



July 11, 2019

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-19V003 (SUBP.19.V.0030)
Block 203, Plan 65M-3932 and Part of Lot 19, Concession 3
(Block 18 Properties 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-2720, dated March 26, 2019. The subject site is located south of Major Mackenzie Drive and west of Dufferin Street, in the City of Vaughan. The proposal will facilitate the development of 40 single detached units and blocks for a buffer, open space and a 0.3m reserve, within a 2.25ha site.

Transit

The Owner is advised that existing YRT transit services operate on the following roadways in the vicinity of the subject lands:

- Dufferin Street
- Major Mackenzie Drive
- Peter Rupert Avenue

Sanitary Sewage and Water Supply

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

- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA, and
- Other projects as may be identified in future studies, or any other appropriate servicing agreements.

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

The Functional Servicing Report (FSR) indicates that the water and wastewater servicing to the proposed development is to be provided through proposed connections to the existing City owned infrastructure on the Grand Trunk Avenue and Muret Crescent right-of-way. Should there be any change in the servicing strategy, a revised FSR shall be submitted to the Region for review and comment.

Lapsing Provision

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

Summary

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



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

JW/

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

YORK-#9785673-v1-19T-19V003_-_Regional_Condition_Letter

Schedule of Clauses/Conditions
19T-19V003 (SUBP.19.V.0030)
Block 203, Plan 65M-3932 and Part of Lot 19, Concession 3
(Block 18 Properties Inc.)
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-2720, dated March 26, 2019

Clauses/Conditions to be Included in the Subdivision Agreement

1. The Owner shall save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall agree to provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate.
3. The Owner shall agree to implement the recommendations of the Transportation Mobility Plan, dated May 2019 and prepared by TRANS-PLAN. This includes the TDM measures and incentives as approved by the Region.
4. The Owner shall agree to advise all potential purchasers of the existing and future introduction of transit services. The Owner/consultant is to contact YRT Contact Centre (tel. 1-866-668-3978) for route maps and the future plan maps.

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) 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 draft plan, or any phase thereof.
 - b) 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 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 Owner shall provide a copy of the Subdivision Agreement to the Corporate Service Department, outlining all requirements of the Corporate Service Department.
9. 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.
10. The Regional Corporate Services Department shall advise that Conditions 1 to 9 inclusive, have been satisfied.