
PART 2727
PART 2728
PART 2729
PART 2730
PART 2731
PART 2732
PART 2733
PART 2734
PART 2735
PART 2736
PART 2737
PART 2738
PART 2739
PART 2740
PART 2741
PART 2742
PART 2743
PART 2744
PART 2745
PART 2746
PART 2747
PART 2748
PART 2749
PART 2750
PART 2751
PART 2752
PART 2753
PART 2754
PART 2755
PART 2756
PART 2757
PART 2758
PART 2759
PART 2760
PART 2761
PART 2762
PART 2763
PART 2764
PART 2765
PART 2766
PART 2767
PART 2768
PART 2769
PART 2770
PART 2771
PART 2772
PART 2773
PART 2774
PART 2775
PART 2776
PART 2777
PART 2778
PART 2779
PART 2780
PART 2781
PART 2782
PART 2783
PART 2784
PART 2785
PART 2786
PART 2787
PART 2788
PART 2789
PART 2790
PART 2791
PART 2792
PART 2793
PART 2794
PART 2795
PART 2796
PART 2797
PART 2798
PART 2799
PART 2800
PART 2801
PART 2802
PART 2803
PART 2804
PART 2805
PART 2806
PART 2807
PART 2808
PART 2809
PART

RSC and Conveyance Plan

Applicable Site Condition Standards

Subject to any exceptions granted by the MOECC, the Records of Site Condition shall confirm, at a minimum, satisfaction of the following site condition standards as set out in the Ministry of Environment Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act dated April 15, 2011, as amended or revised from time to time:

Lands (as identified in Schedule "3")	Applicable Site Condition Standards
Parklands	Table 3 – Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Property Use
City-Owned Lands	Table 3 – Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Property Use
Triangular Lands	Table 3 – Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Industrial/Commercial/Community Property Use
Remaining Lands	Table 3 – Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Property Use
Romina Lands	Table 3 – Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Industrial/Commercial/Community Property Use
Romina Parklands	Table 3 – Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Residential/Parkland/Institutional Property Use
Bass Pro Mills Lands	Table 3 – Full Depth Generic Site Condition Standards in a Non-Potable Ground Water Condition for Industrial/Commercial/Community Property Use
Connecting Lands	Not applicable. No RSC to be obtained by Mammone for the Connecting Lands.

Notwithstanding the foregoing, in the event that the MOECC allows an exemption under section 48(3) of Ontario Regulation 153/04, as amended, in respect of the applicable site condition standards for sodium, electrical conductivity or sodium adsorption ratio, any portions of the Parklands, City-Owned Lands and Romina Parklands that are to be used by the City for parkland shall nevertheless be remediated by Mammone to the applicable site condition standard for sodium, electrical conductivity or sodium adsorption ratio as identified in the table above.

In the event of any amendment, revision or other change to the Applicable Site Condition Standards following the filing of an RSC required under these Minutes, nothing in these Minutes shall be interpreted to require Mammone to obtain a new RSC, to amend or revise a filed RSC, to perform remediation activities not otherwise required to satisfy Mammone's obligations under

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '4'
TO BY-LAW_____- 2017
PASSED THE ___ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK

N:\GIS_Archive\ByLaws\Z\z.09.037.dwg

these Minutes, or to re-perform any remediation activities previously completed by Mammone to satisfy its obligations under these Minutes. For greater certainty, Mammone shall only be obligated to file an RSC confirming satisfaction of the Applicable Site Condition Standards in force at the time of the date of filing of the applicable RSC and, to the extent remediation is required for satisfaction of its obligations to obtain RSCs under these Minutes, Mammone shall only be obligated to remediate the lands to the extent necessary to satisfy the Applicable Site Condition Standards in force at the time of the date of the filing of the RSC for such lands. In the case of any other remediation undertaken pursuant to Schedule "D", Mammone shall only be obligated to remediate to the Applicable Site Condition Standards in force at the time of such remediation.

The parties acknowledge and agree that a single RSC may be obtained by Mammone for the Remaining Lands, the Romina Lands and the Romina Parklands, in which case, the Applicable Site Condition Standards shall be the more stringent Applicable Site Condition Standards set out above for such lands.

Milestone Dates

An RSC has already been obtained by Mammone for the Commercial Lands and Bass Pro Mills Lands, therefore, the obtaining of an RSC for such lands is not subject to a milestone date.

The Records of Site Condition required pursuant to this By-law shall be delivered by Mammone in accordance with the following timeline:

Part 1: RSC for Parklands, City-Owned Lands and Triangular Lands

1. Anticipated date for completion of confirmatory sampling: May 1, 2017
2. Anticipated date for submission to MOECC: June 1, 2017
3. Anticipated date for filing and acknowledgment of Records of Site Condition by MOECC: October 16, 2017

Part 2: RSC for Remaining Lands, Romina Lands and Romina Parklands

1. A Record of Site Condition for the Remaining Lands, Romina Lands and Romina Parklands shall be filed by the earlier of:

   i) the date of first occupancy of a residential building on the Dulcina Site;
   ii) the date of first site plan approval with respect to any phase or stage of development of the Mammone Site; or
   iii) the second (2nd) anniversary of the date of the Board's Order approving the OPA and rezoning (subject to "H") with respect to the Phase 1 development of the Mammone Site (the **"Romina Conveyance Date"**).

THIS IS SCHEDULE 'E- ' TO BY-LAW 1-88, SECTION 9( )

THIS IS SCHEDULE '4' (Con't.) TO BY-LAW_____- 2017

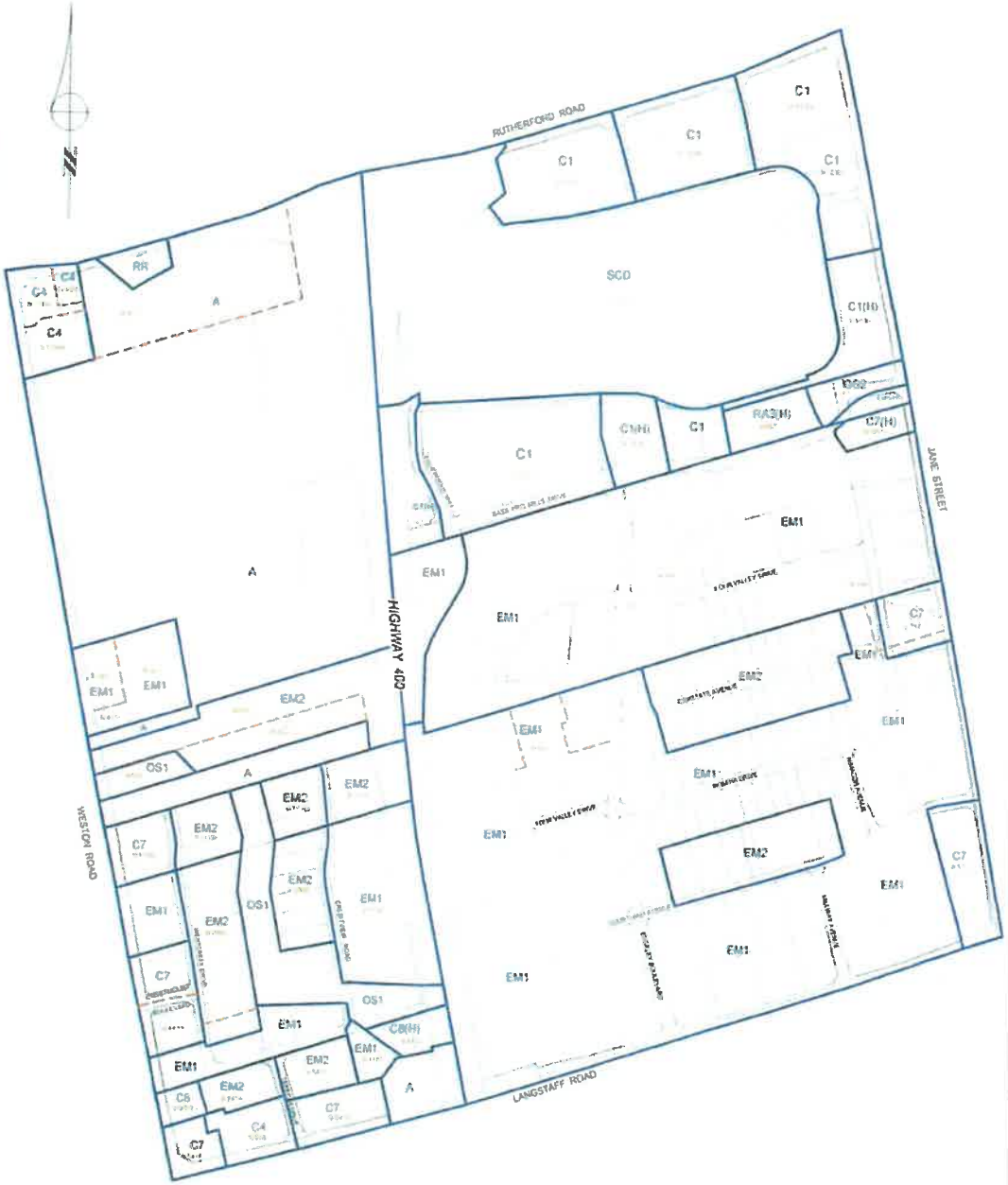
PASSED THE ____ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

_____
CLERK



KEY MAP 5C
BY-LAW 1-88

NOT TO SCALE

THIS IS SCHEDULE '5'
TO BY-LAW _____ - 2017
PASSED THE ____ DAY OF ____, 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SIGNING OFFICERS

_____
MAYOR

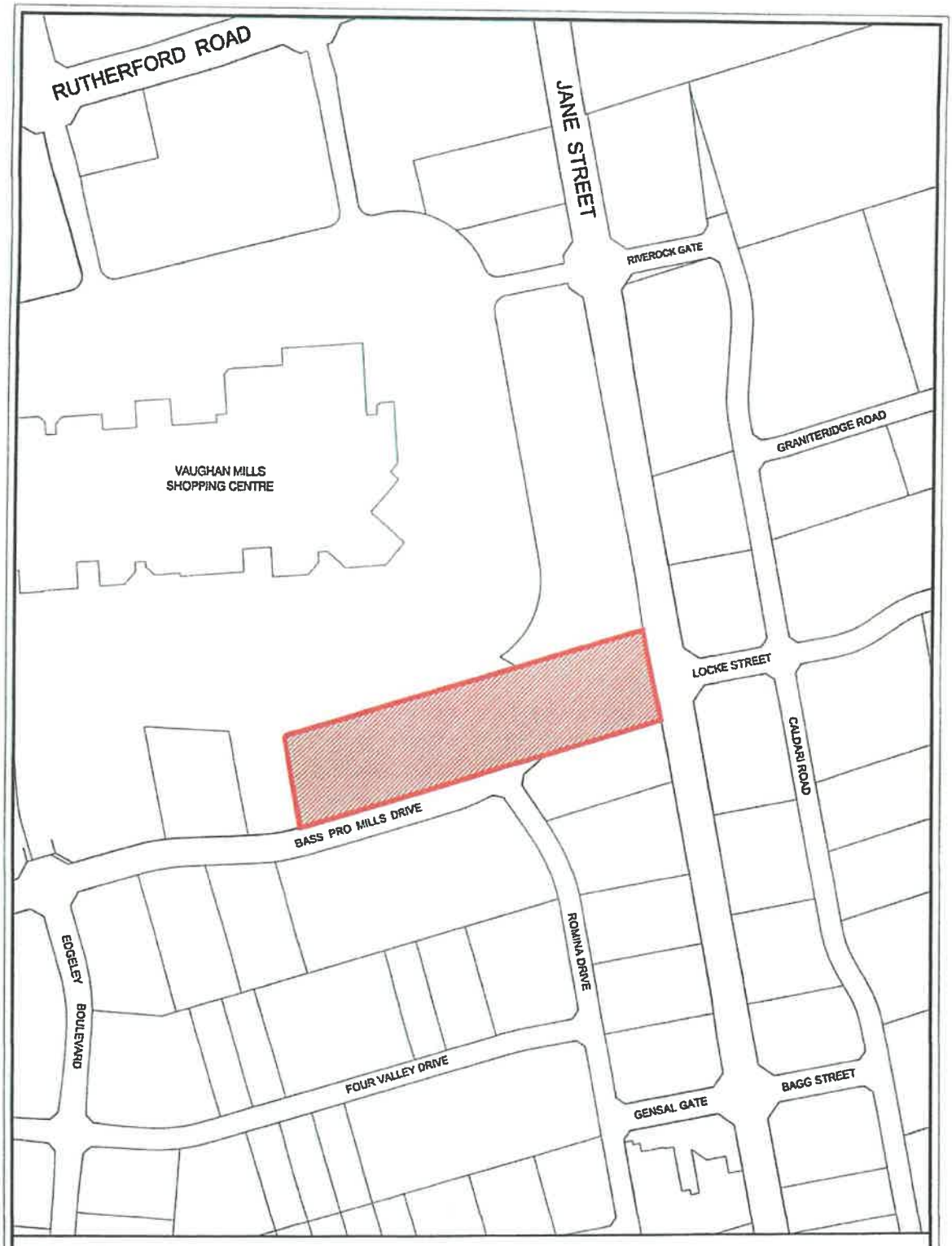
_____
CLERK

SUMMARY TO BY-LAW _____ - 2017

The lands subject to this By-law are located on the west side of Jane Street, south of Rutherford Road, municipally known as 9060 Jane Street, in part of Lots 13 and 14, Concession 5, City of Vaughan.

The purpose of this By-law is to rezone the lands to this By-law from EM1 (H) Prestige Employment Area Zone with the Holding Symbol "(H)" and EM2 General Employment Area Zone to RA3 (H) Apartment Residential Zone with the Holding Symbol "(H)" and OS2 Open Space Park Zone. The robust conditions for the removal of the Holding Symbol "(H)" are two-phased to coincide with the orderly and sequential development of the Subject Lands and include conditions for Section 37 Contributions. This By-law deletes and replaces Exception 9(881) and Schedule E-964 thereby including the following site-specific zoning exceptions:

a) site-specific definitions of "lot", "building height", "car share", "parking space", "parking space – handicapped", "place of worship', "service or repair shop", and "underground parking structure"
b) reduced parking requirements
c) reduced minimum setbacks to portions of the building below grade (Bass Pro Mills)
d) reduced setbacks to daylight triangles
e) the provisions for building envelopes
f) maximum building heights
g) maximum number of residential apartment dwelling units
h) provisions for density bonussing for the Subject Lands and the Jane Street Corridor Area
i) maximum ground related commercial areas
j) site-specific commercial uses with no open storage
k) minor relief to the outdoor patio provisions to permit flexibility



NOT TO SCALE

LOCATION MAP
TO BY-LAW _____ - 2017

FILE No.: Z.09.037
RELATED FILE: OP.09.006
LOCATION: PART OF LOT 14, CONCESSION 5
APPLICANT: SANDRA MAMMONE
CITY OF VAUGHAN

SUBJECT LANDS

N:\GIS_Archive\Byla...

mcmillan

Attachment D

Reply to the Attention of	Mary Flynn-Guglietti
Direct Line	416.865.7256
Email Address	mary.flynn@mcmillan.ca
Our File No.	201539
Date	June 21, 2018

SENT VIA EMAIL

Local Planning Appeal Tribunal
655 Bay Street, Suite 1500
Toronto, ON M5G 2K4

Attention: Mr. Tome Kondinski, LPAT Caseworker

-and-

City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L64 1T1

Attention: Ms. Claudia Storto
Deputy City Manager, Legal and Human Resources

-and-

Borden Ladner Gervais LLP
Bay Adelaide Centre,
22 Adelaide St. W.
East Tower
Toronto, ON M5H 4E3

Attention: Mr. F.F. (Rick) Coburn

Dear Mr. Kondinski, Ms. Storto and Mr. Coburn:

Re: Limestone Gallery Investments Inc. ("Limestone"), Damara Investments Corp. ("Damara") and Starburst Developments Inc. ("Starburst")
OMB Case No. PL140839 and Consolidated Matters

We are the solicitors retained to act on behalf of Limestone, Damara and Starburst in connection with matters related to OMB Case No. PL140839 and consolidated matters. On March 18, 2014, the council of the City of Vaughan adopted Official Plan Amendment No. 2, being the Vaughan Mills Centre Secondary Plan (the "**VMCSP**"), to the City of Vaughan Official Plan (2010). On July 11, 2014, the Council of the Regional Municipality of York modified and approved the VMCSP.

Limestone is the owner of lands in the VMCSP located at the south-east quadrant of Rutherford Road and Highway 400, municipally known as 3255 Rutherford Road. Damara is the owner of lands located in the VMCSP located at the south-west corner of Jane Street and Rutherford Road, municipally known as 9100 Jane Street. Starburst is the owner of two properties in the VMCSP, one located at the south-east corner of Rutherford Road and Sweetriver Boulevard and the other located at the north-west corner of Jane Street and Riverock Gate and municipally known as 3191 Rutherford Road respectively and 9088 Jane Street.

By letter dated July 25, 2014, Limestone and Damara appealed the Region's decision to approve the VMCSP to the Ontario Municipal Board ("**Board**") and attended the initial Pre-hearing in September of 2014 for the VMCSP and was granted party status. On September 23, 2014 Starburst sought and was granted party status. On November 17, 2015, Limestone, Damara and Starburst filed with the City a revised Preliminary Issues List, see Schedule "A" attached. Subsequent to being granted party status Limestone, Damara and Starburst have met with the City to determine if its concerns could be amicably addressed.

We wish to formally notify the Board that we hereby withdraw the appeal filed by Damara and will not be participating in the hearing regarding the VMCSP as it relates to its lands. With respect to Limestone it will continue to participate in these proceedings and Starburst will remain a party to these proceedings sheltering under the Appeal filed by Limestone. However, Limestone and Starburst have agreed to further scope their Appeal in accordance with the Issues List attached as Schedule "B" to this letter and further agree that they will not raise, or seek to advance, directly or indirectly issues other than those listed in Schedule "A". For greater certainty, Limestone and Starburst agree not to raise Issues 3, 6, 7 and 13 as set out in the Preliminary Issues List attached as Schedule "A" and in particular will not raise the issue of employment conversion on any of the lands within the VMCSP.

Yours truly,

Mary Flynn-Guglietti

/jl

Encls.

SCHEDULE "A"

PRELIMINARY ISSUES LIST OF LIMESTONE/DAMARA/STARBURST

APPEALS OF THE VAUGHAN MILLS CENTRE SECONDARY PLAN
PL140839, PL110419 & PL140154

REVISED: NOVEMBER 16, 2015
Further to meeting with Vaughan Staff on November 9, 2015

Issue No.	Issue	Affected Policies of the Vaughan Mills Centre Secondary Plan
	Do the density/height assignments provide sufficient support to the implementation of a rapid transit corridor along Jane Street and the creation of a Primary Centre at Vaughan Mills? What is the justification for the recommended heights and densities provided in the Secondary Plan?	Part B 3.2 – "Units. Population and job Projections by Area" table Part B 3.5.2 Schedule "B"
1	The Auto mall on the west side of Jane St., north of Rutherford has a proposed density of 3.5 and is not within the Primary Centre. The Limestone parcel only has a density of 2.0 and is within the Primary Centre. **The densities for this parcel should be higher than that of lands outside of the primary centre, so increasing the densities here to at least 3.5 is justifiable. We understand there will be greater densities in the VMC so we are asking that densities here be complementary to those, not necessarily as high.**	

Issue No.	Issue	Affected Policies of the Vaughan Mills Centre Secondary Plan
2.	Would greater maximum building heights be appropriate while respecting the Vaughan Official Plan principle that the tallest buildings will be in the Vaughan Metropolitan Centre? Given that this is a Primary Centre and growth area, should greater building heights be considered to complement the Vaughan Metropolitan Centre? We understand that the tallest buildings will be in VMC, so we are not necessarily looking for those heights but we think that **greater building heights than what is proposed in this Plan are justified, given the provisions for higher order transit and the existing transit terminal at Vaughan Mills. Traffic and transit tend to dictate density.** **Heights should not matter, as long as density is achieved.** What is the justification for the limited height restrictions?	Schedule "B"
3.	Is it appropriate for the Secondary Plan to require a minimum retail frontage? The numbers are too arbitrary. Commercial/retail uses are generally located on the ground levels. **Would also like provisions for community/amenity space such as a rec centre. Should not be restricted to commercial/retail uses only**	Part B 3.5.3 Part B 3.6.1.5 Schedule "D"
4.	Is it appropriate for the Secondary Plan to require a minimum FSI to be devoted to non-residential uses in each project? Why is there a minimum requirement for non-residential uses? All non-residential uses will be located on the ground floors, FSI should not matter	Part B 3.5.7

Issue No.	Issue	Affected Policies of the Vaughan Mills Centre Secondary Plan
5.	Is it appropriate for the Secondary Plan to include numeric parameters relating to built form? The numeric parameters should not be entrenching but should only be used as a guideline. Each project and site will be different and it may not make sense for certain developments to strictly follow these provisions. Separation distances may limit the density allowed based on site/lot configurations. In addition, is there flexibility in the defined locations for each proposed use, specifically in block 1? Can the "Community Commercial Mixed-use" portion be configured differently to work better with lot configurations? (given the grade from the highway ramp).	Part B 3.8.2, 3.8.3, 3.8.4
6.	Could the permitted Development Levels be increased based on the available traffic capacity? Is there or can there be a mechanism for increased density based on traffic studies prepared for future developments?	Part C 7.3 – Table 2 Part C 7.3.1
7.	Does the inclusion of the lands on the east side of Jane Street constitute an employment land conversion and if so has it been justified in the context of a municipal comprehensive review process? What information is available to support the employment land conversion?	Part C 7.4.1 Blocks 4 and 5 Schedules "A" to "I" inclusive

Issue No.	Issue	Affected Policies of the Vaughan Mills Centre Secondary Plan
8.	Are the proposed park designations required and appropriate? The majority of parkland seems to fall within our lands. What compensation is there and is this much land needed for a park? Why are the designated parks based on the entire land area of the Primary Centre and not justified per parcel? What is the justification for all this dedicated parkland? Flexibility is needed with respect to size and location of parkland. **The over-dedicated area of parkland to be compensated back to the land owner with <u>cash</u> at current market value or <u>density</u>, at the discretion of the land owner.**	Part B 5.1, 5.2, 5.3 Schedules "B", "C", "D","E", "H" and "I"
9.	Should privately-owned, publicly accessible open spaces be deemed to be equivalent to public parks for the purpose of satisfying the needs of future residents? Why can't the required parkland dedication calculated through the development approval process be used as/towards the public park designation? They serve the same purpose.	Part B 5.1, 5.2, 5.3

Issue No.	Issue	Affected Policies of the Vaughan Mills Centre Secondary Plan
10.	Is the proposed local street network required and appropriate? Flexibility is needed in the location of the proposed local street network. Although they match up to what currently exists as the private drive aisles through the commercial properties, these locations may not make sense for future residential development. Why do the proposed streets need to be publicly owned when they connect to a private street network? If all parcels are redeveloped at different times, then there will be no consistency to the road network if it is dedicated as public on one site, but still a private drive aisle on the adjacent site. The Landscaped mid-block pedestrian connections split the parcel even more and further limit the development potential of the sites. Flexibility needed in the location of these pedestrian mid-block connections **Language needs to be included in the Plan to recognize that the proposed road networks, pedestrian connections, and park locations are conceptual, general guidelines only and that they may be modified to suit the individual site development proposals at the discretion of the land owner, as long as the intent of the Plan is maintained.**	Schedules "A" to "I" inclusive Schedule "H"
11.	Should other existing uses, in addition to the mall, be permitted to continue and expand in accordance with the standard approvals process and without requiring an amendment to the Secondary Plan? **We would like a provision included to permit the continued as-of-right uses should we need or wish to expand the commercial uses. Only if and when we redevelop to change the existing uses to residential should we be required to follow the provisions of the Secondary Plan.**	Part B 3.6.5.1

Issue No.	Issue	Affected Policies of the Vaughan Mills Centre Secondary Plan
12	**Should the individual Block requirements include the dedication of all parks designated in the Plan?** Specifically Blocks 1, 3 and 6 what is the reason for the park dedications in all of these blocks? And how is it justified for the landowner? Can the park and road areas be included in the density calculations for the parcels that they are proposed in? The over-dedicated portion of parkland to be compensated back to the land owner at current market value. **The over-dedicated area of parkland to be compensated back to the land owner with cash and current market value or density, at the discretion of the land owner.**	Part C 7.4.1, 7.4.2 Schedule "I"
13.	Is a Block Plan approach to the co-ordination of development appropriate and practicable in the context of a non-greenfield Primary Centre? The Block Plan approach for the redevelopment of these lands is not appropriate. We all know that each parcel is owned by a different entity which may or may not choose to redevelop their lands. A Site Plan process is a more practical approach since each parcel has a different agenda. This will ensure that at least some parcels are redeveloped and at their own pace. If the Block Plan approach is used, it could mean that the sites remain as-is indefinitely. And what happens with the centre parcel along Rutherford between HWY 400 and Jane St. that is a commercial condominium with a number of different owners. How will the Block Plan approach deal with this to get all of them on board?	Part C 8.1, 8.2, 8.3