

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 10, 2021

Item 1, Report No. 8, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 10, 2021.

- 1. 9773 KEELE DEVELOPMENTS INC. OFFICIAL PLAN AMENDMENT FILE OP.17.001 ZONING BY-LAW AMENDMENT FILE Z.17.002 DRAFT PLAN OF SUBDIVISION FILE 19T-17V001 SITE DEVELOPMENT FILE DA.18.073 9773 KEELE STREET VICINITY OF KEELE STREET AND BARRHILL ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated March 2, 2021, be approved, subject to replacing Attachment 1 with Communication C28 (Attachment 1 - revised March 2, 2021);**
- 2) That staff explore the possibility to pursue an agreement with Alectra Utilities with respect to wrapping hydro boxes;**
- 3) That the comments from Mr. Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive, Concord, be received; and**
- 2) That the coloured elevations submitted by the applicant be received.**

Recommendations

1. THAT Official Plan Amendment File OP.17.001 (9773 Keele Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 3, specifically Sections 9.1.2.2 and 9.1.2.3 respecting new development within an established "Community Area".
2. THAT Zoning By-law Amendment File Z.17.002 (9773 Keele Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from "R1 Residential Zone" to "RT1 Residential Townhouse Zone" in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. 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.
4. THAT Draft Plan of Subdivision File 19T-17V001 (9773 Keele Developments Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to create one residential

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 10, 2021

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development block (Block 1) and one block to be conveyed to York Region for road widening and sight triangle purposes (Block 2) with 0.3 m reserves (Blocks 3 and 4), as shown on Attachment 4.

5. THAT Site Development File DA.18.073 (9773 Keele Developments Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit the development of 11, 3-storey townhouse units and the relocation of the George Keffer House heritage dwelling, as shown on Attachments 5 to 9.
6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.18.073 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for 12 residential units (37 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.”

Committee of the Whole (1) Report

DATE: Tuesday, March 2, 2021

WARD(S): 1

TITLE: 9773 KEELE DEVELOPMENTS INC.

OFFICIAL PLAN AMENDMENT FILE OP.17.001

ZONING BY-LAW AMENDMENT FILE Z.17.002

DRAFT PLAN OF SUBDIVISION FILE 19T-17V001

SITE DEVELOPMENT FILE DA.18.073

9773 KEELE STREET

VICINITY OF KEELE STREET AND BARRHILL ROAD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development application for the subject lands shown on Attachment 3. The Owner proposes to: amend the compatibility criteria of Vaughan Official Plan 2010; rezone the subject lands from “R1 Residential Zone” to “RT1 Residential Townhouse Zone”; create a block on a registered plan of subdivision; permit the development of 11, 3-storey townhouse units accessed by a private common element condominium road; and relocate the George Keffer House heritage dwelling on the subject lands, as shown on Attachments 4 to 9.

Report Highlights

- The Owner proposes to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 to permit a residential development consisting of 11, 3-storey townhouse units accessed by a private common element condominium road and the relocation of the George Keffer House heritage dwelling

Report Highlights Continued

- Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications are required to implement the proposed development
- The Development Planning Department supports the approval of the Applications, as they are consistent with the Provincial Policy Statement 2020, conforms to a Place to Grow: the Growth Plan for the Greater Golden Horseshoe 2019, the York Region Official Plan 2010, and the “Community Area” policies of Vaughan Official Plan 2010

Recommendations

1. THAT Official Plan Amendment File OP.17.001 (9773 Keele Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010, Volume 1, for the Subject Lands shown on Attachment 3, specifically Sections 9.1.2.2 and 9.1.2.3 respecting new development within an established “Community Area”.
2. THAT Zoning By-law Amendment File Z.17.002 (9773 Keele Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the Subject Lands from “R1 Residential Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
3. 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.
4. THAT Draft Plan of Subdivision File 19T-17V001 (9773 Keele Developments Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS included in Attachment 1, to create one residential development block (Block 1) and one block to be conveyed to York Region for road widening and sight triangle purposes (Block 2) with 0.3 m reserves (Blocks 3 and 4), as shown on Attachment 4.
5. THAT Site Development File DA.18.073 (9773 Keele Developments Inc.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit the development of 11, 3-storey townhouse units and the relocation of the George Keffer House heritage dwelling, as shown on Attachments 5 to 9.

6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Development File DA.18.073 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for 12 residential units (37 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.”

Background

The subject lands (the ‘Subject Lands’) are 0.33 ha in size and are located on the east side of Keele Street, south of Barrhill Road, and are municipally known as 9773 Keele Street, as shown on Attachment 3. A single detached dwelling occupies the Subject Lands and is known as the George Keffer House heritage dwelling (‘George Keffer House’) and is proposed to be relocated closer to Keele Street.

The Subject Lands are intended to provide access and servicing for the adjacent lands to the north, known municipally as 9785 and 9797 Keele Street (Laurier Harbour (Keele) Inc.), as shown on Attachment 10. The development of the lands to the north of the Subject Lands was previously endorsed by Council on November 19, 2019 and approved by the Local Planning Appeal Tribunal (LPAT) on January 30, 2020 (File PL170643) to permit a residential development consisting of eight semi-detached dwelling units and eight townhouse dwelling units accessed by a private common element condominium road.

The lands located at 9785 and 9797 Keele Street were zoned “RT1(H) Residential Townhouse Zone” with a “Holding Symbol” to ensure appropriate access and servicing were provided and coordinated with the Subject Lands. In addition, the Vaughan Committee of Adjustment, on February 27, 2020, approved Consent File B001/20 to permit easements for access and servicing from the Subject Lands subject to conditions. These conditions of approval must be fulfilled prior to the execution of the Site Plan Agreement for the Subject Lands. A condition to this effect is included in Attachment 2 of this report.

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

The City on November 10, 2017 circulated a Notice of Public Meeting (the ‘Notice’) for the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications to all property owners within 150 m of the Subject Lands. A copy of the

Notice was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on January 30, 2018, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of January 23, 2018, and to forward a comprehensive technical report to a future Committee of the Whole meeting. Vaughan Council also directed a community meeting be held with the Local and Regional Councillor, the applicant, members of the community and appropriate staff. A community meeting was held on March 20, 2018 at the City of Vaughan municipal offices. Deputations were made by the following individuals at the Public Meeting and written comments were received by the Development Planning Department:

Deputations

- Ryan Mino-Leahan, KLM Planning Partners Inc., Jardin Drive
- Jana Manolakos, Keele Street, Maple
- Richard Lorello, Treelawn Boulevard, Kleinburg

Written Submissions

- William Manolakos, Keele Street, dated March 5, 2017
- J.Sirianni, email dated March 30, 2017

The following is a summary of the comments presented at the Public Meeting and provided in the written correspondence received to date. The comments have been organized by theme and a response is provided below:

Traffic

The proposed development will increase density and traffic in the area.

Response

The Owner has submitted a Traffic Operations Assessment prepared by LEA Consulting Ltd. dated June 6, 2018. York Region has reviewed the proposed development and submission materials and has no objections to the development subject to the Owner satisfying draft plan of subdivision conditions.

Compatibility of the proposed development to the surrounding area and non-conformity to Vaughan Official Plan and townhouse guideline requirements

The proposed development does not meet the compatibility criteria of Vaughan Official Plan 2010 (VOP 2010), specifically policies related to established neighbourhoods, infill and townhouse development.

Response

The Owner has submitted an application seeking Council's approval to amend Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 to permit the proposed development.

In addition, Section 9.1.2.4 of VOP 2010 allows for limited intensification. The Owner has revised proposal by reducing the total number of dwelling units from reducing the total number of dwelling units from 12 to 11 townhouse units and the number of units in a row from 7 to 6, in conformity with development criteria that apply to townhouses (Section 9.2.3.2 of VOP 2010).

The "Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods" state the following:

"Townhouse developments on arterial streets may have a greater density and mass than existing development in the surrounding established residential area but should have a relationship to the street and adjacent properties that is consistent with the prevailing pattern of building orientation, setbacks and landscaping".

Additional detail on the townhouse guidelines analysis is provided further in the report below.

The Development Planning Department on February 19, 2021 mailed and emailed a non-statutory courtesy notice of this Committee of the Whole meeting. This notice was sent to all individuals who made a deputation at the Committee of the Whole or submitted written correspondence to the City regarding the applications, and to those individuals who attended the March 20, 2018 community meeting.

Previous Reports/Authority

Previous reports related to this development proposal can be accessed at the following links:

[9773 Keele Developments Inc. January 23, 2018 Public Hearing Report](#)

[9773 Keele Developments Inc. January 20, 2021 Heritage Vaughan Report](#)

[Laurier Harbour \(Keele\) Inc. November 19, 2019 Committee of the Whole Report](#)

Analysis and Options

Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development applications have been submitted to permit the proposed development

9773 Keele Developments Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit the development of 11, 3-storey townhouse units accessed by a private common element condominium road and the relocation of the George Keffer House, as shown on Attachments 5 to 9 (the 'Development'):

1. Official Plan Amendment File OP.17.001 to amend VOP 2010, Volume 1, for the Subject Lands shown on Attachment 3, specifically Sections 9.1.2.2 and 9.1.2.3 respecting new development within an established "Community Area".
2. Zoning By-law Amendment File Z.17.002 to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "R1 Residential Zone" to "RT1 Residential Townhouse Zone", together with the site-specific zoning exceptions identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-17V001 to permit one residential development block (Block 1) and one block to be conveyed to York Region for road widening and site triangle purposes (Block 2) with a 0.3 m reserve (Blocks 3 and 4), as shown on Attachment 4.
4. Site Development File DA.18.073 to permit the Development shown on Attachments 5 to 9.

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 the importance of the local context and character. Policies are outcome oriented, and some policies provide flexibility in their implementation provided Provincial interests are upheld. The *Planning Act* requires that Council's planning decisions be consistent with the PPS.

The Development is consistent with the PPS, specifically the following:

- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land
- Section 1.1.3.4 - appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety
- Section 1.4.3 - planning authorities shall provide for an appropriate range and mix of housing types, directed to appropriate levels of infrastructure and public service facilities
- Section 1.6.6 - promoting intensification and redevelopment within settlement areas to optimize the use of services on existing municipal sewage services and municipal water services should be promoted, wherever feasible
- Section 1.7.1 - encouraging a sense of place, by promoting well-designed built form, cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes
- Section 2.6.1 - significant built heritage resources and significant cultural heritage landscapes shall be conserved

The Subject Lands are located within a Settlement Area as defined by the PPS, and within the Urban Boundary on Schedule 1 “Urban Structure” of VOP 2010. The Development will contribute to providing growth within a defined Settlement Area with appropriate development standards promoting a compact building form.

The Development will contribute to providing a range of housing types through a low-rise housing form within the area, while conserving the existing George Keffer House. The Development will utilize existing municipal water and sanitary servicing connections located on Keele Street.

The Heritage Vaughan Committee (‘HVC’) Development recommended approval of the Development on January 20, 2021, and the design of the townhouses is in accordance with the Maple Heritage Conservation District (‘MHCD’) Plan. Vaughan Council on January 26, 2021, ratified HVC’s recommendation. The Development is consistent with the PPS.

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

The Growth Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’) as amended is intended to guide decision making on the development of land by encouraging a compact built-form, transit supportive communities, diverse land uses, and a range of mix of housing types. The Growth Plan

encourages the concentration of population and employment growth within the settlement areas and promotes the development of complete communities offering a mix of housing types, access to local amenities and connections to municipal water and wastewater systems.

The Development is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide housing at a density supportive of the Growth Plan objectives, specifically:

- Section 2.2.1.2.a) - directing growth to settlement areas that have existing or planned municipal water and wastewater systems
- Section 2.2.1.4.c) - provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes
- Section 2.2.6.3 - that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes
- Section 4.2.7 - implementing the goals and objectives of the municipal cultural heritage plan, and the conservation of cultural heritage resources

The Development is located within a Settlement Area, as defined by the Growth Plan, and will utilize existing municipal water and sanitary servicing connections located on Keele Street. The Development provides for a mix of housing types and will assist in accommodating the needs of all household sizes.

The HVC on January 20, 2021, recommended approval of the Development. Vaughan Council on January 26, 2021, ratified HVC's recommendation. The existing heritage dwelling having Victorian vernacular design elements will be preserved in accordance with the MHCD Plan. The Development conforms to the Growth Plan.

The Development conforms to York Regional Official Plan 2010

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1, "Regional Structure" of the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial, and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region." Section 5.3.3 of the YROP identifies "local infill" as a municipal intensification strategy to meet York Regional intensification targets to 2031.

Keele Street is identified as a “Regional Transit Priority Network” on Map 11 “Transit Network” of the YROP. Section 7.2.24 of the YROP identifies the potential for the construction of high occupancy vehicle lanes, dedicated transit lanes, with transit signal priority and other transit priority measures within a Regional Transit Priority Network. In addition, Section 7.2.53 of the YROP restricts access adjacent to Regional roads to maximize the efficiency of the Regional street system through techniques such as suitable local street access, shared driveways on Regional roads and interconnected properties.

The Development includes modest intensification in the form of 11 townhouse dwellings and the relocation of the existing George Keffer House, all considered to be “local infill” in accordance with Section 5 of YROP. The Development is transit supportive given the proximity of York Region Transit (‘YRT’) (Route 107) along Keele Street. Access to the Development will be shared by a driveway on the Subject Lands with the lands to the north, as shown on Attachments 5 and 10, and will function as one interconnected development in accordance with Section 7.2.53 of YROP. The Development conforms to the YROP.

York Region, on September 29, 2017, identified Official Plan Amendment File OP.17.001 is a routine matter of local significance and it has been exempted from approval by York Region Council. This allows the implementing Official Plan Amendment to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period, should the Applications be approved.

An Amendment to VOP 2010 is required to permit the Development

The Subject Lands are located within a “Community Area” and are in proximity to a “Local Centre” on Schedule 1 “Urban Structure” of VOP 2010. Community Areas consist of predominately low-rise housing forms with limited intensification. Keele Street is identified as a “Regional Transit Priority Network” on Schedule 10 “Major Transit Network” of VOP 2010.

Section 2.2.3 of VOP 2010 identifies the following policies (in part) for new development in “Community Areas”:

- That limited intensification may be permitted in Community Areas as per the land use designations on Schedule 13 and in accordance with the policies of Chapter 9 of VOP 2010. The proposed development must be sensitive to and compatible with the character, form, and planned function of the surrounding context. (Section 2.2.3.3)
- Community Areas will provide most of the City’s low-rise housing stock and will function as complete communities (Section 2.2.3.1)

- New development in Community Areas that reinforces the existing scale, height, massing, lot pattern, building type character, form, and planned function of the immediate local area is permitted (Section 2.2.3.2)

The Subject Lands are designated “Low-Rise Residential” on Schedule 13 “Land Use” of VOP 2010. Townhouse dwelling units up to three (3) storeys in height are permitted in the “Low-Rise Residential” designation, subject to the compatibility criteria identified in Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 and the development criteria identified in Section 9.2.3.2 of VOP 2010.

Section 9.1.2.2 of VOP 2010 states:

“That in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area, paying particular attention to the following elements:

- a. the local pattern of lots, streets, and blocks;
- b. the size and configuration of lots;
- c. the building type of nearby residential properties;
- d. the heights and scale of nearby residential properties
- e. the setback of buildings from the street;
- f. the pattern of rear and side-yard setbacks;
- g. conservation and enhancement of heritage buildings, heritage districts and cultural heritage landscapes; and
- h. the above elements are not meant to discourage the incorporation of features that can increase energy efficiency (e.g. solar configuration, solar panels) or environmental sustainability (e.g. natural lands, rain barrels).”

Section 9.1.2.3 of VOP 2010 states (in part):

“Within the Community Areas there are a number of older, established residential neighbourhoods that are characterized by large lots and/or by their historical, architectural or landscape value. They are also characterized by their substantial rear, front and side yards, and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. Often, these areas are at or near the core of the founding communities of Thornhill, Concord, Kleinburg, Maple and Woodbridge; and may also be part of the respective Heritage Conservation Districts.

In order to maintain the character of these areas the following policies shall apply to all developments within these areas:

- a. Lot frontage: In the case of lot creation, new lots should be equal to or exceed the frontages of the adjacent nearby and facing lots;
- b. Lot area: The area of new lots should be consistent with the size of adjacent and nearby lots;
- c. Lot configuration: New lots should respect the existing lotting fabric;
- d. Front yards and exterior side yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to retain a consistent streetscape;
- e. Rear yards: Buildings should maintain the established pattern of setbacks for the neighbourhood to minimize visual intrusion on the adjacent residential lots;
- f. Building heights and massing: Should respect the scale of adjacent residential buildings and any city urban design guidelines prepared for these community areas; and
- g. Lot coverage: In order to maintain the low density character of these areas and ensure opportunities for generous amenity and landscaping areas, lot coverage consistent with development in the area and as provided for in the zoning by-law is required to regulate the area of the building footprint within the building envelope, as defined by the minimum yard requirements of the zoning by-law.”

Section 9.2.3.2 of VOP 2010 in part states:

- “b. In Established Community Areas, the scale, massing, setback, and orientation of new Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved development in the surrounding area.”

The Owner has submitted Official Plan Amendment File OP.17.001 to amend the compatibility criteria in Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 to permit the Development. The Development Planning Department has reviewed the proposed amendment to VOP 2010 as follows:

Area Context and Previous Development Approvals

The Subject Lands are located in proximity to predominately low-rise residential and commercial land uses. The lands located approximately 175 m north of Barrhill Road fronting onto Keele Street are located within a “Local Centre”, as identified on Schedule 1 “Urban Structure” of VOP 2010 and consist of a variety of land uses including multi-unit commercial plazas and multi-unit residential dwellings, including low-rise buildings and fourplexes. The lands located south of the Subject Lands consist primarily of single detached dwellings that front onto Keele Street.

The area of the Maple Village within approximately 250 m of the Subject Lands has experienced infill residential developments consisting of semi-detached dwellings, townhouse dwellings and low-rise mixed-use buildings. This includes the following approved and built development applications:

- Eight semi-detached dwelling units (3-storeys with a maximum building height of 9.5 m) and eight townhouse units at the abutting site to the north at 9785 and 9797 Keele Street (Laurier Harbour (Keele) Inc.)
- Four semi-detached dwelling units at the southwest corner of Keele Street and Merino Road (Centreville Homes (Merino) Inc.)
- Four semi-detached dwelling units at 9850 Keele Street (Nancy DiManno)
- Eleven 3-storey townhouse units, four 3-storey semi-detached units and converted heritage dwelling (William Bailey Residence) into a mixed-use building at 9869, 9881 and 9891 Keele Street (Empire Pace (Maple) Ltd.)

The Development represents a built form that is similar to the modest intensification including semi-detached, townhouse and low-rise buildings that has occurred on Keele Street between Major Mackenzie Drive and Rutherford Road.

Lot Configuration and Building Height

The Development shown on Attachments 5 to 9 consists of the relocation of the George Keffer House abutting Keele Street with two (2) blocks of townhouses situated behind the heritage dwelling containing a total of 11 townhouse dwelling units. There are no proposed alterations to the George Keffer House affecting its current massing, height or proportions, and a garage addition sympathetic to the style of the house will be added.

The George Keffer House has a height of 6.6 m and the proposed three-storey townhouse units would measure 10.7 m to the peak. The flankage elevation will have minimal impact on the Keele Street streetscape as it located in the rear of the preserved George Keffer House. Cultural Heritage Staff is satisfied the new construction is in keeping with the requirements of the Maple Heritage Conservation District ('MHCD').

Building Setbacks

The proposed front yard building setback to the relocated George Keffer House is 1.45m, and when combined with the proposed 6.33 m wide road widening of Keele Street, will provide a built form while respecting existing street views along Keele Street. The proposed front yard building setback to the relocated George Keffer House is 1.45m, and when combined with the proposed 6.33 m wide road widening of Keele Street, will provide a built form while respecting existing street views along Keele Street.

The proposed front yard setback is also consistent with the setback that is proposed for the Council endorsed and LPAT approved semi-detached and townhouse units to the north at 9785 and 9797 Keele Street.

Buildings B and C will be located behind the George Keffer House and with front yard setbacks ranging from 6 m to 8.19 m to accommodate 1 parking spot on the driveway and 1 parking spot within the garage. A rear yard amenity area is provided with rear yard setbacks ranging from 7 m to 8.92 m.

The Development was recommended for approval by the Heritage Vaughan Committee

The Subject Lands are located within the “Residential Village Area” of the MHCD Plan and are protected under Part V of the *Ontario Heritage Act*. The Subject Lands are identified as a contributing property and contains the George Keffer House. The Owner seeks to maintain the existing heritage structure with some modifications to retain the core heritage attributes identified in the MHCD Plan Inventory, and to create a greater visual presence for the “main house” from the public realm and provide greater prominence on the Subject Lands.

The transition from the existing George Keffer House fronting onto Keele Street to townhouse dwelling units fronting onto a private road provides an appropriate built form transition from Keele Street and establishes an appropriate progression of density that maintains the built form streetscape of Keele Street.

The HVC considered the Development and recommended it for approval on January 20, 2021. The recommendations of the HVC were considered by Vaughan Council on January 26, 2021 and the recommendations were ratified.

A Conservation Plan is required for the George Keffer House in order to assess the interior of the dwelling and determine the cost of relocation and restoration. The Owner will be required to submit a Letter of Credit calculating the cost of relocation and restoration prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 2.

Summary of Planning Policy

The Development represents a limited form of intensification in accordance with Section 2.2.3.3 of VOP 2010 and is appropriate given the Subject Lands proximity to a “Local Centre” and its area context with previous development approvals. The Development includes a compact built form, maximizes the usability of the lot, provides a consistent massing on Keele Street, and preserves the existing George Keffer House and

townhouse dwellings in the rear. The proposed rear yard setbacks for the townhouses abutting the existing detached dwellings to the east have a 7.5 m rear yard complying with the requirements of Zoning By-law 1-88. The Development provides an appropriate transition and progression of density to the proposed townhouse dwelling units located interior to the Subject Lands.

The Subject Lands are located along a “Regional Transit Priority Network”, which envisions the potential for construction of high occupancy vehicle lanes, dedicated transit lanes, and other transit priority measures. The Development will utilize a shared access with 9785 and 9797 Keele Street in accordance with the YROP. The Subject Lands are located within walking distance of the Maple Village Commercial Core and has direct access to existing transit stops at the Keele Street and Barrhill Road intersection.

In consideration of the applicable Provincial policies and Regional and City Official Plan policies outlined in this report, the Owner has demonstrated the Development provides an appropriate low-rise residential built form that is compatible, but not identical, with the surrounding community. The Development Planning Department is of the opinion that the Development is consistent with the policies of the PPS and conforms to the Growth Plan and the YROP and maintains the intent of VOP 2010 and the MHCD Plan.

The VOP 2010 amendments resulting from the “Community Area Policy Review for Low-Rise Residential Designations” within Established Large-Lot Neighbourhoods does not apply

The Subject Lands are identified as a “Established Large-Lot Neighbourhood” in accordance with the “Community Area Policy Review for Low Rise Residential Designations” (Official Plan Amendment 15 (‘OPA 15’) of VOP 2010) and Schedule 1B of VOP 2010. “Established Large-Lot Neighbourhoods” are characterized by large lots with minimum lot frontages of 21 m to 30 m.

Vaughan Council, on October 19, 2016, approved the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the ‘Guidelines’), clarifying VOP 2010 policy that applies to low-rise neighbourhoods. The Guidelines apply to the Subject Lands. Vaughan Council, on April 19, 2017, approved the Study recommendations and approved OPA 15 on September 27, 2018. York Region, on May 8, 2019, issued a Notice of Decision for OPA 15. On May 28, 2019, OPA 15 came into effect.

The Applications were deemed complete on February 21, 2017. Development applications are assessed and reviewed based on the existing policy framework at the

time of a “complete” application. Site Development File DA.18.073 was submitted September 5, 2018, also pre-dating the approval of OPA 15. Therefore, the Applications are not subject to OPA 15 . However, the Development is subject to the following sections of the Guidelines:

- Section 4.2 - development should reflect established streetscape character
- Sections 4.7 and 5.3 - front entrances should be prominent and well detailed
- Section 4.10 - building finishes should be consistent with material used in immediate area
- Section 5.7- townhouse unit flanking the street should include windows and details consistent with the front elevation
- Section 5.8 - height and massing of townhouses compatible with adjacent neighbourhood. Townhouse blocks shall not contain more than 6 units
- Section 5.9 – separation between townhouse block should be generally 6 m
- Section 5.11 - each townhouse should have a private backyard fenced or screened with landscaping
- Section 5.14 - the architecture and materials of new townhouses should respect and complement the character of the surrounding residential area
- Section 5.27 - visitor parking should be located close to the site entrances
- Section 5.34 - drainage should have no adverse impacts on the adjacent properties or public realm

Overall, the Development is consistent with the above noted sections of the Guidelines. More specifically, it includes the preservation and relocation of the existing heritage dwelling fronting Keele Street. The townhouses being proposed are located behind the George Keffer House.

The flanking unit contains an architectural detail that is visible from Keele Street with front entrances that incorporate a porch. Building materials for the Development include red and dark red brick with beige brick trim, charcoal coloured shingles, and wood in keeping with the acceptable materials found in the MHCD Plan.

Each townhouse dwelling includes a private fenced backyard. A centralized visitor parking area is easily accessible for residents and is located on the north side of the Subject Lands.

Stormwater runoff will drain through an internal network shared with 9785 and 9797 Keele Street into two proposed underground stormwater storage systems.

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

The Subject Lands are zoned “R1 Residential Zone” by Zoning By-law 1-88, as shown on Attachment 3, permitting detached dwellings. The Owner is proposing to amend Zoning By-law 1-88 to rezone the Subject Lands to “RT1 Residential Townhouse Zone” together with the following site-specific zoning exceptions to the RT1 Zone standards:

Table 1:

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition of a “Lot”	Means a parcel of land fronting on a public street	Means a parcel of land fronting on a public street or private road
b.	Definition of “Street Townhouse”	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street	Means townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street
c.	Definition of “Street Line”	Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street	Means the dividing line between a lot and a street or a private road, or the dividing line between a lot and a reserve abutting a street or a private road
d.	Definition of “Street”	Means a street or a highway under the jurisdiction of the City	Means a street or private road owned and maintained by a future Condominium Corporation
e.	Permitted Uses	Street townhouse Dwelling	- Street townhouse dwelling - Detached dwelling

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
f.	Frontage on a Public Street	A lot must front onto a public street	Permit a lot to front onto a private road
g.	Minimum Lot Frontage	6 m / unit	5.7 m / unit for Building B (Attachment 5)
h.	Minimum Lot Area	162 m ²	135 m ² for Buildings B and C
i.	Minimum Lot Depth	27 m	20 m (Unit B5) 22 m (Building C)
j.	Minimum Front Yard Setback	4.5 m	2 m for Unit B5 (Attachment 5)
k.	Minimum Rear Yard Setback	7.5 m	7.46 m for Building A 7 m for Building B (Attachment 5)
l.	Minimum Exterior Yard Setback	4.5 m	1.45 m for Building A 0.7 m for Unit B5 (Attachment 5)
m.	Minimum Interior Yard Setback	1.2 m	0.7 m for Building A and Unit B1, Building B (Attachment 5)
n.	Maximum Encroachment	1.8 m stair encroachment in the rear yard	2.8 m for Unit B5, Building B (deck and stairs)

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
o.	Minimum No Encroachment Zone	A 1.5 m no encroachment zone in the exterior yard	1.45 m to the main wall (Building A) 0.5 m for Unit B5
p.	Maximum Driveway Width	No requirement for driveway width for lots less than 6 m	3.6 m driveway width for a lot with a frontage of 5.7 m and 6 m (Buildings B and C)

The Development Planning Department supports the rezoning of the Subject Lands to “RT1 Residential Townhouse Zone” and the site-specific zoning exceptions identified in Table 1, as the rezoning and proposed development standards facilitates local infill that is consistent with other similar developments and compatible with the surrounding area and consistent with the policies of the PPS, Growth Plan and YROP, maintains the intent of VOP 2010 and in accordance with the MHCD Plan.

The Planning Act enables a municipality to pass a resolution to permit the Owner 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 45(1.3) of the Planning Act restricts an Owner from applying for a Minor Variance application(s) to the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect. However, the Planning Act also enables Council to pass a resolution to allow an Owner to apply for a Minor Variance Application(s) to permit minor adjustments to the implementing Zoning By-law, prior to the two-year moratorium.

The Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s) to address refinements to the Development that may arise through the final design and construction process. A condition to this effect is included in the Recommendations of this report.

The Development Planning Department has no objection to the Development, subject to the conditions in Attachments 1 and 2

The proposed Development shown on Attachments 5 to 9 includes the adaptive reuse of the George Keffer House as a heritage asset, complemented by 11 townhouse units accessed by a private common element condominium road.

The proposed site plan includes a shared access for the property to the north. A proposed pedestrian walkway connects the development to the sidewalk on Keele Street.

Two (2) parking spaces are provided for each townhouse unit and a new garage for the George Keffer House. One space in the garage and the other space on the driveway leading to the garage, in accordance with Zoning By-law 1-88.

Four (4) visitor parking spaces are proposed, including one (1) barrier-free space. Zoning By-law 1-88 requires 0.25 visitor parking spaces for each townhouse dwelling unit, or 3 parking visitor spaces in this case. The detached dwelling unit does not require a visitor parking space. The proposed 4 visitor parking spaces exceed the requirement of Zoning By-law 1-88.

Landscape Plan

The landscape plan shown Attachment 6 consists of a mix of deciduous and coniferous trees, shrubs, and perennials. An internal concrete walkway is proposed for the pedestrian connection from Keele Street to the townhouses.

Three (3) deciduous trees are proposed along the Keele Street frontage, and subject to approval by York Region. Nine (9) existing trees are located within the Keele Street right-of-way and shall be retained.

The Subject lands are located within the Maple Streetscape and Urban Design Guidelines ('MSUDG') Study Area. According to the MSUDG, the Keele Street frontage of the Development shall be designed to include the replacement of the existing single row of red unit pavers on each side of the concrete and the existing bench. The final site plan and landscape plan for the Development must be designed in accordance with the MSUDG and are subject to approval by York Region. The Site Plan Agreement will also include a clause requiring the Owner to provide a one-time payment of \$1,200.00 to the City of Vaughan for the long-term maintenance of the enhanced landscape features within the Keele Street right-of-way by the City to the satisfaction of the Development Planning Department. A clause will be included in the Site Plan Agreement to this effect.

Building Elevations and Height

The building elevations shown on Attachments 7 to 9 consist of the relocated George Keefer House and the eleven (11) three-storey townhouse dwellings. The building heights for the Development include the George Keefer House measuring 6.6 m to mid-point of the roof and the townhouses located behind the George Keefer measuring 10.7m from the mid-point of the roof to the peak of the roof.

Building materials include red and dark red coloured brick with beige accent brick, charcoal coloured shingles and wood in keeping with the acceptable material list of the MHCD Plan guidelines.

Prior to the execution of the Site Plan Agreement, the final site plan, building elevations, landscape plan and landscape cost estimate for the Development must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the Recommendations of this report.

A Tree Protection Agreement is required

The Owner submitted an Arborist Report and Tree Preservation Plan prepared by The Tree Specialists Inc. dated November 16, 2016 and revised March 25, 2020. The Arborist Report identify 8 mature trees abutting Keele Street within York Region's right-of-way that will be preserved and protected during construction. Based on the City's Replacement Tree Requirements under the City's Tree Protection Protocol, the Arborist Report has confirmed 51 replacement trees are required on the Subject Lands. Eight (8) new trees are proposed in the landscape plan, requiring a cash-in-lieu contribution for the remaining 43 trees at \$550.00 per tree for a total of \$23,650.00.

The Owner shall enter into a Tree Protection Agreement with the City prior to finalizing the Site Plan Agreement in accordance with the City's Tree Protection By-law 052-2018. The Owner shall not remove any trees without written approval by the City. A condition to this effect is included in Attachment 2 of this report.

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

The proposed Draft Plan of Subdivision ('Draft Plan') shown on Attachment 4 is for the purpose of creating one residential development block (Block 1) to implement the Development, and one block to be conveyed to York Region for road widening and sight triangle purposes (Block 2) with 0.3 m reserves (Blocks 3 and 4). Prior to the execution of the Site Plan Agreement, the Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 1 and the final Draft Plan shall be

registered on title. A condition to this effect is included in the Recommendations of this report.

Draft Plan of Condominium and Part Lot Control Applications are required to implement the Development

Should the Applications be approved, a Draft Plan of Condominium application is required to establish the proposed condominium tenure and common elements of the Development, and to secure appropriate conditions of Draft Plan of Condominium approval. A Part Lot Control Application will also be required to create individual lots tied to the common element condominium (Parcels of Tied Land - 'POTLs') for future ownership.

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

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

a) Road Network

Access is proposed via Keele Street through a shared mutual access with the abutting property to the north at 9785 and 9797 Keele Street. The proposed access aligns with Merino Road and the shared access road will connect to Keele Street, forming the fourth leg of the intersection. The Subject Lands are subject to the future Keele Street road widening and York Region approval.

b) Municipal Services

The Owner has submitted a Functional Servicing & Stormwater Management Report ('Servicing Report') prepared by C.F. Crozier and Associates Inc. dated November 13, 2020. The Servicing Report identifies the proposed shared water, sanitary, and stormwater servicing scheme for the Development and the adjacent development located at 9785 and 9797 Keele Street. The shared servicing between the two properties will ultimately connect to the existing municipal and Regional services on Keele Street.

i) Water Servicing

The Subject Lands are proposed to be serviced by an existing watermain located on Keele Street. An internal watermain is proposed to extend through a shared servicing easement area (B001/20) with the adjacent site located at 9785 and 9797 Keele Street.

The water service connection will be a fully looped water service with each unit having an individual domestic water service and water meter. A fire hydrant is proposed on the site for protection and watermain flushing.

ii) Sanitary Sewer Network

A sanitary sewer service connection for the Subject Lands is proposed to connect to the existing manhole and sanitary sewer on Keele Street. The proposed service connection will also connect the existing manhole to a proposed control manhole at the west property line. The proposed sanitary sewer will extend through the Subject Lands, with sewer connections to each townhouse unit and detached dwelling.

The proposed sanitary service connection is acceptable for both the Subject Lands and the lands to the north (9785 and 9797 Keele Street). The conditions of approval for Committee of Adjustment B001/20 include a mutual connection with the abutting development, a service easement (registered on title) and a mutual servicing agreement between the landowners of the two developments prior to the issuance of site plan approval and/or the issuance of any servicing permits. A condition to this effect is included in Attachment 2.

Based on the proposal the Owner will be required to:

- a) Provide the Ministry of the Environment, Conservation and Parks (MECP) approvals for the wastewater works, as the sewage systems will be servicing more than one property; or provide written confirmation from the MECP that the requirement for an Environmental Certificate of Approval ('ECA') application can be waived.
- b) The City's Focus Area Core Servicing Strategy (December 2017) and draft Interim Servicing Study ('ISS') (April 2020) identify surcharging in several segments of the existing sanitary sewer on Keele Street, upstream and downstream of the proposed development. Surcharging is not permitted per the City's design criteria, however, based on the conclusions of the City's ISS and associated flow monitoring data, the development proposal may be adequately serviced in the interim with minimal surcharging to the City's existing Keele Street sanitary sewer. It is anticipated that local infrastructure improvements will be required in the future,

therefore a financial contribution in the amount of \$16,100 is required. A condition to this effect is included in Attachment 2.

iii. Storm Sewer Network

The runoff from the Subject Lands generally flows overland from north-east to south-west and discharges into the storm sewer system on Keele Street. The pre-development condition of the Subject Lands considers the Subject Lands to be one drainage catchment area, with its outlet being the storm sewer system on Keele Street.

iv. Noise Feasibility Study

An Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd., dated December 2016 was submitted in support of the Applications and the DE Department has no further comments, however an updated noise study is required including warning clauses for the future occupants of the Subject Lands and shall be included in the site plan agreement. The warning clauses must also be included in all Offers of Purchase and Sale or Lease for all lots/units and to the satisfaction of the City. A clause and the preliminary warning clauses are included in Attachment 2.

The City will require an updated Noise Feasibility Study with site specific warning clauses and the detailed design of any noise attenuation features prior to the issuance of site plan approval.

v. Environmental Site Assessment

The DE Department has no objection to the Phase Two ESA by DS Consultants Ltd. dated February 5, 2018 and Reliance Letter by DS Consultants Ltd. dated October 2, 2019 submitted in support of the Applications.

Sewage and Water Allocation is available for the Development

On December 15, 2020, Vaughan Council endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy.

Accordingly, servicing capacity for this Development is available and unrestricted. An allocation resolution is included in the Recommendations of this report.

The Development Planning Department has no archaeological concerns, subject to standard conditions

The following standard clauses shall be included in the Site Plan Agreement for the Subject Lands, as noted in the Recommendations of this report:

- i) Should archaeological resources be found on the Subject Lands during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- iii) In the event of a future development application that involves further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of approval may apply.

The Toronto and Region Conservation Authority has no objection to the Application

The Subject Lands are located outside of the Toronto and Region Conservation Authority's ('TRCA') regulated area; however, the Subject Lands are located within a Source Water Protection Area ('WHPA-Q2') and requires water balance to meet pre-to post infiltration rates. The Functional Servicing and Stormwater Management Report, prepared by Crozier and Associates, dated December 2019, and Hydrogeological Investigation, prepared by DS Consultants Ltd, dated June 18, 2018 each included water balance assessment information. TRCA staff have reviewed this component of the report and are satisfied with the analysis and mitigation strategy proposed. The Development meets the intent of the Source Protection Plan. A condition to this effect is included in Attachment 2.

Cash-in-Lieu of the dedication of parkland is required

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the parkland equivalent to 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu of Parkland Dedication Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the

Planning Act, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. Standard conditions to this effect are included in Attachment 2 of this report.

Development Charges are Applicable to the Development

The Financial Planning and Development Finance Department requires the Owner to satisfy all conditions, financial or otherwise, regarding matters the City may consider necessary, including paying all applicable development charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws.

The Environmental Services Department, Solid Waste Management Division has no objection to the Development

The Owner is proposing private waste collection to service the Development. The Development maybe eligible for future municipal waste collection subject to an onsite inspection by the Environmental Services Department, Solid Waste Management Division, and the execution of a servicing agreement with the City. The Owner will be required to satisfy all requirements of the Environmental Services Department, Solid Waste Management Division. A condition to this effect is included in the Attachment 2 of this report.

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

Canada Post Corporation has no objection to the Applications, subject to their conditions of approval included in Attachment 1.

The School Boards have no objection to the Development

The York Region District School Board and York District Catholic School Board have advised that they have no objection to or any conditions of approval for the Development. No comments were received from the Conseil Scolaire de District Catholique Centre Sud.

The various utilities have no objection to the Development, subject to Conditions of Approval

Alectra Utilities Corporation, Enbridge, Bell Canada and Rogers have no objection to the Development subject to the Draft Plan of Subdivision conditions identified in Attachment 1.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to the Development subject to their conditions of approval included in Attachment 1. York Region on September 29, 2017, exempted Official Plan Amendment File OP.17.001 (9773 Keele Developments Inc.) from Regional approval on the basis this Development does not adversely affect Regional planning policies or interests and is of local significance.

The Owner is required to satisfy all requirements of York Region prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

Conclusion

The Development Planning Department has reviewed the Applications in consideration of the PPS, Growth Plan, YROP and VOP 2010 policies, the comments received from City Departments, external public agencies, the public, and the surrounding area context. The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conforms to the Growth Plan and conforms to the YROP. The Applications maintain the intent of the “Community Area” policies of VOP 2010 and provide a development that is appropriate, but not identical to, the surrounding residential community. The Development Planning Department recommends the Applications be approved, subject to the Recommendations in this report and conditions of approval in Attachments 1 and 2.

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

Attachments

1. Conditions of Draft Plan of Subdivision Approval
2. Conditions of Site Plan Approval
3. Location and Context Map
4. Proposed Zoning and Draft Plan of Subdivision File 19T-17V001
5. Site Plan
6. Landscape Plan
7. Building Elevations - Building A (George Keffer House)
8. Building Elevations - Building B
9. Building Elevations - Building C
10. Context Plan (9773, 9785 & 9797 Keele Street)

Prepared by

Margaret Holyday, Senior Planner, extension 8216

Nancy Tuckett, Senior Manager of Development Planning, extension 8529

Bill Kiru, Acting Director of Development Planning, extension 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 NO. 1

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

**CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-17V001 ('THE PLAN')
9773 KEELE DEVELOPMENTS INC. ('THE OWNER')
PART OF LOT 19, CONCESSION 3, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-17V001 ('THE PLAN'), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 1a).
2. The Conditions of Approval of York Region as set out in Attachment No. 1b) and dated April 2, 2020
3. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment No. 1c) and dated February 24, 2017.
4. The Conditions of Approval of Enbridge Gas Inc. as set out in Attachment No. 1d) and dated February 24, 2017.
5. The Conditions of Approval of Bell Canada as set out in Attachment No. 1e) and dated November 12, 2018.
6. The Conditions of Approval of Canada Post as set out in Attachment No. 1f) and dated April 5, 2017.

Clearances

1. The City shall advise that the Conditions in Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions in Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. Alectra Utilities shall advise that the Conditions in Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

4. Enbridge Canada shall advise that the Conditions in Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise that the Conditions in Attachment No. 1e) 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 in Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

**CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-17V001 (THE 'PLAN')
9773 KEELE DEVELOPMENT INC. ('THE OWNER')
PART OF LOT 19, CONCESSION 3, CITY OF VAUGHAN**

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

CITY OF VAUGHAN CONDITIONS

1. The final Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., Project No. P-1736, dated June 1, 2020.
2. Prior to the registration, the lands within the 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 applications fees to the Development and Planning Department and Development Engineering Department, in accordance with the in-effect Tariff of Fees By-law.
4. 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.
5. The Owner shall pay to the City a financial contribution in the amount of \$16,100.00 representing the Owner's proportionate share in combination with the adjacent development site (File DA.17.068- 9797 and 9785 Keele Street) of the Keele Street Sanitary Sewer Improvements (currently based on the cost of improvements to the Keele Street sanitary sewers identified in the Core Servicing Strategy).
6. The private road allowances included within this Draft Plan of Subdivision shall be named to the satisfaction of the City and York Region.
7. 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.
8. Prior to final approval of the Plan, the Owner shall provide easements, as may be required, for utility, drainage or construction purposes and they shall be granted to the appropriate authority(ies), free of all charge and encumbrance.

9. 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.
10. Prior to the initiation of grading, and prior to the registration of this Draft Plan of Subdivision or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

- i) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- ii) the location and description of all outlets and other facilities which may require permits under Ontario Regulation 166/06 and/or the *Lakes and Rivers Improvement Act*;
- iii) storm water management techniques which may be required to control minor or major flows;
- iv) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources at it relates to fish and their habitat;
- v) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction;
- vi) retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls; and
- vii) overall grading Plans for the Plan.

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.

11. 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, potable municipal water supply, sanitary sewers, and storm drainage facilities are

available to service the Development or that arrangements have been made for their completion to the satisfaction of the City.

12. 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.
13. 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.
14. 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.
15. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
16. Prior to final approval of Plan, the Owner shall submit the final site grading and servicing plan, Stormwater Management Report, Environmental Noise and Vibration Report, Functional Servicing Report and/or downstream sanitary sewer analysis for review and approval, to the satisfaction of the Development Engineering and Infrastructure Planning Department.
17. 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:
 - i) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.

- ii) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*" (as amended), and submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.
 - iii) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) and signed by the Owner and QP stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*" (as amended).
 - iv) Reimburse the City for the cost of the peer review of the ESA report(s) and RAP, as may be applicable.
- 18. Prior to final approval, an Environmental Noise Impact Study, prepared at the Owner's expense, shall be submitted to the City for review and approval. The preparation of the study shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
- 19. 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:
 - i) "Owner shall inform the public and all purchasers and tenants that this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material, etc."
 - ii) "Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act*, the Innovation, Science and Economic Development Canada ('ISED') and the Canadian Radio-television and Telecommunications Commission ('CRTC') authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services

and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

- iii) “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.”
- iv) “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.”
- v) “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.

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(s) 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.”

- 20. Any additional warning clauses 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.
- 21. The Owner, if required, shall enter into a Subdivision Agreement through Development Engineering Department for the installation of any proposed service connections and agree to pay for design and construction of any

improvements to the municipal infrastructure regarding the site servicing assessment, should it be determined that upgrades are required to the infrastructure to support this development. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City. The Owner shall agree in the agreement, among other things, to:

- design and construct any required improvements to the municipal infrastructure to support this development, and any required municipal services upgrades (watermains, sanitary & storm sewers)
- pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post necessary letter of credits



ATTACHMENT 1B)

Corporate Services

April 2, 2020

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

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

**RE: Draft Plan of Subdivision 19T-17V01 (SUBP.17.V.0028)
Part of Lot 19, Concession 3
9773 Keele Street
(9773 Keele Developments Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-1736, dated December 23, 2019. The proposed development is located at 9773 Keele Street, south of Major Mackenzie Drive and on the east side of Keele Street, in the City of Vaughan. The proposal will facilitate the creation of a future development block comprised of 11 townhouse units and the relocation of an existing heritage home, within a 0.33 ha site.

Transit

Regional Transit staff advises that existing YRT transit services operate on Keele Street. The applicant is advised to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the internal road network to Keele Street.

Transportation and Infrastructure Planning

Regional Transportation and Infrastructure Planning staff advises the proposed site access to Keele Street was originally requested to be aligned with the public street on the west side of Keele Street as part of the comments for the related site plan application SP.18.V.0267 (DA.18.073). However, given existing physical constraints and technical justifications provided by the Owner's consultant, exclusive turn lanes have not been requested as part of the proposed development application. Exclusive turning lanes may be reviewed as part of the future capital project for Keele Street.

Sanitary Water and Sewage Supply

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

- Duffin Creek WPCP Outfall Modification – 2021 expected completion, and
- Other projects as may be identified in future studies.

The Functional Servicing Report (FSR) and the Site Servicing Plan indicate the water servicing for the proposed development will be provided by connecting to the City of Vaughan's local water infrastructure on Keele Street. Should there be any change in the proposed servicing scheme, the Owner shall forward the revised Site Servicing Plan to the Region for review and record.

As shown on the Site Servicing Plan and cross-section drawings, the storm sewer outlet for the proposed development crosses the Region's 900mm diameter trunk watermain on Keele Street. Prior to the installation of the storm sewer outlet, the Owner shall daylight the Region's watermain to ensure the minimum clearance between the storm sewer and the watermain is 600mm as shown on the cross section drawing.

The Owner is advised that the integrity of the 900mm diameter Regional watermain located on Keele Street in the vicinity of the subject development is to be maintained at all times during the construction, grading, or construction dewatering activities. All construction drawings showing works in close proximity of the Region's watermain shall include the following note for the contractor:

"Integrity of York Region's 900mm diameter watermain on Keele Street is to be maintained at all times."

The Owner shall contact and invite the Region's Construction Administrator (Felipe Osorio, 1-877-464-9675, Ext. 73047) to pre-construction meetings and for an inspection of the construction site during works performed in close proximity of the Region's 900mm diameter watermain, which includes the storm sewer crossing works. A minimum two weeks' notice is required.

Summary

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

19T-17V01 (SUBP.17.V.0028)
(9773 Keele Developments Inc.)

Should you have any questions regarding the above, please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca, should you require further assistance.

Yours truly,

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

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

JW/

Attachment (1): Schedule of Conditions

YORK-#10705169-v1-SUBP_17_V_0028_(19T17V01) - _Regional_Condition_Letter

Schedule of Clauses/Conditions
19T-17V01 (SUBP.17.V.0028)
Part of Lot 19, Concession 3
9773 Keele Street
(9773 Keele Developments Inc.)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-1736, dated December 23, 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 advise all potential purchasers of the existing and future introduction of transit services.
3. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to Keele Street to support active transportation and public transit, where appropriate.
4. The Owner shall implement the recommendations of the revised Transportation Study, prepared by LEA Consulting, dated June 2018, including TDM measures and incentives, as approved by the Region.

Conditions to be Satisfied Prior to Final Approval

5. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
 - A 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.
6. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services division and the Infrastructure Asset Management Branch for record.

7. The Owner shall provide a TDM communication strategy, to assist the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards. The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO cards. Each event, approximately 2 hours of staff time, can serve approximately 50 residential units. The applicant shall coordinate specific event details with York Region/York Region Transit Staff allowing a minimum of 2 months' notice.
8. The 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.

9. 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 Keele Street of sufficient width to provide a minimum of 21.50 metres from the centreline of construction of Keele Street, and
 - b) A 5.0 metre by 5.0 metre daylight triangle at the northwest and southwest corners of the proposed access and Keele Street.
10. 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.
11. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
12. 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.
13. The Regional Corporate Services Department shall advise that Conditions 1 to 12 inclusive, have been satisfied.

ATTACHMENT NO. 1C)



Date: February 24th , 2017

Attention: **Margaret Holyday**

RE: Request for Comments

File No.: **Z.17.002**

Applicant: Matthew Baldassarra, 9773 Keele Developmental Inc.

Location Part Lot 19, Concession 3 (9773 Keele Street)



COMMENTS:

☐

We have reviewed the proposed Application for Zoning By-law Amendment and have no comments or objections to its approval.

☒

We have reviewed the proposed Application for Zoning By-law Amendment and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Application for Zoning By-law Amendment and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Application for Zoning By-law Amendment. This review, however, does not imply any approval of the project or plan.

We have no objection to the zoning change with the understanding the new project must meet the clearances from our lines. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

The customer will be responsible for contacting our New Connections department. Based on the characteristics (type) of project and size this will determine if a Service Design (Layout) or an Industrial Commercial or Institutional project (ICI) Service Application Information form will be required. Alectra will provide required standards upon request. This will avoid delays in the building process.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Barry N. Stephens
Commercial & Industrial Services Supervisor
Phone: 1-877-963-6900 ext. 24425
Fax: 905-532-4401
Email: barry.stephens@alectrautilities.com

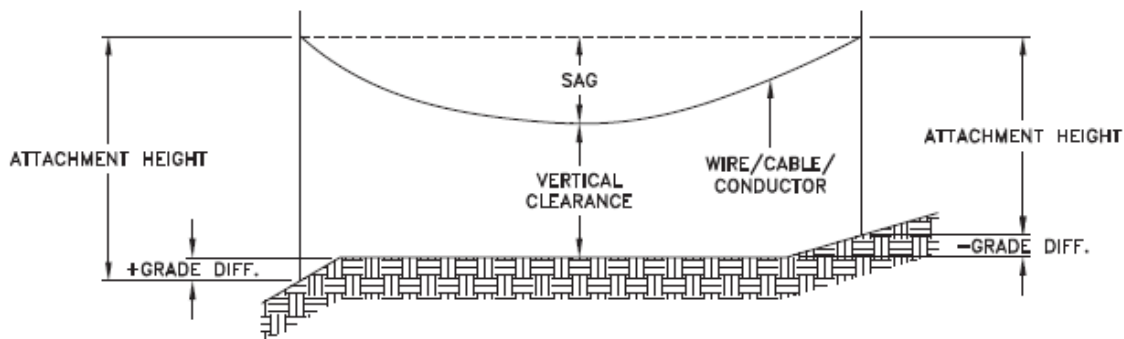
Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com



Construction Standard

03-1

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS</u> AND <u>BICYCLES</u> ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 + GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

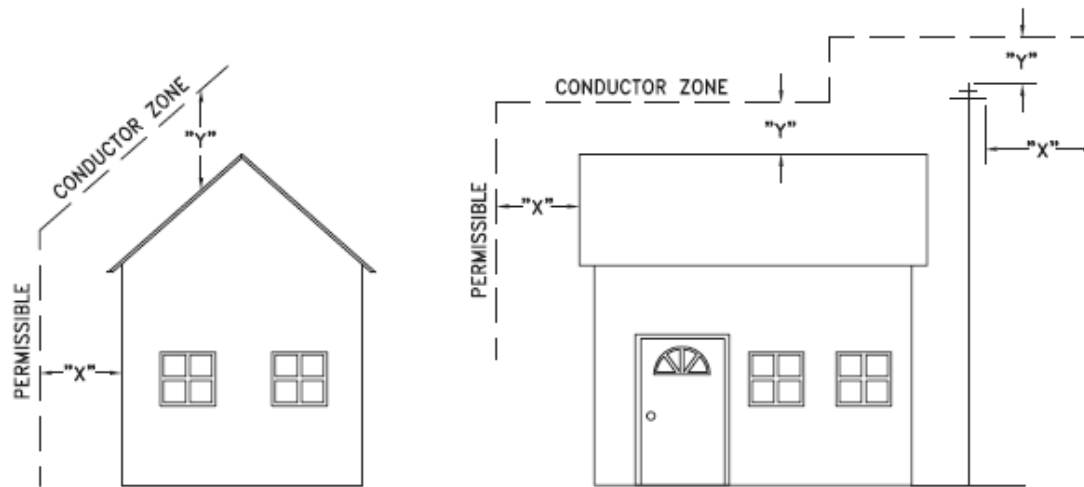
Certificate of Approval

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

Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Debbie Dadwani, P.Eng.	2010-MAY-05
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 23-4\DWG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:27:03 AM, Adobe PDF

ATTACHMENT 1d)

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

February 24, 2017

Margaret Holyday
Planner
City of Vaughan
Development Planning Division
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Margaret Holyday,

Re: Draft Plan of Subdivision, Official Plan Amendment & Zoning By-Law Amendment
Matthew Baldassarra, 9773 Keele Development Inc.
9773 Keele Street
Part Lot 19, Concession 3
City of Vaughan
File No.: 19T-17V001, OP17-001 & Z-17-002

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

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

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

The applicant will contact Enbridge Gas Distribution's Customers Connections department by emailing SalesArea30@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that is within the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea30@enbridge.com.

The applicant will grade all road allowances to as 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 Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Allison Sadler', with a stylized, flowing script.

Allison Sadler

Municipal Planning Advisor
Distribution Planning & Records

—

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5763
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AS/jh

ATTACHMENT NO. 1e)

From: circulations@wsp.com
To: [Holyday, Margaret](#)
Subject: Site Plan - 9773 Keele Street, Vaughan - File No. DA.18.073
Date: Monday, November 12, 2018 2:35:17 PM

2018-11-12

Margaret Holyday

Vaughan

, ,

Attention: Margaret Holyday

Re: Site Plan - 9773 Keele Street, Vaughan - File No. DA.18.073; Your File No. DA.18.073

Our File No. 83544

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

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

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-LAEmHhHzdJzBITWfa4Hgs7pbKI



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1

CANADAPOST.CA

REVISED MARCH 2, 2021
POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1

POSTESCANADA.CA

ATTACHMENT NO. 1f)

April 5, 2017

The Town of Vaughan
Planning Dept.
Attn: Margaret Holyday
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T1

Reference: File #: 19T-17V001; OP.17.001; Z.17.002
9773 Keele St – Part Lot 19, Concession 3

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 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.

- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City/Municipality/Town.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

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 locations
- 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

Regards,

Susan Cluff
Delivery Services Officer | Delivery Planning - GTA
1860 Midland Ave., 2nd Fl
Scarborough, ON M1P 5A1
647-203-0529
susan.cluff@canadapost.ca

ATTACHMENT 2
CONDITIONS OF SITE PLAN APPROVAL
SITE DEVELOPMENT FILE DA.18.073
9773 KEELE DEVELOPMENTS INC. ('THE OWNER')

Conditions of Site Plan Approval:

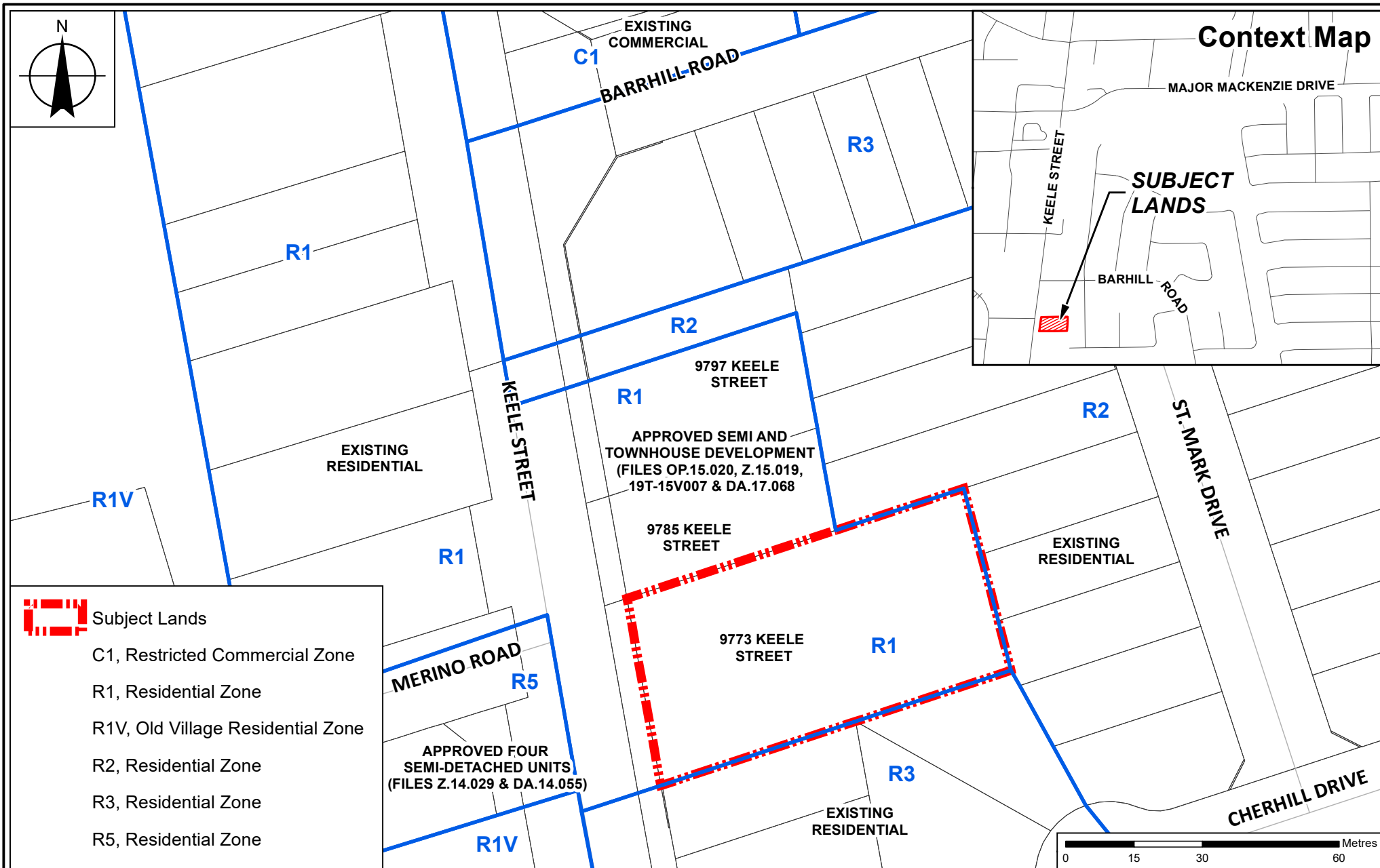
1. THAT prior to the execution of the Site Plan Agreement:
 - a) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, lighting plan, Tree Protection Plan and Arborist Report;
 - b) the Owner shall provide a Conservation Plan for the renovation and relocation of the George Keffer House Heritage Dwelling, to the satisfaction of the Development Planning Department;
 - c) the Owner shall enter into a Tree Protection Agreement with the City in accordance with Council enacted Tree By-law 052-2018 and the City's Tree Protection Protocol;
 - d) the Owner shall pay to the City of Vaughan a separate Letter of Credit, in the amount to be determined by the Conservation Plan to the satisfaction of the Development Planning Department, Urban Design and Cultural Heritage Division, for the renovation and the relocation of the George Keffer House Heritage Dwelling;
 - e) the Owner shall pay to the City of Vaughan a financial contribution in the amount of \$16,100.00, representing the Owner's proportionate share of the Keele Street Sanitary Sewer Improvements (currently based on the cost of improvements to the Keele Street sanitary sewers identified in the Core Servicing Strategy);
 - f) the Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management reports, site plan drawings, final noise report, and Traffic Impact Study (TIS);
 - g) the Owner shall pay the applicable fees and post necessary letter of credits including the Development Engineering Site Plan Complex review

fee and building water charge pursuant to the City Fees and Charges By-law as amended;

- h) the Owner shall pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction;
 - i) the Owner shall satisfy all conditions of approval imposed by the Committee of Adjustment relating to Consent Application File B001/20;
 - j) the Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purpose. The Owner shall be responsible for all costs incurred by the City in connection with the water used for testing and flushing the water distribution system;
 - h) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division. The Owner shall also agree in the Site Plan Agreement that the development will have private waste collection services; and
 - i) the Owner shall satisfy all requirements of York Region.
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) "The Owner shall pay to the City of Vaughan a one-time payment of \$1,200.00 for the maintenance of the enhanced landscape features within the Keele Street right-of-way to the satisfaction of the Development Planning Department prior to the execution of the Site Plan Agreement."
 - b) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment"

- c) i) Should archaeological resources be found on the Subject Lands during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- iii) In the event of a future development application that involves further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of approval may apply."
- d) The following preliminary noise warning clauses shall be included in the Site Plan Agreement and all purchase Offers of Purchase and Sale, lease/rental agreements and condominium declarations including but not limited to the following:
- "The Owner shall agree to implement the recommendations of the final detailed Noise Impact Assessment report into the design and construction of the buildings on the Subject Lands and include all necessary warning statements on all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City."
 - "Prior to occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final detailed noise impact assessment report. Where mitigation measures such as wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final detailed noise impact assessment report and be submitted to the City's Chief Building Official and the Director of Development Engineering."

- “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Change’s environmental noise guidelines NPC-300.”
 - “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound level exceed the Municipality’s and the Ministry of the Environment’s noise criteria.”
 - “Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements and condominium declarations.”
- e) The Owner agrees in the Site Plan 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 Crozier and Associates, dated December 2019, and Hydrogeological Investigation, prepared by DS Consultants Ltd, dated June 18, 2018.



Location and Context Map

LOCATION:
Part of Lot 19, Concession 3
9773 Keele Street

APPLICANT:
9773 Keele Developments Inc.

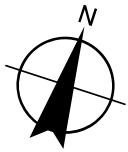


Attachment

FILES:
OP.17.001, Z.17.002
19T-17V001 and DA.18.073

DATE:
March 2, 2021

3



FUTURE ROAD WIDENING
AND SIGHT TRIANGLES

EXISTING
RESIDENTIAL

BLOCK 4

BLOCK 1
RT1

BLOCK 3

BLOCK 2

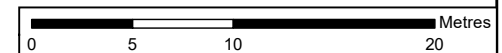
KEELE STREET



SUBJECT LANDS

RT1, RESIDENTIAL TOWNHOUSE ZONE

EXISTING
RESIDENTIAL



Proposed Zoning and Draft Plan of Subdivision File 19T-17V001

LOCATION:
Part of Lot 19, Concession 3
9773 Keele Street

APPLICANT:
9773 Keele Developments Inc.

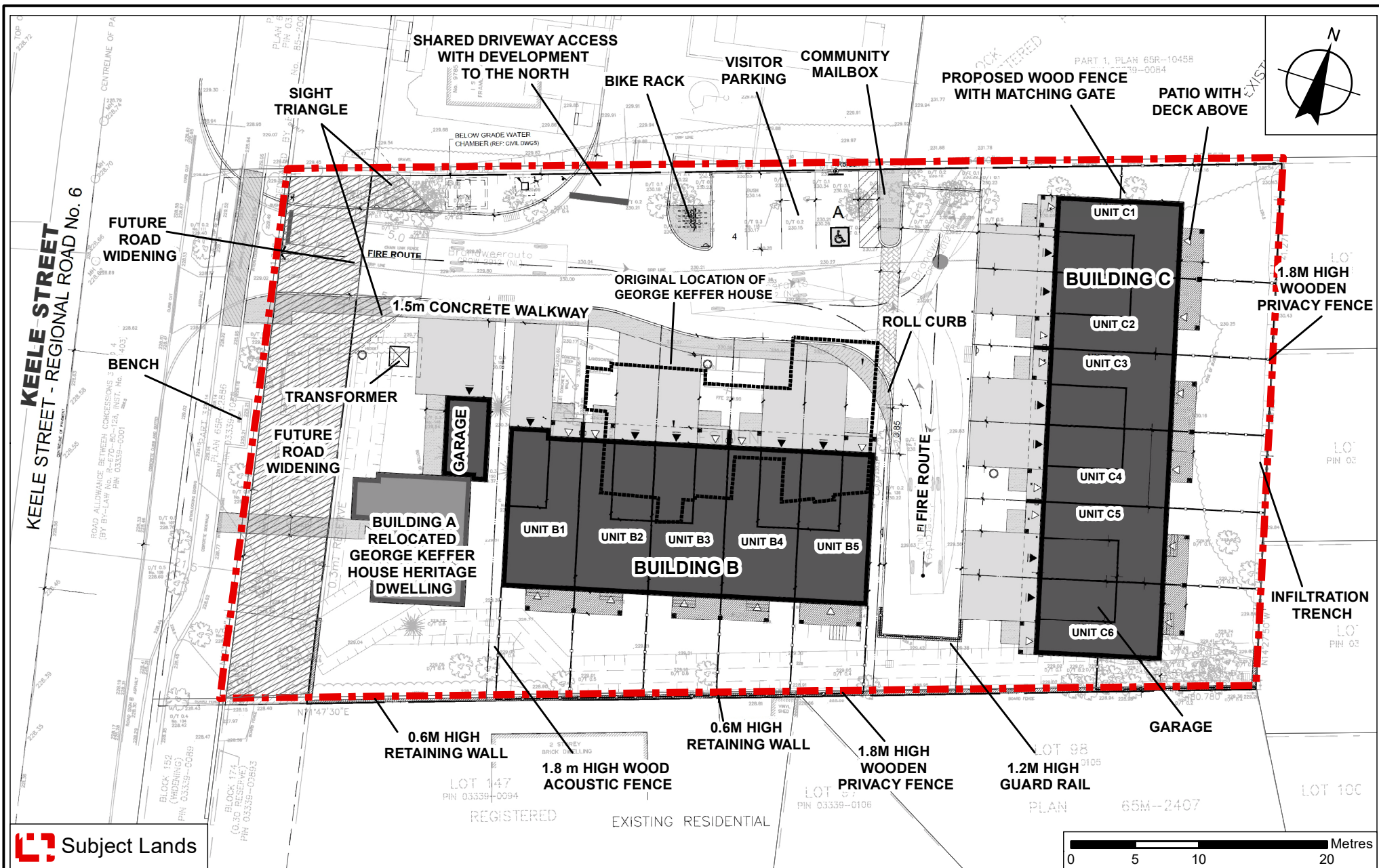


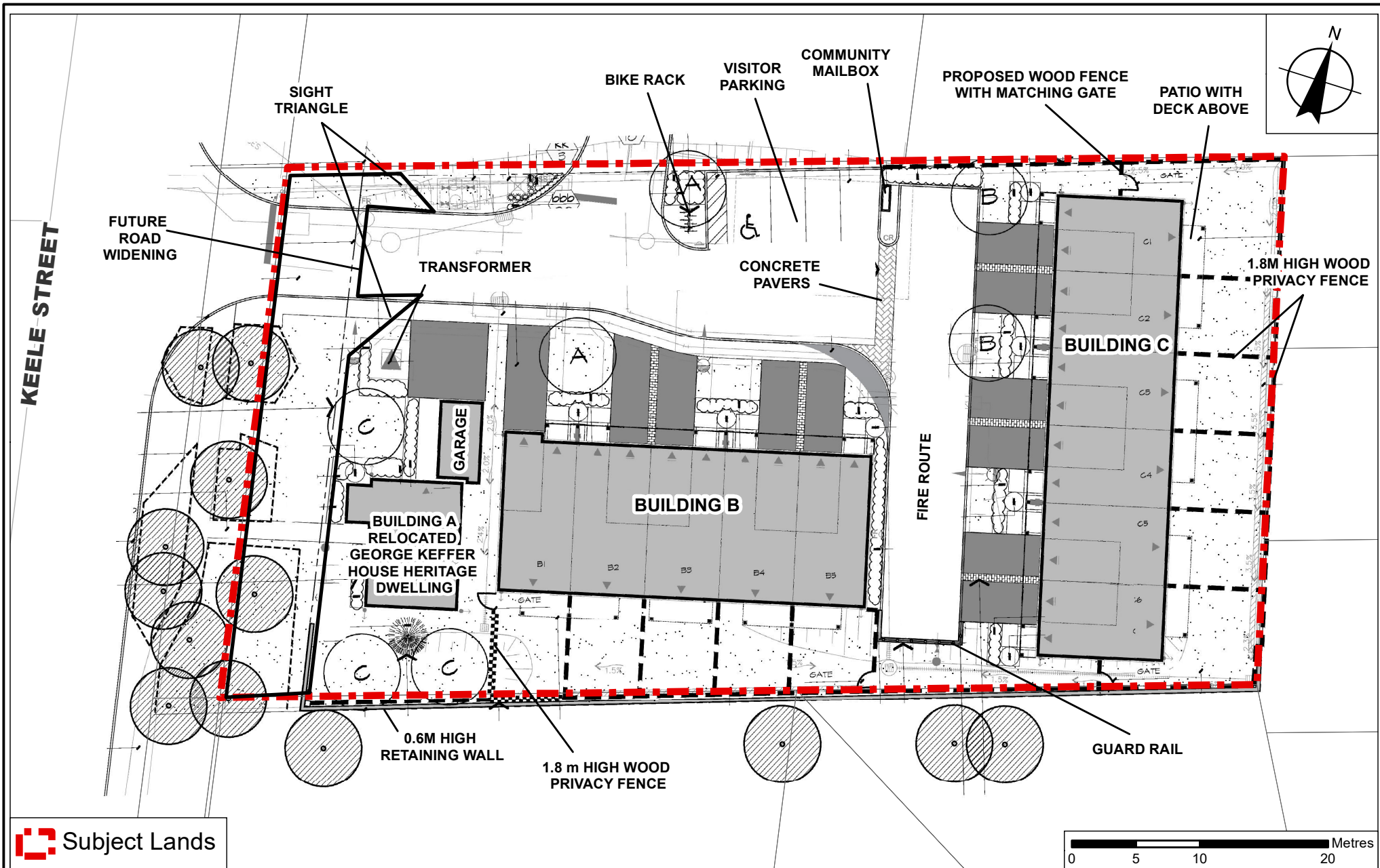
Attachment

FILES:
OP.17.001, Z.17.002
19T-17V001 and DA.18.073

DATE:
March 2, 2021

4





Landscape Plan

LOCATION:
Part of Lot 19, Concession 3
9773 Keele Street

APPLICANT:
9773 Keele Developments Inc.



Attachment

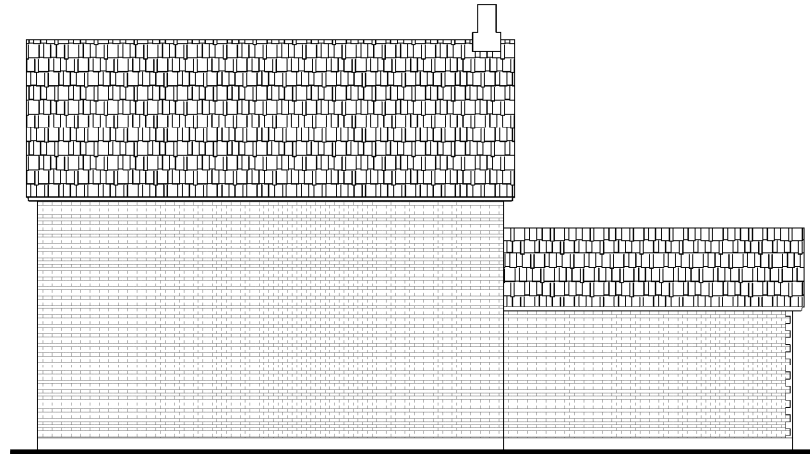
FILES:
OP.17.001, Z.17.002
19T-17V001 and DA.18.073

DATE:
March 2, 2021

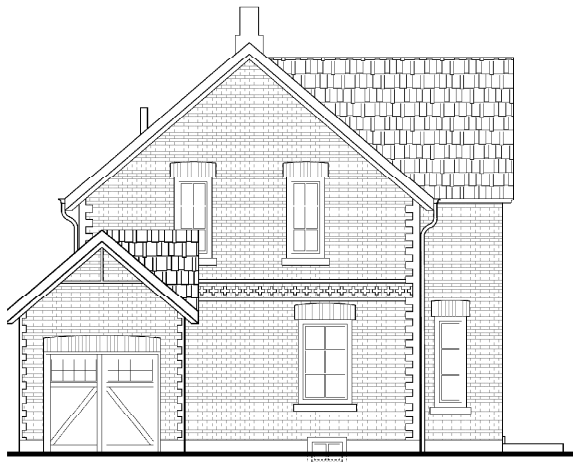
6



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION (FACING KEELE STREET)

Not to Scale

Building Elevations - Building A (George Keffer House)

LOCATION:
Part of Lot 19, Concession 3
9773 Keele Street

APPLICANT:
9773 Keele Developments Inc.



Attachment

FILES:
OP.17.001, Z.17.002
19T-17V001 and DA.18.073

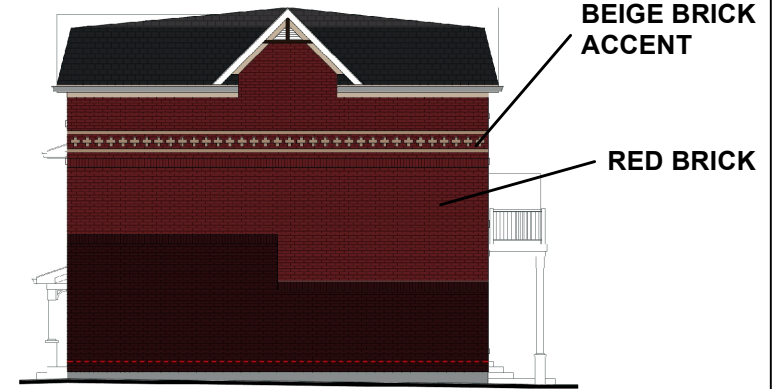
DATE:
March 2, 2021

7



NORTH ELEVATION

DARK RED BRICK

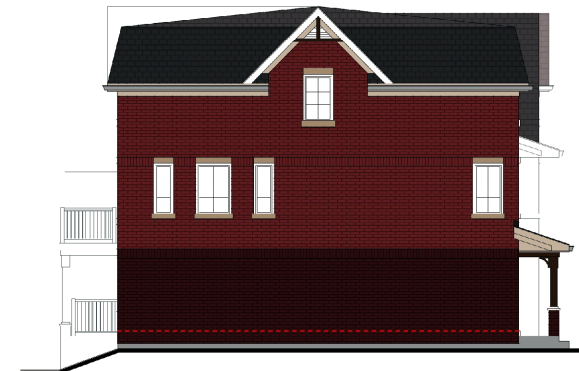


WEST ELEVATION (BEHIND BUILDING A)

CHARCOAL SHINGLES



SOUTH ELEVATION



EAST ELEVATION

Not to Scale

Building Elevations - Building B

LOCATION:
Part of Lot 19, Concession 3
9773 Keele Street

APPLICANT:
9773 Keele Developments Inc.



Attachment

FILES:
OP.17.001, Z.17.002
19T-17V001 and DA.18.073

DATE:
March 2, 2021

8



Not to Scale

Building Elevations - Building C

LOCATION:
Part of Lot 19, Concession 3
9773 Keele Street

APPLICANT:
9773 Keele Developments Inc.



Attachment

FILES:
OP.17.001, Z.17.002
19T-17V001 and DA.18.073

DATE:
March 2, 2021

9



ATTACHMENT NO. 1

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

**CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-17V001 ('THE PLAN')
9773 KEELE DEVELOPMENTS INC. ('THE OWNER')
PART OF LOT 19, CONCESSION 3, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-17V001 ('THE PLAN'), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 1a).
2. The Conditions of Approval of York Region as set out in Attachment No. 1b) and dated April 2, 2020
3. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment No. 1c) and dated February 24, 2017.
4. The Conditions of Approval of Enbridge Gas Inc. as set out in Attachment No. 1d) and dated February 24, 2017.
5. The Conditions of Approval of Bell Canada as set out in Attachment No. 1e) and dated November 12, 2018.
6. The Conditions of Approval of Canada Post as set out in Attachment No. 1f) and dated April 5, 2017.

Clearances

1. The City shall advise that the Conditions in Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions in Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. Alectra Utilities shall advise that the Conditions in Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

4. Enbridge Canada shall advise that the Conditions in Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise that the Conditions in Attachment No. 1e) 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 in Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

**CONDITIONS OF DRAFT APPROVAL
DRAFT PLAN OF SUBDIVISION FILE 19T-17V001 (THE 'PLAN')
9773 KEELE DEVELOPMENT INC. ('THE OWNER')
PART OF LOT 19, CONCESSION 3, CITY OF VAUGHAN**

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

CITY OF VAUGHAN CONDITIONS

1. The final Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., Project No. P-1736, dated June 1, 2020.
2. Prior to the registration, the lands within the 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 applications fees to the Development and Planning Department and Development Engineering Department, in accordance with the in-effect Tariff of Fees By-law.
4. 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.
5. The Owner shall pay to the City a financial contribution in the amount of \$16,100.00 representing the Owner's proportionate share in combination with the adjacent development site (File DA.17.068- 9797 and 9785 Keele Street) of the Keele Street Sanitary Sewer Improvements (currently based on the cost of improvements to the Keele Street sanitary sewers identified in the Core Servicing Strategy).
6. The private road allowances included within this Draft Plan of Subdivision shall be named to the satisfaction of the City and York Region.
7. 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.
8. Prior to final approval of the Plan, the Owner shall provide easements, as may be required, for utility, drainage or construction purposes and they shall be granted to the appropriate authority(ies), free of all charge and encumbrance.

9. 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.
10. Prior to the initiation of grading, and prior to the registration of this Draft Plan of Subdivision or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

- i) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- ii) the location and description of all outlets and other facilities which may require permits under Ontario Regulation 166/06 and/or the *Lakes and Rivers Improvement Act*;
- iii) storm water management techniques which may be required to control minor or major flows;
- iv) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources at it relates to fish and their habitat;
- v) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction;
- vi) retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls; and
- vii) overall grading Plans for the Plan.

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.

11. 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, potable municipal water supply, sanitary sewers, and storm drainage facilities are

available to service the Development or that arrangements have been made for their completion to the satisfaction of the City.

12. 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.
13. 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.
14. 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.
15. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
16. Prior to final approval of Plan, the Owner shall submit the final site grading and servicing plan, Stormwater Management Report, Environmental Noise and Vibration Report, Functional Servicing Report and/or downstream sanitary sewer analysis for review and approval, to the satisfaction of the Development Engineering and Infrastructure Planning Department.
17. 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:
 - i) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.

- ii) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*" (as amended), and submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.
 - iii) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) and signed by the Owner and QP stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the *Environmental Protection Act*" (as amended).
 - iv) Reimburse the City for the cost of the peer review of the ESA report(s) and RAP, as may be applicable.
18. Prior to final approval, an Environmental Noise Impact Study, prepared at the Owner's expense, shall be submitted to the City for review and approval. The preparation of the study shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
19. 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:
- i) "Owner shall inform the public and all purchasers and tenants that this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material, etc."
 - ii) "Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act*, the Innovation, Science and Economic Development Canada ('ISED') and the Canadian Radio-television and Telecommunications Commission ('CRTC') authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services

and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

- iii) “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.”
- iv) “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.”
- v) “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.

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(s) 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.”

- 20. Any additional warning clauses 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.
- 21. The Owner, if required, shall enter into a Subdivision Agreement through Development Engineering Department for the installation of any proposed service connections and agree to pay for design and construction of any

improvements to the municipal infrastructure regarding the site servicing assessment, should it be determined that upgrades are required to the infrastructure to support this development. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City. The Owner shall agree in the agreement, among other things, to:

- design and construct any required improvements to the municipal infrastructure to support this development, and any required municipal services upgrades (watermains, sanitary & storm sewers)
- pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post necessary letter of credits



ATTACHMENT 1B)

Corporate Services

April 2, 2020

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

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

**RE: Draft Plan of Subdivision 19T-17V01 (SUBP.17.V.0028)
Part of Lot 19, Concession 3
9773 Keele Street
(9773 Keele Developments Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-1736, dated December 23, 2019. The proposed development is located at 9773 Keele Street, south of Major Mackenzie Drive and on the east side of Keele Street, in the City of Vaughan. The proposal will facilitate the creation of a future development block comprised of 11 townhouse units and the relocation of an existing heritage home, within a 0.33 ha site.

Transit

Regional Transit staff advises that existing YRT transit services operate on Keele Street. The applicant is advised to coordinate with the City of Vaughan to provide sidewalk facilities connecting from the internal road network to Keele Street.

Transportation and Infrastructure Planning

Regional Transportation and Infrastructure Planning staff advises the proposed site access to Keele Street was originally requested to be aligned with the public street on the west side of Keele Street as part of the comments for the related site plan application SP.18.V.0267 (DA.18.073). However, given existing physical constraints and technical justifications provided by the Owner's consultant, exclusive turn lanes have not been requested as part of the proposed development application. Exclusive turning lanes may be reviewed as part of the future capital project for Keele Street.

Sanitary Water and Sewage Supply

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

- Duffin Creek WPCP Outfall Modification – 2021 expected completion, and
- Other projects as may be identified in future studies.

The Functional Servicing Report (FSR) and the Site Servicing Plan indicate the water servicing for the proposed development will be provided by connecting to the City of Vaughan's local water infrastructure on Keele Street. Should there be any change in the proposed servicing scheme, the Owner shall forward the revised Site Servicing Plan to the Region for review and record.

As shown on the Site Servicing Plan and cross-section drawings, the storm sewer outlet for the proposed development crosses the Region's 900mm diameter trunk watermain on Keele Street. Prior to the installation of the storm sewer outlet, the Owner shall daylight the Region's watermain to ensure the minimum clearance between the storm sewer and the watermain is 600mm as shown on the cross section drawing.

The Owner is advised that the integrity of the 900mm diameter Regional watermain located on Keele Street in the vicinity of the subject development is to be maintained at all times during the construction, grading, or construction dewatering activities. All construction drawings showing works in close proximity of the Region's watermain shall include the following note for the contractor:

"Integrity of York Region's 900mm diameter watermain on Keele Street is to be maintained at all times."

The Owner shall contact and invite the Region's Construction Administrator (Felipe Osorio, 1-877-464-9675, Ext. 73047) to pre-construction meetings and for an inspection of the construction site during works performed in close proximity of the Region's 900mm diameter watermain, which includes the storm sewer crossing works. A minimum two weeks' notice is required.

Summary

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

19T-17V01 (SUBP.17.V.0028)
(9773 Keele Developments Inc.)

Should you have any questions regarding the above, please contact Justin Wong, Planner, at 1-877-464-9675 ext. 71577 or by email at Justin.Wong@york.ca, should you require further assistance.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Duncan'.

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

JW/

Attachment (1): Schedule of Conditions

YORK-#10705169-v1-SUBP_17_V_0028_(19T17V01) - _Regional_Condition_Letter

Schedule of Clauses/Conditions
19T-17V01 (SUBP.17.V.0028)
Part of Lot 19, Concession 3
9773 Keele Street
(9773 Keele Developments Inc.)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-1736, dated December 23, 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 advise all potential purchasers of the existing and future introduction of transit services.
3. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to Keele Street to support active transportation and public transit, where appropriate.
4. The Owner shall implement the recommendations of the revised Transportation Study, prepared by LEA Consulting, dated June 2018, including TDM measures and incentives, as approved by the Region.

Conditions to be Satisfied Prior to Final Approval

5. The Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:
 - A 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.
6. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services division and the Infrastructure Asset Management Branch for record.

7. The Owner shall provide a TDM communication strategy, to assist the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded PRESTO Cards. The applicant is responsible for the coordination and for providing a venue for the distribution of PRESTO cards. Each event, approximately 2 hours of staff time, can serve approximately 50 residential units. The applicant shall coordinate specific event details with York Region/York Region Transit Staff allowing a minimum of 2 months' notice.
8. The 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.

9. 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 Keele Street of sufficient width to provide a minimum of 21.50 metres from the centreline of construction of Keele Street, and
 - b) A 5.0 metre by 5.0 metre daylight triangle at the northwest and southwest corners of the proposed access and Keele Street.
10. 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.
11. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
12. 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.
13. The Regional Corporate Services Department shall advise that Conditions 1 to 12 inclusive, have been satisfied.

ATTACHMENT NO. 1C)



Date: February 24th , 2017

Attention: **Margaret Holyday**

RE: Request for Comments

File No.: **Z.17.002**

Applicant: Matthew Baldassarra, 9773 Keele Developmental Inc.

Location Part Lot 19, Concession 3 (9773 Keele Street)



COMMENTS:

☐

We have reviewed the proposed Application for Zoning By-law Amendment and have no comments or objections to its approval.

☒

We have reviewed the proposed Application for Zoning By-law Amendment and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Application for Zoning By-law Amendment and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Application for Zoning By-law Amendment. This review, however, does not imply any approval of the project or plan.

We have no objection to the zoning change with the understanding the new project must meet the clearances from our lines. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

The customer will be responsible for contacting our New Connections department. Based on the characteristics (type) of project and size this will determine if a Service Design (Layout) or an Industrial Commercial or Institutional project (ICI) Service Application Information form will be required. Alectra will provide required standards upon request. This will avoid delays in the building process.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Barry N. Stephens
Commercial & Industrial Services Supervisor
Phone: 1-877-963-6900 ext. 24425
Fax: 905-532-4401
Email: barry.stephens@alectrautilities.com

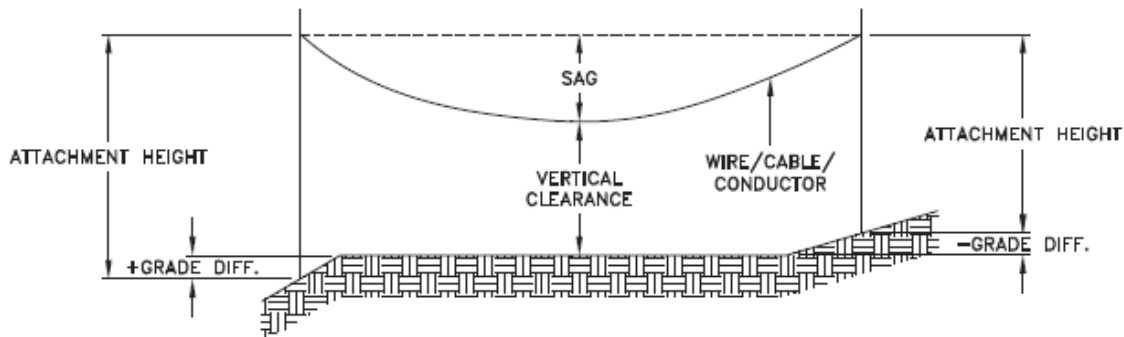
Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com



Construction Standard

03-1

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS</u> AND <u>BICYCLES</u> ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 ± GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

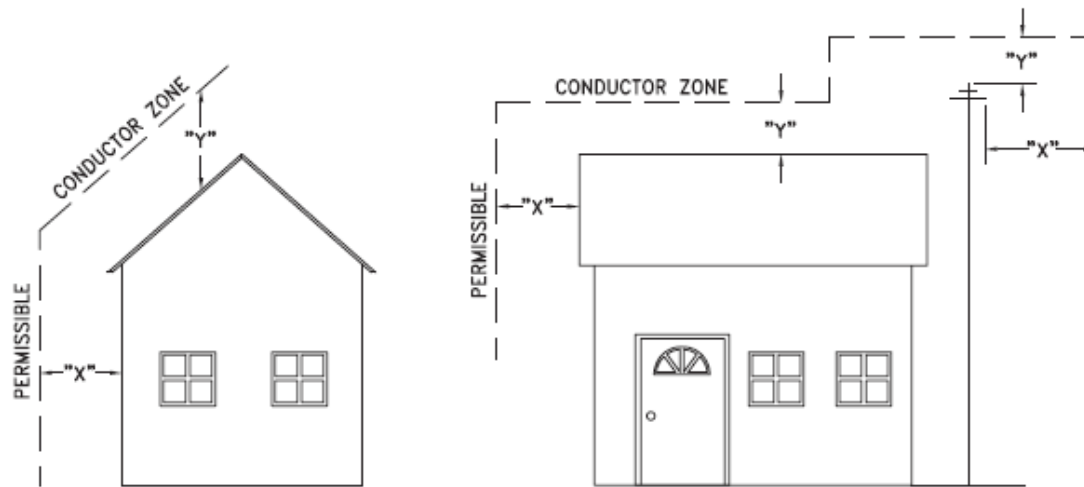
Certificate of Approval

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

Joe Crozier, P.Eng. 2012-JAN-09

Name Date

P.Eng. Approval By: Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

- UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
- THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
- THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
- BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
- IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
- DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
- ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Name	Date
P.Eng. Approval By: <u>D. Dadwani</u>	2010-MAY-05

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
P:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working folder\Section 2-3-4\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 9:27:03 AM, Adobe PDF

ATTACHMENT 1d)

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

February 24, 2017

Margaret Holyday
Planner
City of Vaughan
Development Planning Division
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1

Dear Margaret Holyday,

Re: Draft Plan of Subdivision, Official Plan Amendment & Zoning By-Law Amendment
Matthew Baldassarra, 9773 Keele Development Inc.
9773 Keele Street
Part Lot 19, Concession 3
City of Vaughan
File No.: 19T-17V001, OP17-001 & Z-17-002

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

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

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

The applicant will contact Enbridge Gas Distribution's Customers Connections department by emailing SalesArea30@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that is within the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea30@enbridge.com.

The applicant will grade all road allowances to as 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 Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Allison Sadler', with a stylized, flowing script.

Allison Sadler

Municipal Planning Advisor
Distribution Planning & Records

—

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5763
500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AS/jh

ATTACHMENT NO. 1e)

From: circulations@wsp.com
To: [Holyday, Margaret](#)
Subject: Site Plan - 9773 Keele Street, Vaughan - File No. DA.18.073
Date: Monday, November 12, 2018 2:35:17 PM

2018-11-12

Margaret Holyday

Vaughan

, ,

Attention: Margaret Holyday

Re: Site Plan - 9773 Keele Street, Vaughan - File No. DA.18.073; Your File No. DA.18.073

Our File No. 83544

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

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

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

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

Should you have any questions, please contact the undersigned.

Yours truly,

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

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CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1

CANADAPOST.CA

REVISED MARCH 2, 2021
POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1

POSTESCANADA.CA

ATTACHMENT NO. 1f)

April 5, 2017

The Town of Vaughan
Planning Dept.
Attn: Margaret Holyday
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T1

Reference: File #: 19T-17V001; OP.17.001; Z.17.002
9773 Keele St – Part Lot 19, Concession 3

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 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.

- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City/Municipality/Town.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

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 locations
- 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

Regards,

Susan Cluff
Delivery Services Officer | Delivery Planning - GTA
1860 Midland Ave., 2nd Fl
Scarborough, ON M1P 5A1
647-203-0529
susan.cluff@canadapost.ca