

COMMITTEE OF THE WHOLE JUNE 18, 2001

**ZONING BY-LAW AMENDMENT APPLICATION
DRAFT PLAN OF SUBDIVISION APPLICATION
REPORT #P.98.21
ROYBRIDGE HOLDINGS LTD.
FILES: Z.84.89 & 19T-89058**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.84.89 (Roybridge Holdings Inc.), BE APPROVED, and that the implementing by-law:
 - a) rezone Block 1 to EM3 Retail Warehouse Employment Area Zone;
 - b) rezone Blocks 7 to 31 to EM2 General Employment Area Zone;
 - c) rezone part Blocks 38 to 41 to EM2(H) General Employment Area Zone with a Holding (H) Symbol, to be lifted upon the blocks being combined with the adjacent lands to the south;
 - d) rezone Block 42 to EM1(H) Prestige Employment Area Zone with a Holding (H) Symbol, to be lifted upon the block being combined with the adjacent lands to the north, which are required to provide frontage and access;
 - e) rezone Block 43 to C7(H) Service Commercial Zone with a Holding (H) Symbol, to be lifted upon the block being combined with the adjacent lands to the south;
 - f) rezone Blocks 46 to 60 to OS1 Open Space Conservation Zone;
 - g) rezone Blocks 2 to 6, Block 44, and Block 62 to EM1(H) Prestige Employment Area Zone with a Holding (H) Symbol, to be lifted upon the determination of the final alignment of the Highway #427 extension and cross-over, to the satisfaction of the Ministry of Transportation Ontario;
 - h) maintain A Agricultural Zone on future Highway #427 reserve Blocks 45 and 61; and
 - i) require a minimum structural setback of 10 m on blocks adjacent to the valley corridor and zoned OS1 Zone.
2. THAT Draft Plan of Subdivision Application 19T-89058 (Roybridge Holdings Inc.), prepared by Pound and Stewart Services, revised dated May 14, 2001, BE DRAFT APPROVED, as red-lined on June 18, 2001, subject to the conditions of draft approval on Attachment 1.
3. THAT Council pass the following resolution with respect to the allocation of water and sewage servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the Plan of Subdivision 19T-89058 is allocated sewage capacity from the York/Durham Servicing Scheme, and water capacity from Pressure District No. 5 of the York Region Water Supply System.”

4. For the purposes of notice, the Subdivision Agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at rates stipulated in the Official Plan and conform to the approved "Cash-in-Lieu of Parkland Policy".

Purpose

In July 2000, the Owner submitted a Draft Plan of Subdivision application, and a corresponding application to amend the Zoning By-law to rezone the subject lands to C7(H) Service Commercial Zone with a Holding provision, EM1(H) Prestige Employment Area Zone with a Holding provision, EM2 General Employment Area Zone, EM2(H) General Employment Area Zone with a Holding provision, EM3 Retail Warehouse Employment Area Zone, and OS1 Open Space Conservation Zone.

The plan, which has a total area of 81.3 ha, proposes the following:

- 1 Future Service Commercial Block (C7(H) Zone) totalling 0.06 ha
- 7 Future Prestige Employment Blocks (EM1(H) Zone) totalling 22.67 ha
- 31 General Employment Blocks (EM2 Zone) totalling 23.22 ha
- 4 Future General Employment Blocks (EM2 Zone) totalling 1.26 ha
- 1 Retail Warehouse Block (EM3 Zone) totalling 4.44 ha
- 15 Open Space/Valley/Landfill Blocks totalling 20.11 ha
- 3 Reserve Blocks – future Highway #427 extension and crossing (maintain A Zone) totalling 4.12 ha
- Roads (Streets A, B, C and D) totalling 5.46 ha

Background - Analysis and Options

Location

- West side of Highway #27, north of Regional Road 7
- Lots 7 and 8, Concession 9, City of Vaughan

Site Description

- an irregular-shaped 81.3 ha site with 530 m frontage on Highway #27
- tablelands are flat with no significant vegetation, valleylands traverse the northern portion; hydro corridor and a landfill site in the northeast portion
- the surrounding land uses are:
 - North - valley lands; hydro corridor; proposed employment subdivision 19T-90018 (A Agricultural Zone, OS1 Zone)
 - South - vacant-future employment area, draft approved subdivisions 19T-89015 & 19T-99V07 (A Agricultural Zone)
 - East - Highway #27; residential, industrial, open space and hydro corridor (R4 Residential Zone, EM1 Prestige Employment Area Zone, M1 Restricted Industrial Zone, A Agricultural Zone and OS1 Open Space Conservation Zone)
 - West - future Highway #427 extension, farms (A Agricultural Zone)

Public Hearing

On January 23, 1998, a notice of public hearing was mailed to all landowners within 120 m of the subject lands, and the West Woodbridge Homeowners Association and the Woodbridge Meadows Ratepayers Association.

At the Public Hearing on February 16, 1998, the recommendation of the Committee to receive the Public Hearing, and forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on February 23, 1998.

On June 7, 2000, the Owner submitted revised applications, which reflected changes to the proposed road pattern and road widths. On May 24, 2001, the Owner submitted revised applications reflecting the refined alignment of the Highway #427 extension, as identified in the "Corridor Study Area Limits Review" prepared by Cole Sherman, dated November 2000.

Official Plan

The subject lands are designated "Prestige Area", "Employment Area General" and "Valley Lands" by OPA #450, and are subject to the following policies:

a) Prestige Areas

The "Prestige Area" designation is located adjacent to arterial roads and highways, and accommodates uses that require high visual exposure, good accessibility and an attractive working environment. It defines areas where it is appropriate to restrict uses which by nature of their operating characteristic, would contribute to attractive streetscapes, and provide opportunities for employment intensive uses that will take advantage of and support the transit system. A wide range of industrial, office, business and civic uses are permitted, but not outside storage. The implementing zoning is EM1 Prestige Employment Area Zone. Blocks 2 to 6 adjacent to future Highway 427 extension, and Block 42 adjacent to the valley, are proposed for prestige employment use, which conforms to the policies of the Official Plan.

b) Employment Area General

The "Employment Area General" designation accommodates uses which do not require high visual exposure, provides locational opportunities for industrial development which may require outside storage or be undertaken outdoors, and provides opportunities for a broad range of lot sizes and a diversity of building forms in order to meet the needs of any business or industry. Permitted uses include a full range of processing, warehousing and outside storage operations, transportation and distribution facilities. The implementing zoning is EM2 General Employment Area Zone. The internal blocks are proposed for general employment use, which conforms to the policies of the Official Plan.

c) Retail Warehousing

Retail warehousing shall generally be directed to locations characterized by high visibility and accessibility, and located in comprehensively planned groups or centres. OPA #450 contains a list of criteria used in evaluating applications to permit retail warehousing, as well as, identifying studies which may be required to support the use. Individual direct access to arterial roads shall be discouraged. Building setbacks from arterial roads shall be minimized and parking areas shall be directed to less visible areas. The subject lands are located within an approved Block Plan, which was based on the land use plan contained in OPA #343. Block 1 is proposed for retail warehousing, which conforms to the approved Block Plan.

d) Service Node

Service Nodes are permitted at the intersection of roads, and provide for the day-to-day convenience needs of businesses, industries and their employees. Service Nodes must be located at convenient locations throughout the Employment Area and must be comprehensively designed in order to maximize functional efficiency and visual amenity. The maximum area of a Service Node is approximately 1.2 ha. Larger sites are permitted, if developed with a predominant use such as an office complex, hotel or retail warehousing. The proposed block for future Service Commercial (Block 43) is 0.06 ha in size and must be combined with the adjacent lands to the south for a fully developable lot of approximately 1.28 ha.

e) Valley Lands

The Valley and Stream Corridor policies require the precise limits of valley and stream corridor be established through the Block Plan process and be legally defined through plans of subdivision and the zoning by-law. No buildings or structures are permitted, except where structures are intended for flood and erosion control purposes. The northeast portion of the subject lands is traversed by the West Rainbow Creek, which is a tributary of the Humber River.

The Toronto & Region Conservation Authority (TRCA) advises that the top-of-bank shown as Block 46 on the draft plan does not represent the approved limits, and that an on-site meeting to stake the top-of-bank is required.

Landfill Site

Located within the valley, north of the West Rainbow Creek, is an area of approximately 6.6 ha that was used by a previous landowner as an unauthorized industrial landfill site between 1977 and 1984. The former owner covered the landfill site with clean soil. Since acquiring the site, Roybridge Holdings undertook investigations of the site in preparation of a plan to obtain regulatory approval for closure of the landfill. In addition to identifying the location and extent of the landfill area, studies were prepared by Senes Consultant Ltd. relating to the impact of waste disposal on the soils, surface water and groundwater in the area. Roybridge proposed a closure plan that would:

- (i) leave the landfill area zoned for open space;
- (ii) provide venting of methane gas;
- (iii) undertake remediation of two localized areas on the north bank of the West Rainbow Creek to prevent sloughing of the fill slopes, and;
- (iv) monitoring of the ground and surface water through the post-closure period.

As part of the approval process for the plan of subdivision, the Owner was required to obtain Section 46 approval of the Environmental Protection Act for the lands formerly used for the disposal of waste. On March 13, 1997, the Ministry of Environment issued conditions for draft approval, and on August 11, 1997, issued a Section 46 approval.

The Ministry's proposed conditions of draft approval have been included in Attachment 1. Planning Staff have included an additional condition regarding this matter requiring the Owner to provide the City with a letter of credit in an amount sufficient to provide for the required on-going monitoring and reporting of the site.

The former landfill site and a 20 m buffer zone will be zoned OS1 Open Space Conservation Zone.

Block Plan

On December 9, 1996, Council approved a Block Plan for the Vaughan West Corporate Business

Park (VWCBP). The south portion of the approved Block Plan is shown on Attachment #3. The Block Plan establishes the location of a range of industrial and commercial uses, open space blocks, landfill areas, stormwater management facilities, together with a road pattern.

The adjacent landowner to the south (NHD Development Limited, File 19T-89035) previously submitted a revised Block Plan for the lands south of the valley (see Attachment #4). The private road that intersects with Regional Road 7 has shifted approximately 158 m east from its original location, which has been approved by the Region of York. The revised Block Plan reflects the latest subdivision plans for this area, including the subject lands and adjacent plans to the south which are draft approved. The north/south mid-block collector creek crossing has been deleted in accordance with Council's decision of December 9, 1996. Two streets extending east and west of the north/south entrance road and ending in cul-de-sacs have replaced the southerly portion of the local ring road.

Highway #427 Extension

In December 2000, the City of Vaughan, in consultation with the City of Brampton and the Regions of Peel and York, jointly submitted a report prepared by Cole Sherman, dated November 2000, and entitled "Highway 427 Northerly Extension, Corridor Area Limits Review from Highway 7 to Langstaff Road, Position Paper", to the Ministry of Transportation Ontario (MTO) for review and approval. The study identifies the possible western and eastern alignments of the Highway #427 extension, and identifies adjacent lands which can be released or conditionally released for development (see Attachment #5).

Attachment #5 super-imposes all of the proposed plans of subdivision that are located within the Block Plan area, onto the Highway #427 extension plan prepared by Cole Sherman. This information has been incorporated into the Owner's revised plan of subdivision (revised dated May 22, 2001). The plan shows the most easterly route of the highway's extension traversing the northwest portion of the subdivision plan. Lands west of the north/south Street 'D' could potentially be impacted. The most southerly blocks within the subdivision plan (Blocks 5, 6 and 44) should also be protected in the event that a temporary solution to provide traffic relief in the area, in advance of constructing the highway extension, is implemented. Accordingly, the lands west of the north/south Street 'D' will be zoned with a (H) Holding Provision which will not be lifted until such time as the MTO has completed its Environmental Assessment and subsequent final determination of the highway's alignment.

Staff have met with the MTO regarding the future extension of the highway and are in agreement with the approach of holding sufficient lands necessary to protect for the extension, while allowing the remaining lands to proceed with development. MTO has not yet confirmed the proposed development limits for the plan of subdivision.

Zoning

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88, which does not permit the proposed employment uses. The proposed zoning of the subdivision plan is shown on Attachment #6. The blocks along the west portion of the plan are proposed for EM1(H) Prestige Employment Area Zone with a Holding Provision, which will remain pending the resolution of the Highway #427 extension and cross-over by the MTO. Block 42 located along the north portion of the plan is also proposed for Prestige Employment uses. Staff recommends a Holding Provision on Block 42, which will not be removed until the lands are combined with the adjacent lands to the north within proposed Plan of Subdivision 19T-89063, which will provide frontage and access for this block. Future Highway #427 reserve Blocks 45 and 61 will remain as A Agricultural Zone.

The proposed EM2 General Employment Area Zone for the internal Blocks 7 to 37, would implement the Employment Area General policies of OPA #450. The proposed EM3 Retail Warehouse Zone for Block 1 would implement the Retail Warehousing policies of OPA #450. The proposed OS1 Open Space Conservation Zone is proposed for the valley and landfill and the two blocks for stormwater management purposes (Blocks 46 and 47).

The proposed part blocks along the south portion of the plan will be zoned EM2 General Employment Area Zone with a Holding Provision, which will be removed once the blocks are combined with the adjacent lands to the south, within the Draft Approved Plan of Subdivision 19T-99V07, which are also owned by the applicant. The draft plan appears to be consistent with the minimum lot area and frontage requirements for the proposed zones.

Subdivision Design

The draft plan, as shown on Attachment #7, consists of 62 blocks including: 7 Prestige Employment blocks, 6 of which abut future Highway #427 extension with a Holding Provision pending the resolution of the Highway #427 extension by the MTO; 31 General Employment blocks and 4 part blocks internal to the plan; 1 Retail Warehouse block located on the north side of Street "A" at Highway #27; 1 future Service Commercial part block located on the south side of Street "A" at Highway #27; 15 open space blocks devoted to stormwater management facilities, valleylands, and a landfill and buffer area; and, 3 reserve blocks for the Highway #427 extension and east/west crossing of Street 'A'. The north/south Street 'D' ends in a temporary turning circle, to provide opportunity for access to the adjacent lands to the north, which is subject to a proposed draft plan of subdivision (File 19T-90018).

Servicing

The Engineering Department has reviewed the proposed applications and has provided comments on the previous submission of the plan, dated May 29, 2000, as follows:

"Servicing Report"

In support of the draft plan, the applicant has submitted a servicing report prepared by Cosburn Patterson Mather Limited dated May 14, 1998 and addendum dated March 30, 2000 (the "servicing report"), confirming the availability of water, sanitary, and storm sewers to develop the lands. The servicing report identifies that the municipal services are external and sized to service the draft plan. We summarize the servicing report below.

Water System

The draft plan is found within the service area of Pressure District #5 of the York Water Supply System. The draft plan can be supplied by extending the proposed 600mm diameter watermain on the south boulevard of Highway No. 7.

Sanitary Sewer

In review of the construction drawings for the Vaughan West (South) Corporate Park, a sanitary sewer has been proposed at the south boulevard of Highway No. 7 that can be extended to service the draft plan. The applicant shall pay its proportionate share of the costs for any external municipal services designed and oversized to develop the draft plan such as the costs in the Vaughan West (South) Corporate Park agreement and the special area development charges.

Storm Drainage

The servicing report proposes two stormwater ponds on the draft plan, the "Northeast Pond" and the "Northwest Pond", to service both the subject lands and abutting draft plan of subdivision 19T-89035(R). Prior to subdivision approval, the applicant shall provide a storm water management report for the review and approval of the city. This report shall

describe the proposed drainage system to develop the draft plan and include, but not be limited to, the following items:

- (i) plans illustrating the proposed system and its connection into the existing storm system,
- (ii) stormwater management techniques that may be required to control minor or major flows, and
- (iii) proposed methods for controlling or minimizing erosion and siltation on-site and in down stream areas during and after construction.

Roads

The applicant has proposed alternative road design standards in the draft plan that is being evaluated by the City. Since the City has not approved the proposed alternative road design standards, we have red-lined current City of Vaughan design criteria on the enclosed copy of the draft plan.

Streetlighting

The streetlighting shall meet the City criteria within the draft plan including the intersection of Street 'A' and Highway No. 27.

Traffic

During the detailed engineering stage, the applicant shall provide a traffic impact study for review and approval by the City to address the operation of the proposed intersection of Street 'A' and Highway No. 27 that includes the existing industrial development to the east and proposed industrial developments to the south, north and west.

Draft Plan

In addition to the attached standard draft plan conditions, we enclosed a red-lined copy of the draft plan. Prior to the draft plan being submitted to Council for approval, the applicant shall revise the draft plan to reflect the following items:

- provide a 27m radius cul-de-sac at the north end of Street 'D' without encroaching onto the top-of-bank as per City Standard Drawing C-2;
- provide a 23m-industrial right-of-way for Streets 'D' and 'C' as per City Standard Drawing B-4;
- provide a 26m-collector right-of-way for Street 'A' and Street 'B' as City Standard Drawing B-3;
- provide 8m x 8m daylight triangles and associated 0.3m reserves with 6m long returns at the intersections of Street 'A' with 'B' and 'D' and Street 'C' with 'D' as per City Standard Drawing D-1 and D-2;
- provide 15m x 15m daylight triangles and associated 0.3m reserves with 15m long returns at the intersection of Street 'A' and Highway No. 27 as per City Standard Drawing D-7;

- confirm on the draft plan a centre-line match at the intersection of Street 'A' and Ashbridges Circle;

- confirm the required grade separation over Highway No. 427 with the MTO and revise Block 44 on the draft plan to establish the bridge abutments that includes 3:1 side slopes;
- confirm on the draft plan a minimum 115m centre-line radius for Street, 'C' and 'D' and a minimum 220m centre-line radius for Street 'A' as per City Standard Drawing C-4; and,
- confirm on the draft plan any additional road widenings, 0.3m reserves, and intersections onto Highways No. 27 and No. 427 as required by York Region and MTO respectively."

The Engineering Department had red-lined the previously submitted subdivision plan and provided standard conditions of draft plan approval, which are included in Attachment #1 – Conditions of Approval. The most recent submission of the draft plan (May 22, 2001) incorporated many of the Engineering Department's comments, including revised road widths. The Owner has submitted a Noise Impact Report, prepared by GM Sernas & Associated Ltd., dated April 14, 1998.

Region of York

The Region of York indicated they had no objection to the two previous submissions of the proposed draft plan dated October 27, 1997, and May 29, 2000, and provided relevant conditions of draft plan approval.

However, in a subsequent letter dated July 13, 2000, the Regional Transportation & Works Department indicated concerns with regard to the elimination of the mid-block collector creek crossing, thereby eliminating a continuous north/south collector road from Regional Road 7 to Langstaff Road.

The Region of York has conducted a peer review of previous studies relating to the mid-block collector road, and have advised the City to use its discretion as to whether the mid-block collector should be protected or not. In light of Council's decision to eliminate the mid-block collector creek crossing on December 9, 1996, no further action will be taken on this matter.

Staff have included the Region's conditions of approval as previously recommended, and have included in the recommendation of this report, a standard resolution to allocate water and sewer capacity to the subject lands, concurrently with approval of the draft plan of subdivision.

Ministry of Transportation Ontario (MTO)

The Recommendation includes typical conditions of draft approval required by MTO.

Utilities

Hydro Vaughan Distribution Inc. has no objection to the proposed draft plan of subdivision.

Urban Design

The proposed open space blocks will accommodate stormwater management facilities, protect the valleylands, and maintain the landfill and buffer area. The south side of the valley slope, including the northwest corner of the site for proposed fill, is to be determined by the Toronto & Region Conservation Authority.

The Department of Urban Design has reviewed the draft plan of subdivision and provides the following comments:

- "1. Please include the standard parkland dedication clause in the Recommendation of the report.

Total Area Within Plan	<u>55.765 ha</u>	
Total Parkland at 2%		<u>1.115 ha</u>
Total Parkland Provided in Draft Plan	0.000 ha	
Total Amount of Parkland under dedication		<u>1.115 ha</u>

2. We require further detailed information regarding the neighbourhood entry treatment along Street "A" off of Highway No. 27, ensuring that there is sufficient land to provide opportunity to reinforce the distinct community streetscape character of the Vaughan West Corporate Centre South.

Toronto & Region Conservation Authority (TRCA)

The TRCA provides the following comments as indicated in their letter dated September 1, 2000:

“Authority staff have expressed concerns with the overall stormwater Servicing Report for this, and related application. Staff are awaiting revised information from the applicants consulting team and will provide further comments upon our receipt and review of the required information and analysis.

Staff have also had discussions with the applicant concerning discrepancies on the illustrated top-of-bank as shown throughout the draft plan, with particular reference to the valley feature spanning Block 46. Please be advised that the illustrated top-of-bank line in Block 46 does not represent TRCA approved limits and the applicant has been informed that an on-site meeting to stake the top-of-bank boundary will be required prior to any future submission.

On this basis, we request that approval of this and related applications be deferred until such time that outstanding Servicing matters are comprehensively addressed in a manner complementary to requirements of the Master Drainage Plan(s), and limits of development are appropriately reflected on the draft plan.”

The applicant has been working with TRCA in order to resolve their concerns. The TRCA's standard conditions of draft plan approval have been included in Attachment #1 – Conditions of Approval.

Cultural Services

The Cultural Services Department has no objections to the proposed draft plan of subdivision, provided an Archaeological Assessment is submitted to their satisfaction.

Conclusion

The draft plan of subdivision has been reviewed in accordance with the policies of OPA #450 and the provisions of By-law 1-88, as well as, the existing and proposed developments in the surrounding area. Staff considers the proposed development of the subject lands to be desirable and appropriate, and in keeping with the planned Vaughan West Corporate Business Park. The proposed conditions of draft approval are contained within Attachment #1.

Staff is of the opinion that the proposed rezoning of the subject lands, and the Holding Zone provision, will implement the subdivision plan and provide for the appropriate development of the subject lands, in conformity with the Official Plan. The holding provision for Blocks 2 to 6, 44 and Block 62, could be removed from these Blocks when the alignment for the extension of Highway 427 is finalized through the Environmental Assessment process, to the satisfaction of the Ministry of Transportation Ontario. The holding provision placed on the internal part blocks be removed once they are combined with adjacent lands.

The Region of York has had concerns regarding the elimination of the mid-block collector creek crossing. The Region conducted a peer review on previous work submitted in this regard, and have advised the City to use its discretion as to whether the mid-block collection should be protected or not. In light of Council's decision to eliminate the mid-block collector creek crossing on December 9, 1996, no further action will be taken on this matter. TRCA has expressed concerns with respect to the overall stormwater servicing for the area, therefore the Owner has been working with the TRCA in this regard to resolve their concerns.

Staff can support both the Draft Plan of Subdivision 19T-89058 and related zoning amendment application. Should Council concur, the application can be approved with the adoption of the Recommendation in this report.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. VWCBP Block Plan (Approved December 9, 1996)
4. Revised VWCBP Block Plan
5. Proposed Highway 427 Extension Corridor Plan & Proposed Plans of Subdivision
6. Proposed Zoning
7. Red-lined Draft Plan of Subdivision 19T-89058

Report prepared by:

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Respectfully submitted,

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Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19T-89058, CITY OF VAUGHAN, ARE AS FOLLOWS:

City of Vaughan Conditions

1. Approval shall relate to the draft plan of subdivision, prepared by Pound Stewart Services, revised dated May 22, 2001, red-lined on June 18, 2001, as follows:
 - a) top-of-bank to be confirmed by the Toronto and Region Conservation Authority Conditions
2. The lands within this draft plan of subdivision shall be appropriately zoned by a zoning by-law, which has come into effect, in accordance with the provisions of the Planning Act.
3. Prior to final approval of the plan, the Owner agrees to pay any and all outstanding application fees to the Planning Department, in accordance with Tariff of Fees By-law 321-99.
4. Prior to final approval of the plan or a phase of the plan, the Owner shall submit a phasing plan(s), which provides details concerning the road pattern, open space network, stormwater management, to the satisfaction of the City.
5. The Owner shall enter into a subdivision agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
7. Prior to commencing the subdivision agreement process:
 - a) the road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City, in consultation with the Regional Planning Department; and,
 - b) the lots on the draft plan of subdivision shall be assigned municipal addresses by the City.
8. The road allowances included within this draft plan of subdivision shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m 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.
9. Any dead end or open side of a road allowance created by this draft plan of subdivision shall be

terminated in a 0.3 m reserve, 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.

10. The Owner agrees that prior to final approval, final engineering design(s) may result in a variation to the road and lotting pattern, number of lots, distribution of uses, and conditions of approval, subject to the satisfaction of the City and other relevant approval authorities.
11. The Owner shall agree in a subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York, if required.
12. Easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charges and encumbrances.
13. Prior to final approval, the Owner shall prepare a soils report prepared for review and approval of the City, and shall agree in the subdivision agreement that the recommendations (including pavement design structure for ideal and non-ideal conditions) shall be carried out to the satisfaction of the City.
14. Prior to final approval, the Owner shall submit to the satisfaction of the City, environmental site assessment report(s) in accordance with the Ministry of Environment's Guideline for Use at Contaminated Sites in Ontario, June 1996, as amended.
15. Prior to final approval, the Owner shall reimburse the City for the cost of the City's peer review for the environmental site assessment reports.
16. Prior to final approval, should site remediation be required in order to meet the applicable soil and ground water criteria as set out in the Guideline for Use at Contaminated Sites in Ontario, June 1996, as amended, the Owner shall submit to the City, a copy of the Record of Site Condition, which has been acknowledged by a Provincial Officer of the Ministry of Environment.
17. The Owner shall agree in the subdivision agreement that the Owner covenants and agrees that all lands to be conveyed to the municipality meet the applicable soil and ground water criteria for the intended use as set out in the Guideline for Use at Contaminated Sites in Ontario, June 1996, as amended.
18. Prior to the initiation of grading, and prior to registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for approval, the following:
 - a) a detailed engineering report that describes the storm drainage system for the proposed development within this draft plan of subdivision, which report shall include:
 - i) plans illustrating how this drainage system will tie into the 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;
 - ii) the location and description of all outlets and other facilities;

- iii) stormwater management techniques which may be required to control minor and major flows; and,
- iv) proposed methods of controlling or minimizing erosion and siltation on-site 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.

19. The Owner shall not apply for building permits and the City shall not issue building permits for those lots and/or blocks within the plan until the City is satisfied that the following services are available to service this proposed development or that arrangements have been made for their completion to the satisfaction of the City:
 - a) provide municipal water supply;
 - b) provide sanitary sewers and storm drainage facilities; and,
 - c) provide adequate road access.
20. Prior to final approval, the Owner shall pay its proportionate share of the cost of 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.
21. Prior to final approval, and prior to any works commencing on the site, the Owner shall provide lot grading, road grades and cross sections of each to the City's Engineering Department for review and approval.
22. The Owner shall install a barrier fence (siltation) around the limits of the open space blocks delineating the boundaries of grading and construction before commencement of construction.
23. Prior to final approval, a traffic impact study, prepared at the Owner's expense, shall be submitted to the City for review and approval of the City, Region of York, and the Ministry of Transportation Ontario. The preparation of the traffic impact study shall include the ultimate traffic volumes associated with the surrounding road network and the operation of the proposed intersection at Highway No. 27. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved traffic impact study, to the satisfaction of the City.
24.
 - a) The Owner shall design, purchase materials, and install a buried hydro distribution system and a street lighting system within the confines of the above noted plan of subdivision, and compatible with the existing and/or proposed systems, in the surrounding plans of subdivision, all in accordance with Hydro Vaughan Distribution Inc. and City's standards and specifications, latest revisions. Prior to final approval, all requirements of Hydro Vaughan Distribution Inc. shall be satisfied.
 - b) Prior to final approval, the Owner shall prepare a tree assessment 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/or remedial planting. The Owner shall agree not to remove trees, without written approval from the City.

25. Prior to final approval, the Owner shall prepare geotechnical report to the satisfaction of the City. The study shall include an assessment of the overall slope stability of valley and stream corridors affecting these lands.
26. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain link fence along the limits of lots that abut the open space channel blocks or stormwater management facilities.
27. Prior to final approval, the Owner shall submit to the satisfaction of the Department of Urban Design, a master landscape plan for the subdivision, in accordance with the approved Urban Design Report for the Vaughan West Corporate Centre South. The plan shall address, but not be limited to the following issues:
 - a) internal landscaping on boulevards as it relates to the road rights-of-ways and the location of underground services, i.e. typical road sections that incorporates boulevard trees are required;
 - b) co-ordination of the urban design/streetscape elements as they relate to all draft plans within the Vaughan West Corporate Centre South;
 - c) entrance features within the subdivision, ensuring there is sufficient lands to allow appropriate landscaping;
 - d) landscaping along Highway #27 – 9m wide buffer including walls and fences and entry features;
 - e) the appropriate high quality landscape treatment for the 9m wide buffer along the future Highway #427;
 - f) the appropriate landscape treatment and configuration for the stormwater management facilities (refer to City guidelines for storm ponds);
 - g) a continuous trail system is to run through the West Rainbow Creek Open Space lands with connections from the subdivision through storm water management facilities. The trail is also to connect to signalized intersection (Medallion Boulevard) to allow users safe access across Highway #27 to the rest of the trail east of Highway #27; and,
 - h) due to potential liability to the City, the trail must avoid the landfill and landfill buffer. This may require walkway blocks to connect the trail to sidewalks leading to signalized intersections.
28. The Owner shall be required by way of subdivision agreement to agree that no development or grading shall occur on any site identified as being archaeologically significant by the evaluation referred to above, until archaeological excavations of all significant sites within any phase for which final approval has been given have been carried out to the satisfaction of the Ministry of

Citizenship, Culture and Recreation (Archaeological Unit) and the City; the Owner shall also agree, in the subdivision agreement, to take whatever protective measures are required by the City for any archaeologically significant sites.

29. Prior to final approval, and prior to the commencement of any archaeological field work, a copy of the contract information sheet which was submitted to the Ontario Heritage Foundation shall have been forwarded to the City. Licensed consultants are urged to review the City of Vaughan's Archaeological Facility Master Plan Study, housed in the City of Vaughan Archives, prior to commencing any fieldwork.

Region of York Conditions

30. The Region of York Transportation and Works Department, Water and Wastewater Branch shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development within this draft plan of subdivision, or any phase thereof, and have been allocated thereto by the City of Vaughan.
31. The following lands shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances, as shown in red on the approved draft plan:
 - a) a daylighting triangle having dimensions of 15 metres by 15 metres at the southwest and northwest corner of Highway #27 and Street 'A'.
32. A reserve, 0.3 metres in width, across the full frontage of the draft plan of subdivision where it abuts Highway #27, and the required daylighting triangles as shown in red on the approved draft plan, shall be conveyed to the Regional Municipality of York, free of all costs and encumbrances.
33. Prior to final approval, and concurrent with the submission of the subdivision servicing applications (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 Regional road, to the Region of York Transportation and Works Department, and may include the following drawings:
 - a) Plan and Profile for the Regional road and intersection;
 - b) Grading and Servicing;
 - c) Intersection/Road Improvements;
 - d) Construction Access Design;
 - e) Utility Location Plans;
 - f) Signalization and Illumination Designs;
 - g) Line Painting;
 - h) Traffic Control/Management Plans; and,
 - i) Landscaping Plans, including tree preservation, relocation and removals
34. Prior to final approval, the Owner shall provide a signed copy of the subdivision agreement to the Region of York Transportation and Works Department, outlining all requirements of the Region of York Transportation and Works Department.
35. The Owner agrees that no direct access from Block 1 within this plan of subdivision shall be permitted to Highway 27.

36. The Owner shall have prepared, by a qualified professional consultant, a detailed Traffic Impact Study to be submitted to the Region of York Transportation and Works Department for review and approval, and the Owner shall agree in the subdivision agreement, in wording satisfactory to the Region, to implement the recommendations of the Traffic Impact Study as approved by the Region of York.
37. The Owner agrees to design Street 'A' shall be designed to intersect Highway #27 on a common tangent with Ashbridge Circle.
38. The Owner agrees to design the throat width of Street 'A' to accommodate two 3.5 metre inbound lanes and two 3.5 metre outbound lanes, from Highway #27 to the intersection of internal Streets 'B' and 'C', and no intersecting or non-residential access shall be permitted on Street 'A' within 80 metres of the limit of Highway #27.
39. The Owner shall provide a Solicitor's Certificate of Title to the Region of York Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to The Regional Municipality of York.
40. The Owner shall enter into an agreement with the Region of York, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law DC-2-94-119.

Toronto and Region Conservation Authority Conditions

41. Prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the Owner shall submit for the review and approval of the Toronto and Region Conservation Authority, the following:
 - a) a detailed engineering report that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands. This report shall include:
 - i) plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., Is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?
 - ii) stormwater management techniques which may be required to control minor or major flows;
 - iii) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - v) proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - vi) location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 158 or the Lakes and River Improvement; and,

- vii) overall grading plans for the subject lands.
42. The draft plan of subdivision shall be subject to red-line revisions to meet the requirements of Condition 42, if necessary. Note, this could result in a reduction of the number of lots proposed.
43. The Owner shall agree in the subdivision agreement, in wording acceptable to the Toronto and Region Conservation Authority:
- a) to carry out, or cause to be carried out, to the satisfaction of the Toronto and Region Conservation Authority, the recommendations of the final stormwater and environmental reports, as required pursuant to Condition 42.
 - b) to obtain all necessary permits pursuant to Ontario Regulation 158 and the Lakes and Rivers Improvement Act; and,
 - c) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the Toronto and Region Conservation Authority.

Ministry of Environment

44. The Owner shall provide the Ministry of Environment with a copy of a revised plan of subdivision which incorporates and clearly depicts as a distinct block the landfill site and 20 metre buffer zone identified in Plan 65R-18437, which was submitted as part of the Section 46 (Environmental Protection Act) approval requirements.
45. The Owner shall obtain Section 46 approval from the Ministry of Environment for the proposed use of the lands, identified and delineated as Parts 1 to 6 inclusive in Plan 65R-18437, which were formerly used for the disposal of waste.
46. The Owner shall ensure that the slope of the landfill site has been stabilized in accordance with the recommendations in Report No. 5 (revised 14 February 1995) prepared by Senes Consultants Limited in support of the Section 46 approval, and to the satisfaction of the Toronto and Region Conservation Authority and the City of Vaughan.
47. The Owner shall complete the following work, as noted by Senes Consultants Limited in Report No. 5 (revised 14 February 1995), to the satisfaction of the Ministry of Environment and the City of Vaughan:
- a) a shallow test pitting program, based on a 50 metre grid, shall be undertaken to provide measurement of cover thickness and chemical characteristics data for the landfill site surface;
 - b) the surface of the existing road across the fill area shall be demolished, regraded, topped with 400 mm of topsoil, and seeded;
 - c) the site shall be inspected for any vegetation-deficient areas, and vegetation deficient areas shall be top-dressed and seeded;

- d) the site shall be covered by a minimum thickness of 450 mm of soil which meets the requirements established in Table "B" of the MOE's "General for Use at Contaminated Sites in Ontario", June 1996; and,
 - e) a report shall be submitted to the Ministry of Environment and to the City of Vaughan which details the undertaking and completion of this work.
48. The Owner shall evaluate methane gas generation and movement, commencing upon issuance of draft approval, by:
- a) installing six additional methane gas monitoring probes, identified in Report No. 5 (revised 14 February 1995) by Senes Consultants Limited as GP95-1 through GP95-6 inclusive as noted in this Report;
 - b) monitoring the presence and concentration of methane gas at locations on and off the landfill site in the months of February and September; and,
 - c) reporting annually the results of the monitoring, and the locations at which monitoring was undertaken, to the Ministry of Environment and the City of Vaughan.
49. The Owner shall evaluate the impact from the landfill site on West Rainbow Creek, commencing upon issuance of draft approval, by:
- a) obtaining water samples during low flow periods in May and September from stations immediately upstream of and downstream of the landfill site;
 - b) analyzing the samples for the parameters listed in Report No. 5 (revised 14 February 1995) prepared by Senes Consultants Limited; and,
 - c) reporting annually to the Ministry of Environment and the City of Vaughan, details of the monitoring, including stream flows, sampling locations, number of samples taken, parameters analyzed, results of the analyses, and reasons for anomalies encountered.
50. The Owner shall evaluate the impact from the landfill site on groundwater, commencing upon issuance of draft approval, by:
- a) obtaining groundwater samples from selected locations on the site;
 - b) analyzing the samples; and,
 - c) reporting annually to the Ministry of Environment and the City of Vaughan, details of the sampling, including sampling dates, sampling locations, number of samples taken, parameters analyzed, results of the analyses, and reasons for anomalies encountered.
51. The following clauses shall be included in and implemented through the requirements of the subdivision agreement:
- a) structures and open storage shall not be permitted on the former landfill site and the buffer zone;

- b) evaluation of impacts from the landfill site by the Owner shall continue, as described in the conditions of draft approval, until such time as the Ministry of Environment deems their evaluation to be no longer necessary;
 - c) should the results of methane gas monitoring indicate methane gas at concentrations on the adjoining lands which present a potential adverse effect, as defined in Section 1 of the Environmental Protection Act, on those lands and their intended uses:
 - (i) the Owner of the former landfill site shall either (i) provide funding to the City of Vaughan sufficient to ensure installation of a gas control system or (ii) install a gas control system, which shall be owned and maintained by the Owner of the site, within the buffer zone to the satisfaction of the Ministry of Environment and the City of Vaughan; and,
 - (ii) building permits for development on the adjoining lands affected by methane gas shall not be issued until gas controls have been installed, and methane gas concentrations have subsided to safe levels;
 - d) should the results of surface water monitoring indicate exceedances of the parameters above, affecting the Provincial Water Quality Objectives, the Owner shall consult with the Ministry of Environment and the City of Vaughan regarding the need for controls and their design and installation; and,
 - e) should the results of groundwater sampling and analysis indicate exceedances of the parameters above affecting the Provincial Water Quality Objectives, the Owner shall consult with the Ministry of Environment and the City of Vaughan regarding the need for controls and their design and installation.
52. The Owner shall provide the City with a Letter-of-Credit in an amount satisfactory to the Ministry of the Environment and the City, to provide for the on-going monitoring and reporting identified in Conditions 49 to 52.

Ministry of Transportation Ontario

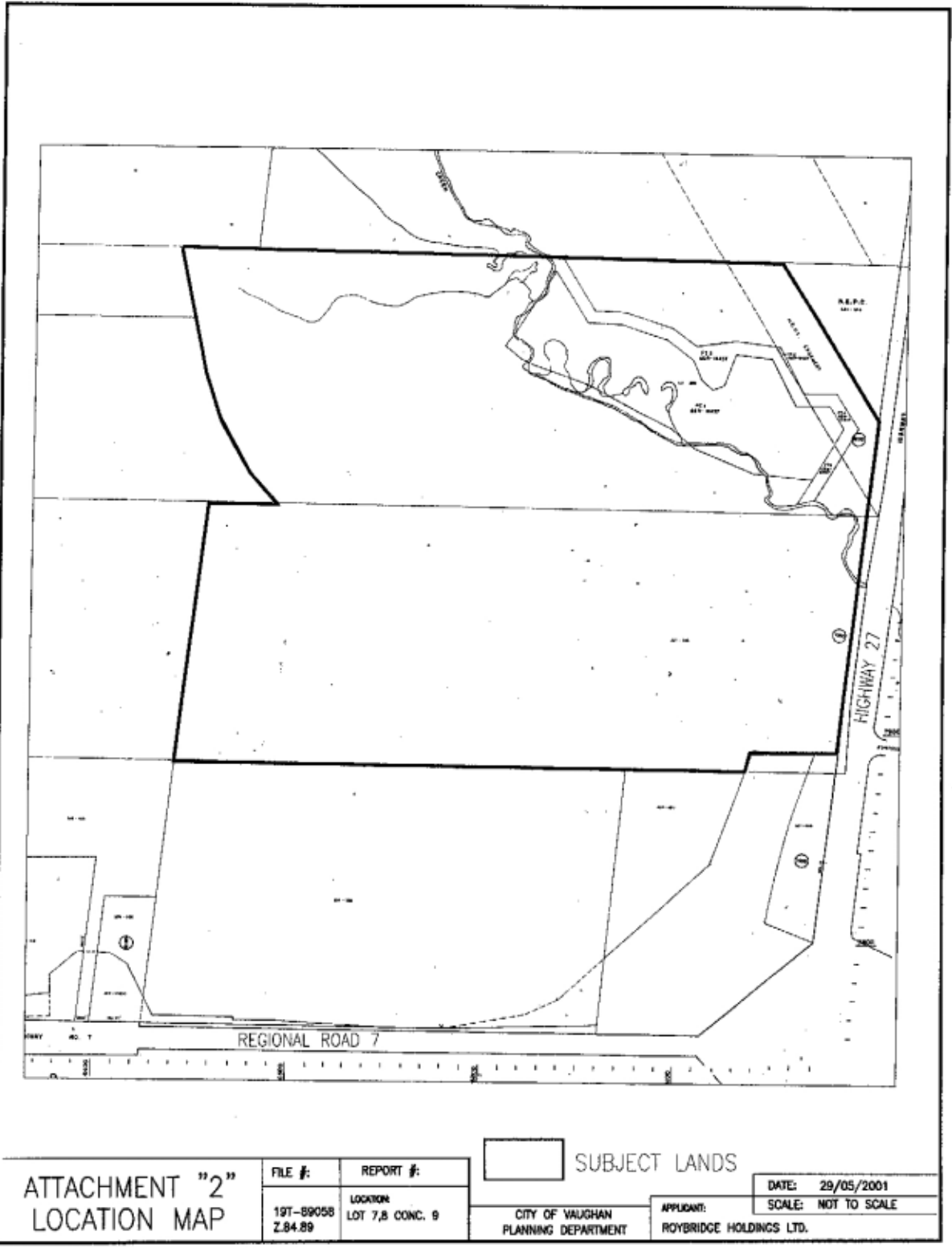
53. That prior to final approval, the Owner shall submit a copy of the drainage plan and stormwater management report to the Ministry of Transportation indicating the intended treatment of the calculated run-off.

Other Conditions

54. Final approval for registration may be issued in phases, provided that:
- a) phasing is proposed in an orderly progression, and;
 - b) all government agencies agree to registration by phases and provide clearances as required in Conditions 1 to 54 inclusive; clearances will be required for each phase proposed for registration by the Owner; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

55. The City shall advise that Conditions 1 to 29 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
56. The Region of York shall advise that Conditions 30 to 40 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
57. The Toronto and Region Conservation Authority shall advise that Conditions 41 to 43 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
58. The Ministry of Environment shall advise that Conditions 44 to 52 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
59. The Ministry of Transportation Ontario shall advise that Condition 53 has been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

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**ATTACHMENT "2"
LOCATION MAP**

FILE #: 197-59058 Z.84.89	REPORT #: LOCATION LOT 7,B CONC. 9
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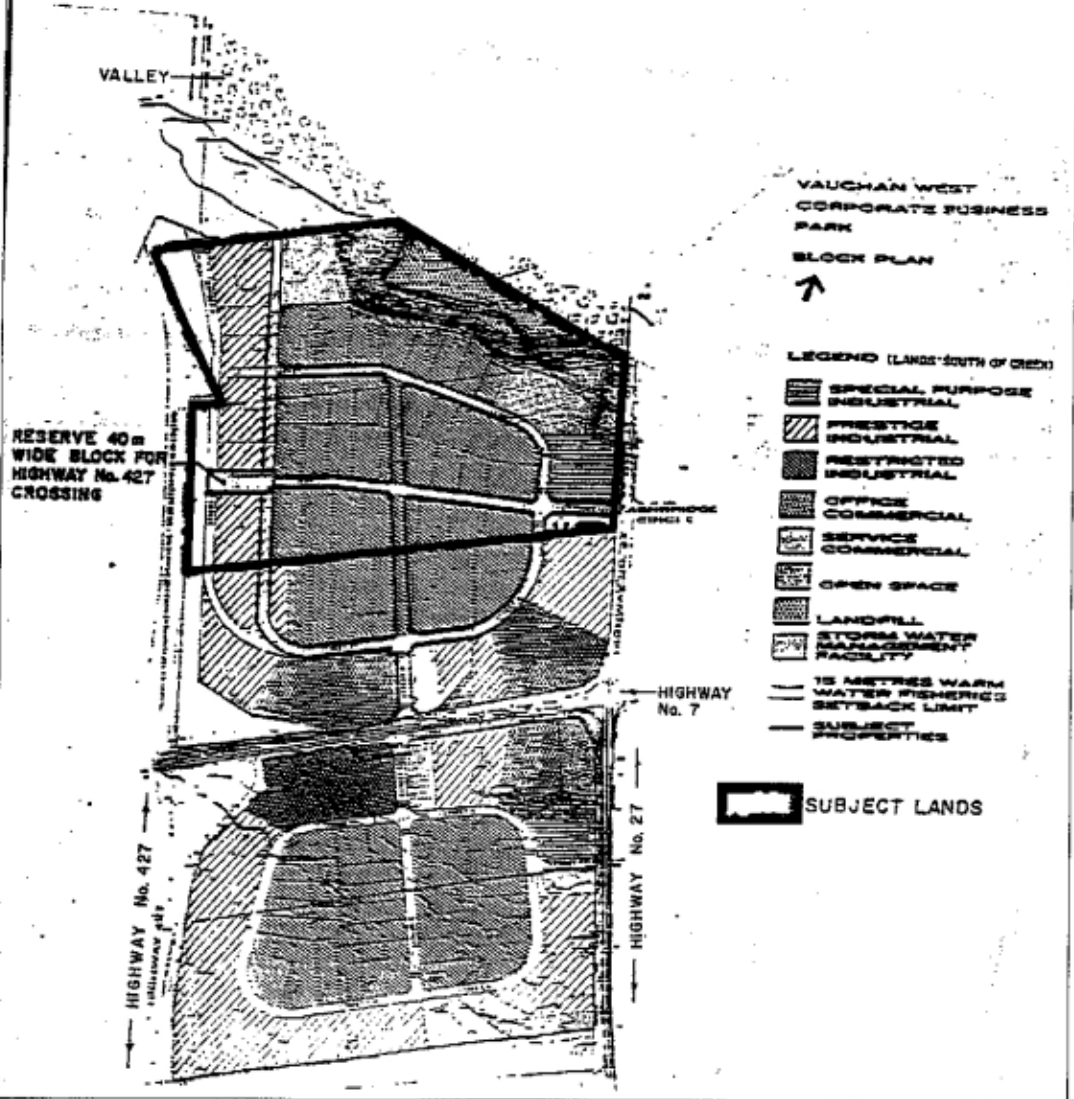
SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ROYBRIDGE HOLDINGS LTD.

DATE: 29/05/2001
SCALE: NOT TO SCALE

**COUNCIL APPROVED BLOCK PLAN (SOUTH OF VALLEY)
DECEMBER 9, 1996**



ATTACHMENT "3"
WVCBP BLOCK PLAN

FILE #:	REPORT #:
19T-89058 Z.84.89	LOCATION: LOT 7,8 CONC. 9

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ROYBRIDGE HOLDINGS LTD.

DATE: 29/05/2001
SCALE: NOT TO SCALE



REVISED WCBP
 BLOCK PLAN

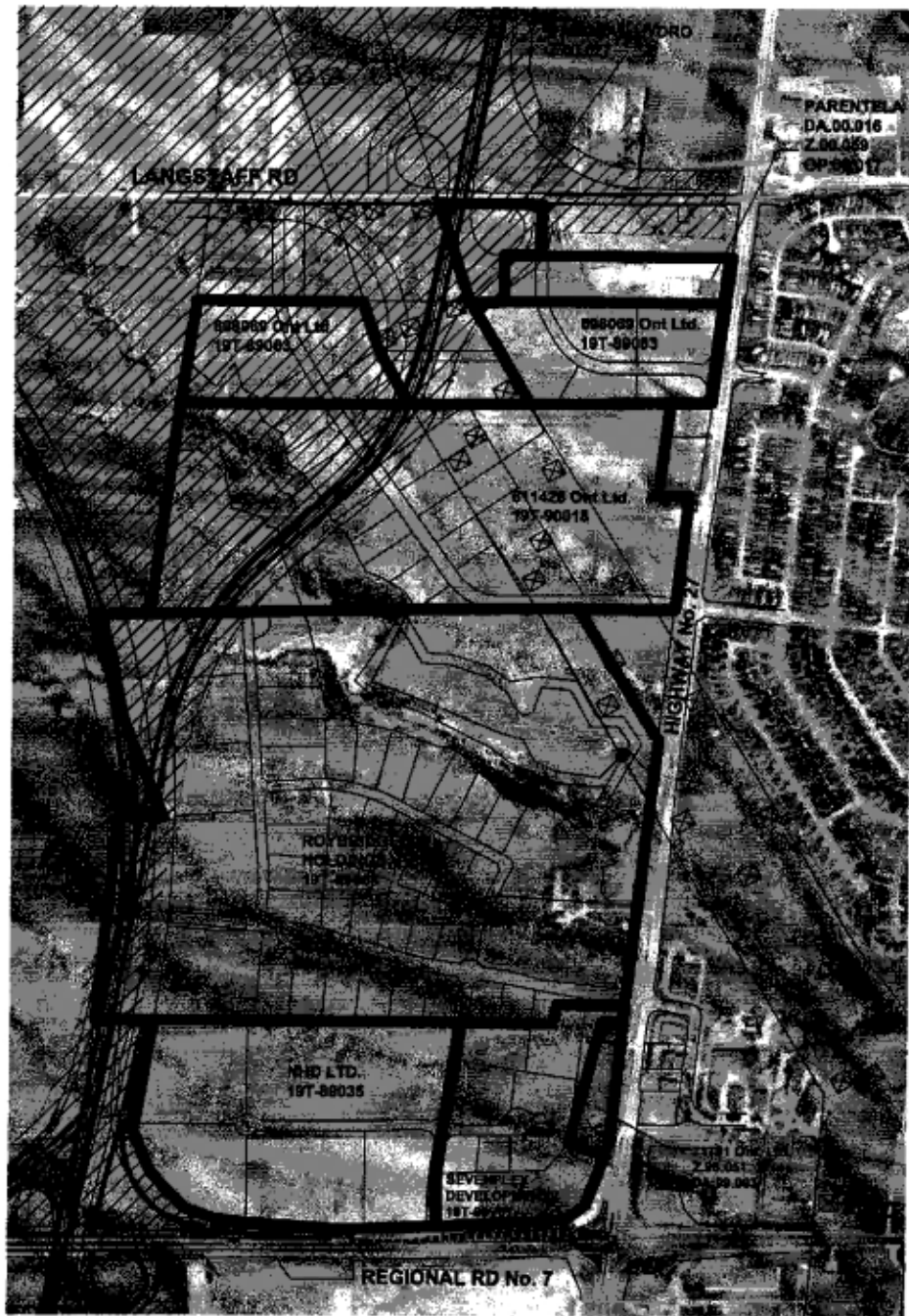
ATTACHMENT "4"
 WCBP BLOCK PLAN

FILE #:	REPORT #:
197-89058 2.64.99	LOCATION: LOT 7,8 CONC. 9

CITY OF VAUGHAN
 PLANNING DEPARTMENT

APPLICANT:
 ROYBRIDGE HOLDINGS LTD.

DATE: 29/05/2001
SCALE: NOT TO SCALE



ATTACHMENT "5" PROPOSED HWY. 427 EXTENSION CORRIDOR PLAN PROPOSED PLAN OF SUBDIVISION	FILE #: 19T-89058 Z.84.89	REPORT #: LOCATION: LOT 7,8 CONC. 9	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ROYBRIDGE HOLDINGS LTD.	DATE: 29/05/2001 SCALE: NOT TO SCALE

