

## CITY OF VAUGHAN

### **EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 27, 2021**

Item 10, Report No.39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 27, 2021.

**10. VALLEY MAJOR DEVELOPMENTS LIMITED SITE DEVELOPMENT FILE DA.17.084 4433, 4455 and 4477 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND PINE VALLEY DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated September 14, 2021 be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

**Recommendations**

1. THAT Site Development File DA.17.084 (Valley Major Developments Limited) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit a development consisting of 91, 3-storey townhouse dwellings accessed by common element condominium roads, as shown on Attachments 3 to 6; and
2. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:  
“THAT Site Plan Development File DA.17.084 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 91 residential townhouse units (278 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, September 14, 2021

**WARD:** 3

**TITLE: VALLEY MAJOR DEVELOPMENTS LIMITED  
SITE DEVELOPMENT FILE DA.17.084  
4433, 4455 AND 4477 MAJOR MACKENZIE DRIVE WEST  
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND PINE  
VALLEY DRIVE**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.17.084 (Valley Major Developments Limited) for the subject lands shown on Attachment 2. The Owner proposes to develop the subject lands with 91, 3-storey townhouse dwellings accessed by common element condominium roads, as shown on Attachments 3 to 6. The proposed development includes a total of 205 parking spaces and a 620 m<sup>2</sup> centralized amenity area.

**Report Highlights**

- The Owner proposes to develop the subject lands with 91, 3-storey townhouse dwellings accessed by common element condominium roads
- A Site Development Application is required to permit the development
- The Development Planning Department supports the approval of the Application as it will permit a development consistent with the Provincial Policy Statement, conforms to the Growth Plan, York Region Official Plan, and the Vaughan Official Plan 2010 (as amended), Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area

## **Recommendations**

1. THAT Site Development File DA.17.084 (Valley Major Developments Limited) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included in Attachment 1 to the satisfaction of the Development Planning Department, to permit a development consisting of 91, 3-storey townhouse dwellings accessed by common element condominium roads, as shown on Attachments 3 to 6; and
2. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“THAT Site Plan Development File DA.17.084 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 91 residential townhouse units (278 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 located at the southeast corner of Major Mackenzie Drive West and Pine Valley Drive, as shown on Attachment 2, and are municipally known as 4433, 4455 and 4477 Major Mackenzie Drive West. The Subject Lands were previously developed with 3 single detached dwellings.

The Owner of the Subject Lands, on September 25, 2017 and October 4, 2017, appealed the related Zoning By-law and Official Plan Amendment Files Z.17.013 and OP.17.005 to the then Ontario Municipal Board (OMB), now the Ontario Land Tribunal (OLT), pursuant to Sections 22(7) and 34(11) of the *Planning Act*, citing Vaughan Council’s failure to decide on the Official Plan and Zoning By-law Amendments within the prescribed timelines under the *Planning Act*.

On November 25, 2019, the then Local Planning Appeal Tribunal (LPAT) issued an interim Order to approve the Official Plan Amendment and to approve the Zoning By-law Amendment in principle, until the parties had a reasonable opportunity to finalize the zoning by-law. The final Order to approve the Zoning By-law Amendment (By-law 079-2020) and Official Plan Amendment (OPA 49) was issued on May 29, 2020.

## **Previous Reports/Authority**

The following are links to previous reports for the Subject Lands:

The Decision and Order of the LPAT:

[November 25, 2019 LPAT E-decision for PL171046](#)

Committee of the Whole Report for related Files OP.17.005 and Z.17.013:

[June 4, 2019, Committee of the Whole \(Item 5, Report No. 20 Recommendations 1 to 7\)](#)

Public Meeting Report for related Files OP.17.005 and Z.17.013:

[September 26, 2017, Committee of the Whole \(Public Meeting\) \(Item 7, Report No. 32, Recommendations 1 to 4\)](#)

## **Analysis and Options**

***A Site Development Application has been submitted to permit the Development*** Valley Major Developments Limited (the 'Owner') has submitted Site Development File DA.17.084 to permit a development consisting of 91 3-storey townhouse dwellings accessed by common element condominium roads (the 'Development'), as shown on Attachments 3 to 6.

### ***The Development is consistent with the Provincial Policy Statement ('PPS'), 2020***

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

The Application is consistent with the Provincial policies of the PPS, specifically Sections 1.1.1 and 1.1.3 regarding settlement areas and Section 2.1.1 protecting natural features and areas for the long-term.

The Subject Lands shown on Attachment 2, are located within a settlement area as defined by the PPS. The Development is consistent with the policy framework of the Settlement Areas, Housing and Natural Heritage policies of the PPS as it implements growth within a settlement area, creates a more efficient use of the Subject Lands by minimizing land consumption, introduces a housing typology (townhouses) that will help accommodate a greater range of housing options. In addition, the Development will help to restore and provide long-term protection for the surrounding natural environment by

bringing the Open Space lands comprising the valley corridor (shown as OS1 on Attachment 2) into public ownership. 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')***

The Growth Plan is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The *Planning Act* requires that Vaughan Council's planning decisions to conform to, or not conflict with, the Growth Plan. The Development conforms to the Growth Plan objectives, specifically the following sections (in part):

Section 2.2.1 – directing growth to settlement areas that have existing or planned municipal water and wastewater systems;

Section 2.2.2 – contribute to meeting residential development growth targets within the delineated built-up area;

Section 2.2.6 – providing a diverse mix of housing densities to meet the needs of current and future residents; and

Section 4.2.2 – protecting and enhancing key natural heritage features and areas.

The Development would implement a residential development within a settlement area, where existing and new municipal water and wastewater services that would be made available. It would also offer diversity with respect to the available housing options within the community.

The Development optimizes the use of the existing land supply, making more efficient use of the existing infrastructure, and is located adjacent to planned transit (a "Regional Transit Priority Network") while providing a density that is supportive of these objectives. In addition, the Development would protect the key natural heritage feature on the Subject Lands by bringing it into public ownership.

The Owner has agreed, prior to execution of the Site Plan Agreement, to dedicate lands comprising of the valley corridor into public ownership to either the Toronto and Region Conservation Authority ('TRCA') or City of Vaughan free of all charges and encumbrances, to the satisfaction of the TRCA. Accordingly, The Development conforms to the Growth Plan.

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

The YROP guides economic, environmental and community building decision making across York Region. The Subject Lands are designated “Urban Area” and “Regional Greenlands System” by Map 1 - “Regional Structure” of YROP 2010. The Urban Area designation permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Subject Lands abut a “Regional Transit Priority Network”, being Major Mackenzie Drive West (Map 11 - “Transit Network”) and planned regional cycling connections on Major Mackenzie Drive West and Pine Valley Drive (Map 10 - “Regional Cycling Network”).

The Development offers a variety in townhouse unit sizes that has access to public transit that currently operates on Major Mackenzie Drive West and Pine Valley Drive. The Development will diversify the housing options found in the community and create new pedestrian connections to Major Mackenzie Drive West and Pine Valley Drive.

The protection of lands within the Regional Greenlands System will be ensured through the dedication of these lands into the public authority. In consideration of the above, the Development conforms to the YROP.

***The Development conforms to Vaughan Official Plan 2010, as amended***

The Subject Lands are designated “Low-Rise Residential” and “Natural Areas” by Vaughan Official Plan 2010 (‘VOP 2010’), as amended by OPA 49. The “Low-Rise Residential” designation, as amended by OPA 49 permits the 3-storey townhouse dwellings with access from a private, common element condominium road, as part of a row of at least three but no more than eight attached residential units.

The rear portion of the Subject Lands are designated “Natural Areas” by VOP 2010, as amended by OPA 49 and contain part of a Core Feature, as identified in VOP 2010, Volume 1, Schedule 2 – Natural Heritage Network. The Development must conform to the Core Feature policies of VOP 2010. The Development includes a 10 m vegetation protection zone (‘VPZ’) from the dripline as required by TRCA. The Development as shown on Attachments 3 to 6 conforms to VOP 2010, as amended.

***The Development complies with Zoning By-law 1-88, as amended***

The Subject Lands are zoned “RT1 Residential Townhouse Zone” and “OS1 Open Space Conservation Zone” subject to site-specific Exception 9(1496). The Development as shown on Attachments 3 to 6 complies with Zoning By-law 1-88, as amended by By-law 079-2020 and issued by the LPAT.

***The Owner must submit a Draft Plan of Condominium Application to establish the common elements of the Development***

The Owner must submit a Draft Plan of Condominium (Common Elements) Application to establish the condominium tenure for the Development. The Condominium Corporation will be responsible for all common elements in the Development including, but not limited to, all parking and landscape elements, the private road, and a portion of the OS1 Open Space Conservation Zone lands (“open channel feature” as shown in Attachment 3).

***The Development Planning (‘DP’) Department supports the Development, subject to the Recommendations in this Report***

Site Plan

The Development shown on Attachments 3 to 6 consists of 91, 3-storey townhouse dwellings units within 16 Blocks accessed by a private common element condominium road with access from Major Mackenzie Drive West and Pine Valley Drive.

The Development includes a total of 205 parking spaces which includes 23 visitor parking spaces with 2 barrier free parking spaces. Each proposed townhouse dwelling includes either 2 parking spaces within a garage or a parking space within a garage and a parking space on the driveway to accommodate a total of 2 spaces for each unit.

A 620 m<sup>2</sup> centralized amenity area is proposed to serve the overall Development as well as smaller landscaped amenity areas that provide pedestrian connections toward the corner of Major Mackenzie Drive West and Pine Valley Drive. Pedestrian connections are proposed throughout the Development. A 10 m buffer, as required by TRCA, is located on the southern limit of the Development behind Blocks 11 to 15.

Landscape Plan

The Landscape Plan shown on Attachment 4 consists of a mix of deciduous and coniferous trees, shrubs, and perennials. A centralized amenity area is proposed with smaller amenity areas that provide pedestrian connections toward the northwest corner of the Development. A combination of retaining walls and a 1.5 m high vinyl chain link fencing is proposed along the entire boundary between the Development and lands to be conveyed to a public authority.

Building Elevations

A typical elevation is shown on Attachment 5 and 6. The proposed townhouse dwellings will incorporate brick, stone, and stucco veneers of various colours, and wood materials

for the doors and garage doors. The final building elevations shall be approved to the satisfaction of the DP Department.

### Cultural Heritage

The Subject Lands lie outside of the Heritage Conservation District, however, they are located in an area identified as being of some archaeological potential and standard clauses will be included in the Site Plan Agreement. In the event of a future development application that involves further soil disturbance, an archaeological assessment by a professional licensed archaeologist may be required. As such, conditions to this effect are included in Attachment 1.

### Arborist and Tree Preservation Plan

An Arborist Report and a Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc. was submitted with the Application to identify the number, species, condition and size (diameter) of the existing private trees proposed to be preserved or removed from the Subject Lands. The Owner has entered into a Tree Protection Agreement, dated February 12, 2021, and has provided a Letter of Credit (LOC) in the amount of \$203,950 to the City.

A total of 181 private trees are proposed to be removed on the Subject Lands with a replacement of 47 trees. 134 trees are to be compensated in cash-in-lieu to the City in accordance with Tree By-law 052-2018 and the City's Tree Protection Protocol. A condition to this effect is included in Attachment 1.

The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Development subject to the Owner informing the Forestry Operations Division once tree protection measures have been installed for inspection and approval according to City specifications. A condition to this effect is included in Attachment 1.

The DP Department is satisfied with the proposed Development, as shown on Attachments 3 to 6. The DP Department must approve the final site plan, building elevations, landscape plan, landscape cost estimate and lighting plan prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

### ***The Development Engineering ("DE") Department has no objection to the Development, subject to conditions***

The DE Department has reviewed the Development and have provided the following comments:



### Transportation

Transportation Engineering has reviewed the Transportation Study submitted in support of the Development. Overall, the proposed Development is expected to introduce an acceptable impact on the surrounding road network.

The Development includes an access from Major Mackenzie Drive West and an access from Pine Valley Drive. A total of 205 parking spaces which includes 23 visitor parking spaces with 2 barrier free parking spaces are proposed to serve the Development.

Transit services are available along Major Mackenzie Drive West and Pine Valley Drive and expected to be improved under future conditions. Active transportation facilities exist in the vicinity of the Subject Lands. This includes sidewalks along the boundary roads and a multi-use path along the south side of Major Mackenzie Drive West that includes cycling opportunities. Sidewalks and cycling facilities are provided within the site, as well as Transportation Demand Management (TDM) measures to discourage Single Occupancy Vehicle (SOV) use and promote the use of transit and other sustainable modes of transportation.

### Noise Mitigation Measures

A Noise Feasibility Study was prepared by HGC Engineering, dated March 10, 2017. Noise mitigation measures will be required for lots adjacent to Major Mackenzie Drive West and Pine Valley Drive, to the satisfaction of the City and York Region. A reliance letter prepared by HGC Engineering indicated the minor changes to the site plan do not affect the acoustic recommendations in the HGC's Noise Report dated August 9, 2018. The DE Department is satisfied with the findings of the reliance letter.

### Stormwater Management and Storm Sewer Network

The Subject Lands are located within the Humber River watershed. Existing conditions indicate the site generally drains east to west in a southwesterly direction and eventually discharges via overland flow to an existing watercourse (Marigold Creek). There is also an existing drainage feature that traverses the Subject Lands. This drainage feature is proposed to be removed and an open channel with headwall features will be reconstructed as compensation. Where required, sewers have been sized to convey drainage from a 100-year rain event from full capture locations.

To compensate for removing existing wetlands on site, a compensation wetland is proposed along the buffer area. This feature will receive runoff from the proposed roof drain collector system and backyard flows from some units along the south property boundary.

### Sanitary Sewer Network

The Development proposes a service connection to a future municipal sanitary sewer located along Pine Valley Drive. The existing sanitary infrastructure includes a sewer along Pine Valley Drive approximately 210 m south of the Major Mackenzie Drive West and Pine Valley Drive intersection. This sewer will discharge to a pumping station further downstream located at the southeast corner of Pine Valley Drive and Davos Road. The Owner shall agree to front-end finance and construct the sanitary sewer along Major Mackenzie Drive West and Pine Valley Drive. A condition to this effect is included in Attachment 1.

### Water Supply Network

The Subject Lands lie within Pressure District 6 (PD6) of the York Water System. Currently there are no watermains fronting Major Mackenzie Drive West within the vicinity of the Subject Lands. Water supply servicing to the Subject Lands will be provided via connections to the existing watermain along Pine Valley Drive and Major Mackenzie Drive West. This creates a looping network.

The WaterCAD model developed for this site has demonstrated water supply demands can be met while maintaining adequate pressures within the system with the proposed looped internal watermain. The Owner shall agree to front-end finance and construct the watermain along Major Mackenzie Drive West and Pine Valley Drive to complete the required watermain loop. A condition to this effect is included in Attachment 1.

### Environmental Site Assessment ('ESA')

The Owner's environmental consultant provided the necessary ESA documentation and a Soil Engineering Ltd. Reliance Letter dated May 30, 2017 to the satisfaction of the City.

### Block 39 Block Plan

The Subject Lands are located within the approved Block 39 Block Plan. Prior to final approval of the Development, the Trustee for the Block 39 (North-West) Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost-sharing and other obligations of the Block 39 (North-West) Cost Sharing Agreement. A Condition to this effect is included in Attachment 1.

The DE Department shall approve the final functional servicing and storm water management reports and Traffic Impact Studies, prior to commencement of any construction works. A Development Agreement may be required prior to the issuance of

final approval for the construction of any external services in relation to the Development. Conditions to this effect are included in Attachment 1.

***The Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the Development***

The PIPD Department has no objection to the approval of the Development.

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

The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% 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 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 Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in Attachment 1.

***Policy Planning and Environmental Sustainability ('PPES') Department has no concerns with the Development***

PPES Department has no concerns with the Development. Development limits for the Subject Lands have been established by the TRCA and the impacts on the watercourse and wetlands have been mitigated to their satisfaction. The Owner is required to abide by the *Endangered Species Act and the Migratory Birds Convention Act*.

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the Development, subject to their conditions***

The TRCA has no objection to the approval of the Application, subject to conditions. During the review of the related Official Plan and Zoning By-law Amendment Files (OP.17.005 and Z.17.013), the TRCA has confirmed the development limits have been established, compensation for minor encroachments into the buffers and compensation for the removal of Ministry of Natural Resources and Forestry ('MNRF') Identified Wetlands were provided to the satisfaction of TRCA.

The TRCA has confirmed the Owner has addressed all comments and have no objection to the approval of the Development, subject to the lands comprising the valley corridor (OS1 Open Space Lands) being dedicated into public ownership (TRCA or City of Vaughan) free of all charges and encumbrances, to the satisfaction of the TRCA, prior to the execution of the Site Plan Agreement. Conditions to this effect are included in Attachment 1.

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

The Waste Management Division has reviewed the proposed Development and truck turning analysis and have advised the garbage/recycling collection may not be eligible for municipal waste. Although the site could allow for curbside collection, with two separate entrance/exits on the Subject Lands, the Development requires a 3km circular route to re-enter the site to complete waste collection. This type of service is not currently provided as part of municipal waste collection. All waste collection services shall be privately administered and shall be the responsibility of the future Condominium Corporation. A condition to this effect will be included in the Site Plan Agreement and is contained in Attachment 1.

***The School Boards have no objection to the Development***

The York Region District School Board and the York Catholic District School Board have advised they have no comments or objections to the Application.

***Canada Post has no objection to the Development, subject to their conditions***

Canada Post has advised the Development will be serviced by centralized mail delivery provided through Canada Post community mailboxes and has no objection to the Development subject to their Conditions of Approval contained in Attachment 1.

***Development Charges are applicable to the Development***

The Owner is required to pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan Region of York, York Region District School Board and York Catholic District School Board. The Owner shall also pay to the City, a woodlot acquisition charge at the rate of \$1000.00 per residential dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement. A clause for the payment of Development Charges and the Woodlot Charge are included as a standard condition in the Site Plan Agreement.

***The various utilities companies have no objection to the Development***

Bell Canada has advised they have no objections to the Applications, subject to the Owner contacting Bell Canada at [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development. A Condition to this effect is contained in Attachment 1. Rogers Communications, Enbridge Gas Inc., Hydro One and Alectra Utilities have no objection to the Application.

## **Financial Impact**

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

## **Broader Regional Impacts/Considerations**

York Region Community Planning and Development Services have no objection to the Development. The Owner shall satisfy all requirements of York Region. A condition to this effect is included in Attachment 1.

## **Conclusion**

The Development Planning Department has reviewed Site Development File DA.17.084 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of the Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context.

The Development shown on Attachments 3 to 6 is consistent with the PPS, conforms to the Grown Plan and the YROP, conforms to the LPAT approved OPA, complies with Zoning By-law 1-88 as amended, and is compatible with the surrounding area context. The Development Planning supports the approval of Site Development File DA.17.084. Should Council approve the Application, conditions of approval are included in Attachment 1 of this report.

**For more information**, please contact: Jennifer Kim, Planner, Development Planning Department, ext. 8592.

## **Attachments**

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Proposed Site Plan
4. Proposed Landscape Plan
5. Typical Building Elevation – Rear Garage Access (Block 4)
6. Typical Building Elevation – Front Garage Access (Block 16)

## **Prepared by**

Jennifer Kim, Planner, ext. 8592

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

**Approved by**



Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**



Nick Spensieri, City Manager

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.17.084 (Valley Major Developments Limited)**

---

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, and lighting plan;
  - b) The Development Engineering ('DE') Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management reports, site plan drawings, and Traffic Impact Study ('TIS');
  - c) The Owner shall contribute to (and/or continue to fund) the existing sanitary sewer flow monitoring program as initiated by the adjacent development (File 19T-15V007, i.e., Country Wide Homes Woodend Place Inc.), to the satisfaction of the City. The duration of flow monitoring must allow for and capture a substantial number of wet weather events in order to accurately assess system response to wet weather flows which in conjunction with actual dry weather flows accurately reflect peak flows within the system. A flow monitoring report shall be prepared by the Consultant and submitted to the City for review.
  - d) The Owner shall enter into a Development Agreement, to satisfy all conditions, financial or otherwise, of the City with regard to such matters the municipality may consider necessary including payment of the development levies, the provision of roads, parks, walkways, and municipal services, including construction of watermain and sanitary sewer along Major Mackenzie Drive West and Pine Valley Drive, installation of new services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies and to the satisfaction of the City.
  - e) The Owner shall provide the City with a Letter of Credit as security for its payment towards future downstream sanitary sewer improvements, if determined, based on flow monitoring.
  - f) The Owner shall agree to front-end finance and construct the sanitary sewer along Major Mackenzie Drive West and Pine Valley Drive to complete the required sanitary servicing component.

- g) The Owner shall agree to front-end finance and construct the 300mm-dia. watermain along Major Mackenzie Drive West and Pine Valley Drive to complete the required watermain loop.
- h) The Owner shall agree in a development agreement, if required, to pay for and construct any improvements to the municipal infrastructure or construct new municipal infrastructure to service the development, should it be determined that upgrades or construction of new infrastructure are required to support this development, to the satisfaction of the City.
- i) Prior to the issuance of Site Plan Approval, the Owner shall provide to the Development Engineering Department written confirmation from a Professional Engineer (as defined by the Professional Engineers Act, R.S.O. 1990, c.P.28, as amended) to the Development Engineering Department confirming that the construction and alignment of any of the retaining walls depicted within the Site Plan will not encroach into any abutting properties. Notwithstanding the foregoing, retaining wall encroachments shall only be permitted for construction purposes if the Owner obtains written consent from the abutting property owner(s) in a form satisfactory to Vaughan.
- j) The Owner shall enter into a Developers' Group Agreement with the other participating landowners, Block 39 (North-West) Landowners Cost Sharing Agreement, to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for municipal services on Major Mackenzie Drive West and Pine Valley Drive. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands;
- k) The Owner shall submit a letter from the Block 39 (North-West) Landowners Cost Sharing Group Inc. Trustee that the Owner has fulfilled all cost sharing and other obligations of the Block 39 (North-West) Landowners Cost Sharing Agreement, to the satisfaction of the City;
- l) The Owner shall submit a Transportation Demand Management Plan (TDM Plan), prepared by a qualified professional transportation consultant, for each phase of the development including a plan for the existing and future phase(s). The TDM Plan shall identify objectives, targets, measures, monitoring, and management plan, including roles and responsibilities of the landowners. In addition, the TDM Plan shall include a budget for the full cost of implementing the TDM measures, including



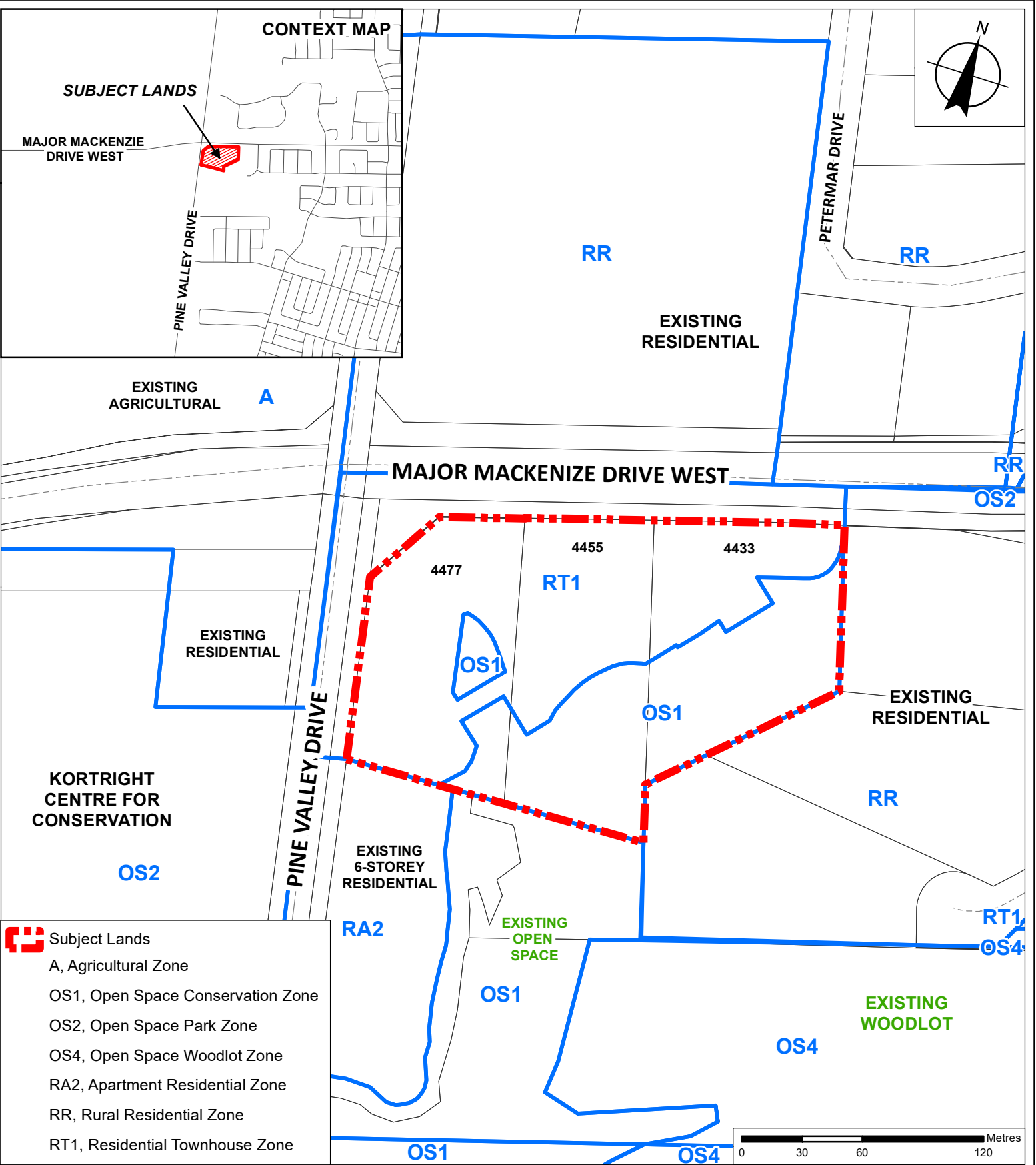
operational financial consideration. All TDM Plans shall be completed to the satisfaction of the Development Engineering Department;

- m) The Owner shall provide a cash-in-lieu payment that must be submitted to the City in accordance with the Council adopted Tree By-law 052-2018 and the City's Tree Protection Protocol;
  - n) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan and the appropriate clauses and/or waivers shall be included as needed;
  - o) The Owner shall satisfy all requirements from Hydro One Inc., Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada, Rogers Communications, and Canada Post;
  - p) The Owner shall satisfy all requirements and obtain all necessary approvals from York Region; and
  - q) The Owner shall satisfy all requirements and obtain all necessary approvals from the Toronto and Region Conservation Authority including:
    - i. The Owner shall convey the lands comprising the valley corridor (OS1 – Opens Space lands) into public ownership (TRCA or City of Vaughan) free of all charges and encumbrances, to the satisfaction of TRCA.
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 applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Regional of York, York Region District School Board and York Catholic District School Board. The Owner shall pay to the City, a woodlot acquisition charge at the rate of \$1000.00 per residential dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement;
  - b) The Owner shall inform the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Vaughan once tree protection has been installed, for Vaughan Forestry to inspect and approve according to specifications;
  - c) The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% 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 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 Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

- d) "The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
  - i. archaeological resources are found on the property during grading or construction activities, and the Owner must cease all grading or construction activities; and
  - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services."
- e) The Development Engineering Department advises that any retaining walls and subsurface infrastructure be included on the final Plan of Condominium, or situated within Parcels of Tied Land ( POTLs) of the proposed townhouse units fronting onto the common element condominium road and that the declaration of the future condominium corporation shall provide that the future condominium corporation shall maintain and manage the retaining walls and subsurface infrastructure and reserve a right of entry onto the POTLs to carry out such obligations.
- f) The proposed water and sanitary servicing connections (including any decommissioning of existing/installation of proposed) to be owned by the City within the right-of-way must be completed by the City's contractor. Upon issuance of Site Plan Approval, the Owner is required to contact the Development Inspection and Lot Grading Division directly upon final drawing approval to coordinate the proposed works including obtaining cost estimates and scheduling.
- g) Provide structural plans for the proposed retaining walls within the Subject Lands. Ensure all retaining walls and footings are located within the legal property boundary and provide cross-sections of retaining wall where located near the property line and/or where the exposed height of the retaining wall is greater than 1.0 metres.

- h) The Owner shall provide a Traffic Control Plan (TCP) in accordance with the Ontario Traffic Manual Book 7 for all proposed lane closures, including sidewalks, to the satisfaction of the City of Vaughan.
- i) The Owner shall agree in the Site Plan Agreement to implement the recommendations of the final noise report into the design and construction of the buildings on the 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.
- j) The Owner shall satisfy all requirements from Canada Post including:
  - i. 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;
  - ii. 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;
  - iii. 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;
  - iv. 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;
  - v. 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;



# Context and Location Map

**LOCATION:** Part of Lot 20, Concession 6;  
4433, 4455, and 4477 Major Mackenzie Drive West

**APPLICANT:**  
Valley Major Developments Limited

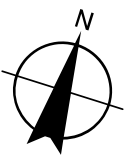


# Attachment

**FILE:** DA.17.084  
**RELATED FILES:**  
OP.17.005 and Z.17.013

**DATE:** September 14, 2021

# 2



PINE VALLEY DRIVE

LANDSCAPE AMENITY AREA

BLOCK 5

BLOCK 4

BLOCK 3

BLOCK 2

BLOCK 1

COMMUNITY MAILBOXES

VISITOR PARKING

BLOCK 9

RT1

BLOCK 10

BLOCK 11

BLOCK 12

PROPOSED ENCROACHMENT TO WETLAND / DRIPLINE BUFFER

PROPOSED ADDITIONAL WETLAND / DRIPLINE BUFFER

OPEN CHANNEL FEATURE

AMENITY AREA

10m BUFFER BLOCK AND DEVELOPMENT LIMIT

OS1

COMMUNITY MAILBOXES

BLOCK 13

OS1

PROPOSED BUFFER BLOCK AND LIMIT OF DEVELOPMENT






PSW+30M

RETAINING WALL

VISITOR PARKING

PROPOSED ENCROACHMENT TO WETLAND / DRIPLINE BUFFER

WETLAND COMPENSATION

-  Proposed Encroachment to Wetland and Drip line Buffer
-  Proposed Additional Wetland/Dripline Buffer
-  Drainage Conveyance Area
-  Landscape Amenity Area
-  Wetland Compensation

1.74m RETAINING WALL

DRAINAGE CONVEYANCE AREA

 Subject Lands

0 5 10 20 Metres

# Proposed Site Plan

LOCATION: Part of Lot 20, Concession 6;  
4433, 4455, and 4477 Major Mackenzie Drive West

APPLICANT:  
Valley Major Development Limited

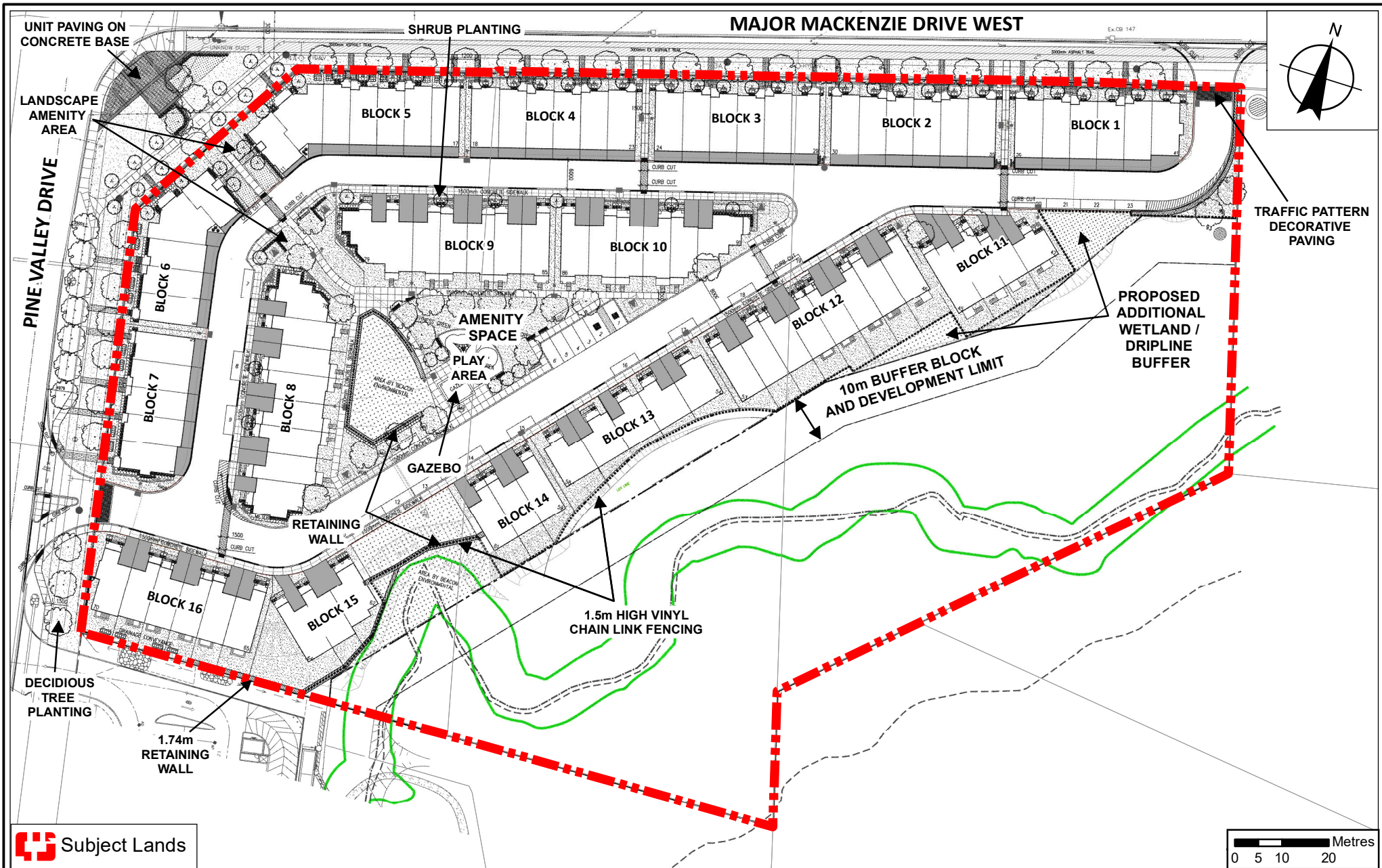


# Attachment

FILE: DA.17.084  
RELATED FILES:  
OP.17.005 and Z.17.013

DATE: September 14, 2021

# 3



# Proposed Landscape Plan

**LOCATION:** Part of Lot 20, Concession 6;  
4433, 4455, and 4477 Major Mackenzie Drive West

**APPLICANT:**  
Valley Major Development Limited



# Attachment

**FILE:** DA.17.084  
**RELATED FILES:**  
OP.17.005 and Z.17.013

**DATE:** September 14, 2021

# 4

DOUBLE BRICK  
HEADER

STUCCO

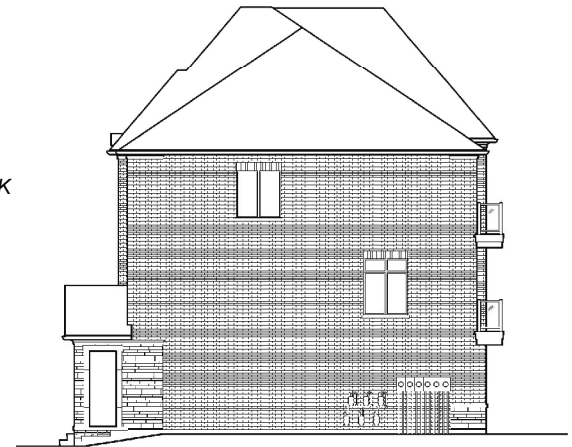
ASPHALT  
SHINGLES



**FRONT (NORTH) ELEVATION - FACING MAJOR MACKENZIE DRIVE WEST**

STUCCO  
COLUMN

STONE  
VENEER



**SIDE (EAST) ELEVATION**



**SIDE (WEST) ELEVATION**

ALUMINUM  
FASCIA



**REAR (SOUTH) ELEVATION - FACING INTERNAL ROAD**

## Typical Building Elevation - Rear Garage Access (Block 4)

**LOCATION:** Part of Lot 20, Concession 6;  
4433, 4455, and 4477 Major Mackenzie Drive West

**APPLICANT:**  
Valley Major Development Limited



## Attachment

**FILE:** DA.17.084  
**RELATED FILES:**  
OP.17.005 and Z.17.013

**DATE:** September 14, 2021

# 5



**Typical Building Elevation -  
Front Garage Access (Block 16)**

**LOCATION:** Part of Lot 20, Concession 6;  
4433, 4455, and 4477 Major Mackenzie Drive West

**APPLICANT:**  
Valley Major Development Limited



**Attachment**

**FILE:** DA.17.084  
**RELATED FILES:**  
OP.17.005 and Z.17.013

**6**

**DATE:** September 14, 2021