

COMMITTEE OF THE WHOLE MAY 17, 2004

**ZONING BY-LAW AMENDMENT FILE Z.02.045
DRAFT PLAN OF SUBDIVISION FILE 19T-02V01
LANTERNA GROUP (FORMERLY OLGA WAYDA)
REPORT #P.2002.46**

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Subdivision 19T-02V01 (Lanterna Group), prepared by Weston Consulting Group Inc., dated May 7, 2002, BE DRAFT APPROVED, as red-lined October 7, 2002, subject to the conditions of draft approval contained within Attachment #1.
2. THAT Zoning By-law Amendment Application Z.02.045 (Lanterna Group) BE APPROVED, to rezone the lands to the appropriate zone categories and to provide exceptions to zoning standards, as required, to implement the approved draft plan of subdivision.
3. 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 the rates stipulated in OPA #600 and conform to the approved "Cash-In-Lieu of Parkland Policy."
4. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Plan of Subdivision 19T-02V01 be allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 6 of the York Water Supply System, for a total of 41 residential units following the execution of a subdivision agreement to the satisfaction of the City."

Purpose

On May 21, 2002, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision to permit a residential development of 41 detached lots, with frontages ranging from 10.97 m to 14.6 m. The plan also contains a stormwater channel and part of blocks for a neighbourhood park and elementary school site.

Background - Analysis and Options

The site is located on the east side of Weston Road, south of Major Mackenzie Drive, (9831 Weston Road), in Lot 19, Concession 5, City of Vaughan. The 4.043 ha site has 91.44 m of frontage on Weston Road. The lands are designated "Medium Density Residential/Commercial", "Low Density Residential" and "Stream Corridor" by OPA #600, and are within Vellore Urban Village 1. The lands are zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - proposed residential, park (A Agricultural Zone, OS2 Open Space Park Zone)
- South - detached residential (RV4(W) Residential Urban Village Zone Four (Wide Shallow))
- East - detached residential (RV4(W) Residential Urban Village Zone Four (Wide Shallow))
- West - Weston Road; future residential (A Agricultural Zone)

At a Public Hearing on June 17, 2002, Council received the application and directed “that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.”

A petition from 37 local residents was received, raising the following concerns:

- the plans for the area provided by the builder indicated open space behind 2, 6, and 10 Oxbow Court
- Oxbow Court should be surrounded by open space and parks, as shown by the builder’s plans
- the backyards of 2, 6 and 10 Oxbow Court will face the sideyard/backyard of a new abutting property
- houses on Starling Boulevard will affect flood control function of the storm channel
- an existing access to a jogging path along the stormwater channel will be blocked by proposed dwellings along Starling Boulevard
- no lots should be permitted on the east side of Starling Boulevard, up to Hawstone Road

Official Plan

The lands are designated “Medium Density Residential/Commercial”, “Low Density Residential” and “Stream Corridor” by OPA #600, and are within Vellore Urban Village 1. These designations permit detached dwellings, open space, parks and schools. The proposed development conforms to the Official Plan.

Block Plan

The block plan further specifies the subject lands as low and medium density residential lots, valley land, neighbourhood park and elementary school. The proposed development reflects the approved block plan.

The petition from local residents objected to dwellings on the east side of Starling Boulevard, on the basis that information provided to them by the builder indicated that this area was to be open space. The approved block plan clearly indicates this area as low density residential.

Zoning

The lands are zoned A Agricultural Zone by By-law 1-88. For lots with frontages less than 12 m, the RV4 Residential Urban Village Zone Four would be appropriate. Lots with frontages greater than 12 m would be zoned RV3 Residential Urban Village Three.

The park block would be zoned OS2 Open Space Park Zone to match the remainder of the existing park block. The school lands would be zoned RV4(W) Residential Urban Village Zone Four, to match the existing school block to the north. The stormwater channel would be zoned OS1 Open Space Conservation Zone.

Subdivision Design

The main east/west road will be an extension of Hawstone Road. Access to Weston Road will not be available until the subdivision to the north develops. The portion of Starling Boulevard will connect the north and south existing portions. Street ‘A’ will be an extension of Planter Crescent to the south.

All of the proposed development is single detached dwellings. Lot frontages range from 10.98 m to 14.6 m, with depths ranging from 27 m to 41.6 m.

Portions of a school site and a neighbourhood park are located on the north side of Hawstone Road, and a stormwater channel crosses the plan.

Density

For the purposes of calculating density, the lands for the roads and dwelling units are included in the total area calculation. Based on 41 units on a land area of 2.953 ha, the density is 13.9 units per hectare. As the maximum permitted density is 22 units per hectare, the proposed development conforms to the density policies of the Official Plan.

Waste Disposal Assessment Area

The ESA Phase 1 and 2 have been completed in accordance with the MOEE Guideline For Use At Contaminated Sites In Ontario as revised February 1997. The ESA reports and addendum were peer reviewed by Decommissioning Consultant Services Ltd. (DCS). In a letter dated February 5, 2003, DCS recommends that the City accept the ESA reports that the lands are suitable for residential development.

Servicing

The municipal services for this development must be in accordance with the approved M.E.S.P. and subsequent plans or reports, which are amended for Block 32 West (OPA 400). This plan of subdivision depends on municipal services (sanitary, storm and watermain) to be constructed in the approved draft plan of subdivision 19T-97V28 (Watertower Investments Ltd.) immediately to the east and south of this plan

The M.E.S.P. report identifies a problem with residual water pressures during the peak p.m. hour conditions within PD6 network. The lots within this plan are to be serviced with oversized service connection. The subdivision agreement will also provide securities in the form of a letter of credit to the City to install booster pumps to each unit, if required, until such time that the recommended network improvements to the system are completed.

The Region of York has confirmed the availability of additional interim sewage servicing capacity for the Maple Collector. A clause allocating capacity to the 41 units of this subdivision plan has been included in the "Recommendation."

Roads

Alternative road design standards have been used in this development plan, consistent with the Block 32 West Plan. Road 'A' is 17.5 m wide, Starling Boulevard will be 20 m wide and Hawstone Road has a road allowance of 23 m. Hawstone Road, at Weston Road, must align itself directly across from Maria Antonio Road. Traffic calming in the form of a raised intersection is proposed for the intersection of Hawstone Road and Starling Boulevard.

Parks

Block 46 (0.492 ha) on the draft plan would be added to a block in an adjacent plan to create a full neighbourhood park. This block must be dedicated to the City. Parkland will be dedicated, or cash-in-lieu paid, at rates stipulated in OPA #600 and in conformity with the approved "Cash-in-Lieu of Parkland Policy."

Other Comments

The York Region District School Board and the Vaughan Fire and Rescue Service have no objections to the applications.

The Toronto and Region Conservation Authority, York Catholic District School Board and Canada Post have no objections to the proposed development, subject to the draft conditions contained within Attachment #1.

Relationship to Vaughan Vision 2007

This draft plan of subdivision is consistent with the priorities of Vaughan Vision 2007 established in Section 4.7.1 that encourages managed growth through the implementation of OPA #600.

This report is consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The proposed residential subdivision conforms to the policies of the Official Plan and the approved Block 32 (Vellore Woods) Block Plan. The development is appropriate for the area and compliments the existing development. The lands would be zoned to RV3 and RV4 Residential Zones, and OS1 and OS2 Open Space Zones to appropriately implement the draft plan. Staff have no objections to the approval of the applications, subject to conditions. Should Committee concur, the Recommendation can be adopted.

Attachments

1. Draft Conditions
2. Location Map
3. Draft Plan of Subdivision

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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ATTACHMENT NO. 1

STANDARD CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION 19T-02V01 LANTERNA HOMES LOT 19, CONCESSION 5, CITY OF VAUGHAN

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-02V01 ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Weston Consulting Group Inc., drawing #A6, dated September 11, 2003.
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 to the Community Planning Department, in accordance with Tariff of Fees By-law 406-2003.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. The Owner shall enter into a subdivision agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, 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 Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m sideyards, or having roof encroachments, prior to transfer of land.
7. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
8. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning Department; proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.
9. The road allowances within the Plan shall be designed in accordance with the City's engineering standards and shall be dedicated to the City free of all charge and encumbrances. The streets, lots and blocks shall be designed to coincide with the development pattern on adjacent properties.
10. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3m reserve, to be conveyed to the City free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.

11. Final engineering design(s) may result in minor variations to the Plan (eg., 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.
12. The Owner shall agree in the subdivision agreement that the engineering design(s) for alternative road design, traffic calming measures and designated transit route(s) may result in variation to the road and lotting pattern number of lots to the satisfaction of the City.
13. The pattern of streets and the layout of lots and blocks within this draft plan of subdivision shall be designed to correspond and coincide with the pattern and layout as approved for the adjacent subdivision plans.
14. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
15. Prior to final approval, the Owner shall submit a soils report, and the Owner shall agree to implement the recommendations of such report, as approved by the City.
16. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
17. 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.
18. The Owner shall agree that no building permits will be applied for until the City is satisfied that adequate access, municipal water, sanitary and storm services are available.
19. The Owner shall not apply for building permits and the City shall not issue building permits for any lot until a minimum of two road accesses are available to service the proposed development to the satisfaction of the City.
20. Prior to commencement of construction within the Plan, the Owner shall submit a detailed hydrological 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. The Owner shall agree in the subdivision agreement to reinstate a suitable potable water supply to any resident whose well is adversely impacted by development to the satisfaction of the City.
21. The Owner shall agree that on lots with flankages on a collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect, and the Commissioner of Planning or designate, prior to issuance of a building permit.
22. a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of peer review of the reports.

- b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
 - c) The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.
 - d) Where lands are being conveyed to the municipality for parkland purposes, on-site testing shall be conducted following completion and certification of the rough grading of the park block(s), including, but not be limited to, surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials. The Owner shall ensure that adequate field inspection is provided to validate the recommendation in the Phase 2 E.S.A. to the satisfaction of the City. The Owner shall agree in the subdivision agreement that there are no known soil, groundwater or sediment contamination on or within the lands to be conveyed to the municipality which would interfere with its intended use.
 - e) The Owner's Environmental Consultant shall certify that he has reviewed additional aerial photography in accordance with the ESA Phase 1 as recommended by the City's peer review consultant.
- 23.
- a) Prior to the City entering into a subdivision agreement with the Owner, the Owner shall enter into an approved Developers' Group Agreement for Block 32 West, to the satisfaction of the City, respecting, but not limited to, any cost sharing for the provision of roads and municipal services including the provision of a skeleton road and servicing network within Block 32 West.
 - b) Prior to final approval, the Trustee for Block 32 West Developers' Group shall provide the City with a letter indicating that the Owner has fulfilled all cost-sharing and other obligations of the Block 32 West Developers' Group Agreement.
- 24.
- a) Prior to final approval and prior to any works commencing on the site, the Owner shall submit for approval by the City and the Toronto and Region Conservation Authority (TRCA), a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
 - i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
 - 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;
 - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;

- v) overall grading plans for the subject lands; and
 - vi) storm water 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 fish and their habitat.
 - b) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.
25. The Owner shall agree:
- a) to obtain all necessary permits pursuant to Ontario Regulation 158 and the Lakes and Rivers Improvement Act;
 - b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period; and
 - c) to provide a copy of the executed subdivision agreement to The Toronto and Region Conservation Authority.
26. Prior to final approval, the Owner shall pay the 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 subject plan.
27. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of Hydro Vaughan Distribution Inc., its successors and assigns, (herein Hydro Vaughan) regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with Hydro Vaughan which addresses the foregoing requirements.
- b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of Hydro Vaughan Distribution Inc and the City.
28. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by both the City and the Region of York. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to implement the approved abatement measures.
29. Prior to final approval of the Plan, the Owner shall prepare a Traffic Management Plan that details the location of traffic signals, traffic calming, etc., that reflects the latest network to the satisfaction of the City.
30. The Owner shall convey the following lands to the City or the TRCA, where appropriate, free of all charge and encumbrances:

- a) Block 44 for stormwater management purposes
 - b) Block 42 for parkland purposes
 - c) Block 45 for landscaping purposes.
31. The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.
32. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with an Urban Design and Architectural Design Guidelines.
33. The Owner shall agree to pay the City at the time of registration of the Plan, payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
34. Prior to final approval, the Owner shall submit a tree assessment, including 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 to undertake the measures identified in the City-approved assessment. The Owner shall not remove trees without written approval by the City.
35. Prior to final approval, the Owner shall submit:
- a) an Urban Design Guidelines Report which shall identify all the objectives of the approved Urban Design Guidelines for the Block Plan.
 - b) an urban design/streetscape master plan in accordance with the approved Urban Design Guidelines, which shall address, at minimum, the following:
 - internal landscaping on boulevards as it relates to the road rights-of-ways and the location of underground services (ie. typical road sections incorporating boulevard trees);
 - co-ordination of the urban design/streetscape elements as they relate to the community edge treatment along Weston Road and the interconnection with the District Centre commercial block, including entrance features;
 - the appropriate continuous pedestrian linkage between the District Centre commercial block and the existing open space corridor trail that meanders through the Vellore Woods community;
 - a sidewalk along Hawstone Road connecting to Weston Road;
 - co-ordination of the urban design/streetscape elements as they relate to all Plans within Block 32 West, including entrance features and medians;
 - landscaping along buffer Block 45;

- the appropriate landscape treatment of the stormwater management channel Block 44;
 - landscaping along the greenways and single-loaded roads.
36. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
37. Prior to final approval, architectural guidelines shall be submitted for Council's approval; the Owner shall agree that:
- a) a control architect satisfactory to the City shall be retained at the cost of the Owner, to ensure that all development proceeds in compliance with the approved architectural design guidelines.
 - b) prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines.
 - c) City may undertake periodic reviews to ensure compliance with the architectural guidelines; should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect at the expense of the Owner.
38. The Owner shall agree in the subdivision agreement to implement the approved Urban Design Guidelines, Landscape Master Plan and Architectural Design Guidelines for the Vellore Woods Community, as approved by Council
39. a) Prior to final approval and prior to commencement of any works on any site identified as being archaeologically significant, the Owner shall carry out archaeological excavations of such sites to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archeological Unit) and the City; the Owner shall agree to take protective measures required by the City for such sites.
- b) 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 Archaeological Facility Master Plan Study housed in the City of Vaughan Archives, prior to commencing any fieldwork.
40. The Owner agrees to:
- a) provide the following for each community mailbox site, as shown on the servicing plans:
 - i) a sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;
 - ii) any required walkway across the boulevard, as per municipal standards; and,
 - iii) any required curb depressions.

- b) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).
 - c) provide a copy of the executed agreement to Canada Post.
41. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks:
- a) within the entire subdivision plan:
 - "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
 - "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
 - "Purchasers are advised that the roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines, which provide for reduced pavement widths that are narrower than City Standards. Traffic calming measures have also been incorporated into the road design."
 - "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
 - "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
 - "Purchasers and/or tenants are advised that the City has not imposed a "tree fee", or any other fee which may be charged as a condition of purchase, for the planting of trees. Any "tree fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."
 - "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."

- "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."
 - "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, Weston Road, Hawstone Road and Starling Boulevard may be subject to public transit bus traffic."
 - "Purchasers and/or tenants are advised that Ashbury Boulevard to the south may be extended as a bridge over Highway #400 ."
 - "Purchasers and/or tenants are advised that a water booster pump may need to be installed within their dwelling, at the vicinity of the water meter to increase water pressure."
- b) abutting any open space, woodlot or stormwater facility:
- "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
- c) abutting a park block:
- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park", and that noise and lighting should be expected from the designed active use of the park."
- d) for Lots 1, 20, 21, and 27 on the draft plan:
- "Purchasers are advised that the building elevation facing the flankage street on corner lot shall be a front façade featuring a main entrance."
42. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.
- the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
 - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
 - the location of parks, open space, stormwater management facilities and trails.
 - the location of institutional uses, including schools, places of worship, community facilities.

- the location and type of commercial sites.
- colour-coded residential for singles, semis, multiples, and apartment units.
- the following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Community Planning Department, at 2141 Major Mackenzie Drive, (905)832-8565."

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

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

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

43. Where the Owner and the City determine that the Owner will develop the park Block 42, the Owner shall agree that the design, securities and construction for the park(s) will be addressed through an agreement in accordance with the City's "Developer Build/Parks Development Policy, OPA #400 and future lands."
44. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a building permit.
45. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a topsoil storage plan detailing the location, size, side 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 either park or school blocks.
46. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, sideslopes, 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 either park or school blocks.
47. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision 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 connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

48. Prior to initiation of construction, the Owner shall decommission both the water well and the septic tank on the property.

Region of York Conditions

49. The following lands shall be conveyed to the Region of York for public highway purposes, free of all costs and encumbrances, as shown on the draft plan:
- a) a widening across the full frontage of the site where it abuts Weston Road of sufficient width to provide a minimum of 18 metres from the centerline of construction of Weston Road.
 - b) a 15 metre daylight triangle at the southeast corner of Weston Road and Hawstone Road.
 - c) a 0.3 metre reserve across the full frontage of the site where it abuts Weston Road and adjacent to the above noted widenings.
50. Hawstone Road shall intersect Weston Road directly opposite and on a common tangent with Maria Antonio Road. The intersection of Weston Road and Hawstone Road shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department, including any interim or permanent intersection work such as turning lanes, profile adjustments, illumination and/or signalization as deemed necessary as noted in File comments 19T-01V08. All intersection and road works are to be co-ordinated with the abutting developments and the Region of York, Design and Construction Branch.
51. The Owner shall agree:
- a) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way.
 - b) that any noise attenuation required fences adjacent to Regional roads shall be constructed only on the private side of the 0.3 metre reserve, to a maximum of 2.5 metres in height, subject to the area municipality's concurrence.
 - c) that maintenance of the noise barriers and fences bordering on Regional right-of-ways shall not be the responsibility of the Region.
 - d) that any landscaping provided on the Regional right-of-way by the Owner or the area municipality, must be approved by the Region and maintained by the area municipality, with the exception of the usual grass maintenance.
52. The Owner shall provide the following to the Region of York:
- a) a copy of the executed subdivision agreement; and
 - b) 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.

53. 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-3-98-77.
54. The Region of York shall confirm that contracts have been let for the required water supply and sanitary servicing facilities.
55. The Region of York shall confirm that adequate water supply capacity and sewage treatment capacity are available and have been allocated by the City of Vaughan for the development proposed within the draft plan of subdivision, or any phase thereof.
56. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Regional Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
57. The Owner shall agree to implement the recommendations of the approved functional transportation report/plan. The Owner is required to co-ordinate the required road works with the abutting property to the north, file number 19T-01V08
58. The Owner shall submit detailed engineering drawings, to the Regional Transportation and Works department for review and approval, that incorporate the recommendations of the approved functional transportation report/plan, as well as the subdivision storm drainage system, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility location plans, pavement markings, intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
59. The Owner shall agree to provide for the installation and visual screening between Weston Road and Street 'A', consisting of either a screening fence or a combination of berm and planting, to a maximum height of 1.8 metres, located entirely within the Street 'A' right-of-way. The Owner shall submit to the Regional Transportation and Works Department landscape plans showing the proposed planting for headlight screening purposes, and a walkway connection between Street 'A' and Weston Road shall be submitted to the Region for approval.
60. The Owner shall arrange for upgrading the existing north-bound bus stop at the intersection of Hawstone Road and Weston Road including provision of a concrete platform and shelter pad to the satisfaction of the Regional Transportation and Works Department.

York Region School Boards

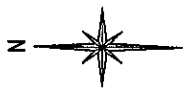
61. Prior to final approval, the City shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the Owner and the School Board(s).
62. The Owner shall enter into an agreement satisfactory to the York Catholic District School Board for the transfer of one Catholic Elementary School site, of size, shape and location, shown as Block 43 on the draft plan.

63. The Owner shall agree in the subdivision agreement:
- a) To grade the school site to conform to the overall grade plan of the subdivision and in doing so shall replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands. If, in compliance with this clause, the addition of fill, the removal of existing soil, or, in any way, the alteration of the existing grading results in increased costs of construction to the Board, then, and in that event, the Owner shall, upon demand, reimburse the York Catholic District School Board for such additional costs.
 - b) To construct a temporary post and wire fence along the boundary of the school site that is adjacent to the neighbourhood park and Hawstone Road, at such time as the school access street is constructed, at no cost to the School Board.
64. That the York Catholic District School Board be advised prior to registration if any easements, walkways or water retention areas are planned for the selected school site as this will determine the acceptance of the site.

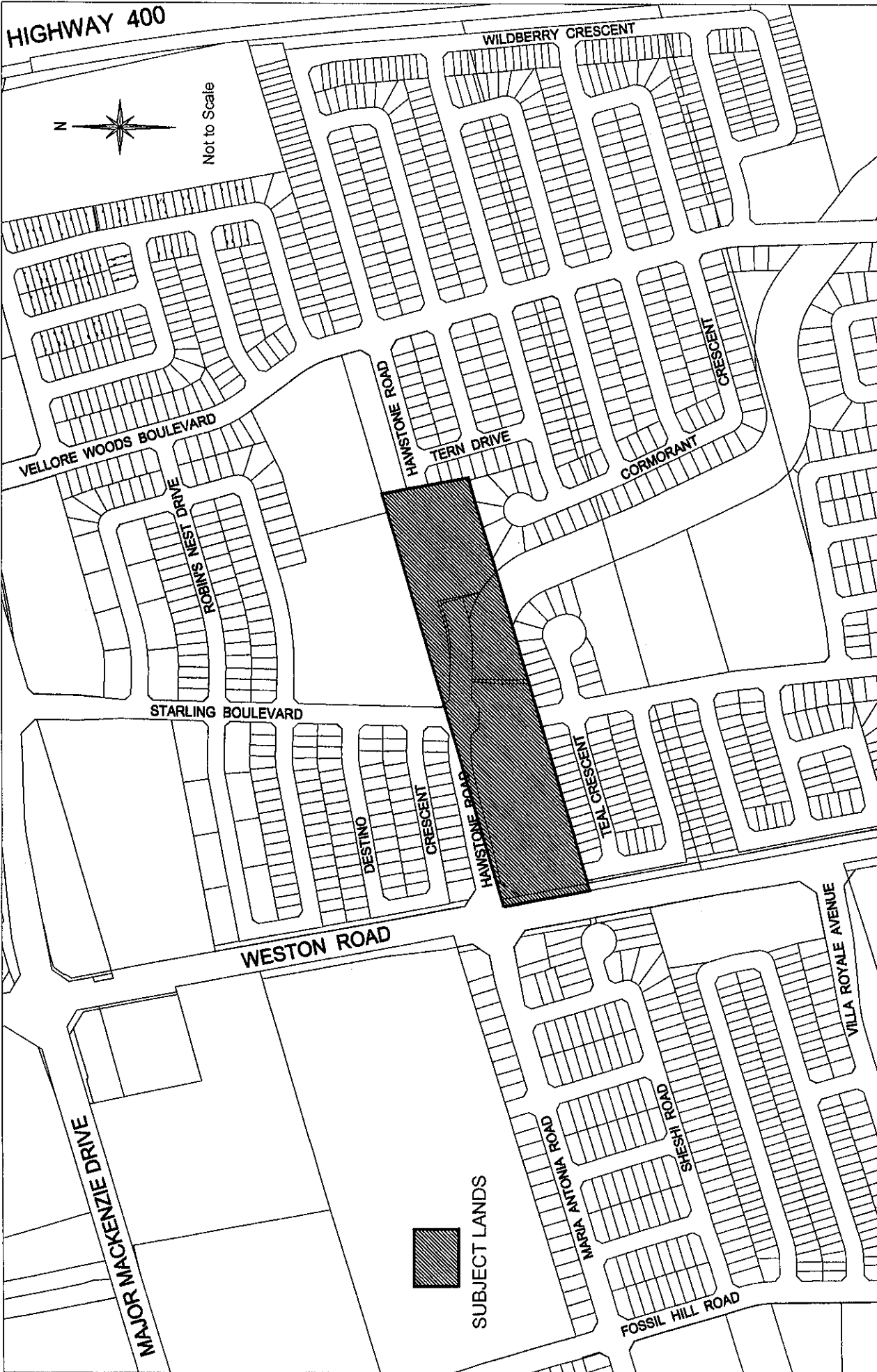
Other Conditions

65. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
- a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
 - b) all government agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 64, inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
66. The City shall advise that Conditions 1 to 48, inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
67. The Regional York shall advise that Conditions 49 to 60, inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
68. York Catholic District School Board shall advise that Conditions 61 to 64, inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

HIGHWAY 400



Not to Scale



Attachment
2

FILE No.:
19T - 02V01 &
Z.02.045
April 27, 2004

CITY OF
Vaughan

Community Planning Department

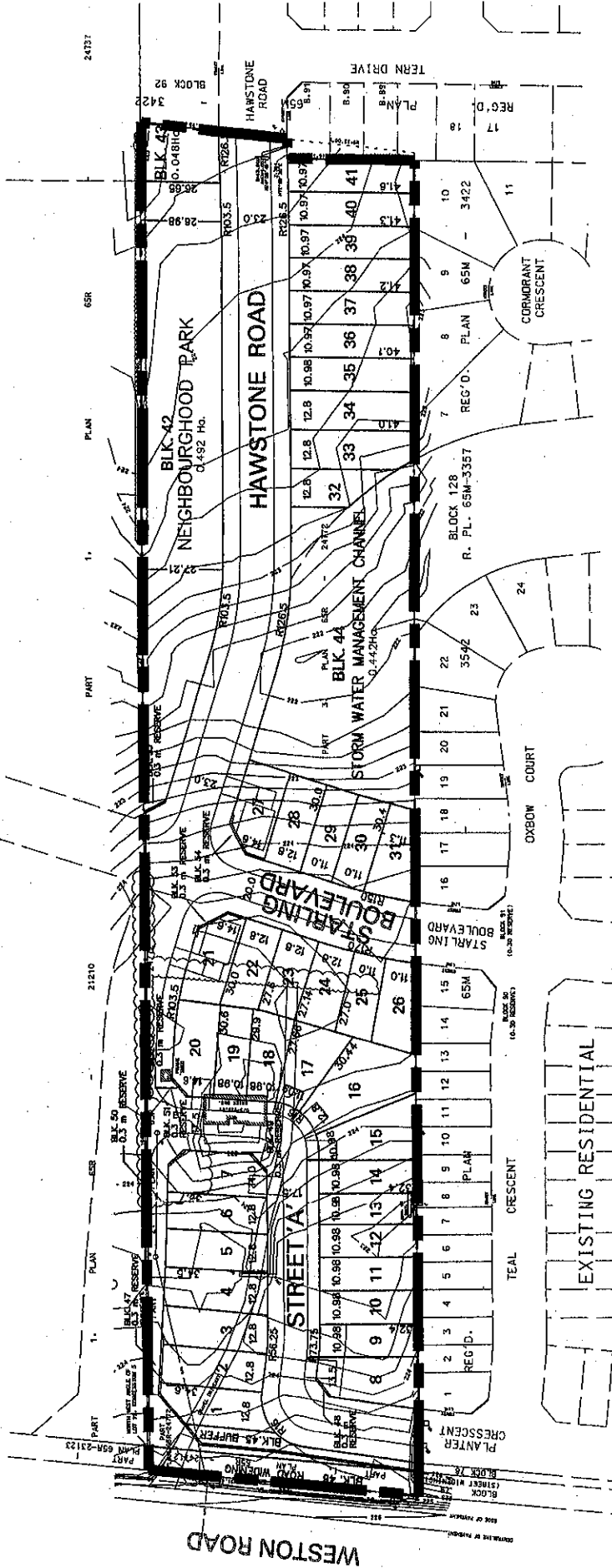
Location Map

Part of Lot 19,
Concession 5
APPLICANT:
LANTERNA GROUP



FUTURE COMMERCIAL

FUTURE NEIGHBOURHOOD PARK



SUBJECT LANDS

Not to Scale

Draft Plan of Subdivision

Part of Lot 19,
Concession 5

APPLICANT:
LANTERNA GROUP



Community Planning Department

Attachment

3

FILE No.:
19T-02V01 &
Z.02.045

April 27, 2004