

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: 2nd 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, 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:

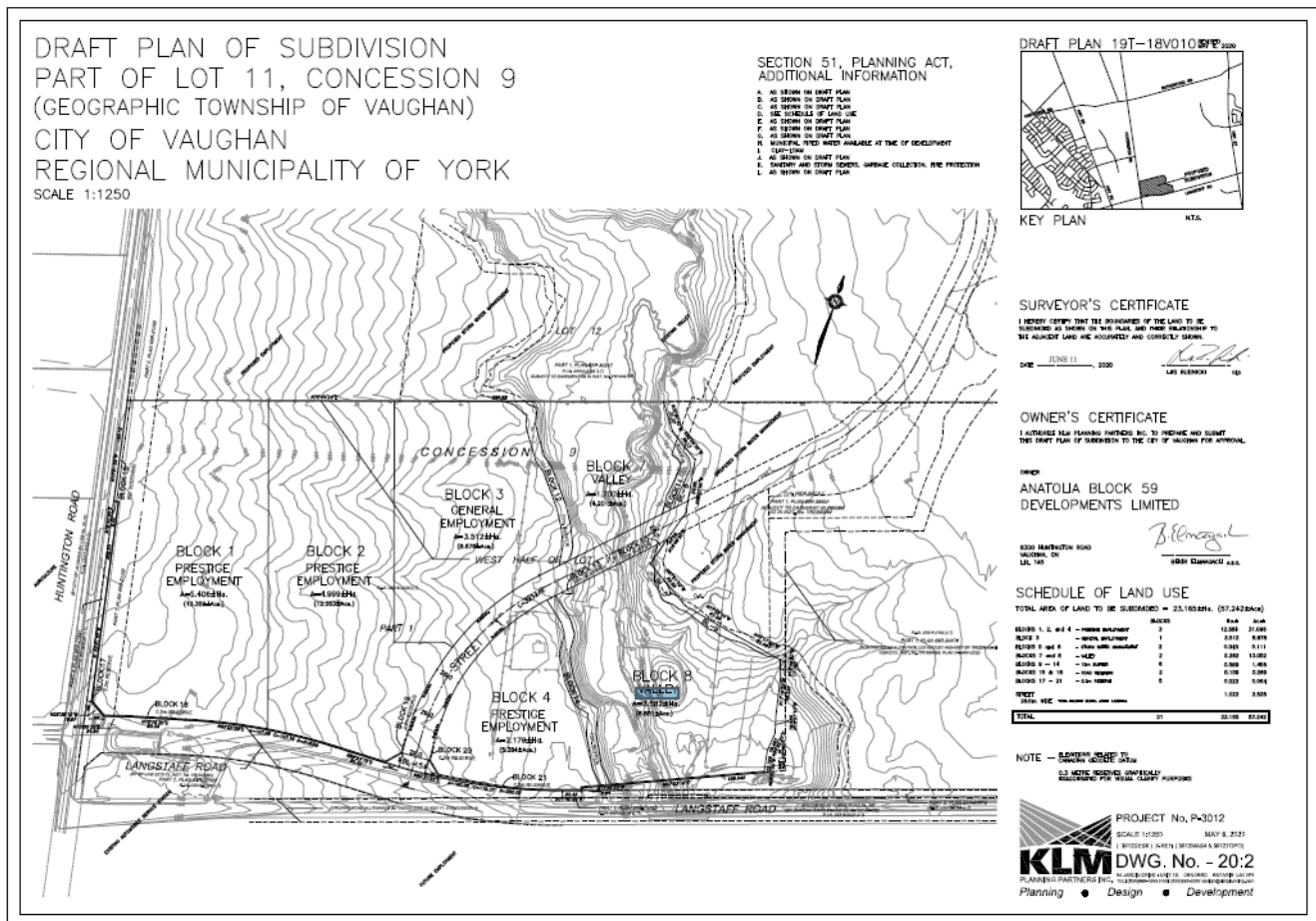
1. That prior to any construction and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA in accordance with the Block 59 MESP (prepared by Cole Engineering, dated July 9, 2020) to the satisfaction 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
7th 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^e 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

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

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 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

Should you have any questions, please contact the undersigned.

Yours truly,

Ryan Courville
Manager - Planning and Development
Network Provisioning
Email: 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 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

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

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

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

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

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