

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 15, 2022**

Item 2, Report No. 4, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 15, 2022.

**2. ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED: DRAFT PLAN OF SUBDIVISION FILE 19T-18V010, SITE DEVELOPMENT FILE DA.18.066 – 6560 LANGSTAFF ROAD, VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management dated February 2, 2022, be approved; and**
- 2) That the coloured elevations submitted by the applicant be received.**

**Recommendations**

- 1. THAT Draft Plan of Subdivision File 19T-18V010 (Anatolia Block 59 Developments Limited) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the draft plan of subdivision shown on Attachment 4;**
- 2. THAT Site Development File DA.18.066 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit two employment buildings on the subject lands, identified as “Building 3” and “Building 4” as shown on Attachments 5 to 8;**
- 3. THAT the following proposed name for the new street shown on Attachment 10, BE APPROVED:**

**Proposed Name**

**Anatolian Drive**

## Committee of the Whole (1) Report

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**DATE:** Wednesday, February 2, 2022

**WARD:** 2

**TITLE:** ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V010  
SITE DEVELOPMENT FILE DA.18.066  
6560 LANGSTAFF ROAD  
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Draft Plan of Subdivision 19T-18V010 and Site Development File DA.18.066 (Anatolia Block 59 Developments Limited) for the subject lands shown on Attachment 3 for a draft plan of subdivision to permit employment uses, and to facilitate the development of two new employment buildings, as shown on Attachments 4 to 8. This report also seeks to name “Anatolian Drive”, located on the subject lands and Block 59 Plan, as shown on Attachment 10.

### **Report Highlights**

- The Owner proposes a draft plan of subdivision for employment uses for the subject lands shown on Attachment 3, and to facilitate the development of two new employment buildings, as shown on Attachments 4 to 8.
- The Owner is seeking approval to name a street “Anatolian Drive” located within the subject lands and Block 59 Plan area, as shown on Attachment 10.
- Draft Plan of Subdivision and Site Development Applications are required to permit the development.
- The Development Planning Department supports the approval of the applications as they will permit a development consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010 and Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

### **Recommendations**

1. THAT Draft Plan of Subdivision File 19T-18V010 (Anatolia Block 59 Developments Limited) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the draft plan of subdivision shown on Attachment 4;
2. THAT Site Development File DA.18.066 BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS and warning clauses included in Attachment 2, to the satisfaction of the Development Planning Department, to permit two employment buildings on the subject lands, identified as “Building 3” and “Building 4” as shown on Attachments 5 to 8;
3. THAT the following proposed name for the new street shown on Attachment 10, BE APPROVED:

Proposed Name  
Anatolian Drive

### **Background**

#### Location

The subject lands (the ‘Subject Lands’) shown on Attachment 3 are located on the northeast corner of Huntington Road and Langstaff Road and are municipally known as 6560 Langstaff Road. The Subject Lands and surrounding land uses are shown on Attachment 3.

***The related Zoning By-law Amendment Application and a Site Development Application for Phase 1 have been approved on the Subject Lands***

Vaughan Council on January 26, 2021, approved Zoning By-law Amendment File Z.18.026 and Phase 1 of Site Development File DA.18.066, to permit the development of two one-storey employment buildings, identified as “Building 1” and “Building 2” on Attachment 5.

***Draft Plan of Subdivision and Site Development Applications have been submitted to permit the Development***

Anatolia Block 59 Developments Limited (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands shown on Attachment 3 to create blocks for employment uses, valleyland and buffer areas, a new street, stormwater management pond, road widening, and facilitate the development of two new employment buildings (the ‘Development’) as shown on Attachments 4 to 8.

1. Draft Plan of Subdivision File 19T-18V010, as shown on Attachment 4, for an employment Draft Plan of Subdivision (‘Draft Plan’) consisting of the following:

<b><u>Blocks/Roads</u></b>	<b><u>Land Use</u></b>	<b><u>Area (ha)</u></b>	<b><u>Number of Buildings</u></b>
1, 2 and 4	Prestige Employment	12.608	3
3	General Employment	3.512	1
5	Storm Water Management	0.003	N/A
6	Open Space	0.042	N/A
7 and 8	Valley	5.283	N/A
9 to 14	Minimum 10m Buffers	0.589	N/A
15 and 16	Road Widening (Huntington Road and Langstaff Road)	0.105	N/A
17 to 21	0.3m Reserve	0.022	N/A
Street “1”	26 m wide Street ‘1’	1.001	N/A
TOTAL		23.165	4

2. Site Development File DA.18.066, as shown on Attachments 5 to 8, to permit the development of two employment buildings (Phase 2) identified as “Building 3” and “Building 4” on Attachment 5.

***The Owner owns other lands in Block 59, subject to concurrent Draft Plan of Subdivision and Site Development applications***

The Owner has submitted Draft Plan of Subdivision and Site Development Applications on two additional properties within the Block 59 area, shown on Attachment 3. These



applications are being reviewed concurrently and form part of the February 2, 2022, Committee of the Whole agenda.

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

The City on January 11, 2019 circulated a Notice of Public Meeting to all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners' Association, the Kleinburg and Area Ratepayers' Association, and the Greater Woodbridge Ratepayers' Association. A copy of the Notice of Public Meeting was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed on the Huntington Road and Langstaff Road street frontage, in accordance with the City's Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Meeting) was held on February 5, 2019 to receive comments from the public and Committee of the Whole. Vaughan Council on February 12, 2019 ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of February 5, 2019 and to forward a comprehensive report to a future Committee of the Whole meeting.

Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Vaughan, made a deputation on behalf of the Owner, at the Public Meeting regarding the Applications and no written submissions regarding the Applications were received by the Development Planning Department.

The following written communications were received by Council regarding the related Zoning By-law Amendment and Site Development Applications Z.18.026 and DA.18.066 at the Committee of the Whole and Council meetings:

**CW (1) December 1, 2020**

- Mr. R. Sacco, Block Engineer – Block 57/58 Landowners Group, dated November 30, 2020;
- Mr. J.A. Bacchus, The Municipal Infrastructure Group Ltd., dated November 30, 2020;
- Mr. J. Sgro, ZZEN Group of Companies Limited, dated November 30, 2020;
- Mr. J. Sgro, ZZEN Group of Companies Limited, December 2, 2020;
- Ms. S. Rosenthal, DAVIES HOWE LLP, dated November 30, 2020

**Council December 15, 2020**

- J. McGovern, Rice Group, dated December 11, 2020; and

## **REFERRED CW (1) January 19, 2021**

- C1 Mr. M. E. Oldham, WSP, dated January 4, 2021;
- C5. Mr. M. E. Oldham, WSP, dated January 4, 2021;

The following is a summary of the comments provided in the written submission received by the Development Planning Department:

### Block 59 Landowners Group

Concerns from the Landowners in the easterly portion of Block 59 with the provisions of the Holding Symbol “(H)” requiring the Block 59 Landowners Group to enter into a Spine Servicing Agreement and other requirements with respect to infrastructure on the westerly half of Block 59.

#### Response

A Communication was provided to Council to resolve the concerns related to the Block 59 Landowners Group. The Recommendations of the report (Related File Z.18.026 and DA.18.066) were amended to replace all reference to the “Block 59 Landowners Group” to the “Block 59 West Landowners Group”.

### Block 57/58 Landowners Group

Concerns with the proposed interim sanitary sewer service plan to access services from the existing Block 57/58 Huntington Road Sanitary Sub-Trunk sewer until a final servicing strategy is developed by the Owner.

#### Response

A Communication was provided to Council to resolve the concerns related to the Block 57/58 Landowners Group. The Recommendations of the report (Related File Z.18.026 and DA.18.066) were amended to include a condition of lifting the Holding Symbol “(H)” to require a complete servicing strategy developed to the satisfaction of the City that will have no negative impact on Block 57/58. The Owner is now in a position to satisfy this condition.

The Development Planning Department on January 26, 2022 emailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the application.

## **Previous Reports/Authority**

The following are links to previous report regarding the Subject Lands:

Related Zoning By-law Amendment, Site Development Application and Block 59 Block Plan Committee of the Whole Report:

[January 19, 2021 Committee of the Whole \(1\) \(Item 10, Report No.1 Recommendations 1 to 6\)](#)

Block 59 Block Plan Committee of the Whole Report:

[June 16, 2020, Committee of the Whole \(Item 10 Report No. 25, Recommendations 1 to 9, adopted as amended by Vaughan Council on June 29, 2020\)](#)

Public Meeting Report:

[February 5, 2019, Committee of the Whole \(Public Meeting\) \(Item 6, Report No.8, Recommendation 1\)](#)

Block 59 Block Plan Application (File BL.59.2014) Public Meeting Report:

[June 17, 2014, Committee of the Whole \(Public Meeting\) \(Item 5, Report No. 32, Recommendations 1 to 3, adopted as amended by Vaughan Council on June 24, 2014\)](#)

## **Analysis and Options**

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

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

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement, 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected.

The Applications are consistent with the Provincial policies of the PPS, specifically Sections 1.1.3 regarding Settlement Areas, Section 2.1.1 protecting natural features and areas for the long-term and Section 1.3.1 regarding employment policies.

The employment policies in Section 1.3.1 of the PPS states (in part), “Planning authorities shall promote economic development and competitiveness by:

- Providing for an appropriate mix and range of employment and institutional uses to meet long-term needs
- Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable site for employment uses which support a wide

range of economic activities and ancillary uses, and take into account the needs of existing and future businesses

- Ensuring the necessary infrastructure is provided to support current and projected needs

The Subject Lands shown on Attachment 3 are located within a Settlement Area as defined by the PPS. The Development will provide long-term protection for the natural heritage features located on the Subject Lands by bringing the valleylands, buffers and open space lands shown on Attachments 5 and 6 into public ownership.

The Development utilizes an undeveloped site within the Block 59 Employment Area which will support employment uses. The Development complements and is compatible with the planned uses within the West Vaughan Employment Area and provides diversified employment opportunities to meet the City's long-term employment needs. The Subject Lands are located in an area where servicing and infrastructure is available for the Development.

In consideration of the above, 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***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') is intended to guide decision-making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and flexibility to capitalize on new economic and employment opportunities while providing certainty or traditional industries. The Growth Plan encourages the concentration of population and employment growth within Settlement Areas in accordance with Section 2.2.1 and promotes the development of complete communities, offering a mix of jobs, amenities, services and housing types. In accordance with Section 3(5) of the *Planning Act*, Vaughan Council's planning decisions shall conform to the Growth Plan.

The Employment policies of Section 2.2.5.1 directs that economic development and competitiveness in the Greater Golden Horseshoe will be promoted by:

- Making more efficient use of existing employment areas and vacant and underutilized employment lands, and increasing employment densities
- Integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment

Schedule 1 – Urban Structure of Vaughan Official Plan 2010 identifies the Subject Lands as being located within "Employment Areas". The Development implements an

employment use within a Settlement Area where municipal water and wastewater services are available and will contribute towards the development of employment lands in Block 59. The Development conforms to the Growth Plan.

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

The York Region Official Plan, 2010 ('YROP') guides economic, environmental and community building decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are identified as "Urban Area" on Map 1: Regional Structure of the YROP, and permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria, and are identified as being within the "Strategic Employment Lands – Conceptual" by Figure 2: York Region Strategic Employment Lands of the YROP. The following YROP policies apply to the Development:

- Section 4.3 "Planning for Employment Lands" contains policies to recognize that employment lands are strategic and vital to the Regional economy and are major drivers of economic activity in the Region. As such, require local municipalities are required to designate and protect employment lands in local municipal official plans and protect, maintain and enhance the long-term viability of all employment lands designated in local municipal official plans for employment land uses.
- Policy 4.3.6 states, "It is the policy of Council to protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and shall be designated for employment land uses in local municipal official plans".
- Policy 4.3.14 also requires that local municipalities, in consultation with York Region, to prepare comprehensive secondary plans for new employment lands.
- Policy 4.3.17 and 4.3.18 requires a diverse mix of lot sizes on employment lands and flexible and adaptable employment lands that include street patterns and building design and siting that allow for development and intensification.

The Development would facilitate the creation of public streets and employment blocks in varying lot sizes to diversify employment uses where employment lands have been identified and designated in the Vaughan Official Plan, 2010 ('VOP 2010'). The Subject Lands form part of the VOP 2010, Volume 2, Section 11.9 – the West Vaughan Employment Area Secondary Plan as required for new employment lands. The Development conforms to the policies of the YROP.

***The Development conforms to VOP 2010***

The Subject Lands are designated “Prestige Employment”, “General Employment” and “Natural Areas” (valley and Rainbow Creek) by VOP 2010, Volume 2, Section 11.9 - the West Vaughan Employment Area Secondary Plan (‘WVEASP’). Schedule 1 of VOP 2010 also identifies the Subject Lands as an “Employment Area” and “Natural Area and Countryside”.

- The “Prestige Employment” designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings and which do not require outside storage. Outside storage is not permitted within the “Prestige Employment” designation. Office uses, limited retail uses, and gas stations are also permitted in the “Prestige Employment” designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the “Prestige Employment” designation.
- The “General Employment” designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage, but not used for the sole purpose of outside storage. Accessory office and/or retail uses, and gas stations are also permitted in the “General Employment” designation, subject to meeting certain criteria outlined in VOP 2010. Employment Industrial Buildings are also a permitted building type within the “General Employment” designation.
- The “Natural Areas” designation identifies those portions of the City being part of the Natural Heritage Network. The policies of VOP 2010 require the Natural Heritage Network be protected and enhanced, as an interconnected system of natural features and the functions they perform. The “Natural Areas” designation on the Subject Lands are specifically identified as a “Core Feature” by VOP 2010. The location of Rainbow Creek coincides with the “Natural Areas” designation on the Subject Lands. The Development proposes to create the appropriate valley blocks together with the environmental buffer blocks.

VOP 2010 requires Core Features and their minimum Vegetation Protection Zones (VPZs) be dedicated to an appropriate public agency at no public expense, through the development approval process. The conveyance of these lands will be secured through the Draft Plan of Subdivision File 19T-18V010 to ensure the integrity of the ecological systems on or within direct proximity to the Subject Lands will be maintained. The development limits of the Subject Lands, including all the natural heritage features and

hazards, have been confirmed to the satisfaction of the Toronto and Region Conservation Authority ('TRCA') and determined through the Block Plan process in accordance with the policies of VOP 2010 and the WVEASP.

The Development conforms to the "Prestige Employment", "General Employment" and "Natural Areas" land use designations.

The Development respects the following design criteria in accordance with Section 9.1.2.10 of VOP 2010 (in part):

"That in Employment Areas, new development will be designed to:

- allow for a variety of lot sizes and building sizes to accommodate a wide range of employment uses as permitted through Section 9.2 of this Plan;
- provide safe and direct access to buildings for pedestrians, cyclists and transit users;
- provide safe and direct pedestrian walkways from the public street and parking areas to main building entrances;
- buffering and screening any surface parking areas from all property lines through the use of setbacks and landscaping;
- buffering and screening any outdoor storage areas, where permitted, through the use of setbacks, landscaping and fencing; and
- provide appropriate parks and open spaces as set out in Section 7.3."

The Development shown on Attachments 4 to 8 respects the design criteria above by creating a range of lot sizes, providing safe and direct access to buildings for a variety of transportation modes, and providing appropriate VPZs, valley, and open space blocks. The Development conforms to VOP 2010.

***The Development conforms to the final Block Plan for the Block 59 Area***

Section 10.1.1 of VOP 2010 states that a Block Plan is required for all Secondary Plans. Vaughan Council on June 29, 2020 considered and approved the application for the Block 59 Plan dated December 10, 2019, subject to the fulfillment of Block Plan conditions of approval. Council on January 19, 2021 considered and approved the Block 59 Plan dated September 3, 2020, subject to the fulfillment of Block Plan conditions of approval. The Block 59 Plan dated July 19, 2021 was further updated, as shown on Attachment 9, through Zoning By-law Amendment File Z.21.001.

The Block 59 Plan shown on Attachment 9, identifies the Subject Lands as "Prestige Employment", "General Employment", "Natural Heritage Feature", "10 m Buffer", "Stormwater Management Pond", and a public road identified as "Street G". The

proposed Draft Plan consists of employment blocks, buffer blocks, a new road, a stormwater management block, open space, and valley blocks which conforms to the Block 59 Plan.

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

The Subject Lands are zoned “EM1 Prestige Employment Area Zone”, “EM1(H) Prestige Employment Area Zone” with the Holding Symbol “(H)”, “EM2(H) General Employment Area Zone” with the Holding Symbol “(H)”, and “OS1 Open Space Conservation Zone”, all subject to site-specific exception 9(1512). The Development complies with Zoning By-law 1-88.

***Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021 in accordance with the Planning Act. The last date for filing an appeal to the OLT in respect of By-law 001-021 was November 15, 2021. By-law 001-021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-021 is in force, the Owner will be required to demonstrate conformity with both By-law 001-021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-021 applies.

***The Development Planning Department recommends the Holding Symbol “(H)” be removed from the Subject Lands***

The Owner has submitted Zoning By-law Amendment File Z.21.038 for the Subject Lands. The Subject Lands were zoned with the Holding Symbol “(H)” to be lifted once the following conditions have been satisfied:

- a) Draft Plan of Subdivision File 19T-18V010 is approved by Vaughan Council;
- b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners to the satisfaction of the Development Engineering Department and the Policy Planning and Special Programs Department;

Should Vaughan Council approve the Recommendations contained in this report, then Condition a) of the Holding Symbol “(H)” would be satisfied. The Development Engineering (‘DE’) Department has confirmed the remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners have been satisfied. Therefore, the Owner has demonstrated Condition b) of the Holding Symbol “(H)” has been satisfied.



Accordingly, it is recommended that the Holding Symbol “(H)” be removed from the Subject Lands, as shown on Attachment 5, to facilitate the Development and a By-law to remove the Holding Symbol “(H)” be brought forward to Council for enactment, should the Applications be approved.

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

#### Draft Plan of Subdivision

The Draft Plan shown on Attachment 4 is to create blocks for employment uses, valleylands and buffer areas, a new street, and road widening. Prior to the execution of the Site Plan Agreement, the Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 1 and the final Draft Plan shall be registered on title.

#### Site Plan

The Development shown on Attachments 5 to 8 consists of two new employment buildings identified as “Building 3” with an approximate gross floor area (GFA) of 16,439 m<sup>2</sup> and “Building 4” with an approximate GFA of 8,612 m<sup>2</sup>, as shown on Attachment 5. The buildings will be accessed by Future Street “1”. Pedestrian connections are proposed throughout the parking areas to provide safe pedestrian permeability into the Subject Lands. Parking is located facing Future Street “1” and truck loading occurs toward the rear of buildings away from any arterial roads in accordance with Zoning By-law 1-88, as amended. The final site plan shall be to the satisfaction of Development Planning and the Zoning By-law Amendment Application File Z.21.038 to lift the Holding Symbol ‘(H)’ shall be approved. A condition to this effect is included in Attachment 2.

#### Landscape Plan

The proposed landscape plan is shown on Attachment 6 and consists of a variety of deciduous and coniferous trees and shrubs and ornamental grasses. Development Planning staff recommend additional landscaping along the north boundary be reflected in the final landscape plan and additional details provided for the primary entry feature area. The Owner is required to provide the updated information as requested and the final Landscape Plan and cost estimates should be to the satisfaction of the Development Planning Department.

#### Building Elevations

The elevations shown on Attachments 7 and 8 include a combination of glazing, precast concrete and composite metal panels. Bird friendly treatment and standard notes shall be annotated on the elevations. The final building elevations shall be approved to the satisfaction of the Development Planning Department.

### Lighting Plan

The photometric plan must achieve 0.0 lux at the property line for all frontages and the natural area where the VPZ begins to avoid any light spillage into the natural area. The final photometric plan must be to the satisfaction of the Development Planning Department.

### Sustainability Performance Metrics

The Owner has submitted a Sustainability Performance Metric scoring tool. A revised Sustainability Performance Metric scoring tool and cover letter must be submitted to demonstrate how the development achieves the minimum Sustainability Performance Metric ('SPM') application score of 31 points for Bronze level.

### Cultural Heritage

The Owner has provided a letter from the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries to confirm of review and entry of the Stage 3 Archaeological Assessment into the Ontario Public Register of Archaeological Reports. As such, the Cultural Heritage Division is satisfied with the provided Archaeological Reports and the standard archaeological clauses shall apply. A condition to this effect is included in Attachments 1 and 2.

### ***The GIS Division of the Development Planning Department has reviewed the proposed Street Name for the proposed Draft Plan of Subdivision***

The Development Planning Department has received an application to name Streets "F" and "G" in the Block 59 Plan, and identified in Draft Plan of Subdivision Files 19T-18V009, 19T-18V010 and 19T-18V011. The Owner has submitted the street name "Anatolian Drive" for approval, as shown on Attachment 10. The proposed street name relates to Anatolia, its inhabitants and an extinct group of ancient languages which includes a branch of the Indo-European language family such as Hittites, Luwians and the Lydians; incoming races included the Armenians, Greeks, Phrygians and Thracians. According to the Owner, the number of people living in Vaughan that have originated from this region have grown tremendously over the past recent years. Being able to provide a street name that has some cultural connections to this heritage would mean a great deal to many newer citizens of Vaughan. Within the City of Vaughan, there are many similarly used references for other cultures in street names such as "Venetian Crescent", "Roman Road" and "Naples Avenue".

The York Region, Community Planning and Development Services Department has no objection to the proposed name. The Development Planning Department and the Fire and Rescue Department have reviewed the name for appropriateness and determined the proposed name to be satisfactory.

The proposed street name is consistent with the City's Street Naming Policy and Procedures that was approved by Vaughan Council on December 10, 2013. Staff on September 24, 2021 circulated the proposed name to each Council member and received no comments. The proposed street name is not the result of a charity fundraising auction/event

***The Development Engineering Department supports the Development, subject to Conditions of Approval***

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

Transportation Engineering

The Subject Lands will be serviced via proposed access driveways from Huntington Road, Langstaff Road and future Street '1', as shown on Attachments 4 to 6. The proposed municipal road network required to service Blocks 3 and 4 (future Street '1') is included within a Spine Servicing Agreement executed with the City. Easements may be required for shared access between adjacent landowners and shall be confirmed prior to registration of the Draft Plan.

The proposed parking supply meets the requirements of Zoning By-law 1-88, as amended. The DE Department has no objection with the proposed parking supply.

Huntington Road Urbanization

The City completed a Schedule 'C' Municipal Class Environmental Assessment (EA) Study for road improvements along Huntington Road to accommodate population and employment growth in western Vaughan. The Huntington Road Urbanization project through the City's Infrastructure Delivery ('ID') Department has scheduled the work to be completed in three (3) separate phases, with Phase1 (Langstaff to Rutherford) tentatively scheduled for construction between 2023 & 2024.

The proposed improvements include widening to accommodate a 26 m urbanized right-of-way (R.O.W) complete with a total of four lanes, intersection improvements, illumination installation (street lighting), 3 m multi-use trail, boulevard, and landscaping on the east side of Huntington Road, 1.5 m sidewalk, boulevard, and landscaping on the west side of Huntington Road, and various utility upgrades.

To accommodate the Huntington Road Urbanization project, the Owner of the Subject Lands shall convey lands fronting Huntington Road to the City at no cost and free of charge and encumbrances as required to facilitate ID's engineering design. A condition to this effect is included in Attachment 1.

### Noise Impact Study

The Noise Impact Study, prepared by Valcoustics Canada Ltd., and dated May 22, 2020 ('NIS'), was prepared in support of the Applications for the Subject Lands.

The NIS identified noise sources with potential for impact on the Development through road traffic on Langstaff Road, Huntington Road and the future Highway 427 extension. The main noise sources associated with the Development with the potential to create significant noise impact at the neighbouring receptors are truck movements on site, activities at the loading docks, and the rooftop mechanical units. The indoor noise criteria for the Development are predicted to be met using exterior wall construction with a minimum Sound Transmission Class ('STC') 42 and exterior windows of up to STC 33. The NIS shows sound emissions from the Development are predicted to meet the stationary noise guideline limits without any additional noise mitigation measures.

The tenants for the warehouses are currently not known. The analysis was done using operating information provided by the Owner. for similar facilities that they have developed. The analysis should be updated if the proposed operations are significantly different than those described and assessed herein. A condition to this effect is included in Attachment 2.

### Municipal Servicing

Employment Blocks 3 and 4 within the Subject Lands cannot be developed until adequate access and municipal services are available to service the Subject Lands or the Owner demonstrates that alternative arrangement has been made for their completion to the satisfaction of the City.

#### **a) Water Supply**

The Subject Lands currently situated within Pressure District 5 (PD5) of the York Water Supply System according to the Master Environmental Servicing Plan ('MESP') for Block 59 and current City mapping.

The Subject Lands will be served by Pressure District 6 (PD6). However, currently there is no watermain infrastructure available to provide PD6 pressures to support the Development in advance of the ultimate servicing strategy which includes the following: future municipal watermain infrastructure to be constructed within future Street '1'; external watermain connections at the intersections of Rutherford Road/Huntington Road, future John Lawrie Street (Street '1')/Huntington Road, and Langstaff Road/Huntington Road complete with a Pressure Reducing Valve (PRV); internal looping through Block 59; and,

Huntington watermain extensions from Trade Valley Drive to Langstaff Road, all external to the Draft Plan.

As part of the Applications, the Owner is proposing to design and construct a watermain within a future City easement within the Subject Lands complete with an interim connection to the existing PD5 watermain at the intersection of Huntington and Langstaff until such time the future PD6 watermain is constructed as part of a Spine Servicing Agreement for Block 59 West.

The Owner shall coordinate external Spine Servicing works to support the Development as required. External municipal watermain works are included within a Spine Servicing Agreement executed with the City.

**b) Sanitary Servicing**

The Subject Lands will be serviced utilizing a proposed municipal sanitary sewer network traversing the south side of Employment Blocks 1 and 2, as shown on Attachment 4, via a proposed municipal servicing easement complete with service connections and control maintenance holes for each development block. The Functional Servicing & Stormwater Management Report ('FSR') prepared by Schaeffers Consulting Engineers, dated August 2021 identifies the subject development to facilitate a direct connection to the Huntington Road sanitary sewer consistent with the interim and ultimate wastewater strategies presented in the MESP; however, the MESP identifies that easement requirements are to be confirmed within the detailed design.

The Owner has made an Environmental Compliance Approval (ECA) submission with the City for the Transfer of Review (ToR) Program with York Region for the proposed municipal sanitary sewer works to construct the necessary municipal wastewater servicing to service Blocks 1, 2, 3 and 4 as noted on the Draft Plan of Subdivision. Proposed municipal servicing includes internal maintenance holes and sewers including individual service connections and control maintenance holes for Blocks 1, 2, 3 and 4 within a municipal servicing easement.

The Owner shall coordinate the external Spine Servicing works to support the Development as required. External municipal sanitary sewer works are included within a Spine Servicing Agreement executed with the City.

**c) Stormwater Management**

Currently, the Subject Lands are not serviced by any existing stormwater infrastructure and no municipal storm ponds are proposed on the Subject Lands. The FSR proposes to provide additional on-site private storage and direct site

stormwater flows to future Street '1' complete with quality and quantity controls prior to ultimately discharging to Rainbow Creek.

The current SWM proposal contradicts what was originally envisioned as part of the MESP (Subject Lands were proposed to be tributary to a future SWM Pond W1 on external lands to the north); however; DE confirms the current design generally follows the intent of the Block 59 MESP.

The Owner shall coordinate the external Spine Servicing works to support Development as required. External municipal storm sewer and stormwater management pond works are included within a Spine Servicing Agreement executed with the City.

#### Environmental Site Assessment

The DE Department has reviewed the Phase One Environmental Site Assessment (ESA) Updated Report provided by the Owner and concludes the report is to the satisfaction of DE. Prior to final approval for the Draft Plan, the Owner shall provide a Letter of Reliance for the Phase One ESA Report to the satisfaction of DE Department. A condition to this effect is included in Attachment 1.

#### Grading Design/Erosion and Sediment Control

The existing topography indicates a significant grade differential between the west and east halves of the Subject Lands and therefore requiring the Development to implement grading measures such as retaining walls and sloping toward the buffer and valley blocks and is subject to review and approval from the TRCA.

Although a variety of erosion control best management practice manuals are available, the Erosion & Sediment Control Guidelines for Urban Construction (December 2006) guideline was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area Conservation Authorities for common usage in land development, construction and water management. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the subject site in accordance with the aforementioned document.

#### Block 59 West Developer's Group Agreement

Prior to final approval of the Draft Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 59 West to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads, bridge structures and municipal services to support development within Block 59 West. This agreement shall

also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner shall provide the City with a letter from the Trustee for the Block 59 West Landowners Group confirming the Owner has fulfilled all cost sharing and other obligations of the Block 59 West Cost Sharing Agreement. Conditions to this effect are included in Attachment 1.

***The Infrastructure Planning and Corporate Asset Management Department supports the Development, subject to Conditions of Approval***

Servicing for the Draft Plan shall conform to the approved Block 59 MESP. Conditions to this effect are included in Attachment 1.

***The Financial Planning and Development Finance Department advises Development Charges are applicable for the Development***

The Financial Planning and Development Finance Department requires the Owner 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 development charges. Clauses for the payment of Development Charges is included as standard conditions in the Subdivision Agreement.

The Owner shall 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. A clause for the payment of Development Charges is included as a standard condition in the Site Plan Agreement.

***Cash-in-lieu of the dedication of parkland is not required***

The Office of Infrastructure Development Department, Real Estate Services advises cash-in-lieu of the dedication of parkland payment in accordance with Section 42 of the *Planning Act* will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

***The Parks Infrastructure Planning and Development Department has no objection to the Development, subject to the Conditions of Approval***

The Parks Infrastructure Planning and Development Department ('PIPD') has reviewed the Trail Feasibility Package submitted and are satisfied with the proposed trail alignment. The PIPD requires the valleylands and associated buffer blocks to be dedicated into public ownership and ultimately facilitate the public multi-use recreational trail. A condition to this effect is included in the Attachment 1.

### ***The TRCA has no objection to the Applications***

Portions of the Subject Lands are located within the TRCA's regulated area. The "Natural Areas" designation includes Rainbow Creek located on the Subject Lands. TRCA has reviewed the Applications and supporting documents, including an Erosion Assessment, and advised all comments have been satisfactorily addressed. Sufficient stone sizing calculations for the sewer outfall is required to ensure the outfall protection will not impact the watercourse. The TRCA has also advised the preliminary plans for the road crossing on "Street 1", as shown on Attachment 4, must be submitted to their satisfaction and is included as a condition of draft approval. The required information includes final designs of abutments for the proposed "Street 1" bridge crossing and a scour analysis for the bridge piers including erosion protection around the abutments.

There are valleylands, VPZs, and open space blocks associated with Rainbow Creek on the Subject Lands. While the TRCA is typically the public authority to take ownership of valleylands in Vaughan, the TRCA has declined the conveyance of the valleylands and open spaces associated with Rainbow Creek into TRCA Ownership for the following reasons:

1. The erosion analysis conducted as part of the MESP work demonstrates that the Rainbow Creek Valley within Block 59 is subject to long-term erosion. The Development increases impervious surfaces which would exacerbate the erosion problem within the Rainbow Creek Valley. TRCA does not wish to assume liability or maintenance responsibilities associated with remediation over the long-term.
2. There are several storm outlets proposed within the valley (most of these outlets will be private outlets) that the City of Vaughan (City) will not be responsible for maintaining. TRCA has no ability to ensure that the Developments will maintain their outlets. Rainbow Creek is already subject to erosion which has the potential to worsen with additional outlets.
3. There are several municipal infrastructure proposals within the Rainbow Creek Valleylands: trails within the buffers, stormwater management pond outlets, and bridge crossings associated with the new roads that will ultimately come under the City's management. As such, TRCA believes it would be more appropriate for the City to take ownership of the valleylands, if they are ultimately dedicated to a public authority.

TRCA is not in a position to acquire more parcels of land to mitigate erosion risk with its current funding, and increasing potential liabilities is not desirable without an influx of funding to support this additional management requirement. There is an erosion risk in this area, and the erosion potential would be increased with development. While TRCA does often accept conveyance of the natural system, when municipal infrastructure and



private infrastructure to support the Development is proposed in the natural system, this infrastructure and the future potential obligations it represents impacts TRCA's ability to accept the conveyance. TRCA does not accept conveyances that have private infrastructure and high potential for future management and maintenance obligations.

Due to the response from TRCA, the valleylands, VPZs, and open spaces blocks will be conveyed to the City as the public authority. The TRCA has no objection to the Development subject to the conditions of approval set out in Attachments 1 and 2.

***The Parks, Forestry and Horticulture Operations Department has no objection to the Applications, subject to the Conditions of Approval***

The Parks, Forestry and Horticulture Operations Department has reviewed the Applications and advise the Owner must enter into a Tree Protection Agreement with the Development Planning Department as indicated in the Tree Protection Protocol.

Due to the conveyance of the valleylands to the City, there is a requirement for costs associated with the long-term maintenance of the valleylands including turf cutting, litter and illegal dumping clean up and general trail maintenance. The required rate for this cost shall be confirmed and determined by the Parks, Forestry and Horticulture Operations Department and shall be included in the Subdivision Agreement. The Parks, Forestry and Horticulture Operations Department has no objection to the Applications subject to Conditions included in Attachments 1 and 2.

***The Policy Planning and Special Programs ('PPSP') Department has no objection to the Development***

The PPSP Department has reviewed the Applications and advise the natural heritage system has been established for the Subject Lands. All natural features/hazard limits and associated VPZs have been depicted to confirm the Development has been appropriately sited to the satisfaction of the TRCA. The Block 59 Plan Environmental Impact Study (EIS) prepared by Dillion Consulting Limited dated February 2021 has identified appropriate compensation areas identified on the Draft Plan and the abutting lands owned by the Owner as a result of impacts to the features. The PPSP Department has no objection to the proposed Development.

***The Ministry of Transportation of Ontario ('MTO') has no objection to the Development***

MTO permits are required for all buildings located within 46 m from the Highway 427 Future Transit property line and a radius of 365 m from the centrepont of the Highway 427 Future Transitway and Rutherford Road, prior to any construction being undertaken. The MTO has no objection to the Development subject to the conditions included in Attachment 1.

***Bell Canada has no objection to the Development, subject to the following Condition of Approval***

Bell Canada has no objection to the Development, subject to the Owner contacting Bell Canada during detailed design to confirm the provisioning of communication/telecommunication infrastructure needed to service the development. A condition to this effect is included in the conditions in Attachment 1.

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

Canada Post has determined that the Development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Canada Post has no objection to the Development subject to the conditions in Attachment 1.

***The various utility companies have no objection to the Development, subject to Conditions of Approval***

Enbridge Gas and Alectra Utilities has no objection to the Development, subject to the Owner coordinating servicing, connections, easements with the above noted utilities prior to the commencement of any site works. Conditions to this effect are included in Attachment 1. Hydro One Networks Inc. and Rogers Communications and have no objections to the Development.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

The Applications and submission materials have been circulated to York Region Community Planning and Development Services Department for review and comment. The Owner is required to satisfy all requirements of York Region. Conditions to this effect is included in Attachments 1 and 2.

**Conclusion**

The Development Planning Department has reviewed Draft Plan of Subdivision File 19T-18V010 and Site Development Application File DA.18.066 in consideration of the policies of the PPS, the Growth Plan, the YROP 2010 and VOP 2010 policies, the requirements of the Zoning By-law 1-88, comments from City Departments, external public agencies, and the surround area context. The Development is consistent with the policies of the PPS, conforms to the Growth Plan and the York Region Official Plan, and implements the West Vaughan Employment Area Secondary Plan policies.

The Development Planning Department is satisfied that the Development shown on Attachments 4 to 8 is compatible with the existing and planned uses in the surrounding area. Accordingly, the Development Planning Department supports the approval of the Application, subject to the Recommendations in this report and the Conditions of Approval included in Attachments 1 and 2.

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

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Conditions of Site Plan Approval
3. Context and Location Map
4. Proposed Draft Plan of Subdivision File 19T-18V010
5. Proposed Site Plan (Phase 2) and Approved Zoning
6. Landscape Plan
7. Building 3 Elevations
8. Building 4 Elevations
9. Final Block 59 Block Plan – dated September 3, 2020, amended July 19, 2021
10. Proposed Municipal Street Name

### **Prepared by**

Jennifer Kim, Planner, ext. 8592

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director 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 DRAFT PLAN OF SUBDIVISION APPROVAL  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V010 ('THE PLAN')  
ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED ('THE OWNER')  
6560 LANGSTAFF ROAD 9, CITY OF VAUGHAN**

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

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment 1a).
2. The Conditions of Approval of York Region set out on Attachment 1b) and dated August 13, 2020.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment 1c) and dated May 3, 2021.
4. The Conditions of Approval from Ministry of Transportation ('MTO') as set out on Attachment 1d) and dated December 27, 2018.
5. The Conditions of Approval from the Bell Canada as set out on Attachment 1e) and dated March 5, 2021.
6. The Conditions of Approval from Enbridge Gas Inc. as set out on Attachment 1f) and dated October 17, 2018.
7. The Conditions of Approval from Alectra Utilities as set out on Attachment 1g) and dated October 11, 2018.
8. The Conditions of Approval from Canada Post as set out on Attachment 1h) and dated March 4, 2021.

## Clearances

1. The City shall advise that the Conditions on Attachment 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions on Attachment 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. 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.
4. The MTO shall advise that the Conditions on Attachment 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise that the Conditions on Attachment 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge shall advise that the Conditions on Attachment 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Alectra Utilities shall advise that the Conditions on Attachment 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
8. Canada Post shall advise that the Conditions on Attachment 1h) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

## **ATTACHMENT 1a**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL DRAFT PLAN OF SUBDIVISION FILE 19T-18V010 (THE 'PLAN') ANATOLIA BLOCK 59 DEVELOPMENTS LIMITED (THE 'OWNER') 6560 LANGSTAFF ROAD, CITY OF VAUGHAN**

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

#### **CITY OF VAUGHAN CONDITIONS:**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated April 13, 2021 (the 'Plan')
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with By-law 191-2019, as may be amended.
4. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping, and fencing. The said agreement shall be registered against the lands to which it applies.
5. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
  - 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.

6. Prior to final approval, a fee shall be provided by the Owner to the Development Planning Department in accordance with the in-effect Tariff of Fees by-law for Vaughan Planning Applications – Landscape Plan Review
  - a. This fee will include staff's review and approval of proposed streetscaping/landscaping within the Plan (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.
7. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the design and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan Official Plan 2010 Urban Design Policies. The document shall address but not be limited to the following issues:
  - a. Landscape master plan; co-ordination of the urban design/streetscape elements including built form and street tree planting.
  - b. The appropriate edge treatments and landscaping along Huntington Road and Langstaff Road with low-maintenance plant material.
  - c. The appropriate landscaping within the storm water management ponds.
  - d. Edge restoration along the open space and valley lands.
  - e. Trail system within the open space valley lands and storm water management ponds.
  - f. Architectural control design guidelines, including appropriate flankage elevations along Huntington Road and Langstaff Road.
  - g. Sustainability design practices/guidelines.
8. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
  - a. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
9. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space valley lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space valley land 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.

- a. The Owner shall provide a report for a 20-metre zone within all staked open space valley land 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.
10. The Owner shall convey Open Space Block 6, Valley Blocks 7 and 8, and Buffer Blocks 9 to 14 to the City free of all cost and encumbrances.
11. The Owner shall agree in the Subdivision Agreement to provide a soils report for all street tree pits and planting beds throughout the Plan to the satisfaction of the City.
12. Should archaeological resources be found on the property during construction activities, all work must cease, and the Ontario Ministry of Heritage, Sport, Tourism, and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
13. In the event human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.
14. Prior to Plan registration, should the lands be conveyed to any agency or entity other than the City of Vaughan, the Owner shall agree to convey a blanket easement on the whole of the valleylands (Blocks 7 and 8) and associated buffers (Blocks 9 - 14), for the purposes of public access and the construction and maintenance of a future public trail over a portion of the blanket easement Lands.

The following condition shall be included in the Subdivision Agreement, should the open space lands not be conveyed to the City:

"Upon execution of the agreement, the Owner agrees to convey a blanket easement (the "Blanket Easement") of the whole of Blocks 7 and 8 (Valley) and 9 – 14 (Buffer) ("the "Blanket Easement Lands"), in favour of the City of Vaughan for the purposes of public access and the construction and maintenance of a future public trail/walkway (the "Public Trail/Walkway") over the portion of the Blanket Easement Lands. The Owner agrees that the



Blanket Easement shall remain on the subject lands until the following are completed at no cost and to the satisfaction of the City: (i) a reference plan showing the location of the Public Trail/Walkway and associated structures on a portion of the Blanket Easement Lands, is prepared and deposited on title to the satisfaction of the City of Vaughan; (ii) the City of Vaughan has completed construction of the Public Trail/Walkway; and (iii) an easement for the Public Trail/walkway has been registered on title. Upon occurrence of items (i), (ii), and (iii), the City shall register, a Transfer, Release and Abandonment of the Blanket Easement.”

15. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the draft plan, to the satisfaction of the City.
16. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
17. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connections to individual dwelling units within the Plan when each dwelling unit is constructed.
18. 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.
19. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.
20. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study 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.

21. Prior to final approval of the Plan, and/or conveyance of land, and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
  - a. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - b. Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, 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.
22. 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) where remediation was required.
  - c. Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
- 23. Prior to the initiation of the grading or striping of topsoil, the Owner shall submit a topsoil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on the either park or school blocks.
- 24. 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 employment blocks where they abut the storm water management pond, open space, valley/woodlot, and/or park blocks to the satisfaction of the City.
- 25. The Owner shall agree in the Subdivision Agreement to inspect, evaluate and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City as follows:
  - a. A base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
    - i. Bacteriological Analysis – total coliform and E-coli counts
    - ii. Chemical Analysis – Nitrate Test
    - iii. Water level measurement below existing grade
  - b. In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
  - c. Well monitoring shall continue during construction and an interim report shall be submitted to the City for records purposes.

- d. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to Completion Approval.
  - e. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
- 26. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
  - 27. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 59 West to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads, bridge structures and municipal services to support development within Block 59 West. This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
  - 28. Prior to final approval of the Plan, the Trustee for the Block 59 West Landowners Group shall provide the City with a letter confirming the Owner has fulfilled all cost sharing and other obligations of the Block 59 West Cost Sharing Agreement.
  - 29. The Owner shall agree in the Subdivision Agreement to obtain all necessary permissions to enter from adjacent private properties to facilitate and construct the required facilities necessary to service the Plan, free of all costs and encumbrances, and to the satisfaction of the City.
  - 30. 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.
  - 31. Prior to initiation of grading or stripping of topsoil, 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.
32. 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.
  33. Prior to final approval of the Plan, the Owner shall address and satisfy all comments supplied by the Development Engineering Department, to the satisfaction of the City.
  34. The Owner shall convey, free of all costs and encumbrances, all Road Widening Blocks and 0.3 m reserves along Huntington Road and Langstaff Road necessary to facilitate the Huntington Road Urbanization capital project, to the satisfaction of the City and Region.
  35. The Owner shall convey, free of all costs and encumbrances, a municipal easement within Employment Blocks 1 & 2 required to facilitate water and wastewater infrastructure to service the Subject Lands, to the satisfaction of the City.
  36. The Owner agrees in the Subdivision Agreement to construct all or a portion of the necessary Development Charge (DC) engineering works related to Sidewalk & Streetlighting Project No. 67 fronting the Subject Lands on the north side of Langstaff Road from the east side of Huntington Road, all to the satisfaction of the City.
  37. Employment Blocks 3 & 4 within the Subject Lands cannot be developed until adequate access and municipal services are available to service the Subject Lands or demonstrated that alternative arrangement has been made for their completion to the satisfaction of the City.
  38. As per the recommendations of the Traffic Demand Management (TDM) Plan, the Owner shall agree in the Subdivision Agreement to post a Letter of Credit (LC) in the amount of \$5,000 to secure for two (2) follow-up travel surveys following the initial baseline survey.
  39. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.

40. The road allowances included within the Plan shall be named to the satisfaction of the City and the Regional Planning Department.
41. 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.
42. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
43. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and the Region of York.
44. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
45. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
46. Prior to the initiation of grading, and prior to 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 this draft 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.

47. 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.
48. 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.
49. 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.
50. 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.
51. 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.
52. 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.
53. The Owner shall agree in the Subdivision Agreement to pay to the City of Vaughan to contribute funds as determined by Parks, Forestry and Horticulture Operations Department for the long-term maintenance of the valleylands including, but not limited to, turf maintenance, litter and illegal dumping clean-up, and general trail maintenance



Corporate Services

August 13, 2020

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

Attention: Jennifer Kim, Planner

**RE: 2<sup>nd</sup> Submission**  
**Draft Plan of Subdivision 19T-18V010 (SUBP.18.V.0049)**  
**Zoning By-law Amendment Z.18.026 (ZBA.18.V.0147)**  
**Part of Lot 11, Concession 9**  
**6560 Langstaff Road**  
**(Anatolia Block 59 Developments Limited)**  
**City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-3012, dated May 6, 2020. The proposed development is located on the northeast corner of Huntington Road and Langstaff Road on lands municipally known as 6560 Langstaff Road, in the City of Vaughan. The proposal will facilitate the development of prestige and general employment blocks, and blocks for stormwater management, buffers, valleys, road widening and reserves, within a 23.17 ha site.

#### **Transportation Comments**

The Region's Transportation and Infrastructure Planning and Transit Branch have reviewed the Transportation Impact Study, prepared by Nextrans, dated June 2020 and they provide comments which are included in the attached technical memorandum.

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

The Functional Servicing Report indicates that the proposed development will be serviced through the extension of the local municipal system located on Langstaff Road and Huntington Road. Should there be any change in the proposed servicing scheme, the owner shall forward the revised servicing scheme to the Region for review and record.

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

The zoning by-law amendment proposes to rezone the subject lands from "A Agricultural" to "EM1 Prestige Employment Area Zone," "EM2 General Employment Area Zone" and "OS1 Open



Space Conservation” with additional exceptions. This is considered a matter of local significance and Regional Planning staff do not have comments on the amendment.

**Summary**

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

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

Yours truly,

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

JW/

Attachments (2)    Schedule of Clauses/Conditions  
                              Technical Memorandum

YORK-#11471775-v3-SUBP\_18\_V\_0049\_(19T18V010)\_&\_ZBA\_18\_V\_0147\_(Z\_18\_026)-  
\_Regional\_Condition\_Letter

**Schedule of Clauses/Conditions**  
**19T-18V010 (SUBP.18.V.0049)**  
**Part of Lot 11, Concession 9**  
**6560 Langstaff Road**  
**(Anatolia Block 59 Developments Limited)**  
**City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-3012, dated May 6, 2020

**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 interconnections with adjacent developments in order to consolidate and reduce the number of accesses onto Regional roads (as per the York Region Official Plan Policy 7.2.53), where appropriate.
3. The Owner shall implement all recommendations in the revised Transportation Study, including all TDM measures, to the satisfaction of the Region.
4. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
5. The Owner shall agree that prior to the approval of Blocks 1 and 2, that access to Blocks 1 and 2 shall be restricted to right-in/right-out movements only.
6. The Owner shall agree to be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.

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

7. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services division and the Infrastructure Asset Management Branch for record.
8. The Owner shall relocate Street “1” to a minimum of 300 meters from the intersection of Langstaff Road and Huntington Road.
9. The Owner shall provide engineering drawings and cost estimate for the intersection of Langstaff Road and Street “1” to the satisfaction of the Region.
10. The Owner shall provide a drawing to illustrate the layout of active transportation facilities on boundary roadways, within the proposed development and connections to the boundary roads, to the satisfaction of the Region.
11. The Owner shall provide a revised Transportation Study to the satisfaction of the Region.
12. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
  - a) Plan and Profile for the York Region road and intersections;
  - b) Grading and Servicing;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility and underground services Location Plans;
  - f) Signalization and Illumination Designs;
  - g) Line Painting;
  - h) Traffic Control/Management Plans;
  - i) Erosion and Siltation Control Plans;
  - j) Landscaping Plans, including tree preservation, relocation and removals;
  - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva
  - l) Functional Servicing Report (water, sanitary and storm services)
  - m) Water supply and distribution report;
  - n) Engineering drawings showing plan and profile views of proposed works related to connections to or crossing of Regional watermain or sewer, including the following, as applicable:
    - Disinfection Plan
    - MOECC Form 1- Record of Watermains Authorized as a Future Alteration

- o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
  - p) Cost estimate for all works to be constructed on the Regional right-of-way(s).
- 13. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this Right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
- 14. 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.
- 15. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.
- 16. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
- 17. The Owner shall demonstrate, to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
- 18. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region Right-of-way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
- 19. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the

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

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

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

20. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) A widening across the full frontage of the site where it abuts Langstaff Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Langstaff Road,
  - b) A 15 metre by 15 metre daylight triangle at the north-west and north-east corners of Langstaff Road and Street "1",
  - c) A 0.3 metre reserve across the full frontage of the site, except at the approved access locations, adjacent to the above noted widening, where it abuts Langstaff Road and adjacent to the above noted widening(s), and

- d) An additional 2 metre widening, 40 metres in length, together with a 60 metre taper for the purpose of a westbound right turn lane at the intersection of Langstaff Road and Street "1".
- 21. The Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
- 22. The Owner shall demonstrate, to the satisfaction of Development Engineering that Street "1" shall be designed to intersect Langstaff Road at a right angle, or on a common tangent, and shall be located directly opposite to the proposed access of the development south of Langstaff Road.
- 23. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of Street "1" shall be designed to accommodate the recommendations of the transportation report approved by York Region.
- 24. The intersection of Langstaff Road and Street "1" shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
- 25. The Owner shall demonstrate, to the satisfaction of Development Engineering, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right-of-Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
- 26. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
- 27. 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.
- 28. The Regional Corporate Services Department shall advise that Conditions 1 to 27 inclusive, have been satisfied.

May 3, 2021



### **TRCA's Conditions of Draft Plan Approval**

TRCA would have no objection to approval of Draft Plan of Subdivision 19T-18V010 for 6560 Langstaff Road, Part Lot 11, Concession 9, City of Vaughan, Regional Municipality of York, prepared by KLM Planning Partners Inc., dated April 13, 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 Block 59 MESP (prepared by Cole Engineering, dated July 9, 2020) to the satisfaction of TRCA. This submission shall include:
  - i. a description of the storm drainage system (quantity, erosion, site water balance, and quality) for the proposed development;
  - ii. 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.;
  - iii. appropriate stormwater management techniques which may be required to control minor and major flows;
  - iv. 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;
  - v. 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;
  - vi. detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
  - vii. 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;
  - viii. detailed plans and calculations confirming that the proposed wetland is sized to appropriately handle the runoff volume input being released from the site with necessary overflow weirs and erosion protection;

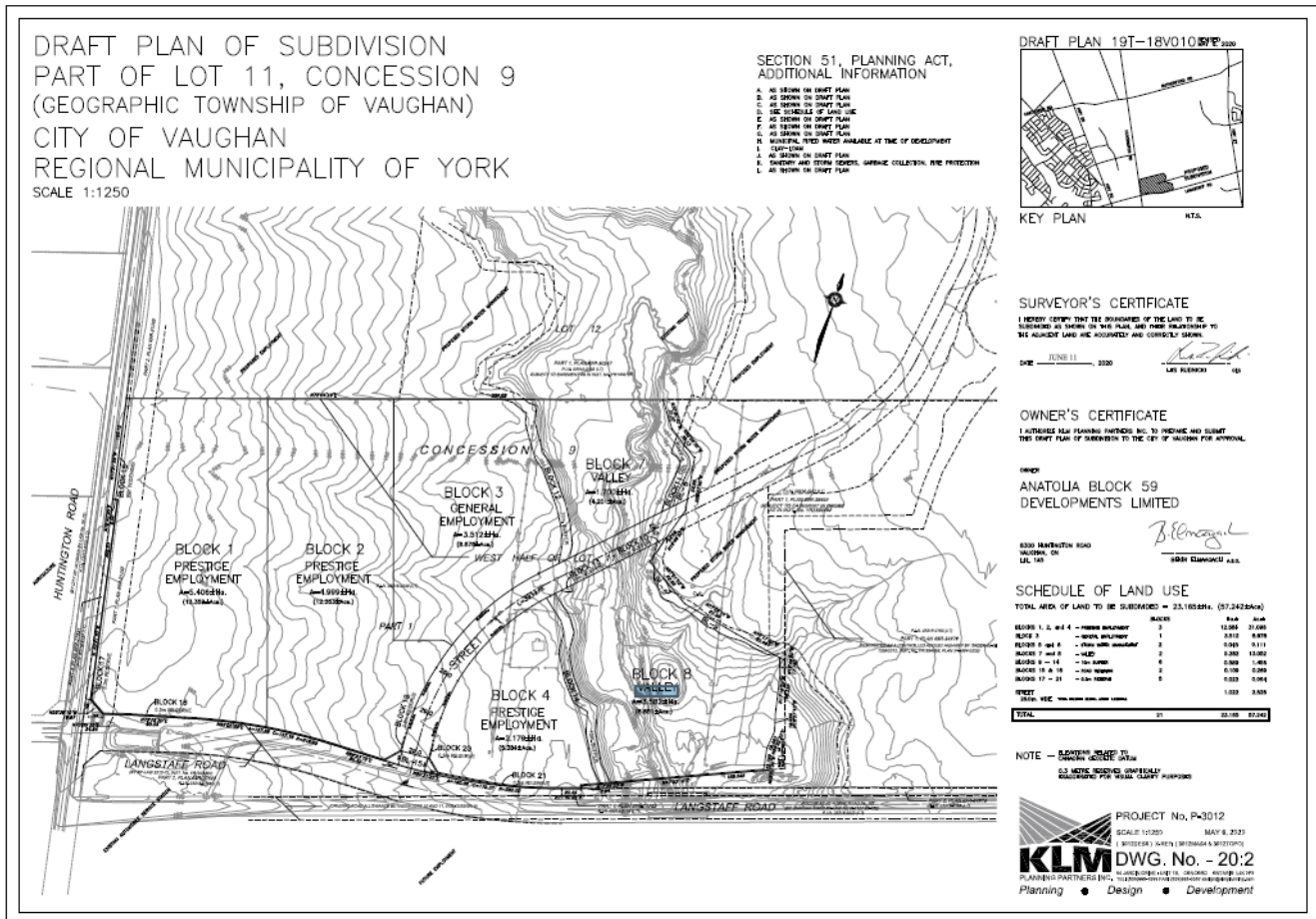
- ix. an evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation, and any permitting requirements;
  - x. grading plans for the subject lands;
  - xi. a geotechnical review of site grading plans and sign-off by a geotechnical engineer for slope stability of the grading, if the final adopted grading strategy needs such supplementary geotechnical review and assessment;
  - xii. 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;
  - xiii. 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; and
  - xiv. a response indicating how TRCA's detailed comments dated March 24, 2021 (and any subsequent comments) on Draft Plan of Subdivision Application 19T-18V010 have been addressed and incorporated into the detailed engineering report (or reports) and plans.
2. That prior to any site development and prior to the registration of this plan or any phase there-of, the Owner prepare:
    - i. a tree protection and preservation plan for the site to the satisfaction of TRCA;
    - ii. a comprehensive restoration planting plan for the entirety of Open Space Blocks 7, 8, 10, 11, 12 13 and 14 to the satisfaction of 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.
  3. That prior to any construction of Street 1 and prior to the registration of this plan the following information be provided at detailed design:
    - i. a geotechnical engineer's review of final design of abutments for the proposed Street 1 bridge and sign-off on the abutment foundation design as well as confirmation of global stability of the abutment for a minimum factor of safety of 1.5.
    - ii. a scour analysis for the bridge piers including erosion protection around the abutments.
  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 Open Space Blocks 7, 8, 10, 11, 12 13 and 14 be gratuitously dedicated to a public authority, free of all charges and encumbrances, to the satisfaction of TRCA. Alternatively, that the lands be permanently managed for environmental protection by the applicant and include maintenance and environmental monitoring of the Blocks, to the satisfaction of TRCA; furthermore, that easements be granted in favour of the City with respect to access to these Blocks.
6. That the implementing zoning by-law place Blocks 7, 8, 10, 11, 12 13 and 14 into an Open Space, or other suitable environmental zoning category, which has the effect of prohibiting development, 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 of draft plan approval;
  - ii. 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;
  - iii. 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;
  - iv. 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;
  - v. to prohibit grading works within the Open Space Blocks 7, 8, 10, 11, 12 13 and 14 unless approved by TRCA;
  - vi. 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
  - vii. To implement all required monitoring as per 2. ii.
9. That this draft plan of subdivision be subject to red-line revision(s) to meet the requirements of TRCA's conditions of draft plan approval, if necessary, to the satisfaction of TRCA.
10. That the Owner provides a detailed letter to TRCA indicating how and when (including dates and plan 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-18V010 revised May 6, 2020 (upon which the above draft plan conditions are based).



**Ministry of  
Transportation**  
Corridor Management Section  
Central Region  
7<sup>th</sup> Floor, Bldg. D  
159 Sir William Hearst Avenue  
Toronto, ON M3M 0B7  
Tel (416) 235- 4269  
Fax (416) 235-4267

**Ministère des  
Transports**  
Section de la gestion des couloirs routiers  
Région du Centre  
7<sup>e</sup> étage, édifice D  
159 Sir William Hearst Avenue  
Toronto, ON M3M0B7  
Tél: 416 235-4269  
Télééc: 416 235-4269



City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario  
L6A 1T1

December 27, 2018  
**File# 19T-18V010**  
**Z.18.026**

Attention: **Letizia D'Addario**

**RE: Hwy 427 Extension, 6560 Langstaff Road, Anatolia Investments Corp. Draft Plan of Subdivision 19T-18V010, Lot 11, Con 9, Z.18.026, City of Vaughan.**

We have reviewed the subject application for the Draft Plan of Subdivision and have following comments:

**Zoning By-law Amendment Z.18.026:**

We have no comments or concerns with the proposed Zoning By-law Amendment.

**Site Plan DA.18.066**

Please note that Dan Della Mora will review and comment on the Site Plan Application, separately.

**Draft Plan of Subdivision 19T-18V010 :**

Ministry requires that any new buildings/structures (including internal roads etc.) above and below ground (including detention ponds) be setback a minimum distance of 14 m from the Highway 427 Transit property line.

Existence of Street "G" has to be resolved with the City of Vaughan and the proponent.

**The owner must be made aware that Ministry permits are required for all buildings located within 46m from Highway 427 Future Transit property line and a radius of 365m from the centrepont of 427 Future Transitway and Langstaff Rroad, prior to any construction being undertaken.** Permits applications are available on our web site at: [www.mto.gov.on.ca/english/engineering/management/corridor](http://www.mto.gov.on.ca/english/engineering/management/corridor)

**As the Conditions of Draft Plan approval, we will require the following:**

1. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of Stormwater Management Report for the entire Block 59 (including subdivision 19T-18V010 land), Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff. All existing and proposed ponds for Block 59 and Anatolia Investments Corp lands, must be indicated on plans and in the drainage report, submission.
2. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval, a copy of detailed Traffic Impact Study Report addressing anticipated traffic volumes and their impact on Highway 427.
3. Prior to final approval, the owner must submit to the Ministry of Transportation for review and approval a copy of a detailed Subdivision Plan 1:500 scale, indicating all future roads, accesses, buildings, fences, parking lots, berm etc.
4. Any proposed accesses to Langstaff Road, must be reviewed and approved by the Ministry.
5. Any land issues, have to be resolved between MTO/Vaughan and proponent.
6. All the lands owned by MTO, cannot be used for any development purposes as they may be needed for future Hwy 427 uses.
7. If the development will be constructed in Phases then Ministry Clearance Letter will be required for each Phase, separately.
8. Once all the Ministry conditions are addressed to the Ministry satisfaction, the clearance letter(s) will be issued to the City of Vaughan and Ministry permits will be issued.
9. After the M-Plan for the subject subdivision is registered, the final copy of the M-Plan, must be forwarded to the Ministry, for our file.
10. Proponent must obtain Ministry permits, prior to any construction being undertaken.

Please forward a copy of this letter to the proponent, Berrin Elmaagacli- Anatolia Investments Corp.

If you have any questions, or require further clarification, please contact me at the number listed above, at your earliest convenience

Sincerely,

Margaret Mikolajczak, CET  
Senior Project Manager

cc. Berrin Elmaagacli- Anatolia Investmens Corp.  
Dan Della Mora  
Paul Nunes

## Attachment No. 1e) Bell Canada

**From:** [circulations@wsp.com](mailto:circulations@wsp.com)  
**To:** [Kim, Jennifer](#)  
**Subject:** [External] Draft Plan of Subdivision (19T-18V010), 6560 Langstaff Rd., Vaughan.  
**Date:** Friday, March 5, 2021 11:59:09 AM

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**2021-03-05**

**Jennifer Kim**

**Vaughan**

, ,

Attention: Jennifer Kim

Re: Draft Plan of Subdivision (19T-18V010), 6560 Langstaff Rd., Vaughan.; Your File No. 19T-18V010

Our File No. 89825

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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-LAEmHhHzdJzBITWfa4Hgs7pbKI



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

October 17, 2018

Letizia D'Addario  
Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Letizia,

Re: Draft Plan of Subdivision, Site Development Application & Zoning By-law Amendment  
Anatolia Investments Corp. c/o Berrin Elmaagacli  
6560 Langstaff Road  
City of Vaughan  
File No.: 19T-18V010, DA-18-066 & Z-18-026

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

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

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

—

**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5386

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)

**Integrity. Safety. Respect.**

AC/jh





### 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 (formerly PowerStream) has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or agent, of this proposed plan is required to contact Alectra and discuss all aspects of the above project. The standard electrical supply to Industrial, Commercial, Institutional and High Rise Condominium projects is via a pad mounted transformer. The proposed transformer shall be located 6m (or more) from windows, doors, vents and any flammable materials on the building site. In the event the 6m clearance cannot be achieved, Alectra will require the installation of a fire/blast wall (6"poured reinforced concrete, 8"solid block, or 12" hollow 85% fill). The transformer must also be located within 3-4.5m of a parking area, driveway or hard surface for access by service vehicles. The access must be from within the customer's property, not from a local roadway or adjacent properties, and must provide adequate access for a line truck. Primary voltage duct bank standards\* and the transformer base and grounding standards will be provided to the customer once the primary supply point(s) have been established by Alectra, and the customer's main service size has been established by their Consultant. \*(see attachment 4)

All proposed 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 applicable standards, codes and acts referenced.

The transformer precast base cannot be located over parking structures or over an underground parking garage. Where the transformer is to be situated on a graded slope, a notched-out area must be established for the transformer base to be installed, with adequate space to accommodate the grounding requirements and guard post/bollards if required. The primary duct bank cannot be integrated into the poured flooring of the building.

Alectra will require one architectural site plan showing the proposed transformer location, one electrical site plan, and an electrical single-line drawing, both in hard copy (PDF file, P.Eng. approved version) and electronic AutoCAD (latest version), along with the completed and signed Service Application Information Form (SAIF). Additionally, a complete building elevation drawing (including subsurface excavations) is required to ensure the project is not in conflict with any existing overhead or underground components of the electrical distribution system. Alectra also requires a letter from the owner, or the agent, stating that the proposed building-to-existing electrical distribution system clearances have been checked and are in compliance with the current requirements of the applicable standards, acts and codes referenced below.

In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

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

Once Alectra has received all proposed details and are satisfied with the design, Alectra will provide the customer with an *Offer to Connect* which will specify all the details and the responsibilities of each party. Once the Offer is signed and full payment received by Alectra, Alectra will start the final design and state and/or obtain the required approvals from the Local Municipality.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic In-Service Date. The information from the SAIF is also used to allocate/order materials, to assign a Technician to the project, and to place the project in the appropriate queue.

If the customer intends to use the permanent transformer for providing temporary power during construction, the temporary service requirements on the Application Form must be included. Amperage, voltage and the proposed secondary cable sizes, in order to calculate the cost in the *Offer to Connect*, are to be provided.

When the customer is ready to proceed, they will need to contact the New Connections Call Centre at (905) 417 - 6900 ext. 25713, or toll free 1-877- 963- 6900 ext. 25713 to obtain a Service Application Information Form (SAIF).

**(Note to help expedite the request for final connection please ensure the job specific Ref# for your project is on all communication, drawings and Electrical Safety Authority (ESA) Connection Authorization Forms(CA)).**

The form is to be completed and returned, with the signed copies to the attention of Barry Stephens. If this proposed development is condominium-related, also contact Alectra Metering Manager, Eddie Augusto at (905) 532 4433 for information about suite metering.

#### **References:**

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

**Service Application Information Form to be completed and returned with the following documentation in order to prepare the Offer to Connect and/or Easements if required:**

1. A copy of a current Parcel Register or Abstract of Title to include the property owner's name, address, telephone and fax numbers and pin number.

2. Title documents pertaining to the subject property to include the transfer deed of land, any encumbrances/Certificate of incorporation and any amendments showing the current correct corporate name and address as filed with the appropriate Government Office.

Please ensure that the reference number is included on your Electrical Inspection Certificate.

Regards,

Abdul Hadi, Syed, P.Eng. M.Eng.  
Supervisor, Distribution Design, ICI & Layouts  
**Phone:** 1-877-963-6900 ext. 31267  
**Fax:** 905-532-4401  
**E-mail:** [abdul.Syed@alectrautilities.com](mailto:abdul.Syed@alectrautilities.com)

**Service Application Information Form is available by calling 1-877-963-6900 ext. 25713**

March 4, 2021

City of Vaughan – Planning Department

To: **Jennifer Kim, Planner, Development Planning**

Reference: File: **DA.18.066, 19T-18V010** Related Files: **Z.18.026**  
**6560 Langstaff, Ward 2**  
**Anatolia Capital Corp**  
**4 one-storey employment buildings**

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

Canada Post has reviewed the proposal of the four (4) one - storey employment buildings for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

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

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

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

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

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

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

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca

**Attachment 2 – Conditions of Site Plan Approval (Phase 2)**  
**Site Development File DA.18.066 (Anatolia Block 59 Developments Limited)**

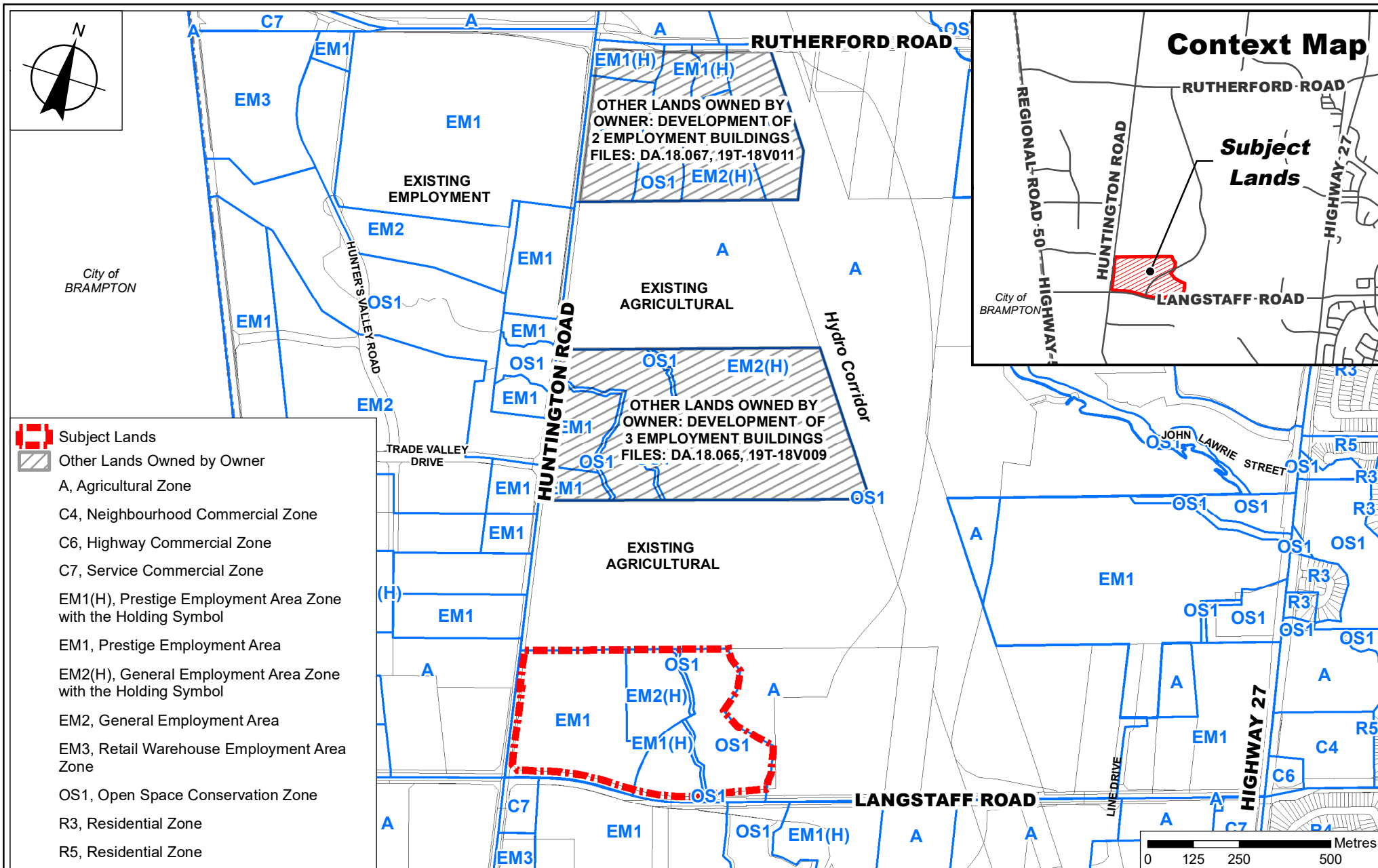
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1. THAT prior to the execution of the Site Plan Agreement:
  - a) the Development Planning Department shall approve the final Site Plan, Building Elevations, Landscape Plan, Landscape Details, Landscape Cost Estimate, Arborist Report, Tree Inventory and Tree Protection Plan, and Sustainability Performance Metrics
  - b) the Development Engineering Department shall approve the final Site Servicing Plans, Site Grading Plans, Sediment Control Plans, Stationary Noise Impact Study, Functional Servicing & Stormwater Management Report ('FSR/SWM'), Traffic Impact Study ('TIS') complete with a Phasing Plan, Geotechnical Report complete with in-situ percolation testing and accompanying engineering drawings
  - c) the Owner shall enter into a Tree Protection Agreement with the Development Planning Department, to identify the standards and procedures required by the City to protect public and private trees through the development review processes as indicated in the Tree Protection Protocol
  - d) the Owner shall pay the Development Engineering Site Plan Complex fee in accordance with Fees and Charges By-Law 171-2013, as amended by By-law 023-2019, to the satisfaction of the Development Engineering Department
  - e) The Environmental Services Department, Waste Management Division shall approve the final waste collection plan
  - f) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada and Hydro One Inc.
  - g) The Owner shall satisfy all requirements and obtain all necessary approvals from the Toronto and Region Conservation Authority ('TRCA')
  - h) The Owner shall satisfy all requirements and obtain all necessary approvals and permits from the Ministry of Transportation (MTO) before any construction being undertaken

- i) The Owner shall satisfy all requirements and obtain all necessary approvals from York Region
  - j) The Owner shall satisfy the required conditions of lifting the Holding Symbol 'H' and the By-law to lift the Holding Symbol 'H' shall be approved for the required portion of the Subject Lands
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 inform the Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department once tree protection has been installed, for Vaughan Forestry to inspect and approve according to specifications
  - b) 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
  - c) The Owner shall agree to notify both the Ministry of Heritage, Sport, Tourism, and Culture Industries 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
  - d) The Owner shall include the following warning clauses within all Offers of Agreement of Purchase and Sale or Lease for all lots abutting the Open Space, Valleylands and associated buffers:
    - i. "Purchasers and/or tenants are advised that the lot abuts an open space, valley and associated buffers and are designed for naturalization and therefore shall receive minimal maintenance"

- ii. “Purchasers and/or tenants are advised that the lot abuts an open space, valley and associated buffers, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities”
  - iii. “Purchasers and/or tenants are advised that the lot abuts an open space valley and associated buffers within which the City or other contracted party may construct a trail in the future together with satisfactory security and safety arrangements, and that noise should be expected from the active use of the trail”
- e) The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the Endangered Species Act. 2007, S.O.2007. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the Act.





## Context and Location Map

**LOCATION:** Part of Lot 11, Concession 9;  
6560 Langstaff Road

**APPLICANT:**  
Anatolia Block 59 Developments Limited

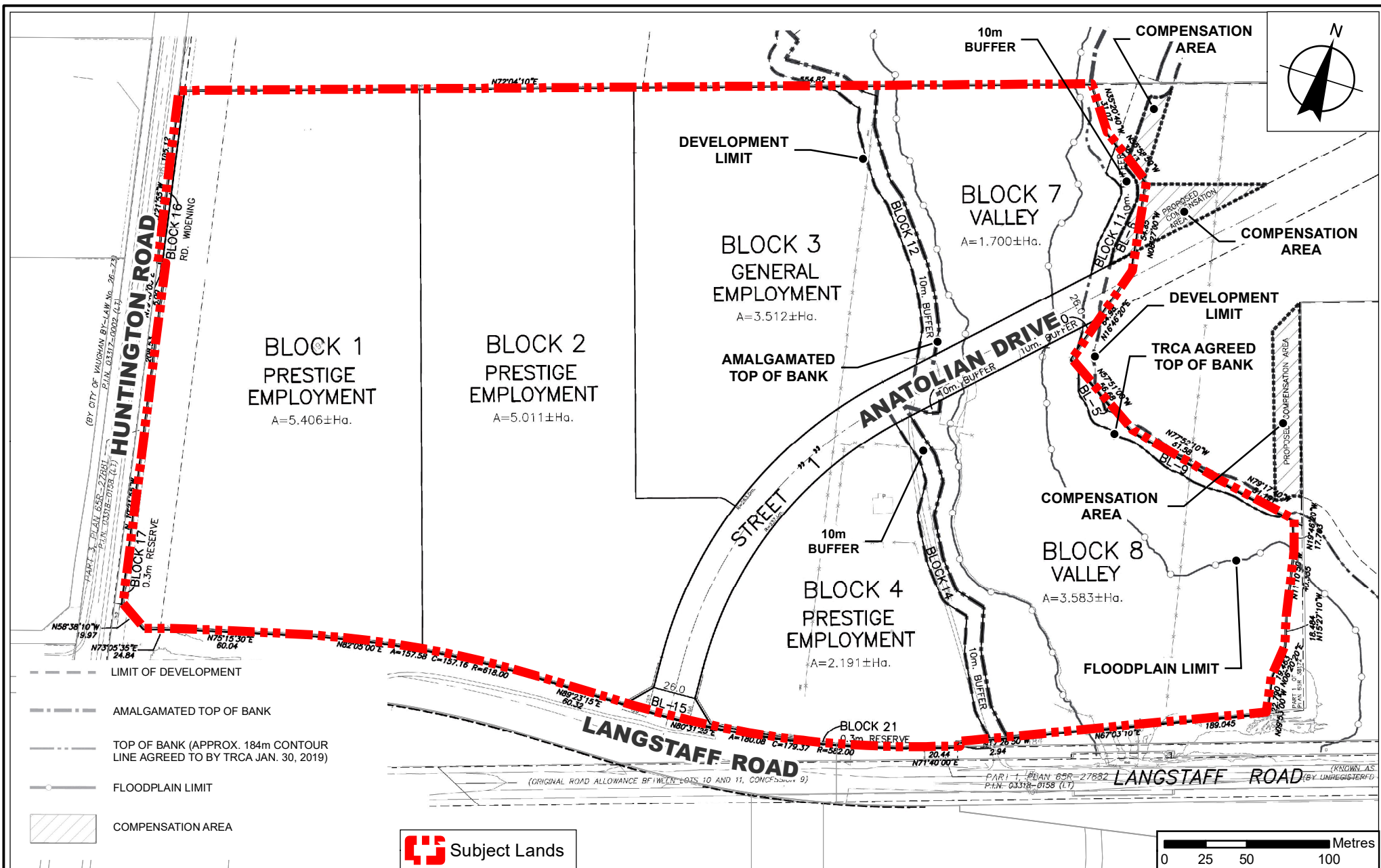


## Attachment

**FILES:** 19T-18V010 and DA.18.066  
**RELATED FILE:** Z.18.026

**DATE:**  
February 2, 2022

**3**



# Proposed Draft Plan of Subdivision File 19T-18V010

**LOCATION:** Part of Lot 11, Concession 9;  
6560 Langstaff Road

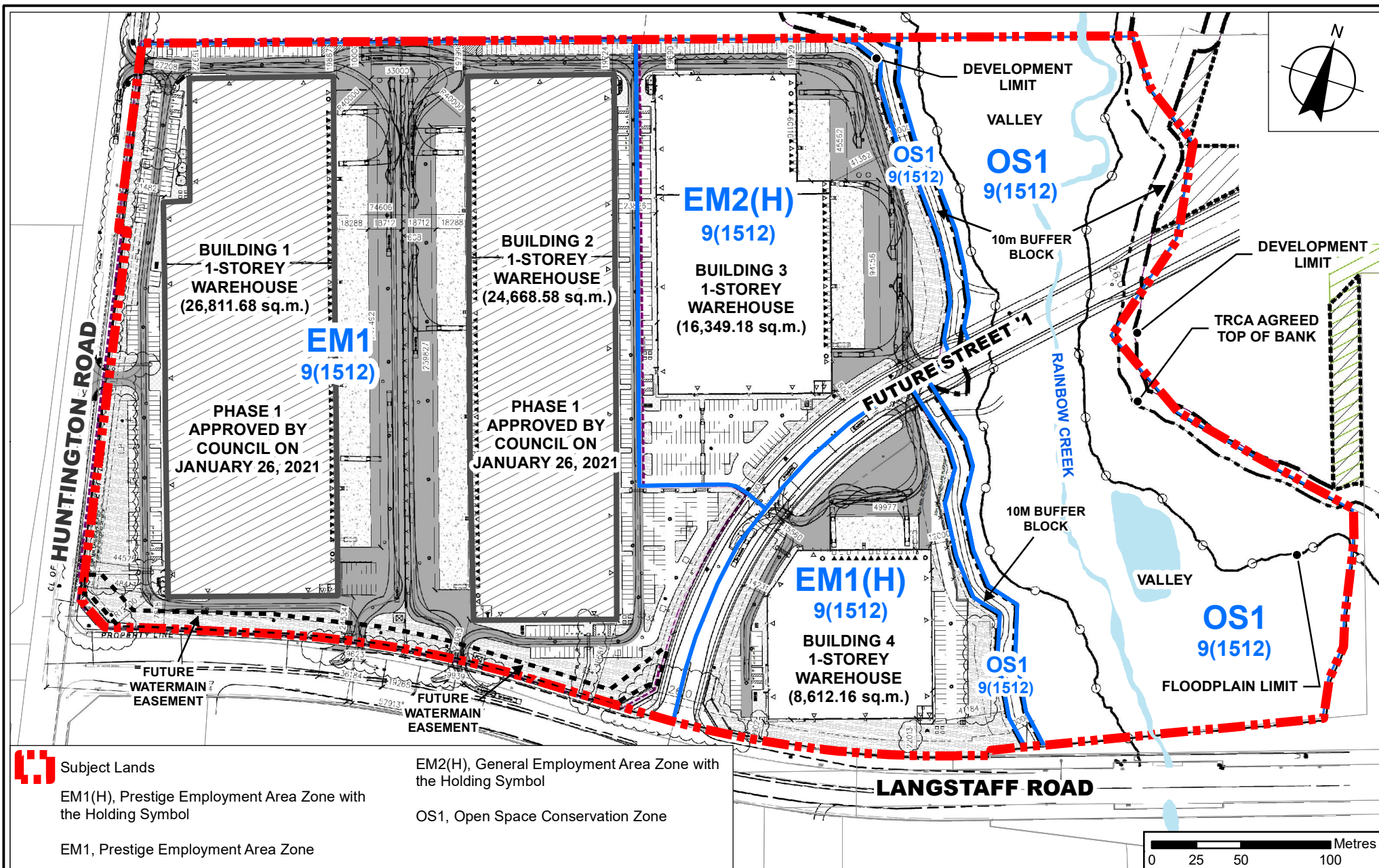
**APPLICANT:** Anatolia Block 59 Developments Limited



**FILES:** 19T-18V010 and DA.18.066  
**RELATED FILE:** Z.18.026

**DATE:**  
February 2, 2022

**Attachment 4**



# **Proposed Site Plan (Phase 2) and Approved Zoning**

**LOCATION:** Part of Lot 11, Concession 9;  
6560 Langstaff Road

**APPLICANT:** Anatolia Block 59 Developments Limited

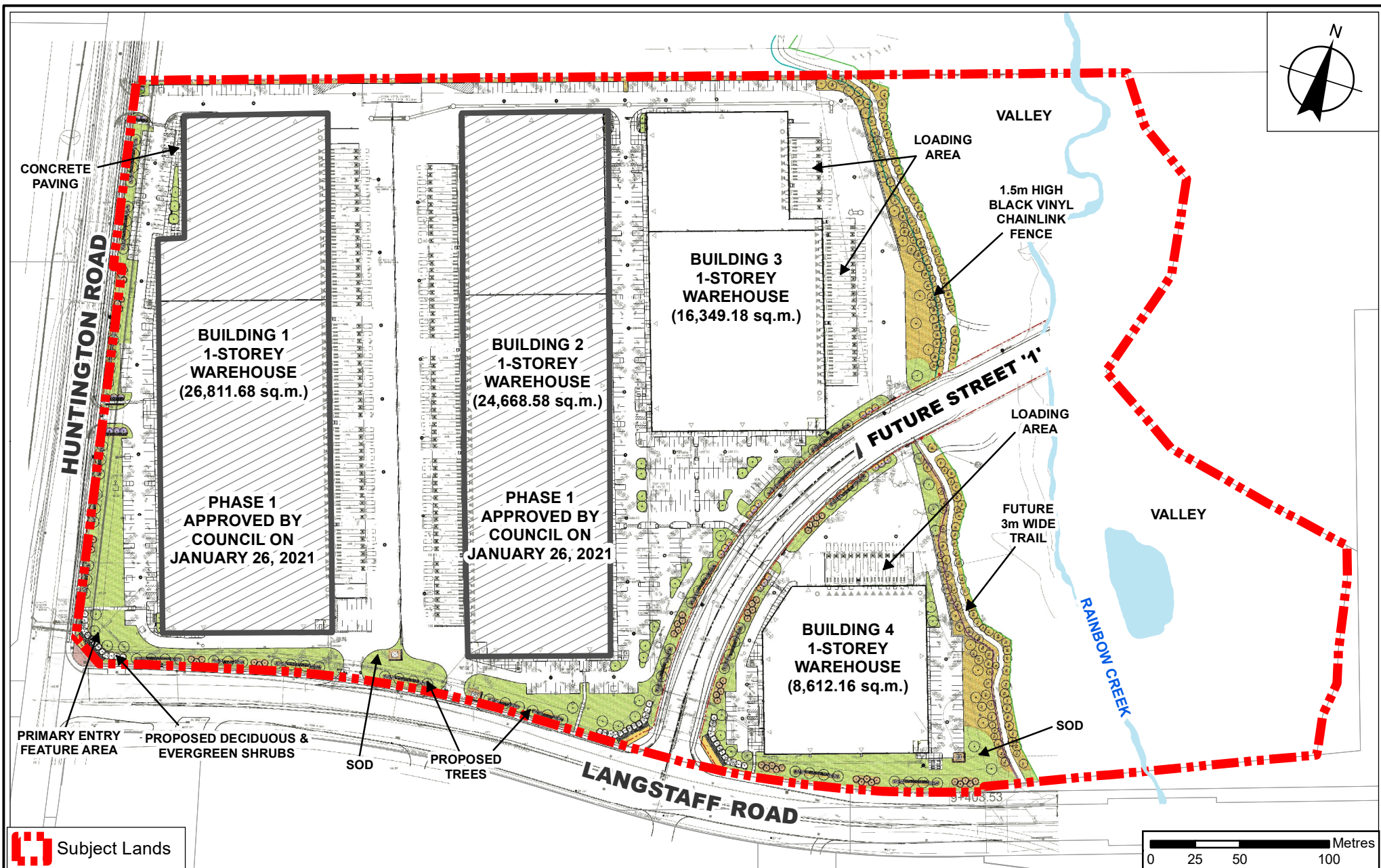


**FILES:** 19T-18V010 and DA.18.066  
**RELATED FILE:** Z.18.026

**DATE:**  
February 2, 2022

**Attachment**  
**5**





# Landscape Plan

**LOCATION:** Part of Lot 11, Concession 9;  
6560 Langstaff Road

**APPLICANT:**  
Anatolia Block 59 Developments Limited



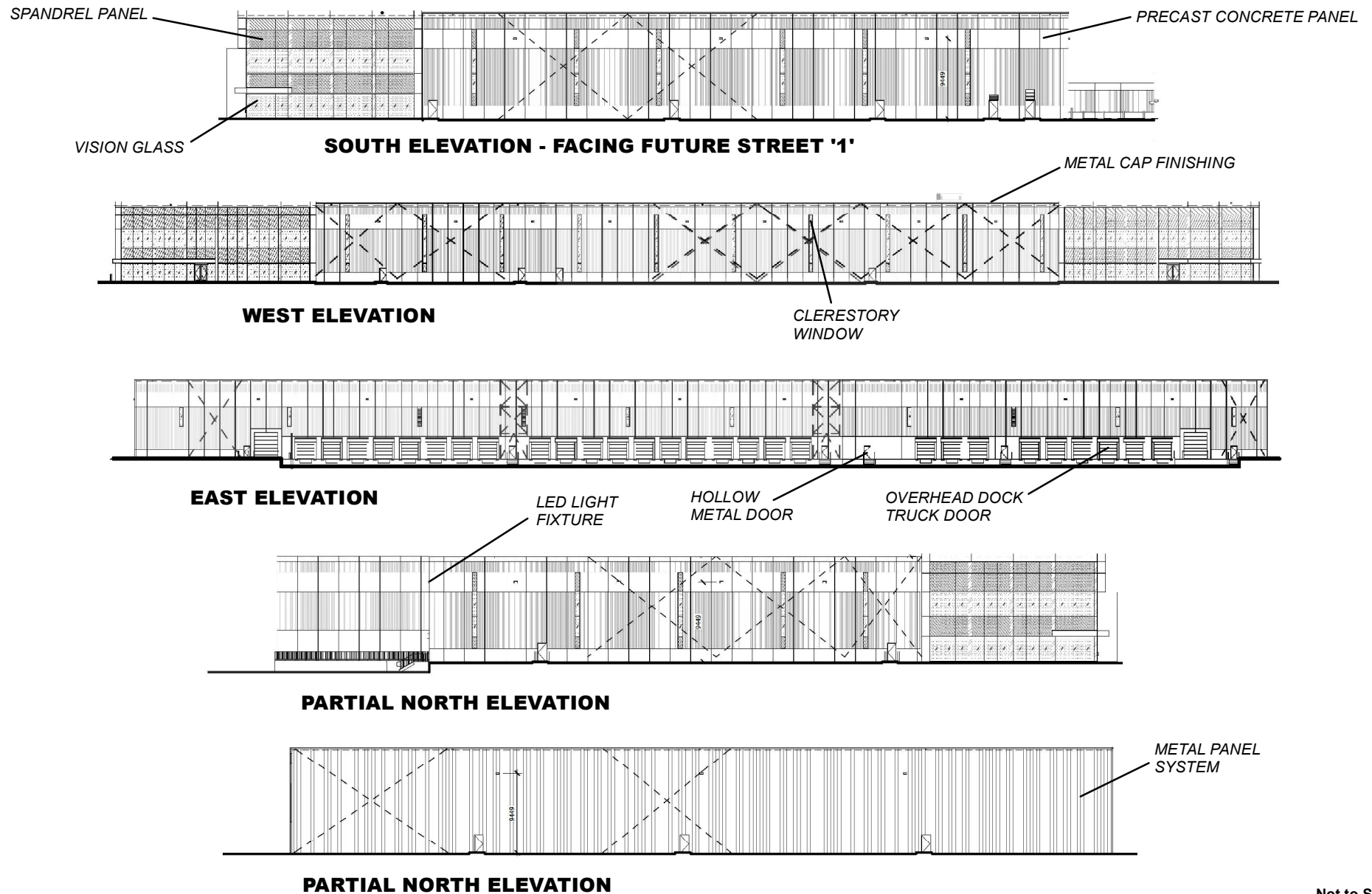
**Attachment**

**FILES:** 19T-18V010 and DA.18.066

**RELATED FILE:**  
Z.18.026

**DATE:**  
February 2, 2022

**6**



## Building 3 Elevations

**LOCATION:** Part of Lot 11, Concession 9;  
6560 Langstaff Road

**APPLICANT:**  
Anatolia Block 59 Developments Limited

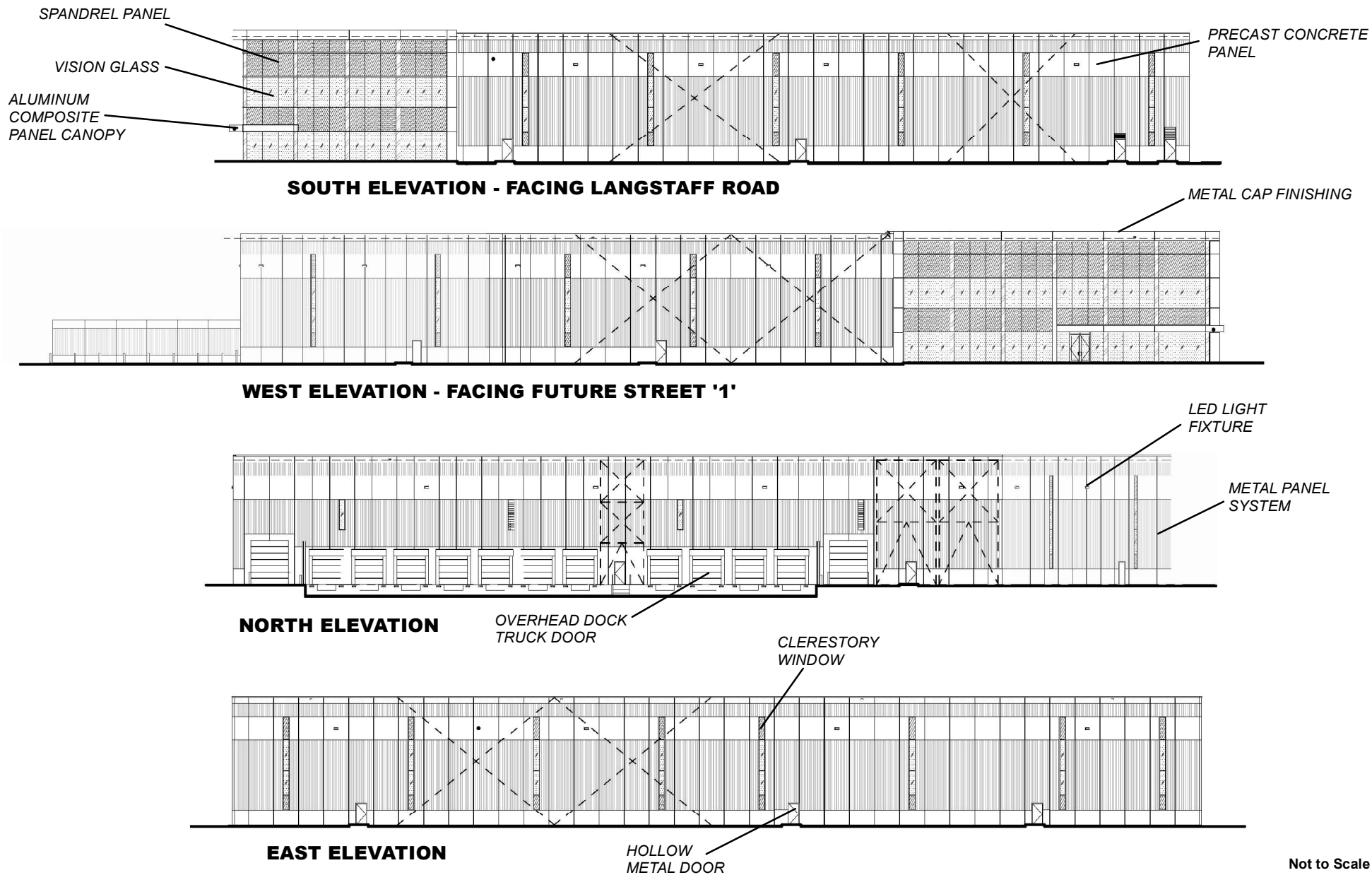


**FILES:** 19T-18V010 and DA.18.066

**RELATED FILE:**  
Z.18.026

**DATE:**  
February 2, 2022

**Attachment**  
**7**



## Building 4 Elevations

**LOCATION:** Part of Lot 11, Concession 9;  
6560 Langstaff Road

**APPLICANT:**  
Anatolia Block 59 Developments Limited



**FILES:** 19T-18V010 and DA.18.066

**RELATED FILE:**  
Z.18.026

**DATE:**  
February 2, 2022

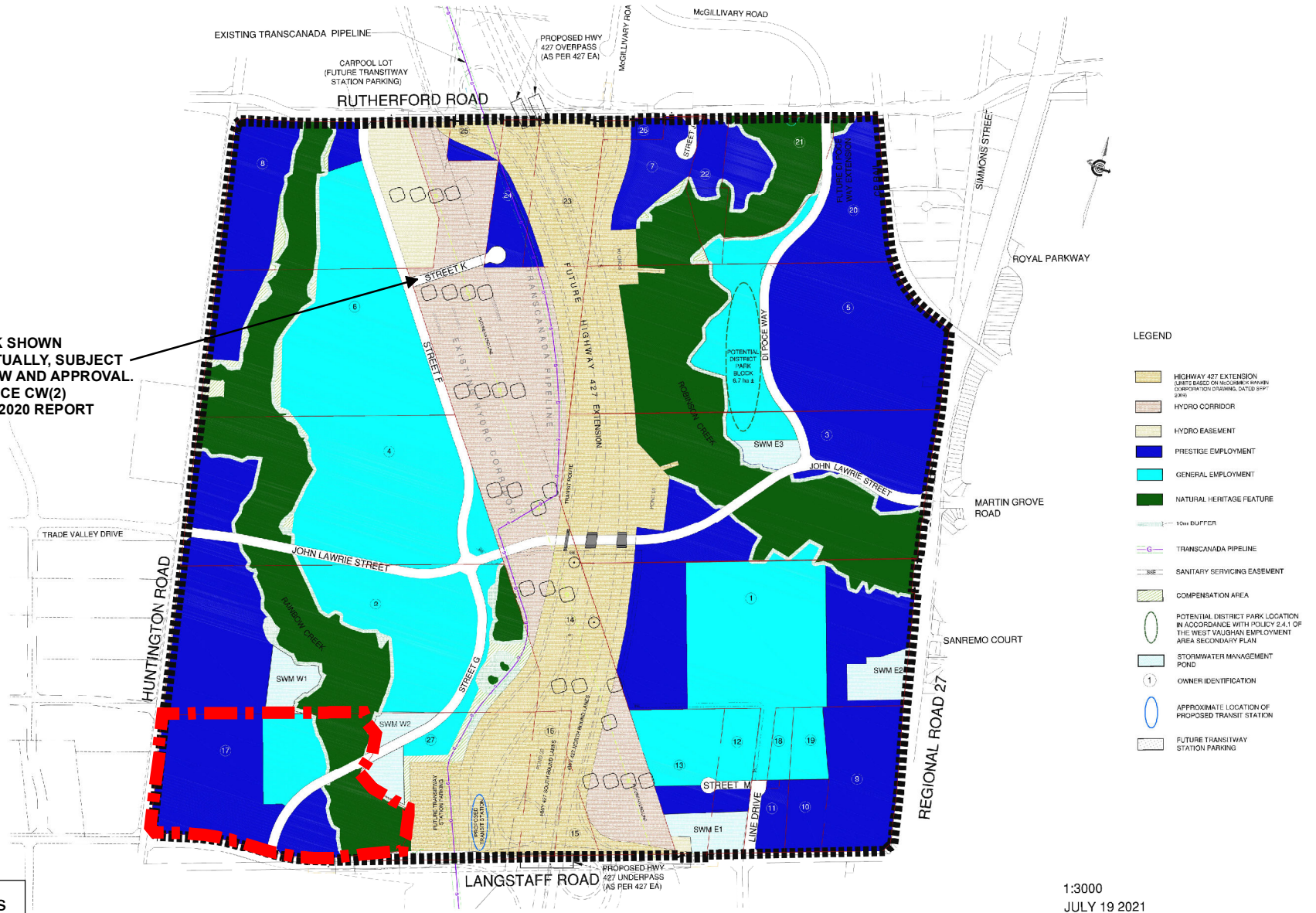
**Attachment**

**8**



# BLOCK 59 LAND USE PLAN

STREET K SHOWN  
CONCEPTUALLY, SUBJECT  
TO REVIEW AND APPROVAL.  
REFERENCE CW(2)  
JUNE 16, 2020 REPORT



**Final Block 59 Block Plan -  
Dated September 3, 2020,  
amended July 19, 2021**

**LOCATION:** Part of Lot 11, Concession 9  
6560 Langstaff Road

**APPLICANT:** Anatolia  
Block 59 Developments Limited



**Attachment**

**FILES:** 19T-18V010 and DA.18.066  
**RELATED FILE:** Z.18.026

**DATE:**  
February 2, 2022

**9**



