

## **ATTACHMENT NO.1**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 (THE 'PLAN') CLUBHOUSE DEVELOPMENTS INC (THE 'OWNER') VICINITY OF CLARENCE STREET, ISLINGTON AVENUE, NORTH OF DAVIDSON DRIVE**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ('CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF 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 November 4, 2021.
3. The Conditions of Approval of the Toronto and Region Conservation Authority ('TRCA') as set out in Attachment No. 1c) and dated October 29, 2021.
4. The Conditions of Approval of Enbridge as set out in Attachment No. 1d) and dated November 28, 2020.
5. The Conditions of Approval of Bell Canada as set out in Attachment No. 1e) and dated January 7, 2021.
6. The Conditions of Approval of Canada Post as set out in Attachment No. 1f) and dated May 27, 2021.
7. The Conditions of Approval of Alectra Utilities as set out in Attachment No. 1g) and dated January 15, 2020.

#### **Clearances**

1. Final Approval for registration may be issued in phases to the satisfaction of the City, subject to payment of all applicable fees provided that:
  - a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
  - b) all commenting agencies agree to registration by phases and provide

clearances, as required in the Conditions in Attachment No. 1, and for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

2. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. The Toronto and Region Conservation Authority shall advise that the Conditions on Attachment 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Enbridge Gas shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Bell Canada shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Canada Post shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Alectra Utilities shall advise that the Conditions on Attachment No. 1g) 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 PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 (THE 'PLAN')  
CLUBHOUSE DEVELOPMENTS INC. (THE 'OWNER')  
VICINITY OF CLARENCE STREET, ISLINGTON AVENUE,  
NORTH OF DAVIDSON DRIVE**

**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-19V007 (THE 'PLAN'), ARE AS FOLLOWS:**

**CITY OF VAUGHAN CONDITIONS**

1. The Plan to which these conditions of draft plan approval apply shall relate to the Draft Plan of Subdivision Drawing, prepared by KLM Planning Partners Inc. dated, September 20, 2021 and redlined dated November 5, 2021.
2. 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.
3. The Owner shall dedicate road allowances within the Plan as public highways without monetary consideration and free of all encumbrances.
4. The road allowances included within the Plan shall be named to the satisfaction of the City and York Region.
5. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
6. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
7. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and York Region.
8. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes granted to the appropriate

authority(ies), free of all charge and encumbrance.

9. Prior to final approval of the Plan, 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 the registration of the Plan 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 the Plan, which report shall include:

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

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

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, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
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 that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
16. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
17. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:

- (a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."

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

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

- (c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the 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.”

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

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

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

<sup>1</sup>The Lot Frontage for Lots between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

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

(e)“Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”

(f)“Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”

- (g)“Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings.
- (h)“The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement.”
- (i)“Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

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

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

- (j)“Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”

- (k) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

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

18. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan, to the satisfaction of the City.
19. Prior to final approval of any part of the Plan, the lands within this Plan shall be appropriately zoned by a zoning by-law which has come into effect in accordance with the provisions of the Planning Act.
20. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final Plan to the satisfaction of the City.
21. The Owner shall agree in the subdivision agreement to convey any road allowances, road widening, daylight triangles, and flaring on the Plan for public highway, free of all costs and encumbrances, to the satisfaction of the City.
22. Prior to final approval of the Plan, the Owner shall convey the required lands for the widening of the Clarence Street right of way to a minimum width of 26 metres along the frontage of the subject lands and within the limits of the Plan, free of all costs and encumbrances, to the satisfaction of the City.
23. The Owner shall agree in the subdivision agreement to design and construct the Street "4" cul-de-sac and its intersection with Street "1" and Street "3" according to the City of Vaughan Engineering Standards unless justification is provided for a design exception to the satisfaction of Development Engineering.
24. Prior to final approval of the Plan, the Owner shall provide detailed intersection design drawings for all proposed accesses onto the existing boundary roads

inclusive of the emergency accesses to the satisfaction of the City unless alternative arrangements are made with the City.

25. The Owner shall agree in the subdivision agreement to construct proposed intersections and accesses from the subdivision to the existing boundary roads at the Owner's cost as per the approved construction drawings unless alternative arrangements are made with the City. The cost shall be secured through a letter of credit based on cost estimates, to the satisfaction of the City.
26. Prior to final approval of the Plan, The Owner shall provide detailed design drawings for the proposed subdivision road network to the satisfaction of the City. The detail design drawings should provide active transportation connections to the surrounding road network and include the location of sidewalks, multi-use paths, crossings, pavement markings, signage, cross-rides, bike lanes and other transportation infrastructure to the satisfaction of the City.
27. Prior to final approval of the Plan, the Owner shall provide a pavement marking and signage plan for the proposed subdivision to the satisfaction of the City. The Owner shall agree in the subdivision agreement to fully implement the pavement markings and signage at the Owner's cost as per approved drawings to the satisfaction of the City.
28. Prior to final approval of the Plan, the Owner shall convey the following lands to the City or TRCA free of all cost and encumbrances, as follows:
  - a) Block 560 and Block 557 associated environmental buffer
  - b) Block 561 and Block 558 associated environmental buffer
  - c) Block 567 and Block 559 associated environmental buffer
  - d) Block 556 associated environmental buffer block (part of the Block 646 SWM Pond)
  - e) Blocks 575, 576, 577, 578, 579 and 580 as Vista Blocks
  - f) Blocks 568, 569, 571, 572, 573 & 574 for open space purposes
  - g) Block 562 to Block 566
  - h) Blocks required for stormwater management purposes
  - i) Block 648 for parkland
29. Prior to final approval of the Plan, the Owner shall submit an updated Arborist Report, including the tree grouping identified as non-significant woodlands in the final inventory of trees to be removed and compensated for, to the City's Urban Design and Environmental Planning departments for review and approval.
30. Prior to final approval of the Plan, the Owner shall update the Integrated Open Space and Natural Heritage System Plan, including a comprehensive compensation methodology, final values, and a restoration/naturalization plan demonstrating a net ecological gain to the Open Space System, to the satisfaction of the Environmental Planning in consultation with TRCA.

31. The Owner is to submit a Trail Feasibility/Active Transportation Report, to the satisfaction of the City of Vaughan, which is to be completed by an active transportation specialist and will include the following:

- a) Examination of potential trails/walkways connection(s) from the subject lands to the adjacent open space/natural heritage corridor and feasibility of using existing pathways and walkways should those meet City standards;
- b) Connections and feasibility of a multi-use recreational trail connections from the Subject Lands to the future Valleyland Park Block 654;
- c) Connections and feasibility of multi-use recreational trail connections to surroundings lands, within the open space/natural heritage areas including local trail and City-wide trail systems;
- d) Tree Assessment/arborist component which examines the impact of the proposed trail/connections on vegetation and proposed restoration plan;
- e) Geotechnical/Slope stability component which examines slopes in the context of the proposed trail connection;
- f) Review of the condition of existing pathways/cartways identified to form part of the trail route and determine those suitable to meet City trail standards and TRCA regulatory requirements;
- g) An assessment of surface and base/sub-base conditions through appropriate geotechnical testing along routes identified to be converted to permanent trail alignments to ensure these meet City standards or otherwise associated works to be brought up to standards
- h) Identify existing pathways and bridges and other associated structures not required, or otherwise deemed unacceptable by the City that are to be removed;
- i) Review conditions of existing bridges and associated pathway structures and determine if these meet City standards for accessibility, minimum dimension, age, quality of construction and related agency regulatory requirements;
- j) Total cost estimates for each trail alignment proposed or to be converted from existing pathways; and
- k) Recommendations and necessary approvals/warrants for optimal alignments for trail/pedestrian walkways connections and road crossings including but not limited to Clarence Street in coordination with the transport master plan.

32. The Owner shall design and agree to construct all off-road pedestrian paths and multi-use recreational trails within Blocks 568 to 573 inclusive, Valleyland Park Block 654, and associated buffer blocks and in accordance with approved Trail Feasibility/Active Transportation Report to the satisfaction of and at no cost to the City.

33. The Owner shall agree to remove, demolish, and appropriately discard structures, bridges, or existing pathways identified through the Feasibility/Active Transportation Report to be not required, or otherwise deemed unacceptable by

the City and to reinstate demolitions to existing adjacent conditions and all to no cost to the City.

34. The Owner shall agree to provide and register all necessary easements to the City of Vaughan on Blocks 568 to 573 inclusive and associated buffer blocks which are to be determined through the detailed design process for all necessary public pedestrian and City maintenance access to the Valleyland Park Block 654 and which are to be determined through the Feasibility/Active Transportation Report for all multi-use recreational trails.
35. Prior to final approval of the Plan, the Owner shall provide a revised Sustainability Performance Metrics (SPM) scoring tool and cover memo demonstrating how the subdivision meets minimum threshold requirements, to the satisfaction of the City.
36. Prior to final approval of the Plan, the Owner shall provide cross-sections of the proposed minor collector roads (Street 1 and Street 2) showing separate sidewalks and bike lanes on both sides of the roads to the satisfaction of the City.
37. Prior to final approval of the Plan, the Owner shall provide detailed design drawings for the alternative Street "1" alignment showing that design and construction of the Street "1" alignment, and its intersection with Clarence Street, as well as its intersection with Street "4" / Street "3" are consistent with the City of Vaughan Engineering Standards and/or are to the satisfaction of the Development Engineering department.
38. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out, the design and construction of the traffic calming and traffic management measures that are identified on the functional and/or detailed design drawings. In the event that these measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services, then the Owner shall design and construct additional traffic calming measures and/or traffic management measures to the satisfaction of the City.
39. The Owner shall agree in the subdivision agreement to design and construct all internal and external infrastructure required to service the Plan. The Owner shall provide securities for the construction and decommissioning infrastructure as needed to the satisfaction of the City.
40. Prior to final approval of the Plan, the Owner shall provide detailed intersection design drawings for all proposed external road network improvements following the submitted transportation studies and drawings at Clarence Street intersections with Wycliffe Avenue, Meeting House Road, and Woodbridge Avenue, to the satisfaction of the City unless alternative arrangements are made with the City.

41. The Owner shall agree in the subdivision agreement to finance and implement external improvements at Clarence Street intersections with Wycliffe Avenue, Meeting House Road, and Woodbridge Avenue, as required, based on the conclusions and recommendations of the submitted Transportation Impact Study and drawings, to the satisfaction of the City. The cost shall be secured through a letter of credit based on cost estimates, to the satisfaction of the City.
42. The Owner shall agree in the subdivision agreement that no building permit application will be made for dwelling units on Lots 1 to 13 inclusive, 49 to 54 inclusive, 62 to 80 inclusive, and 119 to 137 inclusive until the design and construction of Street “1” alignment is approved.
43. The Owner shall agree in the subdivision agreement that no application for building permits will be made for dwelling units on Lots 96, 97, 98, 118, 440, 441, 442, 445, 412 to 416 inclusive and 392 inclusive until the design and construction of the Street “1” and Street “2” intersection is approved.
44. The Owner acknowledges that the City is currently undertaking the Woodbridge Avenue Streetscape Plan and as a result of the development, intersection improvements at Clarence Street and Woodbridge Avenue are required. Accordingly, the Owner shall agree in the subdivision agreement to provide a cost estimate and a letter of credit security associated with delaying or altering the design and/or implementation of the Woodbridge Avenue Streetscape Plan to the satisfaction of the City.
45. Prior to final approval of the Plan the Owner shall provide Grading and Servicing plans to the satisfaction of the City.
46. Prior to final approval of the Plan the Owner shall submit a detailed Stormwater Management Report to the satisfaction of the City.
47. The Owner shall convey the lands required for stormwater management facilities to the City for stormwater management purposes, free of all costs and encumbrances, to the satisfaction of the City.
48. Prior to final approval of the Plan, the Owner shall obtain approval from TRCA for the required stormwater management system outlet to service the Plan, to the satisfaction of TRCA and the City.
49. Prior to final approval of the Plan, the Owner shall provide a Dual Drainage Modelling to confirm that the storm sewers are sized appropriately and there is no surcharging of the minor system during 100-year storm event as per City Design Criteria and to the satisfaction of the City.
50. Prior to final approval of the Plan, the Owner shall provide a Servicing Plan showing a revised maintenance access road or provide alternative access to Stormwater Management Pond One, to the satisfaction of the City.

51. Prior to final approval of the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
52. Prior to final approval of the Plan, the Owner shall submit a detailed Geotechnical report to the satisfaction of the City. The report shall consider the impact of the proposed filling to support the proposed municipal right-of-ways and include erosion protection measures and monitoring for future road settlements.
53. The Owner shall provide Geotechnical certification for any engineered fill to support the proposed municipal roads or stormwater management facilities within Plan.
54. Prior to final approval of the Plan, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - b) Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out under O. Reg. 153/04 (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
55. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the

City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 and/or O. Reg. 406/19 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.

- b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out under O. Reg. 153/04 and/or O. Reg. 406/19 (if applicable and as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) following remediation.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
56. The Owner shall agree in the subdivision agreement to construct a 1.5 metre high black vinyl chain link fence along the limits of the residential lots where they abut the open space, valley/woodlot, storm water management facilities to the satisfaction of the City.
57. The Owner shall agree in the subdivision agreement to include following warning statements, in wording satisfactory to the City, in all agreements of Purchase and Sale/or tenants within the Plan:
- (a) encroachment and/or dumping:
    - "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the open space are prohibited."
  - (b) gate of access point:
    - "Purchasers and/or tenants are advised that the installation of any gate of access point from the lot/block to the valley lands and SWM block are prohibited."
  - (c) Abutting any open space, woodlot or stormwater facility:

- "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."

(d) potential storm sewer easement on Lots 300 and 301:

- "Purchasers and/or tenants are advised that an easement is registered on title in favour of the City for the purpose of maintaining a storm sewer that extends from Pennycross Court to Street "15"."

(e) rear lot catchbasins:

- "Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."

58. Prior to final approval of the Plan, the Owner shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway to according to the Ministry of Environment Guidelines. The Owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the City. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.

59. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.

60. Prior to the initiation of the grading or striping of top soil and final approval, the Owner shall submit a top soil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
61. Prior to final approval of the Plan, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and/or final execution of a subdivision agreement, to the satisfaction of the City.
62. Prior to final approval of the Plan, the Owner shall agree to engage Indigenous Peoples in the review of all Archaeological Assessments for the subject lands. If requested by a First Nation community, the Owner shall provide capacity funding to review and participate in the archeological process.
63. Prior to final approval of the Plan, the Owner shall agree to engage Mississaugas of the Credit First Nation (MCFN) and Huron Wendat First Nation prior to commencing Stage 4 Archaeological Assessment and provide MCFN and Huron Wendat First Nation with capacity to participate in fieldwork.
64. Prior to final approval of the Plan, the Owner shall provide the City with a copy of the final Stage 4 Archaeological Assessment and associated Indigenous Engagement Communication Plan which documents MCFN and Huron Wendat First Nation participation on the Stage 4 Archaeological Assessment.
65. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction the City.
66. The Owner agrees to include in the Purchase and Sale Agreement for all lots adjacent to the open space areas associated with the creeks, a statement which advises of the public land setback from the top of bank of the creek and that public walkways may be located in this setback area.
67. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City, prior to offering any units for sale, to be monitored periodically by the City, and no Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City:
- the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;

- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
- the location of parks, open space, stormwater management facilities and trails;
- the location of institutional uses, including schools, places of worship, community facilities;
- the location and type of commercial sites;
- colour-coded residential for townhouses
- the following notes in BOLD CAPITAL TYPE on the map:

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

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

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

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

68. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
69. Prior to final approval of the Plan, the Owner shall submit a Water Supply Analysis Report to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan.
70. Prior to final approval of the Plan, the City and Region of York shall confirm that adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the proposed development.
71. The Owner shall agree in the Subdivision Agreement to remove the remaining existing 300mm-dia ductile iron watermain along Mounsey Street to Clarence Avenue and replace it with a 300mm-dia. polyvinyl chloride (PVC) watermain, to the satisfaction of the City.
72. The Owner shall agree in the Subdivision Agreement to re-assess the water distribution system layout to eliminate dead-end watermains, where possible to the satisfaction of the City.

73. The Owner shall agree in the Subdivision Agreement to complete a CCTV inspection of the downstream sanitary sewage sub-trunk system, on a yearly basis, to confirm the condition of the pipe and existing conveyance capacity, at its own expense to the satisfaction of the City.
74. The Owner shall agree in the Subdivision Agreement to implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA and related Functional Servicing Strategy Report, as appropriate and to the satisfaction of the City.
75. The Owner shall agree in the subdivision agreement to conduct a pre-construction survey which shall include, but not be limited to, an inventory of existing municipal right-of-way of Clarence Street, Lloyd Street, Mounsey Street, Davidson Drive, Gamble Street, Wycliffe Avenue. The Owner shall provide a copy of this pre-construction survey to the City prior to commencement of construction. All driveways, fences, trees, and any other private properties damaged during construction are to be replaced/reinstated to original conditions or better at the Owner's expense, to the satisfaction of the City.
76. The Owner shall implement and/or contribute to infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA and related Functional Servicing Strategy Report, as appropriate and to the satisfaction of the City. An area specific Development Charge By-law may be subsequently established to facilitate the implementation of required sanitary sewer improvements.
77. The total land dedication to the City measuring approximately 17.8 ha shown as Block 648 on the Plan shall satisfy the total parkland dedication requirement once conveyed to the satisfaction of the City.
78. Prior to final approval of the Plan, the Owner shall prepare architectural control design guidelines. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan.
- a) A control architect shall be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines.
  - b) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines; and
  - c) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.

79. Prior to final approval of the Plan, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
- a) In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
  - b) The Owner shall not remove trees without written approval by the City.
  - c) The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
80. Prior to the perfect submission landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with recent council approved fee by-laws (commencing January 01, 2021); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
- a) This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
  - b) In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
81. Prior to final approval of the Plan, the Owner shall prepare a streetscape landscape master plan. The master plan shall address but not be limited to the following issues:
- a) Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting.
  - b) Appropriate landscaping within Environmental Buffer Blocks 565, 566 & 567
  - c) Appropriate landscaping within open space blocks 568, 569, 570, 571, 572, 573 & 574
  - d) Appropriate landscaping within vista blocks 575, 576, 577, 578, 579 & 580
  - e) Appropriate landscaping within walkway block 581
  - f) The appropriate landscaping within the stormwater management pond blocks 652 and 653.
  - g) The appropriate landscape edge treatment along all lots abutting existing residential boundary or 5m buffer areas.

- h) Trail system and network within the open space blocks 568, 569, 570, 571, 572, 573 & 574 and storm pond blocks 652 & 653 and park block 654, environmental buffer blocks 565, 566 & 567.
82. Prior to final approval of the Plan, the Owner shall provide a minimum 10m buffer block abutting the open space blocks along residential lots and residential blocks., in accordance with TRCA policies.
83. Prior to final approval of the Plan, the Owner shall prepare a detailed edge management/restoration plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
84. The Owner shall provide a report for a 20 meter zone within all staked woodlot and open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
85. The Owner shall agree to include in the subdivision agreement a warning clause with respect to the multi-use trail system:
- a) *"Purchasers are advised that the multi-use recreational trail system is an integral and necessary part of the City's recreation and transportation system as identified in the 2020 Pedestrian and Bicycle Master Plan including access to the open space and park system for utilitarian purposes. The trails adjacent to the residential lots shall have a minimum of 10m setback from the rear lot lines or side yard boundaries and will be constructed at no cost to the City to the City's standards for multi-use recreational trails. The trails system shall also include appropriate signage to warn the users of the risks per City of Vaughan Trails systems guidelines"*
86. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots that abuts Environmental Buffer Blocks 565, 566 & 567 and Open Space Blocks 569 & 570.
87. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut storm pond block 653
88. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut parkette block 564.

89. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along limits of the residential lots and blocks that abut vista blocks 575, 576, 577, 578, 579 & 580 to the satisfaction of the City.
90. The Owner shall agree in the subdivision agreement to erect a permanent wood privacy fencing along lots abutting Walkway Block 581.
91. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be coordinated with the environmental noise report and architectural control design guidelines.
92. Prior to final approval of the Plan and/or commencement of grading or construction, whichever occurs earlier, the Owner shall implement the following to the satisfaction of the City:
- a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - b) Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
93. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- a) For all parks, open spaces, landscape buffers, and storm water management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment (ESA) report in accordance or

generally meeting the intent of Ontario Regulation (O. Reg.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.

- b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) following remediation.
- c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
- d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.

94. 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.

**Schedule of Clauses/Conditions**  
**Draft Plan of Subdivision SUBP.20.V.0001 (19T-19V007)**  
**20 Lloyd Street**  
**(Clubhouse Developments Inc.)**  
**City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2817, dated April 26, 2021

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

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall provide direct shared pedestrian/cycling facilities and connections from the proposed development to boundary roadways and adjacent developments to support active transportation and public transit, where appropriate.
3. The Owner shall implement the recommendations of the revised Transportation Study, including TDM measures and incentives, as approved by the Region.
4. The Owner shall advise all potential purchasers of the existing and future introduction of transit services.

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

5. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
6. The Owner shall provide a drawing to the Region showing the layout of active transportation facilities and connections internal to the site and to the Regional roads.
7. 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.

8. The Owner shall provide an electronic copy of final engineering drawings of the watermain and sewers for the proposed development to the Community Planning and Development Services Division and the Infrastructure Asset Management Branch for record.
9. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
10. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
11. The Owner shall enter into an agreement with York Region, to satisfy all conditions, financial and otherwise, and state the date at which development charge rates are frozen, 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.
12. The Regional Corporate Services Department shall advise that Conditions 1 to 11 inclusive, have been satisfied.

**Appendix B**  
**TRCA's Conditions of Draft Plan Approval**

TRCA would have no objection to approval of Draft Plan of Subdivision 19T-19V007 for 20 Lloyd Street, City of Vaughan, Regional Municipality of York, prepared by KLM Planning Partners Inc., dated September 20, 2021, (see Figure 1 below) subject to the following conditions being included in the City's Draft Plan Approval:

1. That prior to any construction and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the FSR, prepared by Schaeffers Consulting Engineers, and the MESP, both dated May 2021 (and as amended) to the satisfaction of TRCA. This submission shall include:
  - i. updated floodplain mapping and computational hydraulic modelling;
  - ii. a description of the storm drainage system (quantity, erosion, site water balance, and quality) for the proposed development;
  - iii. plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system, the design of the outfall structures and protection, etc.;
  - iv. appropriate stormwater management techniques which may be required to control minor and major flows;
  - v. appropriate Stormwater Management Practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
  - vi. detailed designs for the outlet channels conveying SWM facility discharge to the receiving system; the channel should be designed to convey, at minimum, the release rate associated with the 100-year design storm.
  - vii. that the proposed SWM wetlands be designed to more closely resemble treatment wetlands, as opposed to traditional SWM ponds with fringe planting;
  - viii. a consideration for all options for Low Impact Development (LID) measures to promote infiltration, reduce run-off and maintain site level water balance for the plan area, to the maximum extent technically feasible;

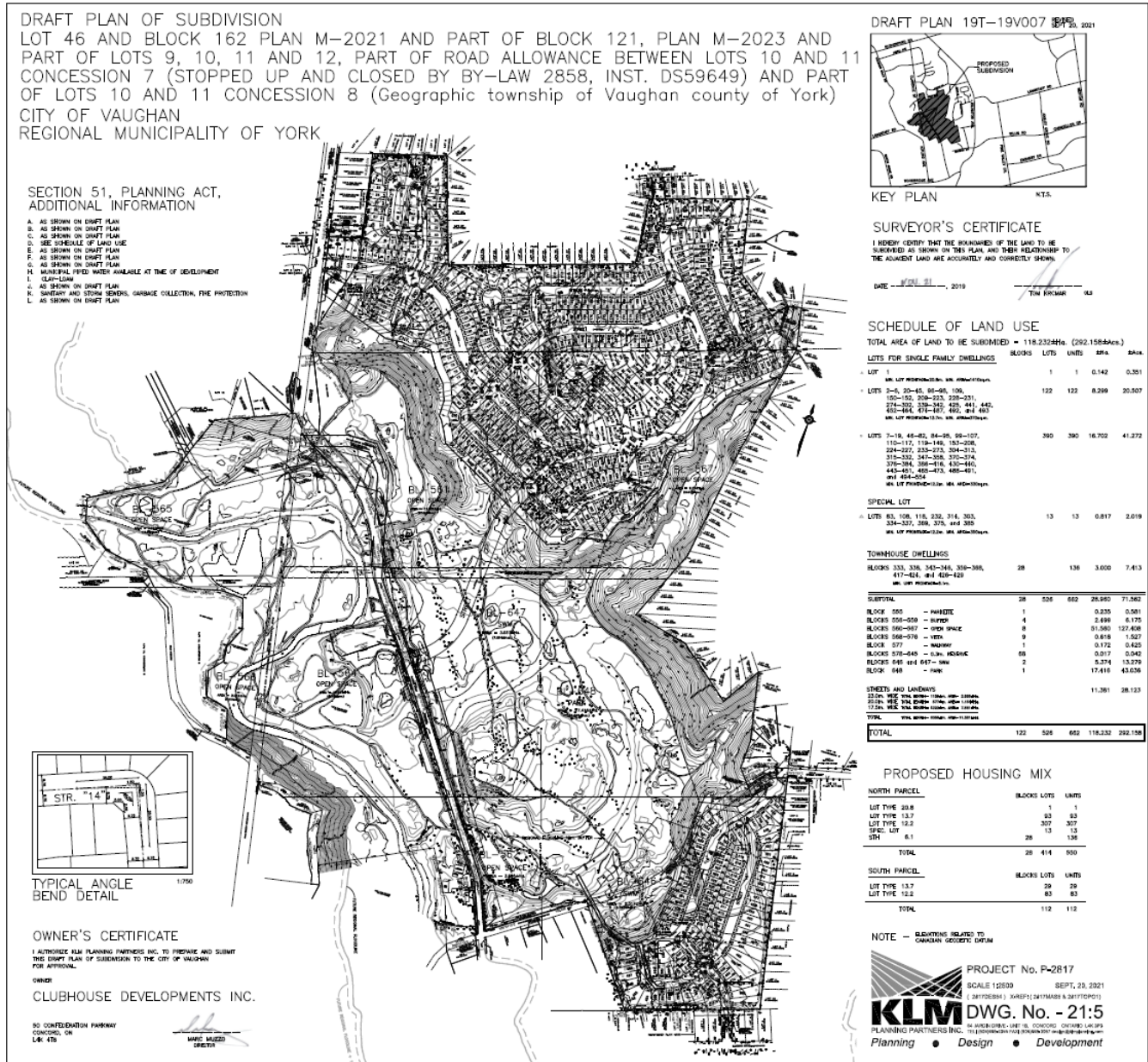
- ix. detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - x. detailed plans indicating how the Headwater Drainage Feature on site will be managed in accordance with TRCA's Evaluation, Classification and Management of Headwater Drainage Features Guidelines (January 2014).
  - xi. proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be likely impacted by the development;
  - xii. an evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation, and any permitting requirements;
  - xiii. grading plans for the subject lands;
  - xiv. review of the final grading drawings by geotechnical engineer to confirm that final grading details throughout the site, including the one at the boundary of the site and neighboring properties, are acceptable from a geotechnical point of view and meet the stability in the long-term with a minimum factor of safety of 1.50; and supervision by the geotechnical engineer to ensure that all pertinent geotechnical recommendations are implemented during construction;
  - xv. an erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - xvi. the location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended;
  - xvii. a response indicating how TRCA's detailed comments dated May 20, 2021 (and any subsequent comments) on Draft Plan of Subdivision Application 19T-19V007 have been addressed and incorporated into the detailed engineering report (or reports) and plans; and
2. That the Owner provide safe access to the site, as all access points along Clarence Street are flood inundated, to the satisfaction of TRCA. Where any new access point is introduced to an existing residential street travelling eastward, such as Wycliffe Avenue, written approval for the new access from the City of Vaughan Transportation staff must be provided.

3. That prior to any site development and prior to the registration of this plan or any phase there-of, the Owner prepare:
  - i. an Open Space Design Plan for the valleyland to the east of Clarence Street, to the satisfaction of TRCA.
  - ii. a tree protection and preservation plan for the site to the satisfaction of TRCA;
  - iii. a detailed valleyland restoration plan for the areas both east and west of Clarence Street that demonstrates a net ecological benefit, prepared by a certified OLA, to the satisfaction of the City and TRCA; and
  - iv. a comprehensive restoration / naturalization plan for the flood plain and the valleyland both east and west of Clarence Street, in accordance with (but not limited to) the “Integrated Open Space and Natural Heritage System Plan, Toronto Board of Trade Golf Course, City of Vaughan (February 2021)” and to the satisfaction of the TRCA. Seasonal monitoring of all planted vegetation within the blocks will be required for a period of two years, consistent with the tree and shrub warranty. TRCA will require a memo, including photos, in the spring and summer of each year, for two years following final installation of vegetation.
4. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
5. That the implementing zoning by-law place Blocks 556 to 559, Blocks 560 to 567, and Block 648 into an Open Space, or other suitable environmental zoning category, which has the effect of limiting development within the valley, to the satisfaction of TRCA.
6. That the Open Space Blocks 560, 561, 562, 563, 564, 565, 566 and 567, and Environmental Buffer Blocks 556, 557, 558 and 559 be gratuitously dedicated to a public authority, free of all charges and encumbrances, to the satisfaction of TRCA.
7. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
8. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
  - i. to carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports / strategies and details of the plans referenced in TRCA’s conditions 1. and 2. (inclusive) of draft plan approval;
  - ii. to retain a geotechnical engineer to confirm that final grading details throughout the site, including the one at the boundary of the site and neighboring properties, are acceptable and meet the stability in the long-term with a minimum factor of safety of

- 1.50, and to ensure that all geotechnical recommendations are implemented during construction;
- iii. to install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, until the site has been stabilized, in a manner satisfactory to TRCA;
  - iv. to obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
  - v. to comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports, and conditions to the satisfaction of TRCA;
  - vi. to complete all works associated with the restoration / naturalization of the flood plain on the valley floor within Open Space Blocks 560, 561, 562, 563, 564, 565, 566 and 567, to the satisfaction of TRCA;
  - vii. To erect a permanent fence along all lots / blocks that abut the Open Space Blocks to the satisfaction of TRCA to protect existing and future open space lands from unauthorized / non-programmed entry; and
9. That, if necessary, this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, to the satisfaction of TRCA.
10. That the Owner provides a detailed letter to TRCA indicating how and when (including dates and plan numbers / permit numbers) each TRCA condition of draft approval has been addressed.
11. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.
12. That the Owner pays all TRCA fees, as required, in accordance with TRCA's Fee Schedule in effect at the time of clearance request.

**Figure 1:**

Draft Plan of Subdivision 19T-19V007 (upon which the above draft plan conditions are based)



Attachment No. 1d) – Enbridge

Enbridge Gas Inc. does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall contact Enbridge Gas Inc.'s Customer Connections department by emailing [SalesArea30@Enbridge.com](mailto:SalesArea30@Enbridge.com) to determine gas availability, 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.

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

Attachment No. 1e) - Bell Canada

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Messere, Clement](#)  
**Subject:** [External] OPA (OP.19.014), ZBLA (Z.19.038) and Draft Plan of Subdivision (19T-19V007), 20 Lloyd St., Vaughan.  
**Date:** Thursday, January 07, 2021 3:20:06 PM

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**2021-01-07**

**Clement Messere**

**Vaughan**

, ,

Attention: Clement Messere

Re: OPA (OP.19.014), ZBLA (Z.19.038) and Draft Plan of Subdivision (19T-19V007), 20 Lloyd St., Vaughan.; Your File No. OP.19.014,Z.19.038,19T-19V007

Our File No. 89440

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application. The following paragraphs are to be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.”

The Owner is advised to contact 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.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

If the Owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Please note that WSP operates Bell’s development tracking system, which includes the intake

of municipal circulations. WSP is mandated to notify Bell when a municipal request for comments or for information, such as a request for clearance, has been received. All responses to these municipal circulations are generated by Bell, but submitted by WSP on Bell's behalf. WSP is not responsible for Bell's responses and for any of the content herein.

If you believe that these comments have been sent to you in error or have questions regarding Bell's protocols for responding to municipal circulations and enquiries, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville  
Manager - Planning and Development  
Network Provisioning  
Email: [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca)

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DELIVERY PLANNING  
200 – 5210 BRADCO BLVD  
MISSISSAUGA, ON L4W 2G7  
[CANADAPOST.CA](http://CANADAPOST.CA)

Attachment No. 1f) - Canada Post

May 27, 2021

City of Vaughan – Planning Department

To: Clement Messere, **Senior Planner, Development Planning**

Reference: **File: 19T-19V007 Related Files: Z.19.038 and OP.19.014**  
**20 Lloyd Street (Board of Trade)**  
**533 detached & 139 townhouse units**  
3rd Submission

Thank you for the opportunity to comment on the above noted application. My comments on December 1, 2020 will still apply.

I trust this information is sufficient; however, should you require further information, please don't hesitate to contact me.

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA  
200 – 5210 Bradco Blvd, Mississauga, ON L6W 1G7  
416-262-2394  
[lorraine.farquharson@canadapost.ca](mailto:lorraine.farquharson@canadapost.ca)

Revised: January 7, 2020

**Date:** January 15<sup>th</sup>, 2020

**Attention:** **Stephan Posikira**

**RE:** Request for Comments

**File No.:** **19T-19V007**

**Applicant:** Barry Stern, Clubhouse Developments Inc.

**Location** 20 Lloyd Street

Revised: January 7, 2020

### COMMENTS:

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

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

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

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

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

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

Revised: January 7, 2020

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

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

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions

**Phone:** 905-532-4419

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

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



# SUBDIVISION APPLICATION FORM

*Revised: August 7, 2019*

*This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.*

DEVELOPER'S INFORMATION					
Company name:					
Contact Name/Title:					
Telephone:					
Email:					
Address:					
CIVIL CONSULTANT					
Company Name:					
Contact Name/Title:					
Telephone:					
Email:					
SUBDIVISION INFORMATION					
Circle Type of Subdivision:		Residential		Commercial	
Anticipated Start Date:					
Name of Subdivision:					
Municipal Subdivision File No.:					
Subdivision Location (City/Town):					
Subdivision Ownership:		Municipal		Private	
(circle)				Mixture	
UNIT INFORMATION					
Type of Units	Total Number:	Square Feet per unit	Special Conditions	YES	NO
Single family:			MicroFit Homes:		
Semi-Detached:			3 <sup>RD</sup> Party Metering:		
Townhouse:			Electric Vech. Chargers:		
Requirement for Single Phase Service Ducts for Municipal Park or other service:					
Number of Blocks Requiring 3 Phase Power Supply:					
Please indicate service size for number of residential dwellings within subdivision. Not applicable to commercial/industrial sites.			200A	400A	Other Metering
<b>Additional Information</b> (please include additional info. in the below space)					

# SUBDIVISION APPLICATION FORM

Revised: August 7, 2019

This form must be completed in full and submitted by the Developer prior to Alectra Utilities providing an Offer to Connect (OTC) Agreement.

## REQUIRED INFORMATION

**Alectra Utilities requires that the following information be provided together with this form in order to prepare the Offer to Connect Agreement:**

1. Legal Description of the lands, copies of draft subdivision or reference plans, showing all easements.
2. One complete set of engineering and architectural drawings (must indicate location of meter bases and if applicable exterior stairs) and, together with the general plan in AutoCAD format (not newer than 2015)
3. All approved right-of-way cross sections from the municipality or region.
4. Title documents pertaining to the subject lands, including a current parcel register, transfer/deed of land, copies of any encumbrances and a current Certificate of Incorporation of the registered owner.
5. The servicing schedule.
6. Confirmation of site access date for hydro installation.

**NOTE:** Actual connections to industrial/commercial/institutional buildings will be looked after Alectra Utilities ICI department.

## ALECTRA UTILITIES CONTACT INFORMATION (to be completed by Alectra)

Contact Name:	Tony D'Onofrio
Title:	Supervisor
Office Address:	Alectra Utilities East – 161 Cityview Boulevard, Vaughan, ON L4H 0A9
Phone:	905-532-4419
Email:	tony.donofrio@alecrautilities.com

## APPROVAL AND SIGNATURE OF DEVELOPER

Signature:

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Name of Authorized Signatory/Agent:

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Title:

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Company Name:

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Date:

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