

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2021**

Item 6, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 17, 2021.

**6. VAUGHAN NW RESIDENCES INC. ZONING BY-LAW AMENDMENT FILE Z.19.029 DRAFT PLAN OF SUBDIVISION FILE 19T-19V005 10083 & 10101 WESTON ROAD VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the City Manager, dated February 9, 2021:**

**Recommendations**

1. THAT Zoning By-law Amendment File Z.19.029 (Vaughan NW Residences Inc.) BE APPROVED, to amend Zoning By-law 1-88 for the Subject Lands shown on Attachments 1, from “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” subject to site-specific Exception 9 (1469) to “RT1 Residential Townhouse Zone” with a Holding Symbol “(H)” and “OS2 Open Space Park Zone” together with the site-specific zoning exceptions identified in Table 1 of this report;
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until a Record of Site Condition has been filed on the Environmental Site Registry and acknowledged by the Ministry of the Environment, Conservation and Parks and provided to the City of Vaughan;
3. THAT Draft Plan of Subdivision File 19T-19V005 (Vaughan NW Residences Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the residential draft plan of subdivision shown on Attachment 3;
4. THAT Vaughan Council adopt the following resolution of the allocation of water and sewage capacity:

“IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V005 (Vaughan NW Residences Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 174 residential townhouse units (532 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months”; and

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 17, 2021**

#### **Item 6, CW Report 6 - Page 2**

5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

## Committee of the Whole (2) Report

---

**DATE:** Tuesday, February 09, 2021

**WARD:** 3

**TITLE:VAUGHAN NW RESIDENCES INC.**

**ZONING BY-LAW AMENDMENT FILE Z.19.029**

**DRAFT PLAN OF SUBDIVISION FILE 19T-19V005**

**10083 & 10101 WESTON ROAD**

**VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE**

**FROM:**

Jim Harnum, City Manager

**ACTION:** DECISION

---

### **Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.19.029 and Draft Plan of Subdivision File 19T-19V005 (Vaughan NW Residences Inc.) for the Subject Lands shown on Attachment 2 to permit the development of 130 street and 44 back-to-back townhouse dwelling units (174 total units), as shown on Attachments 3 and 4.

### **Report Highlights**

- The Owner proposes to develop the Subject Lands with 130 street and 44 back-to-back townhouse dwelling units (174 total units).
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development.
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement 2020 and conform to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, the York Region Official Plan 2010 and Vaughan Official Plan 2010, and the development is compatible with the existing and planned land uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.19.029 (Vaughan NW Residences Inc.) BE APPROVED, to amend Zoning By-law 1-88 for the Subject Lands shown on Attachments 1, from “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” subject to site-specific Exception 9(1469) to “RT1 Residential Townhouse Zone” with a Holding Symbol “(H)” and “OS2 Open Space Park Zone” together with the site-specific zoning exceptions identified in Table 1 of this report;
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until a Record of Site Condition has been filed on the Environmental Site Registry and acknowledged by the Ministry of the Environment, Conservation and Parks and provided to the City of Vaughan;
3. THAT Draft Plan of Subdivision File 19T-19V005 (Vaughan NW Residences Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the residential draft plan of subdivision shown on Attachment 3;
4. THAT Vaughan Council adopt the following resolution of the allocation of water and sewage capacity:

“IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V005 (Vaughan NW Residences Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 174 residential townhouse units (532 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months”; and
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

## **Background**

### **Location**

The subject lands (the “Subject Lands”) shown on Attachment 2 are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road. The surrounding land uses are shown on Attachment 2.

Vaughan Council on September 27, 2018, approved Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Files OP.18.004, Z.18.001, 19T-18V002 and DA.18.003, respectively to permit the development of the

Subject Lands with 174, 2 and 3-storey townhouse dwellings with frontage on a private common element condominium road, as shown on Attachment 5.

The Owner has submitted new Zoning By-law Amendment and Draft Plan of Subdivision Applications to facilitate the development of 130 street and 44 back-to-back townhouse dwellings within 31 blocks, fronting onto public streets (the 'Development') on the Subject Lands, as shown on Attachment 3.

***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the Development***

Vaughan NW Residences Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 2 to permit 130 street and 44 back-to-back townhouse dwellings within 31 townhouse blocks as shown on Attachment 4:

1. Zoning By-law Amendment File Z.19.029 to rezone the Subject Lands from "RT1 Residential Townhouse Zone" and "OS2 Open Space Park Zone" subject to site-specific Exception (1469) to "RT1 Residential Townhouse Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V005, as shown on Attachment 3, for a residential plan of subdivision (the 'Draft Plan') consisting of the following:

<b><u>Blocks</u></b>	<b><u>Land Use</u></b>	<b><u>Ha</u></b>	<b><u>Units</u></b>
Blocks 1 and 16-19	Back-to-Back Townhouse (Min. Lot Frontage 6.4 m)	0.444	44
Blocks 2-15 and 20-31	Street Townhouse (Min. Lot Frontage 5.8 m)	2.443	130
Block 32	Future Development	0.151	
Block 33 & 34	Open Space	0.069	
Blocks 35-52	0.3 m Reserve	0.018	
Block 53	Stormwater Management	0.092	
Roads	(Public Roads "1" to "4")	1.821	
Total		5.038 ha	174

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

The City on January 10, 2020, circulated a Notice of Public Hearing to all property owners within 150 m of the Subject Lands, the Vellore Woods Ratepayers' Association and the Millwood Woodend Ratepayers' Association. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and notice signs were installed in accordance with the City's Notice Signs Procedures and Protocols.

The recommendation of the Committee of the Whole to receive the Public Meeting report of February 4, 2020 and forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 11, 2020.

### Public Comments

The statutory Public Meeting was held on February 4, 2020, and one written submission has been received and the comments are organized by theme as follows:

#### **Density, Built Form and Building Design**

- back-to-back townhouses do not allow for a rear yard and set a bad precedent
- there is a significant increase in density from this development and other proposed developments in the area
- crime and safety are directly correlated to increased density in communities
- encroachments for fireplace venting should not be permitted due to possible injury, dangerous emissions and fire hazards
- architectural control should be applied to create a variety of architectural features.

#### **Traffic**

- health concerns from increase of traffic congestion
- increased traffic will result in delay of emergency services to the hospital
- street naming should not be based on religious or builder's names and should be different from surrounding street names.

These comments are addressed throughout this report.

On January 26, 2021, a notice of this Committee of the Whole meeting was sent to the individual who submitted written correspondence to the City regarding the Applications.

### **Previous Reports/Authority**

[February 4, 2020, Committee of the Whole Public Hearing \(Item 3, Report 6\)](#)

### **Analysis and Options**

The Development Planning Department supports the Development based on the following:

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

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

The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided provincial interests are upheld. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Development in consideration of the policies of the PPS and is of the opinion that the Development is consistent with the PPS, specifically:

- Section 1.1.1 - to accommodate an appropriate range of residential, employment, institutional, recreation, park and open space uses;
- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land;
- Section 1.4.1 - to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents; and,
- Section 1.5.1 - planning for and providing publicly accessible built and natural settings.

The Applications to facilitate the Development shown on Attachment 3 includes residential townhouse dwellings within a settlement area that would add to the range and mix of housing types in the community, efficiently utilize the Subject Lands, and the proposed land use and density conforms to the "Low-Rise Mixed-Use" land use designation in VOP 2010. The Development also includes pedestrian connections from the Subject Lands to the existing community to the north and to the sidewalk proposed along the northside of "Street 4". On this basis, the Development is consistent with the PPS.

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

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

The Applications to permit townhouse dwellings are consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands efficiently, make efficient use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives, specifically:

- Section 2.2.1 - directing growth to settlement areas with municipal water and wastewater systems, public service facilities, and public transit to support the achievement of complete communities

- Section 2.2.2 – ensure lands developed is designed in a manner that supports the achievement of complete communities
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents.

The Development shown on Attachment 3 is located within a settlement area and a delineated built-up area contributing to providing a mix of housing densities and unit types within the neighbourhood in accordance with Vaughan Official Plan 2010. Accordingly, the townhouse dwellings conform to and do not conflict with the Growth Plan.

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

The York Region Official Plan 2010 (“YROP”) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” on Map 1 - Regional Structure of the YROP. Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region.”

Section 3.5.4 of the YROP requires that “local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” The Development proposes both street and back-to-back townhouses buildings types.

Section 7.2.53 of the York Region Official Plan restricts access from developments adjacent to Regional streets to maximize efficiency of the Regional street system by utilizing local street access. The Development proposes access by public local streets. The YROP also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes.

The Development will diversify housing options, including a mix and range of housing type, lot and unit sizes, provide for an urbanized streetscape along Weston Road, and create a pedestrian connection through the development to surrounding development, walkways and sidewalks. The Development conforms to the YROP.

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

The Subject Lands are designated “Mid-Rise Mixed-Use” with a “Commercial District” overlay by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Area Specific Policy 12.6 - Northwest Quadrant of Major Mackenzie Drive and Weston Road. This designation permits 3-storey, back-to-back townhouse dwellings and townhouse dwellings with a minimum residential density of 17 units per hectare and a maximum density of 40 units per hectare. The Development yields a density of 34.5 units per hectare.

The Applications will facilitate a townhouse development consistent in scale and built form with the policies set out in the “Mid-Rise Mixed-Use” designation of VOP 2010 and



with the surrounding existing and planning land uses. The Development conforms to the development criteria in Section 9.2.3.2 of VOP 2010 for townhouse dwellings (including back-to-back townhouse dwellings) as the townhouse dwellings are permitted and will not exceed 3-storeys.

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

The Subject Lands are zoned “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” subject to site-specific Exception 9(1469), as shown on Attachment 2. The Owner is proposing to rezone the Subject Lands to “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 3, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1:

	<b>Zoning By-Law 1-88 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to RT1 Residential Townhouse Zone Requirements</b>
a.	Definition of a “Dwelling, Back-to-Back Townhouse”	No Definition	Means an attached low-rise residential building form providing a primary building frontage on two sides, with units sharing rear and side walls
b.	Uses Permitted	Townhouse Dwelling	Permit a back-to-back townhouse dwelling
c.	Definition of “Lot Line, Front”	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of	For Blocks 2 to 6 and 13 to 15, Street “1” shall be deemed to be the Front Lot line

	<b>Zoning By-Law 1-88 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to RT1 Residential Townhouse Zone Requirements</b>
		the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph.	
d.	Minimum Lot Frontage	6 m/unit	<ul style="list-style-type: none"> <li>• 5.6 m (Blocks 2 to 5, 26 and 27)</li> <li>• 5.8 m (Blocks 6 to 12, 20 to 25 and 28 to 31)</li> <li>• 6.4 m (Blocks 1, 13 to 19)</li> </ul>
e.	Minimum Lot Area	162 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• 140 m<sup>2</sup> (Blocks 6 to 12, 20 to 31)</li> <li>• 135 m<sup>2</sup> (Blocks 2 to 5 and 13 to 15)</li> <li>• 85 m<sup>2</sup> (Blocks 1, 16 to 19)</li> </ul>
f.	Minimum Front Yard	4.5 m	4 m (All Blocks)
g.	Minimum Rear Yard	7.5m	<ul style="list-style-type: none"> <li>• 7 m (Blocks 6 to 11 and 20, 21 and 23 to 31)</li> <li>• 4 m (Blocks 2 to 5)</li> <li>• 0 m (Blocks 1 and 16 to 19)</li> <li>• 6.5 m (Block 12)</li> <li>• 3.8 m (Block 13)</li> <li>• 1.69 m (Block 13, Unit 64)</li> <li>• 3.6 m (Block 14)</li> <li>• 3 m (Block 15)</li> <li>• 5.5 m (Block 22)</li> </ul>
h.	Minimum Interior Side Yard (End Units)	3.5 m	1.2 m
i.	Minimum Interior Side and Rear Yards Abutting a Non-Residential Use including Walkway Blocks	3.5 m	1.5 m (Blocks 8, 9, 13, 22, 23, 30 and 31)

	<b>Zoning By-Law 1-88 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to RT1 Residential Townhouse Zone Requirements</b>
j.	Minimum Exterior Side	4.5 m	<ul style="list-style-type: none"> <li>• 3.5 m (Blocks 1, 17, 18, 19, 20, and 21)</li> <li>• 2.5 m (Blocks 26 and 27)</li> </ul>
k.	Minimum Setback to a Site Triangle	4.5 m	1 m (Block 1, 17 to 21, 26 and 27)
l.	Minimum Lot Depth	27 m	<ul style="list-style-type: none"> <li>• 25.5 m (Blocks 6 to 12, 20, 21 and 24 to 31)</li> <li>• 24.5 m (Blocks 2 to 5 and 13 to 15)</li> <li>• 13 m (Blocks 1, 16 to 19)</li> <li>• 23.5 m (Block 22 and 23)</li> </ul>
m.	Maximum Building Height	11 m	12 m
n.	Permitted Yard Encroachments and Restrictions	Fireplaces are not permitted to encroach into a required yard	Permit fireplaces to encroach 0.5 m into a side or rear yard
o.	Permitted Yard Encroachments - Bay Windows, Unclosed Porches and Balconies	<ul style="list-style-type: none"> <li>• Bay windows constructed not on footings may extend into a required front exterior side or rear yard to a maximum of 1.8m</li> <li>• Unenclosed Porch may encroach 2.5 m</li> <li>• Balconies may encroach into a required front, exterior side or yard to a maximum 1.8m</li> </ul>	<ul style="list-style-type: none"> <li>• Permit Bay windows with or without footings may extent into a required front, exterior side or rear yard to a maximum of 1 m and shall not be permitted to encroach on Blocks 26 and 27</li> <li>• Unenclosed Porch (with or without footings) may encroach 1.8 m into the front, exterior side or rear yard</li> <li>• Balconies may encroach into a required front yard to a maximum 1.8 m for Blocks 1 and 16 to 19</li> </ul>

	<b>Zoning By-Law 1-88 Standards</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to RT1 Residential Townhouse Zone Requirements</b>
p.	No Encroachment Zone Within the Front and Exterior Yard or Interior Yard Abutting a Walkway	1.5 m	<ul style="list-style-type: none"> <li>• 1 m</li> <li>• Shall permit a minimum setback of 1 m for steps (Blocks 3 to 5, 13 to 15, 26 and 27)</li> <li>• An encroachment shall be permitted within a minimum rear yard of 3.8 m for Block 13 - Unit 64</li> </ul>
q.	Maximum Number of Townhouse Units within Block 14	6	8
r.	Air Conditioner Yard Requirements	Air conditioners are not permitted in front yards	For Blocks 1 and 16 to 19 an air conditioner maybe permitted in any yard to a maximum encroachment of 0.6 m
s.	Minimum Parking Requirements for Back-to-Back Townhouses	<u>Residential</u> 1.5 spaces/unit x 44 units = 66 spaces  <u>Visitor</u> 0.25 spaces/unit x 44 units = 11 spaces  Total = 77 spaces	<u>Residential</u> 2 parking spaces/unit x 44 units = 88 spaces

The Development Planning Department supports the rezoning of the Subject Lands to “RT1 Residential Townhouse Zone and “OS2 Open Space Park Zone,” together with the exceptions identified in Table 1, as the rezoning implements the “Mid-Rise Mixed-Use” designation policies of VOP 2010, resulting in a development that conforms to VOP 2010 and is compatible with the surrounding area. The requested zoning exceptions for the proposed townhouse units are similar to those approved by Vaughan Council for the surrounding area. In addition, development on the Subject Lands will be subject to review through the Vaughan Council approved Architectural and Urban Design Guidelines to ensure appropriate building designs.

***A Holding Symbol “(H)” is recommended for the Subject Lands***

The Development Planning Department recommends the Subject Lands be zoned with the Holding Symbol “(H)”, as shown on Attachment 3 and shall not be removed from the Subject Lands, or any portion thereof, until the Owner obtains from the Ministry of the Environment, Conservation and Parks (MECP) a Record of Site Condition (RSC) and a copy is provided to the City.

***The Planning Act, permits Vaughan Council to pass a resolution to permit a landowner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 29(2) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law comes into effect. The *Planning Act* also permits Council to pass a resolution to allow an applicant to apply for a minor variance(s) within 2 years of the passing of a bylaw.

Should Council approve Zoning By-law Amendment File Z.19.029 the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s), if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the subject Development.

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

Subdivision Design

The Draft Plan shown on Attachment 3, includes 31 residential blocks to be developed with 174 townhouse dwellings, an open space block for a pedestrian walkway, and 4 new public roads, including the existing east/west road, Farooq Boulevard, identified as Street “4”. A storage tank is proposed within an easement/open space block, identified as “Open Space/SWM - Block 53” on Attachment 3, in the northeast corner of the Draft Plan of Subdivision.

Urban Design

The Owner shall provide a detailed Tree Preservation Study and Urban Design Brief. A condition to this effect is included in Attachment 1a).

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics (‘SPM’) application score of 35 (bronze level). This score meets minimum threshold requirements.

Archaeology

There are no built heritage concerns related to the Subject Lands and the lands have not been identified as having archaeological potential, subject to any archaeological

resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 1a).

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

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

The Owner will be required to submit a Site Development application for the street and back-to-back townhouse dwellings in accordance with Site Plan Control By-law 123-2013 to address matters of detailed engineering and design to the satisfaction of the Development Planning Department.

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

The Development Engineering Department has no objection to the approval of the Applications, subject to the following comments:

Water Supply Network

The Subject Lands are within Pressure District 7 (PD7) of the York Water System. The water distribution system in Block 33 West consists of larger diameter well-connected and looped watermains. The main source of water for the Subject Lands is a connection to the existing 400mm diameter watermain on Vellore Park Avenue. A hydrant flow test was conducted to ensure that the existing water supply infrastructure has adequate pressure and the results are provided in the Functional Servicing and Stormwater Management Report (FS/SWMR). Based on the hydrant test, there is adequate pressure during fire flow and average day conditions.

Sanitary Sewer Network

Infrastructure Planning has confirmed there is available sewage capacity in the City's local 600mm diameter sanitary trunk sewer on Cityview Boulevard immediately downstream of the existing sanitary sewer easement (i.e. the existing sanitary sewer system within the easement includes a 250mm diameter sanitary sewer). It is expected the sanitary sewage system leading to the Cityview Boulevard outlet will require upsizing to accommodate the full build-out.

Water and Sewer Allocation

Vaughan Council on December 15, 2020, endorsed the City's Allocation of Servicing Capacity Annual Distribution and Update. The report confirmed servicing capacity is available to support continued urban growth throughout the City

Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-19V005 is available and unrestricted. Therefore, the following resolution to allocate capacity to the Development may be recommended for Council approval:

“IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V005 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 174 residential townhouse units (532 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months”

#### Stormwater Management and Storm Sewer Network

The FS/SWMR states the Subject Lands currently drain towards the south of the Subject Lands to an existing ditch inlet catch basin at Major Mackenzie Drive. The current site topography and land cover is relatively flat and grassy. The site soil conditions are silty sand and clayey silt till covered by a layer of topsoil. The existing infrastructure includes an existing 1200mm diameter storm sewer pipe under Weston Road to the east of the Subject Lands. A 1200mm diameter storm sewer pipe draining north under Vellore Park Avenue is directed to the Argento Stormwater Pond, the pond is located between Cityview Boulevard and Highway 400. The downstream ponds were designed assuming the area would be developed as low density residential.

The stormwater quantity control on the Subject Lands is proposed to be divided in two storage systems based on the drainage areas identified in the FS/SWMR. A storage tank is proposed within an easement/open space block, identified as “Open Space/SWM - Block 53” on Attachment 3, in the northeast corner of the Draft Plan of Subdivision. Based on preliminary engineering design, additional details and revisions will be provided at the detailed design stage. As such the proposed stormwater management system proposes all storm events up to the 100-year event will be fully captured onsite and excess volume will be stored in the underground stormwater storage tanks and in the online storage provided within the box culvert under the future public right-of- way labelled Street ‘4’ on Attachment 3.

#### Environmental Site Assessment

The Owner submitted Phase One and Two Environmental Site Assessment (ESA) reports. The reports indicated there were some impacted soil stockpiles present on the Subject Lands. A soil stockpile removal program was conducted in August 2020 and confirmatory soil samples following removal indicated the remaining soils onsite met the applicable standards. No additional work was recommended. Given the required remediation, the Owner has initiated the process of filing for a Ministry of the Environment, Conservation, and Parks (MECP) Record of Site Condition (RSC) to confirm the lands are suitable for the proposed residential development. The Holding Symbol “(H)” has been applied to the amending Zoning By-law with a condition that it can be lifted upon the Owner filing and registering a Record of Site Condition on the Environmental Site Registry and acknowledged by the MECP and provided to the City of Vaughan.

#### Noise and Vibration Feasibility Study

A Preliminary Environmental Noise Report prepared by Jade Acoustics Inc., was submitted. The Noise Report concludes the Subject Lands will require measures to mitigate noise within appropriate City and Provincial environmental noise criteria. The report also concluded that the noise impacts on the Subject Lands can be mitigated through implementation of central air conditioning, use of sound rated windows and building materials, a 2.5 m high acoustic fence on top of a 1 m high berm / slope / retaining wall along Blocks 6 and 7 of the Plan. These acoustic barriers are to mitigate road traffic noise in the rear yard amenity areas. The DE Department supports the conclusions of the Noise Report. The Owner will be required to carry out the measures in accordance with the Noise Report recommendations within a future agreement with the City.

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

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

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

The Parks Development Department has no objection to the approval of the Applications, subject to the conditions included in Attachment 1a).

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

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

#### ***The Toronto and Region Conservation Authority (TRCA) has no objection to the Applications***

The TRCA has no objection to the Applications subject to the Conditions of Draft Approval set out in Attachment 1c).

#### ***All school boards have no objection to the Applications***

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



***The Canada Post Corporation has no objection to the Applications***

The Canada Post Corporation has no objection to the Applications subject to the conditions of Draft Plan approval identified in Attachment 1e) of this report.

***All utility companies have no objection to the Development***

Bell Canada, Enbridge Gas and Alectra Utilities Corporation have no objection to the Applications, subject to their Conditions of Approval in Attachments 1d), 1f) and 1g).

Rogers Communications and Hydro One Networks Inc. have no objection to the Applications and have no Conditions of Approval.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

York Region has no objection to the approval of the Applications. The Owner is required to satisfy all York Region requirements, subject to the comments and conditions of approval set out in the Conditions of Draft Approval set out in Attachment 1b).

**Conclusion**

The Development Planning Department is of the opinion that the Development is appropriate and compatible with the existing and permitted uses in the surrounding area. The Applications will facilitate development consistent with the PPS, conform to the Growth Plan and the York Region Official Plan. The Development is permitted by VOP 2010. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report, and the Conditions of Draft Approval set out in Attachment 1.

**For more information**, please contact: Mary Caputo, Senior Planner, extension 8635.

**Attachments**

1. Conditions of Draft Plan of Subdivision Approval File 19T-19V005
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision
4. Conceptual Site Plan
5. Council Approved Zoning and Site Plan (September 27, 2018)

**Prepared by**

Mary Caputo, Senior Planner, ext. 8635

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

**Approved by**

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

Mauro Peverini, Acting Chief Planning  
Official

**Reviewed by**

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

Jim Harnum, City Manager

## **ATTACHMENT 1**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V005 (THE 'PLAN')  
VAUGHAN NW RESIDENCES INC. (THE 'OWNER')  
PART OF THE WEST HALF OF LOT 21, CONCESSION 5, CITY OF VAUGHAN**

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

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment 1a).
2. The Conditions of Approval of York Region set out on Attachment 1b) and dated January 28, 2020.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment 1c) and dated January 10, 2020.
4. The Conditions of Approval from Bell Canada as set out on Attachment 1d) and dated December 12, 2019.
5. The Conditions of Approval from Canada Post as set out on Attachment 1e) and dated December 11, 2020.
6. The Conditions of Approval from Enbridge Gas Inc. as set out on Attachment 1f) and dated January 7, 2020.
7. The Conditions of Approval from Alectra Utilities as set out on Attachment 1g) and dated January 8, 2021.

### **Clearances**

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
  - b) All commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachments 1a), 1b), 1c), 1d), 1e), 1f), and 1g) for each phase proposed for registration; and

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

**ATTACHMENT 1a)**

**CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V005 (THE 'PLAN')  
VAUGHAN NW RESIDENCES INC. (THE 'OWNER')  
PART OF THE WEST HALF OF LOT 21, CONCESSION 5, CITY OF VAUGHAN**

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

**CITY OF VAUGHAN CONDITIONS:**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated December 8, 2020, (the 'Plan').
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan and supporting Master Environmental Servicing Plan ('MESP'), to reflect the modifications caused from this Plan's approval.
5. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. Should archaeological resources be found on the property during construction activities, all work must cease, and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
7. In the event human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.
8. Prior to the landscape plan review by Urban Design staff, a fee shall be paid by the Owner to the Development Planning Department in accordance with the Prior to final approval, the Owner shall provide a detailed tree preservation study to the

satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.

In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.

9. Prior to the landscape plan review by Urban Design staff, a fee shall be paid by the Owner to the Development Planning Department in accordance with recent Council approved fee by-laws i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review. This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.

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

10. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan Official Plan 2010. The document shall address but not be limited to the following issues:
  - Landscape master plan; co-ordination of the urban design/streetscape elements.
  - The appropriate landscaping within Blocks 33, 34 and 53 with low-maintenance plant material.
  - The appropriate edge treatment along Weston Road, Street "4" and Vellore Park Avenue.
  - Architectural control design guidelines.
  - Sustainability design practices/guidelines.
11. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
12. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limit of the existing residential boundaries to the north and

boundaries along Block 53 and all residential blocks adjoining Vellore Park Avenue, Street 4 and Weston Road where it is required to the satisfaction of the City; All fencing to be coordinated with the environmental noise report and architectural design guidelines.

13. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equivalent along the limits of the residential blocks that abut storm water management pond block, Blocks 12, 13 and portion of Block 14.
14. The Owner shall agree in the subdivision agreement to provide a soils report for all tree pits and planting beds throughout the subdivision to the satisfaction of the City.
15. The Owner shall agree in the subdivision agreement to provide interim landscape treatment such as topsoil and sod the area for the Future Development Block 32 the satisfaction of the City, until such a time the lands south of Street 4 is ready for development.
16. The Owner shall agree in the subdivision agreement that prior to final Site Plan approval a landscape screening element will be provided to cover the proposed A/C units from direct view from the street on Blocks 1 to 5, and 16 to 19 along the proposed Street 4 and Weston Road frontages to the satisfaction of the City. The proposed landscape element to be coordinated with Ontario Building code, applicable set-back requirements and internal pedestrian circulation needs.
17. The Owner shall agree in the subdivision agreement to install a 3 m wide Multi Use Pathway along south side boulevard of Street 4 according to City of Vaughan Standards and to the satisfaction of the City.
18. Prior to registration of the Plan, the Owner shall agree to construct a pedestrian, paved, lit walkways to the satisfaction of and at no cost to the City, as identified (Blocks 33 and 34) in the Draft Plan of Subdivision, Dwg. No.: 20:3, dated December 8, 2020. The walkways shall directly connect to the Zachary Place cul-de-sac, north of the subject lands, to the satisfaction of and at no cost to the City.
19. Prior to registration of the Plan, the Owner shall agree to provide the City with a Letter of Credit totaling the complete cost to build the lit pedestrian pathway on City property, which shall be held for the estimated construction costs for the proposed site works and shall include but is not limited to all required surveying, grading, landscape restoration along with all required construction costs to build said lit path and the lighting of a portion of the existing pathway. The Owner is responsible for the total cost of the design and construction of all works to complete the lit pedestrian pathway, including but not limited to any works of a temporary nature. Portions or the total sum of the Letter of Credit may be drawn

upon by the City, as necessary, to complete the above-noted pedestrian path/lighting works, in the case where the Owner does not fulfil Condition No. 18. and/or if deemed necessary by the City.

20. The Owner shall be required to provide payment-in-lieu of parkland dedication in accordance with the requirements of the Planning Act, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-Law 139-90, as amended by 205-2012.

Alternatively, if the subject lands/Owner was part of the overall Block 33 West Developers/Landowners Group, formal written confirmation from the Block 33 West Trustee for the landowners group is to be provided to the City, indicating that the subject Owner have fully met all requirements with respect to parkland dedication. However, if the subject lands/Owner were not part of this group, then the aforementioned payment-in-lieu of parkland requirement would remain applicable.

21. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan, to the satisfaction of the City.
22. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.
23. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its Plant in a common trench within the proposed Plan of Subdivision prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its Plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
24. The road allowances included within this Plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
25. The road allowances included within this Plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
26. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the



layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.

27. Any dead ends or open sides of road allowances created by this Plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
28. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
29. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
30. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
31. Prior to the initiation of grading, and prior to the registration of this Plan of subdivision or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

- (a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- (b) the location and description of all outlets and other facilities;
- (c) storm water management techniques which may be required to control minor or major flows; and
- (d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

34. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Plan.
35. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
36. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
37. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
38. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
39. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
40. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
  - (a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

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

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

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

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

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

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

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

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

<sup>1</sup>The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum

sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

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

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

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

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

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

- (j) “Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
- (k) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

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

- 41. Prior to final approval of the Plan, the Owner shall pay to the City a one-time contribution for the future maintenance and operation of the non-standard stormwater management underground storage tank and oil/grit separator (SWM Facility) located within Block 53 in the Plan.

The Owner will be required to design and construct the underground SWM Facility to service the Plan, pursuant to the final approved drawings and the final costs associated with this design shall reflect the findings on the final approved

report prepared by the Consultant, Schaeffer and Associates Ltd, titled, "SWM Operation & Maintenance Manual for Public Roads Facilities – NW Residences Residential Subdivision" dated November 27, 2020. The SWM Facility is a non-standard design that requires additional maintenance and operations by the City as opposed to a conventional storm water management pond.

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

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

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

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

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

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

43. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
44. The Owner shall prepare a noise report at the Owner's expense and shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the noise consultant recommendations in the report to the satisfaction of the City.

45. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.
46. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
47. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan.
48. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
49. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
  - a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - b) Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

50. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.
  - b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
51. The Owner shall agree in the subdivision agreement to include following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan:
- (a) abutting or in proximity of any parkland or walkway:  
"Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park" or "Municipal Walkway" of which noise and lighting may be of concern due to the nature of the park or walkway for active recreation."
  - (b) encroachment and/or dumping:  
"Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park, walkway and open space are prohibited."



- (c) gate of access point:  
“Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the park and open space is prohibited.”
  - (d) infiltration trenches:  
“Purchasers and/or tenants are advised that their rear yard lot area has been design to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and/or soak-away pits.”
- 52. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
  - 53. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
  - 54. Prior to the initiation of the grading or striping of topsoil and final approval, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
  - 55. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
  - 56. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.

57. The Owner shall agree in the subdivision agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Development Engineering Department.
58. The Owner shall agree in the Subdivision Agreement to construct, at no cost to the City, any required sidewalk and/or walkway shown on the approved construction drawings to the satisfaction of the City.
59. Any proposed road allowances, road widening, and daylight corners on the Plan shall be dedicated as public highway on the final Plan for registration to the satisfaction of the City and free of all encumbrances.
60. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
61. The intersection design of Weston Road and Future Street '4' shall conform to the City's Standard Drawings and Design Criteria. A 26.0 metre right-of-way will be required at the intersection as per City Standard drawing D-5. A 15 m x 15 m daylight triangle will be required at the intersection. The intersection designs will also require approval from Region of York
62. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block.



January 28, 2020

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

Attention: Mary Caputo, Senior Planner

**RE: Draft Plan of Subdivision 19T-19V005 (SUBP.19.V.0047)  
Zoning By-law Amendment Z.19.029 (ZBA.19.V.0132)  
Part of the West Half of Lot 21, Concession 5  
10083 & 10101 Weston Road  
(Vaughan NW Residences Inc. c/o Fieldgate Developments)  
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-2662, dated September 13, 2019. The proposed development is located at 10083 & 10101 Weston Road, north of Major Mackenzie Drive and on the east side of Weston Road, in the City of Vaughan. The draft plan of subdivision will facilitate the development of 179 townhouse units and blocks for future development, open space, reserves, and road widening, within a 5.038 ha site.

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

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

- Duffin Creek Outfall Modifications – 2021 estimated completion, and
- Other projects as may be identified in future studies.

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

The Functional Servicing Report (FSR) indicates the water servicing for the proposed development will be provided by connecting to the City of Vaughan's local water infrastructure in the Vellore Park Avenue and Zachary Place right-of-way. Wastewater servicing for the proposed development will be provided by connecting to the City of Vaughan's local

wastewater infrastructure in the Vellore Park Avenue right-of-way. Should there be any change in the proposed servicing scheme, the Owner shall forward the revised Site Servicing Plan to the Region for review and record.

The Owner is advised that the integrity of the 1800mm diameter Regional watermain located in the Weston Road right-of-way is in the vicinity of the subject development and is to be maintained at all times during the construction and grading activities. All construction drawings showing works in close proximity of the Region's watermain, including but not limited to shoring and tie-back systems, shall include the following note for the contractor:

*"Integrity of York Region's 1800mm diameter watermain in the Weston Road right-of-way is to be maintained at all times."*

#### **York Region Transit**

The Regional Transit Branch has reviewed the proposed application and detailed comments are attached.

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

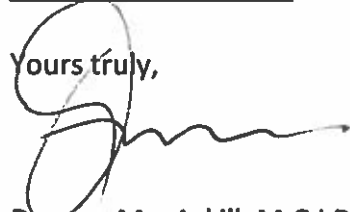
The zoning by-law amendment proposes to rezone the subject lands from "A Agricultural" to "RT1 Residential Townhouse" with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

#### **Summary**

York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Clauses/Conditions. We request a copy of the notice of decision, draft approved plan, and the clauses/conditions of draft approval should the plan be approved.

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

Yours truly,



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

JW/

Attachments (2)      Schedule of Conditions  
Memorandum – Technical Comments

**Schedule of Clauses/Conditions  
19T-19V005 (SUBP.19.V.0047)  
Part of the West Half of Lot 21, Concession 5  
10083 & 10101 Weston Road  
(Vaughan NW Residences Inc. c/o Fieldgate Developments)  
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2662, dated September 13, 2019

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

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to Weston Road, Street "6" and adjacent developments to support active transportation and public transit, where appropriate.
3. The Owner shall implement all recommendations in the revised Traffic Impact Study, prepared by GHD, dated October 2019, including all TDM measures, to the satisfaction of the Region.
4. The Owner shall advise all potential purchasers of the existing and future introduction of transit services.
5. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
6. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
7. The Owner shall agree that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
8. The Owner shall include the following warning clause with respect to the lots or blocks affected:

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

9. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in wording satisfactory to York Region's Development Engineering, as follows:
  - a) That no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way,
  - b) That noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence, and
  - c) That maintenance of the noise barriers and fences bordering on York Region Right-Of-Way's shall not be the responsibility of York Region.
10. The Owner shall agree that, prior to the development approval of Blocks 2, 3, 4 and 5, that access to Blocks 2, 3, 4 and 5 shall be via Street "2", and direct access to Weston Road will not be permitted.
11. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

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

12. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
13. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
  - A copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this site plan, and

- A copy of an email confirmation by City of Vaughan staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition.
14. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services division and the Infrastructure Asset Management Branch for record.
15. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
- a) Plan and Profile for the York Region road and intersections;
  - b) Grading and Servicing;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility and underground services Location Plans;
  - f) Signalization and Illumination Designs;
  - g) Line Painting;
  - h) Traffic Control/Management Plans;
  - i) Erosion and Siltation Control Plans;
  - j) Landscaping Plans, including tree preservation, relocation and removals;
  - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
  - l) Functional Servicing Report (water, sanitary and storm services)
  - m) Water supply and distribution report;
  - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
    - Disinfection Plan
    - MOECC Form 1- Record of Watermains Authorized as a Future Alteration
  - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
16. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.

17. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
18. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
19. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
20. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
21. The Owner shall have prepared, by a qualified Tree Professional, a Tree Inventory and Preservation/Removals Plan and Arborist Report identifying all existing woody vegetation within the York Region right-of-way to be removed, preserved or relocated. The report/plan, submitted to Development Engineering for review and approval, shall adhere to the requirements outlined in the York Region Street Tree and Forest Preservation Guidelines and shall be to the satisfaction of York Region Natural Heritage and Forestry Staff.
22. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region right-of-way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
23. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
24. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase



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

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

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

25. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) A widening across the full frontage of the site where it abuts Weston Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Weston Road,
  - b) 15 metre by 15 metre daylight triangles at the northeast and southeast corners of Weston Road and Street "6", and
  - c) A 0.3 metre reserve across the full frontage of the site, adjacent to the above noted widening, except where the access is located, where it abuts Weston Road.

26. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
27. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
28. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
29. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
30. The Regional Corporate Services Department shall advise that Conditions 1 to 29 inclusive, have been satisfied.



## MEMORANDUM – PRELIMINARY TECHNICAL COMMENTS

**RE: Draft Plan of Subdivision 19T-19V005 (SUBP.19.V.0047)**  
**Zoning By-law Amendment Z.19.029 (ZBA.19.V.0132)**  
**Part of the West Half of Lot 21, Concession 5**  
**10083 & 10101 Weston Road**  
**(Vaughan NW Residences Inc. c/o Fieldgate Developments)**  
**City of Vaughan**

---

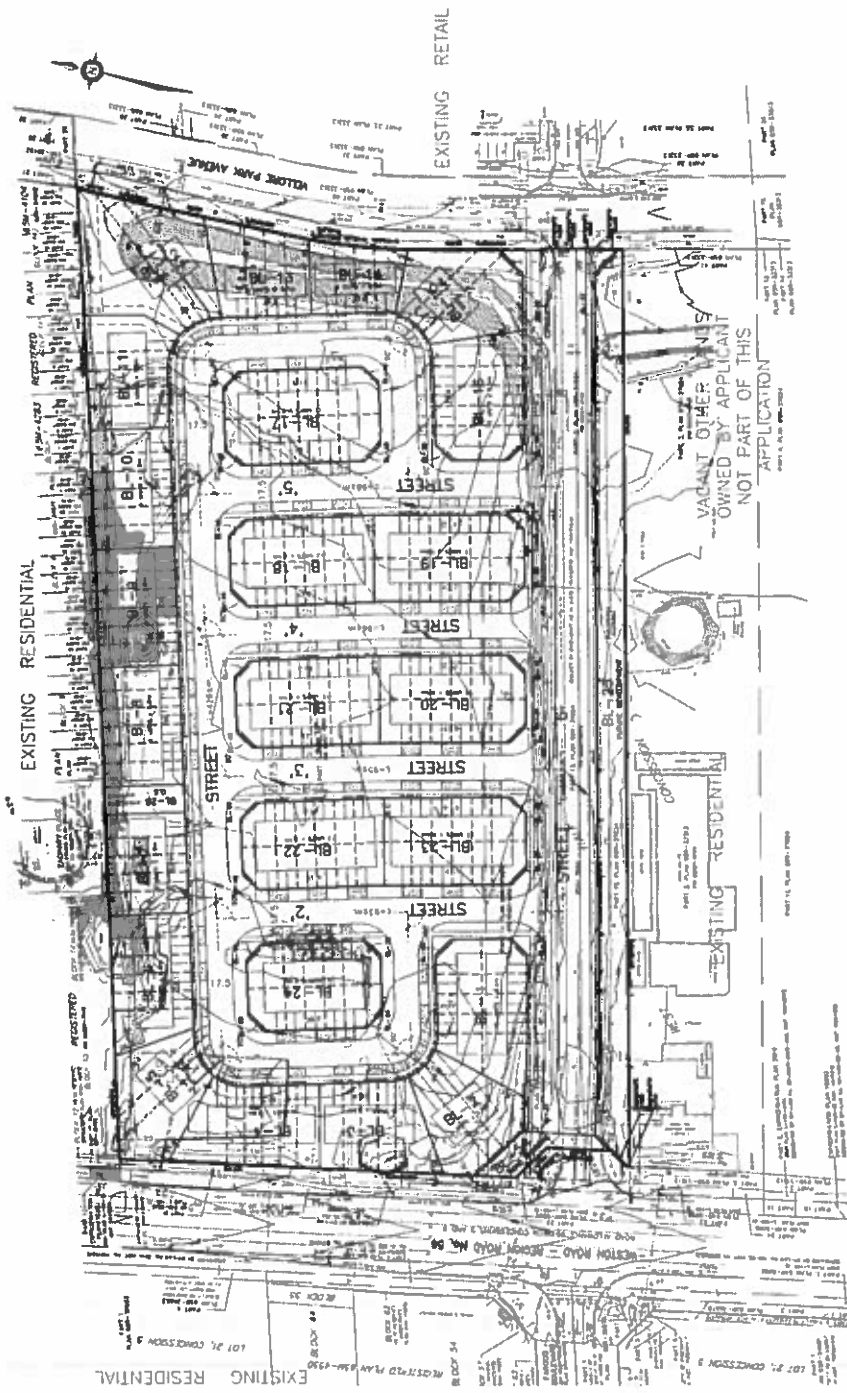
Regional Transit staff have reviewed the above noted draft plan of subdivision and zoning by-law amendment application, as well as the supporting documents and offer the following comments for these applications and any subsequent development applications. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

### 1. Transit

- a) The applicant is strongly advised to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the internal road network to the Regional road network:
  - From "Street 6" to "Weston Road"
- b) The pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the local municipality.
- c) Existing YRT transit services operate on the following roadways in the vicinity of the subject lands:
  - Weston Road
  - Major Mackenzie Drive
- d) Please note that under Section 3.2 Existing Transit Routes of the Vaughan NW Residences Proposed Development TIS, Route 560 - Maple Community Bus is listed as an existing transit route. As of July 2018 the route was converted to Mobility on Request Mapleglen, with hub to hub service to select locations. There are no longer any YRT routes or stops serviced on Retreat Boulevard or Vellore Park Avenue in the vicinity of the site.

(GEOGRAPHIC TOWNSHIP OF VAUGHAN, COUNTY OF YORK)  
CITY OF VAUGHAN  
THE REGIONAL MUNICIPALITY OF YORK  
SCALE 1:750

A.	AS SHOWN ON DRAFT PLAN
B.	AS SHOWN ON DRAFT PLAN
C.	AS SHOWN ON DRAFT PLAN
D.	RELOCATED TO LAND USE
E.	AS SHOWN ON DRAFT PLAN
F.	AS SHOWN ON DRAFT PLAN
G.	AS SHOWN ON DRAFT PLAN
H.	MATERIALS NOT WATER AVAILABLE AT TIME OF DEVELOPMENT
I.	CLAY-LIN
J.	AS SHOWN ON DRAFT PLAN
K.	SANITARY AND STORM SEWERS
L.	AS SHOWN ON DRAFT PLAN
M.	GARBAGE COLLECTION, FIRE PROTECTION

[illegible]

SCALE 1750

100

**400**

© 2000 by The McGraw-Hill Companies, Inc.

---

[illegible]



January 10, 2020

CFN 60847.03  
X-Ref CFN 59516

**SENT BY EMAIL ([mary.caputo@vaughan.ca](mailto:mary.caputo@vaughan.ca))**

Mary Caputo  
Senior Planner  
Development Planning  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Ms. Caputo:

**Re: Zoning By-law Amendment Application - Z.19.029  
Draft Plan of Subdivision Application – 19T-19V005  
Part of Lot 21, Concession 5  
10083 and 10101 Weston Road  
City of Vaughan, Regional Municipality of York  
Vaughan NW Residences Inc. c/o Fieldgate Developments Inc.**

This letter acknowledges receipt of the above noted applications in the City of Vaughan. A digital copy was received by Toronto and Region Conservation Authority (TRCA) on December 11, 2019, with a hard copy received on December 18, 2019. TRCA staff has reviewed the above noted application, and as per the "Living City Policies for Planning and Development within the Watersheds of the TRCA" (LCP), provides the following comments as part of TRCA's commenting role under the *Planning Act*; the Authority's delegated responsibility of representing the provincial interest on natural hazards encompassed by Section 3.1 of the *Provincial Policy Statement, 2014*; TRCA's Regulatory Authority under Ontario Regulation 166/06, *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*; and, our Memorandum of Understanding (MOU) with the Region of York where we advise our municipal partners on matters related to Provincial Policies relevant to TRCA's jurisdiction.

**Background**

It is our understanding that the purpose of these applications is to facilitate the creation of 24 Blocks which will be developed with 179, 3-storey, back to back and street townhouse dwelling units, an open space walkway and a public street network.

**Applicable Policies and Regulations**

*CTC Source Protection Plan*

The Source Protection Plan (SPP) under the Clean Water Act, 2006, developed for the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Region took effect on December 31, 2015. The CTC SPP contains policies to ensure that existing

activities occurring when the Plan takes effect cease to be significant drinking water threats, and to prevent future activities from becoming significant threats to drinking water.

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

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

### **Ontario Regulation 166/06**

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

### **Application Specific Comments**

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

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

### **Recommendations**

Based on the above noted comments, TRCA staff have no objection to the approval of Draft Plan of Subdivision Application 19T-19V005 and Zoning By-Law Amendment Z.19.029, subject to the following condition:

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

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

**Fees**

By copy of this letter, the applicant is advised that the TRCA has implemented a fee schedule for our planning application review services. This application is subject to a \$2,220.00 (Geotechnical and Hydrogeology Review). The applicant is responsible for fee payment and should forward the application fee to this office as soon as possible.

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

Sincerely,



Hamedeh Razavi

Planner I

Development Planning and Permits

HR/sb

**Appendix 'A' - Materials reviewed by TRCA***Materials received on December 11, 2019*

- Comprehensive Development Plan, prepared by KLM Planning Partners Inc., dated December 2, 2019;
- Drawing No 19:1, Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated September 13, 2019;
- Drawing Nos. S1 to S3, Site Plan, prepared by VA3 Design, Issued for SPA dated November 14, 2019;
- Drawing No. SS-1, Site Servicing Plan, prepared by Schaeffers Consulting Engineers, dated November 2019;
- Drawing No. GR-1, Site Grading Plan, prepared by Schaeffers Consulting Engineers, dated November 2019;
- Drawing No. SEC-1, Typical Road Cross Sections and Details, prepared by Schaeffers Consulting Engineers, dated November 2019;
- Functional Servicing and Stormwater Management Report, prepared by Schaeffers Consulting Engineers, dated November 2019.



## ATTACHMENT 1d)

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Caputo, Mary](#)  
**Subject:** ZBLA (Z.19.029) and Draft Plan of Subdivision (19T-19V005) - 10083 & 10101 Weston Rd.  
**Date:** Thursday, December 12, 2019 4:06:55 PM

---

**2019-12-12**

**Mary Caputo**

**Vaughan**

, ,

Attention: Mary Caputo

Re: ZBLA (Z.19.029) and Draft Plan of Subdivision (19T-19V005) - 10083 & 10101 Weston Rd.; Your File No. Z.19.029,19T-19V005

Our File No. 86035

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

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

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

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

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

Yours truly,

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

---

NOTICE: This communication and any attachments ("this message") may contain information which is privileged, confidential, proprietary or otherwise subject to restricted disclosure under applicable law. This message is for the sole use of the intended recipient(s). Any unauthorized use, disclosure, viewing, copying, alteration, dissemination or distribution of, or reliance on, this message is strictly prohibited. If you have received this message in error, or you are not an authorized or intended recipient, please notify the sender immediately by replying to this message, delete this message and all copies from your e-mail system and destroy any printed copies. You are receiving this communication because you are listed as a current WSP contact. Should you have any questions regarding WSP's electronic communications policy, please consult our Anti-Spam Commitment at [www.wsp.com/casl](http://www.wsp.com/casl). For any concern or if you believe you should not be receiving this message, please forward this message to [caslcompliance@wsp.com](mailto:caslcompliance@wsp.com) so that we can promptly address your request. Note that not all messages sent by WSP qualify as commercial electronic messages.

AVIS : Ce message, incluant tout fichier l'accompagnant (« le message »), peut contenir des renseignements ou de l'information privilégiés, confidentiels, propriétaires ou à divulgation restreinte en vertu de la loi. Ce message est destiné à l'usage exclusif du/des destinataire(s) voulu(s). Toute utilisation non permise, divulgation, lecture, reproduction, modification, diffusion ou distribution est interdite. Si vous avez reçu ce message par erreur, ou que vous n'êtes pas un destinataire autorisé ou voulu, veuillez en aviser l'expéditeur immédiatement et détruire le message et toute copie électronique ou imprimée. Vous recevez cette communication car vous faites partie des contacts de WSP. Si vous avez des questions concernant la politique de communications électroniques de WSP, veuillez consulter notre Engagement anti-pourriel au [www.wsp.com/lcap](http://www.wsp.com/lcap). Pour toute question ou si vous croyez que vous ne devriez pas recevoir ce message, prière de le transférer au [conformitelcap@wsp.com](mailto:conformitelcap@wsp.com) afin que nous puissions rapidement traiter votre demande. Notez que ce ne sont pas tous les messages transmis par WSP qui constituent des messages électroniques commerciaux.

-LAEmHhHzdJzBITWfa4Hgs7pbKI

# ATTACHMENT 1e)

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

[CANADAPOST.CA](http://CANADAPOST.CA)

December 11, 2020

City of Vaughan – Planning Department

To: **Mary Caputo, Planner**

Reference: File: **Z.19.029** Related Files: **19T-19V005**  
3<sup>rd</sup> submission for the Vaughan NW Residences Inc., Zoning By-law Amendment  
and Draft Plan of Subdivision applications  
**174 Townhouse dwelling units**

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

Canada Post has reviewed the proposal of the 59 Back to Back town homes, 18 Dual Frontage townhomes and 97 Street Townhomes for a total of 174 units for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

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

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

**As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.**

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca



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

January 7, 2019

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

Dear Mary,

Re: Draft Plan of Subdivision, Zoning By-law Amendment  
Vaughan NW Residences Inc. c/o Fieldgate Developments Inc.  
10083 and 10101 Weston Road  
City of Vaughan  
File No.: 19T-19V005, Z-19-029

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

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

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

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

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

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

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

Sincerely,

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

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

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

Revised: May 11, 2020

**Date:** January 8<sup>th</sup> , 2021

**Attention:** **Mary Caputo**

**RE:** Request for Comments

**File No.:** **Z.19.029 & 19T-19V005**

**Applicant:** Vaughan NW Residences Inc.

**Location** 10083 and 10101 Weston Road

Revised: May 11, 2020

### COMMENTS:

- ☐ We have reviewed the Proposal and have no comments or objections to its approval.
- ☒ We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).
- ☐ We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.
- ☐ We have reviewed the proposal and have the following concerns (attached below)
- ☐ We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

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

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

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

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

Town Home/Semi Detached municipal and/or private developments require a minimum set back of 3.40M from the street line to any structure such as foundations, outdoor stairs, porches, columns etc..... to accommodate standard secondary service connections.

Revised: May 11, 2020

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

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

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

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions

**Phone:** 905-532-4419

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

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





## Subject Lands

A, Agricultural Zone

C1, Restricted Commercial Zone

C2, General Commercial Zone

C3(H), Local Commercial Zone with the Holding Symbol

C3, Local Commercial Zone

C5(H), Community Commercial Zone with the Holding Symbol

C5, Community Commercial Zone

EM1, Prestige Employment Area Zone

OS1, Open Space Conservation Zone

OS2, Open Space Park Zone

RA3(H), Apartment Residential Zone with the Holding Symbol

RD2, Residential Detached Zone Two

RD3(H), Residential Detached Zone Three with the Holding Symbol

RD3, Residential Detached Zone Three

RD4(H), Residential Detached Zone Four with the Holding Symbol

RD4, Residential Detached Zone Four

RR, Rural Residential Zone

RS1(H), Residential Semi-Detached Zone with the Holding Symbol

RS1, Residential Semi-Detached Zone

RT1(H), Residential Townhouse Zone with the Holding Symbol

RT1, Residential Townhouse Zone

RV4(WS), Residential Urban Village Zone Four

RVM1(A)(H), Residential Urban Village Multiple Dwelling Zone One (Street Townhouse) with the Holding Symbol

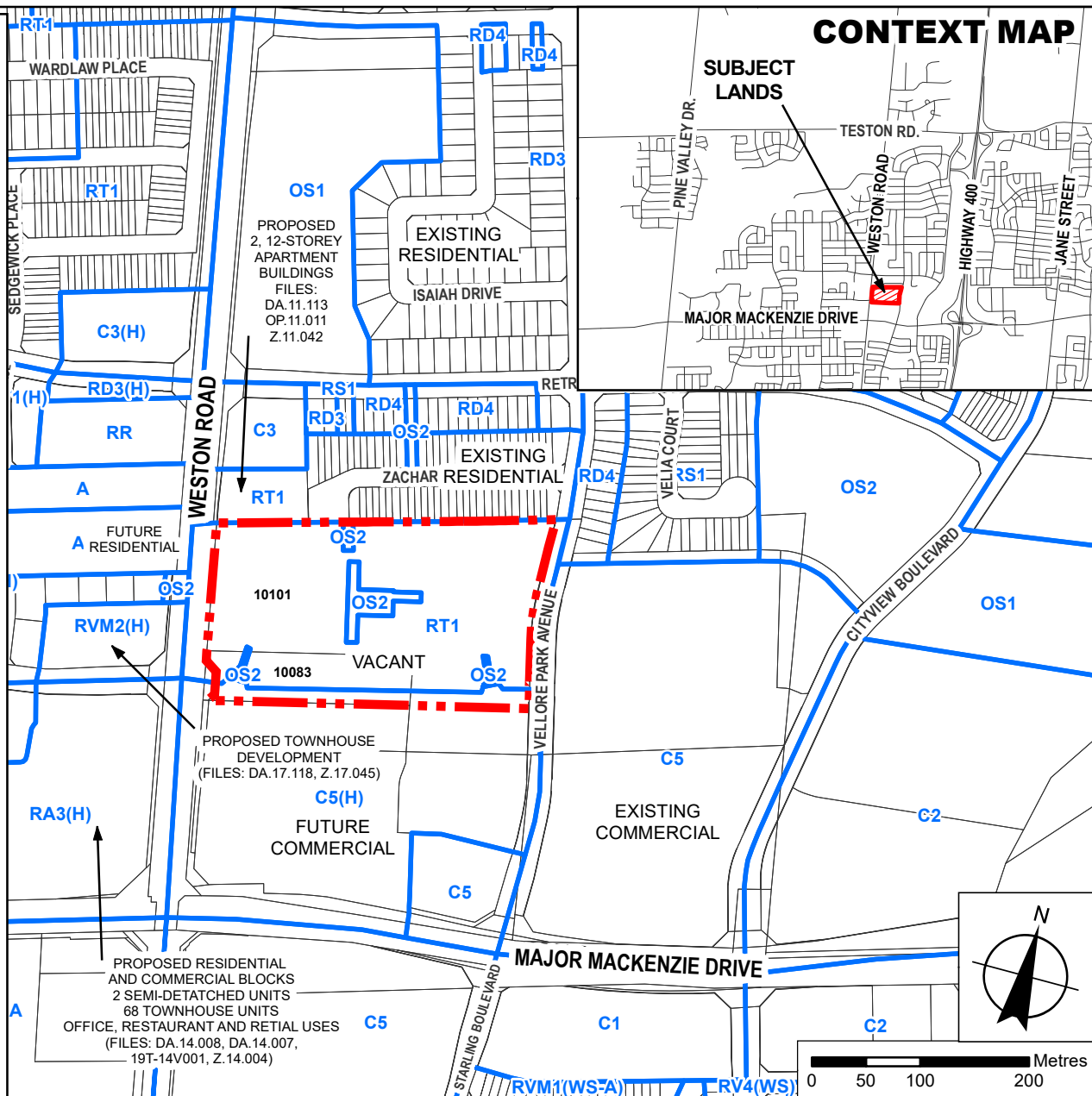
RVM1(A), Residential Urban Village Multiple Dwelling Zone One (Street Townhouse)

RVM1(WS-A), Residential Urban Village Multiple Dwelling Zone One (Street Townhouse on a Wide and Shallow Lot)

RVM1(WS-B), Residential Urban Village Multiple Dwelling Zone One (Single Detached Dwelling and Semi-Detached Dwelling on a Wide and Shallow Lot)

RVM2(H), Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol

RVM2, Residential Urban Village Multiple Dwelling Zone Two



## Location Map

### LOCATION:

Part of Lot 21, Concession 5

### APPLICANT:

Vaughan NW Residences Inc.



## Attachment

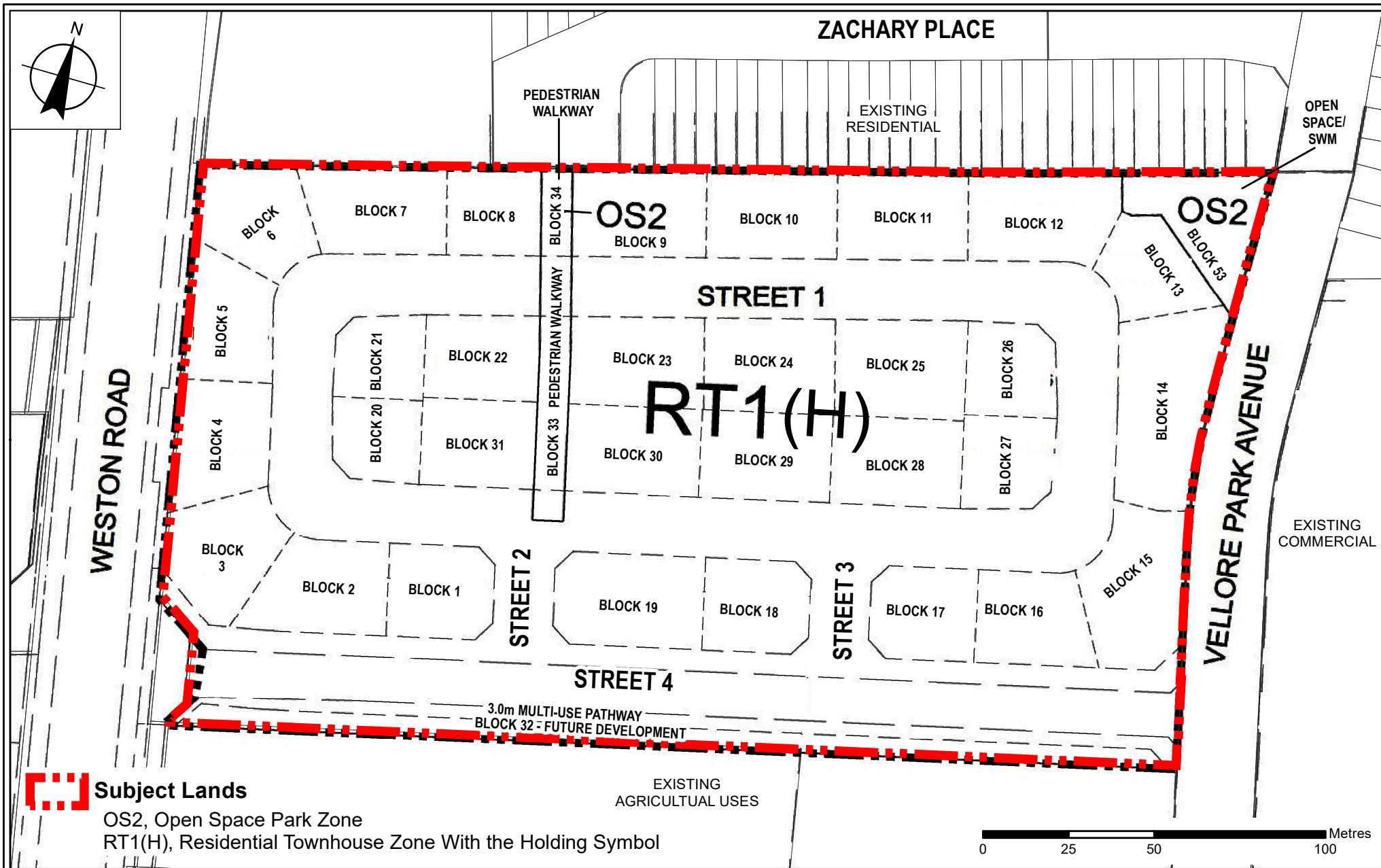
### FILES:

Z.19.029 AND 19T-19V005

### DATE:

February 09, 2021

# 2



## Proposed Zoning and Draft Plan of Subdivision

**LOCATION:**  
 Part of Lot 21, Concession 5

**APPLICANT:**  
 Vaughan NW Residences Inc.

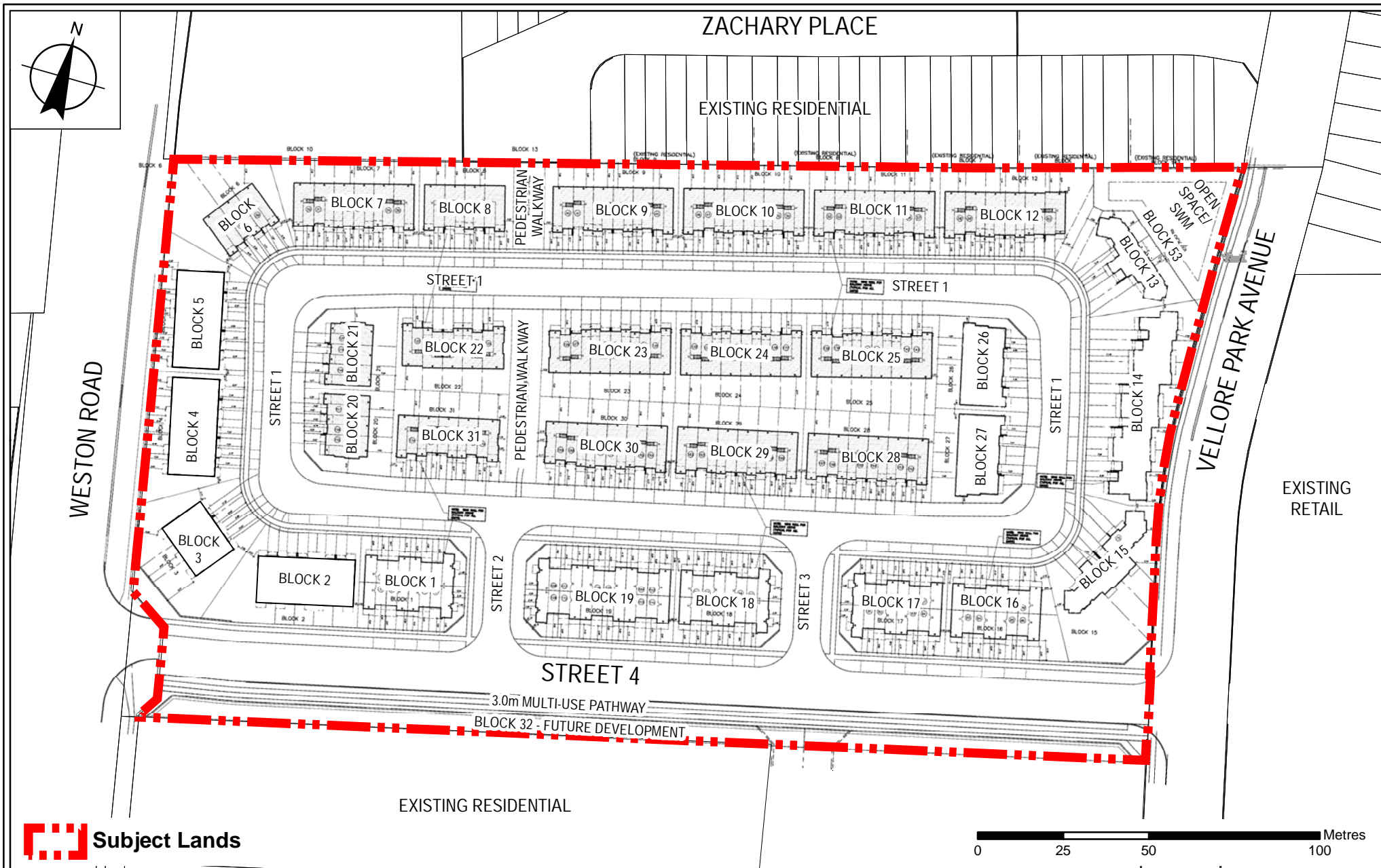


## Attachment

**FILES:**  
 Z.19.029 AND 19T-19V005

**DATE:**  
 February 09, 2021

**3**



# Conceptual Site Plan

**LOCATION:**  
Part of Lot 21, Concession 5

**APPLICANT:**  
Vaughan NW Residences Inc.



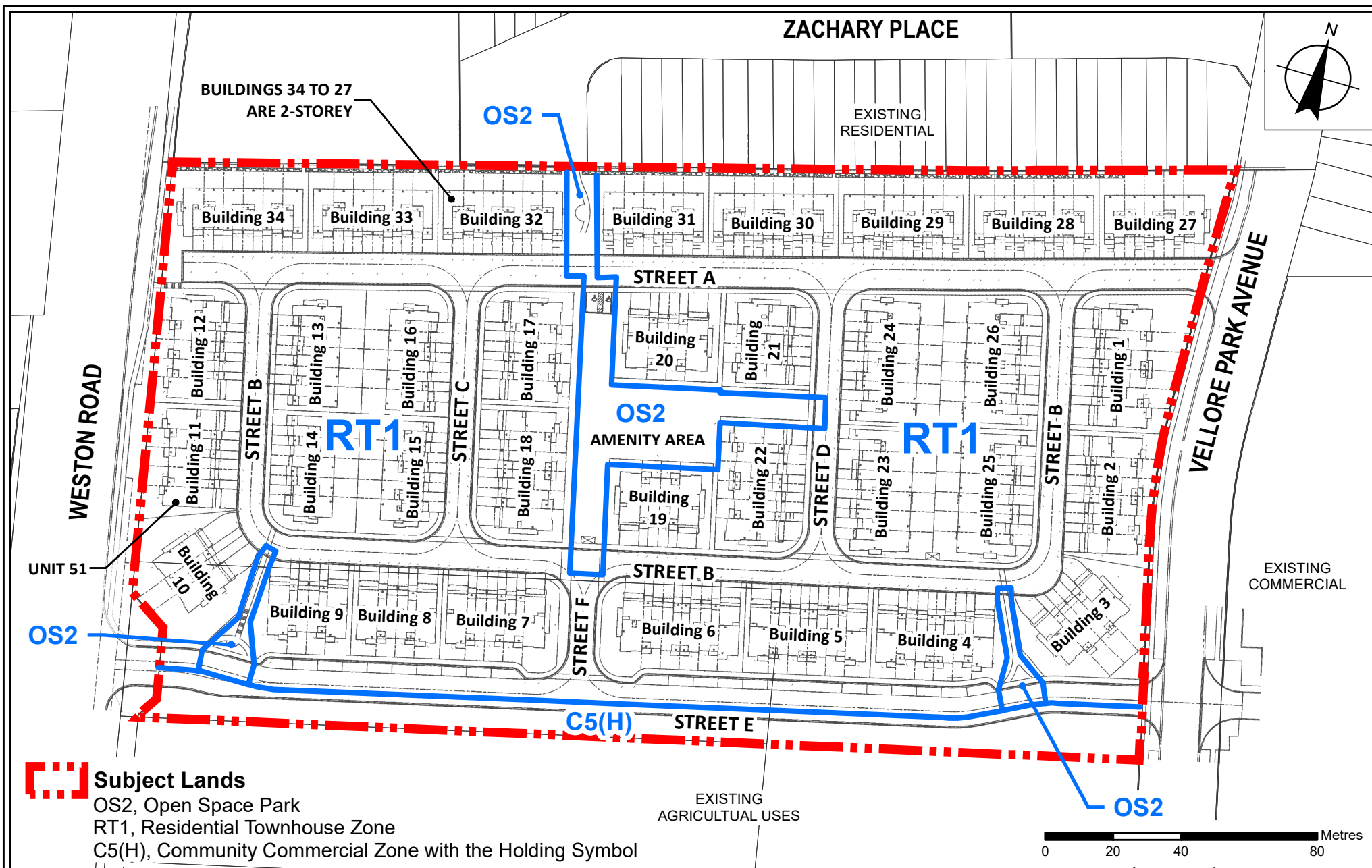
## Attachment

**FILES:**  
Z.19.029 AND 19T-19V005

**DATE:**  
February 09, 2021

**4**





## Council Approved Zoning and Site Plan (September 27, 2018)

**LOCATION:**  
Part of Lot 21, Concession 5

**APPLICANT:**  
Vaughan NW Residences Inc.



## Attachment

**FILES:**  
Z.19.029 AND 19T-19V005

**DATE:**  
February 09, 2021

**5**