

COMMITTEE OF THE WHOLE JUNE 21, 2004

**ZONING BY-LAW AMENDMENT FILE Z.03.067
DRAFT PLAN OF SUBDIVISION FILE 19T-95066
NINE-TEN WEST LIMITED
REPORT # P.2003.82**

Recommendation

The Commissioner of Planning recommends:

1. That the Block 11 Staging Plan for Phase I (Attachment 4) lands be approved.
2. That the revised Block 11 Transportation Management Plan, dated May 2004, and included as Attachment 5, be approved.
3. That Zoning Amendment Application Z.03.067 (Nine-Ten West Limited) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision and that the Phase 1 – Stage 2 portion of the lands be placed in a “Holding” Zone, pending availability of servicing capacity.
4. That Draft Plan of Subdivision 19T-95066 (Nine-Ten West Limited) prepared by Alcorn and Associates, dated June 10, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No.1.
5. For the purpose 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 shall conform to the approved “Cash-In-Lieu of Parkland Policy.”
6. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of subdivision application 19T-95066 Nine-Ten West Limited Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the Bathurst Trunk Sanitary Sewer once constructed, and water supply capacity from Pressure District No.6 of the York Water Supply System for a total of 261 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”
7. That the Owner enter into an agreement, (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 1- Stage 2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

Purpose

On September 22, 2003, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision on a 57.28 ha site having 440m frontage on Dufferin Street and 830 m flankage on Rutherford Road. As a result of the review process, the Owner revised the area of the draft plan, removing the lands to the west of Street “B” comprised of the Carrville District Centre. The revised application consists of 34.0 ha site having 600m frontage on Rutherford Road. The revised plan contains the following:

- 231 detached unit lots (frontages of 9.0 m – 13.7 m)
- 68 semi-detached units (frontages 7.5 m)
- 4 part blocks slated for future development as detached lots
- 8 blocks comprised of 43 street townhouse units (minimum frontages of 6m/unit)
- 0.6 ha commercial block
- 2.05 ha neighbourhood park
- 2.24 ha public elementary school
- 3.32 ha valleyland and valleyland buffer blocks
- 4.30 stormwater management pond

Background - Analysis and Options

The site is located north of Rutherford Road between Dufferin Street and Bathurst Street, in Part of Lots 16 and 17, Concession 2, City of Vaughan.

The site is designated “Low Density Residential”, “Medium Density Residential/Commercial” and “Valleylands” by OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conformity Plan), designating the lands “Settlement Area”. The approved Block 11 Plan specifically defines the land uses as low and medium density residential, commercial, valleylands, stormwater management pond, institutional, and neighbourhood park. The lands are zoned A Agricultural, OS1 Open Space Conservation by By-law 1-88. The surrounding land uses are:

- North - nature reserve (A Agricultural Zone, OS5 Open Space Environmental Protection Zone)
- South - Rutherford Road; residential, commercial (Block 10)
- East - valleyland (OS1 Open Space Conservation Zone)
- West - other lands owned by applicant being the proposed Carrville District Centre (Block 11) (A Agricultural Zone and OS5 Open Space Environmental Protection Zone)

On November 14, 2003 a notice of public hearing was circulated to all property owners within 120m of the subject lands. On December 8, 2003 the application proceeded to public hearing. To date, no comments have been received by the Community Planning Department respecting the proposed application. The recommendation of the Committee of the Whole on December 8, 2003, to receive the public hearing and forward a technical report to a future Committee meeting, was ratified by Council on December 15, 2003.

Block Plan

On August 25, 2003, Council adopted the August 18, 2003 Committee of the Whole Report for the Block 11 Planning Area, subject to conditions. A list of 10 conditions respecting the Block Plan are required to be addressed prior to any draft plan of subdivision within Block 11 proceeding to Council for approval. Each of the 10 conditions have been addressed to the satisfaction of the City.

Block 11 is located within the community of “Carrville Urban Village 2” and bounded by Rutherford Road to the south, Major Mackenzie Drive to the north, Dufferin Street to the west and Bathurst Street to the east.

The Block 11 Plan provides primarily low density residential development for most of the Block, which is comprised of detached and semi-detached units. The Block also includes some medium density development in the form of townhouse units, and high density development in the Carrville District Centre also form housing stock in the area. The Block 11 Plan provides four elementary schools and one high school, as well as four neighbourhood parks, three of which are located adjacent to elementary school properties. (Three neighbourhood commercial sites are proposed at the other corners of the block.) The Carrville District Centre is located at the

southwest corner of Block 11, and four convenience commercial blocks are also proposed. The site is also comprised of eight stormwater management ponds and a significant portion of Block 11 has also been designated valleylands. A significantly large parcel of land located centrally on the west side of the block has been dedicated as a nature reserve. The Block 11 Landowners have provided new residential density counts proposing a total of 3,642 dwelling units comprised of 1,631 low density, 1,539 medium density and within the Carrville District Centre, 472 high density units. The new residential counts conform to the OPA and are to the satisfaction of Community Planning Staff.

Oak Ridges Moraine Conservation Plan

The subject lands are partially located within the Oak Ridges Moraine Conservation Plan and are designated "Settlement Area". The subject application (File 19T-95066) was submitted prior to November 17, 2001, enactment date of the Act, and therefore is not required to demonstrate conformity to the ORMCP. The draft plan of subdivision is only subject to Section 15(2) of the Act, and the Prescribed Provisions of the Oak Ridges Moraine Conformity Plan.

The related zoning by-law amendment application (File Z.03.067) however, was submitted on September 22, 2003 after the date of enactment of the Oak Ridges Moraine Conservation Act and therefore subject to conformity. Section 17(1) of the Act considers the zoning by-law amendment application a further approval as it is conditional upon the draft plan being approved, and therefore subject to the same requirements of approval as the draft plan of subdivision. Staff are satisfied that this application conforms to the applicable provisions of the Oak Ridges Moraine Conservation Act and Plan.

Official Plan

The "Low Density Residential" designation permits detached dwellings at a maximum net density of 22 units/ha, and at an average net density for low density across the entire Block 11 Plan area of 16-18 units/ha. The low density residential component is at a density of 16.2 units per hectare

The "Medium Density Residential/Commercial" areas are generally located along major arterial roads and certain primary streets, and are primarily residential with limited commercial uses located at grade level and along transit routes to encourage and facilitate pedestrian movement. The minimum net residential density for this designation is between 17-40units/ha, with an average required net density across the Block 11 Plan of 25-35 units/ha. The medium density component is at a density of 23.1 units per hectare and in conformity with the Official Plan.

Block 275 is designated "Local Convenience Commercial" and is intended to provide convenience level shopping and personal services. Furthermore, this block is intended to be merged with commercial lands in the abutting subdivision (Woodvalley Developments Inc.) to the east, comprising a 1.0 ha commercial block.

Block 278 is designated "Low Density Residential" which permits schools within the residential designations. The subject block has been set aside for development as an elementary school.

Both the proposed Local Convenience Commercial and Elementary School site will be reviewed in greater detail once the site development applications are submitted for approval.

Zoning

The lands are presently zoned A Agricultural and OS1 Open Space Conservation Zones. An amendment to the current zoning is required to implement the proposed draft plan of subdivision. The subject lands will be rezoned in accordance with the City of Vaughan's new residential zone standards, including the RD3 Residential Detached Zone standards with a lot frontage 12m, RS1

Residential Semi-Detached Zone with a minimum lot frontage of (7.5m/ unit) and RT1 (6m/unit) for street townhouses not accessed by a laneway.

The proposed elementary school block will be rezoned to reflect a residential zoning category, as schools are permitted uses within all residential zones. Should exceptions be required due to the site layout of the school building, they will be subject to review in accordance with site plan and zoning by-law amendment applications to be approved by Council.

An exception to the permitted maximum lot area for the C3 Local Convenience Commercial Zone site located north of Rutherford Road will be required as once the lands located in the Woodvalley Developments Inc. (File 19T-95065) draft plan of subdivision are merged with Block 275 they will comprise a total area of 9,300 m², whereas a maximum of 8,100 m² is permitted. Should other exceptions be required due to the site layout, they will be subject to review as the local convenience commercial site will be developed in accordance with a site plan and zoning by-law amendment application approved by Council.

The natural features and buffers, including tableland woodlots located within the draft plan on the Oak Ridges Moraine will be rezoned to OS5 Open Space Environmental Protection Zone. This would include Block 340. The natural features, buffers and valleylands and tableland woodlots within the draft plan of subdivision located outside the Oak Ridges Moraine Boundary will be rezoned accordingly to OS1 Open Space Conservation Zone or OS4 Open Space Woodlot Zone.

The portion of the draft plan of subdivision lands identified as Phase 1- Stage 2 development will be zoned with a "Holding" Provision pending availability of servicing capacity. The affected lots and blocks that are subject to the holding provision include: Lots 187-265 inclusive and Lot 274 (all detached lots); Part Blocks 293-296 inclusive (all blocks slated for future development as detached lots); and Streets I, J and K.

In addition to the "H" being lifted pending the availability of servicing capacity for Part Blocks 293 – 296 inclusive, the Toronto and Region Conservation Authority requires the appropriate technical reviews be conducted on the part blocks and the lands to be merged with the part blocks before the holding provision is lifted.

Subdivision Design

The draft plan has been prepared in accordance with the approved Block 11 Plan. The road pattern is designed to align with road patterns of adjacent draft plans of subdivision within the Block.

The use of alternative road design standards is being proposed for this draft plan of subdivision. Traffic calming measures in the form of all-way stop controls have been proposed at the intersection of streets A and B and streets B and E. A road narrowing is planned for Street G between streets D and H. Street C is to be aligned directly across from Thornhill Woods Drive and Street B is to be aligned directly across from Pleasant Ridge Avenue, both existing streets are located to the south in Block 10. Street A is to be aligned with the proposed primary road in Block 18. Furthermore, along both Street A and C 3.0 metre wide greenways have been proposed.

Construction access to the subject lands will be via Rutherford Road, subject to Regional approval.

The draft plan provides for 231 single detached residential lots, with frontages ranging between 9.0m and 13.7m. Sixty-eight semi-detached residential units have been proposed, with a minimum 7.5m frontage. Eight residential blocks have been divided to provide for 43 townhouse units with a minimum 6.0 m frontage per townhouse unit. Proposed lot depths on the single detached lots range from a minimum of 24.0m in depth to 44.2m in depth. The semi-detached lots range in depth from a minimum of 31.0m to a maximum of 36.0m. In respect to the depths

proposed on the townhouse blocks, a minimum of 27.0m to a maximum of 39.0m has been provided for. With Lot depths varying throughout the plan, minor exceptions maybe required to 3 of the detached lots abutting valleylands which do not meet with the required minimum depth of 27.0m.

The draft plan provides for three of the Block 11 Plan's seven stormwater management ponds. The three ponds have a combined area of 4.3 ha and are situated next to valleylands.

The 9,300.0 m² Local Convenience Commercial parcel is situated at the southeast corner of draft plan. Fronting onto Rutherford Road with flankage on Street C.

The only proposed Neighbourhood Park is 2.05 ha in size and situated to the east of the proposed elementary school, which has an area of 2.24 ha.

Blocks 279 through 285 and 340 are designated valleylands, and have a combined area of 3.38 ha.

Vaughan Engineering Department

The Vaughan Engineering Department has provided the following comments:

Environmental Site Assessment - ESA

On March 31, 2004, Terrapex Environmental Limited commenced its peer review of the ESA Phase 1 and has since provided preliminary comments on the plan. In accordance with the Council approved Block Plan conditions the completion of the peer review and the implementation of any recommendations will be completed to the satisfaction of the City prior to final approval of the plan.

Engineering Servicing

The municipal services for this development shall be in accordance with the approved M.E.S.P. dated August 2001, Addendum attachments dated August 2002 and Supplementary Block Plan Approved Documents dated December 2002, and January 2003, March 2003 and July 2003 all prepared by Alcorn and Associates et al. Subsequent plans or reports, which are approved and amended for Block 11 (OPA 600) shall also be deemed to constitute part of the approved M.E.S.P.

Subsequent to the individual draft plans receiving approval by the City, the participating landowners within Block 11 have indicated that they may wish to enter into a Skeleton Servicing Agreement with the City, which would address the design and construction of select storm sewers, sanitary sewers, watermains, roads, valley crossings, stormwater management facilities and the extension of the Pressure District No. 6 water supply across Rutherford Road among other items. In the event that the participating landowners enter into the Skeleton Servicing Agreement, the roads constructed through the agreement shall be dedicated to the City in advance of the individual draft plans of subdivision proceeding to registration.

This plan of subdivision depends on municipal services (sanitary, storm and watermain) to be constructed within Block 18, draft plan of subdivision 19T-95062 and along Rutherford Road. Interim sanitary sewage capacity is provided through the North Don Collector via Block 10, with the ultimate outlet being the Bathurst Trunk Sanitary Sewer. If the infrastructure required to connect to the interim or ultimate outlets is not constructed or there is insufficient interim capacity within the North Don Collector to accommodate this plan, the necessary remedial works shall be constructed as external works in conjunction with this plan.

The development of the draft plan shall proceed in phases as per the approved M.E.S.P. and the availability of sanitary sewage and water servicing capacity and allocation.

Sanitary Servicing

The subject site will be serviced through the approved draft plan of subdivision 19T-95062. Allocation as well as a connection to the sanitary stub located on Street A at the eastern boundary of the proposed plan of subdivision is required.

Sewage servicing capacity has been reserved by the City for 4,500 people within Phase 1 of Block 11. Allocation for the Phase 1 lands shall be received prior to registration. The Phase 1 lands shall utilize an interim outlet near Autumn Hill Boulevard in Block 10 into the North Don Collector in Richmond Hill until such time as the ultimate outlet into the Bathurst Trunk Sanitary Sewer is available.

Prior to the commencement of development within Phase 1 – Stage 2 or Phase 2, the Region of York shall identify sanitary servicing capacity and that capacity will be allocated or reserved by the City.

Storm Drainage

This plan contains three of the eight stormwater management ponds to be constructed as part of Block 11. The minor and major flows will be conveyed primarily through the proposed road allowances and ultimately drain into the stormwater management facility located within this draft plan of subdivision.

The Block 11 M.E.S.P identifies an existing stream corridor traversing the subject lands. This stream is the receiving watercourse for the proposed stormwater management facility.

Within the open space contained within this plan, there are two on-line ponds. This plan is required to reconstruct the pond thereby taking it off-line and restoring the watercourse to its original condition.

Water Supply

The subject lands are located within service area Pressure District No. 6 of the York Water Supply System. The Block's Pressure District No. 6 network shall be serviced through two 400 mm connections from Block 10, namely Thornhill Woods Drive and Pleasant Ridge Avenue as well as an extension of the Rutherford Road watermain from Confederation Parkway to the first primary road east of Dufferin Street.

The water supply to this draft plan shall be from Rutherford Road as well as Street A on in the approved draft plan of subdivision 19T-95062.

The applicant will require permission from the Region of York to extend and connect to the watermain across Rutherford Road. The applicant will be required to provide the City with a detailed network analysis at the engineering design stage.

Prior to the commencement of development within Phase 1 – Stage 2 or Phase 2, the Region of York shall identify water servicing capacity and that capacity will be allocated or reserved by the City.

Urban Design

The Urban Design Department is satisfied with the proposed subject to conditions of draft plan approval included in Attachment #1. Furthermore, the telecommunications and hydro utility building locations shall be identified on the draft plan.

The Block 11 Landowners have submitted a Landscape Master Plan, prepared by Paul Cosbourn Associates Limited as well as the Urban Design Guidelines prepared by Paul Cosbourn and Associates Limited. This report is currently under review by Staff and will require final approval prior to the passing of the implementing zoning by-law.

Architectural Design Guidelines, prepared by John G. Williams Architects Limited, have been submitted and are also currently being reviewed by Staff. Prior to final approval of the plan of subdivision, staff will prepare a report for Council's endorsement of these guidelines.

Cultural Services Department

The Cultural Services Department has requested a Cultural Resource Impact Assessment and an Archeological Assessment be conducted on the subject lands. The Cultural Resources Impact Assessment was a requirement through the Block Plan process. As one was not submitted during that time, the Cultural Services Department has required the Impact Assessment as a condition of draft plan approval.

Region of York

Sewer and water capacity for Phase 1 development is available for the participating Block 11 landowners, subject to the conditions outlined in Attachment #1 and the following:

- construction of the Bathurst Trunk Sewer (Phase II);
- completion of a sewage flow monitoring program in the North Don Collector sewer and any interim sewer works that are deemed to be required as a result of the flow monitoring; and
- completion of modifications to the existing Vaughan No. 2 Flume.

Restrictions should be imposed on development that requires Phase II water and sewer capacity. These restrictions include the application of a holding provision 'H' and execution of a "NO Pre-sell agreement". Prior to or concurrent with draft approval for Phase 2 lands, the owner shall enter into an agreement with the City of Vaughan and Region of York agreeing not to "pre-sell" lots or blocks to end users until such time as the Regional Municipality of York confirms in writing that there is sufficient water and sewer servicing capacity to service the proposed development.

Other Comments

The Toronto & Region Conservation Authority (TRCA) has reviewed the proposed draft plan of subdivision and is generally satisfied subject to conditions outlined in Attachment #1.

The York Region District School Board requires one public elementary school site within Phase 1 of the proposed draft plan of subdivision. Lands have been set aside to accommodate an elementary school site within Phase 1, Stage 1 of development. The York Region District School Board is generally satisfied subject to conditions outlined in Attachment #1.

Relationship to Vaughan Vision 2007

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

Conclusion

Community Planning Staff is of the opinion that the proposed draft plan of subdivision is an appropriate form of development for the lands and conforms to the density land use and policies of the area Official Plan and approved Block 11 Plan, subject to the conditions outlined in Attachment #1. Lots Identified in Phase 1 Stage 2 of the plan will be subject to a holding provision in the Zoning By-law until servicing allocation has been granted by Council. Should Committee concur, the "Recommendation" can be adopted.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision
4. Block Plan (Phasing)
5. Transportation Management Plan

Report prepared by:

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

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ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION 19T-95066 {Nine-Ten West Limited} {LOT 16 and 17, CONCESSION 2}, 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-95066, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Alcorn & Associates Limited, drawing #112-dp1-9-1, dated June 10, 2004 to incorporate the following revisions:
 - a) Lots 187 to 265 inclusive; Lot 274; Part Blocks 293 to 296 inclusive, are subject to a separate agreement restricting the sale of said lots by the Owner or subsequent purchasers of all the lots pending allocation of servicing capacity by the City.
 - b) the location of the telecommunications and hydro utility building(s) shall be identified on the draft plan of subdivision.
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. Particular zoning categories to be applied are as follows:
 - a) Lots 187 to 265 inclusive, Lot 274; Part Blocks 293 to 296 and Streets I, J and K subject to an "H" Holding Provision, to be lifted upon satisfaction of the holding provision, including confirmation from the Region of York that water and sanitary servicing capacity is available to service these lots, or part therefore, in accordance with the Vaughan Development Charge Credit Agreement.
 - b) The implementing by-law shall zone the remainder of the subject lands utilizing the following zone categories;

RD3 – Residential Detached Zone 3
RS1 - Residential Semi-Detached Zone
RT1 – Residential Townhouse Zone
OS1 – Open Space Conservation Zone
OS2 – Open Space Park Zone
OS5 – Open Space Environmental Protection Zone
3. The Owner shall pay any and all outstanding application fees to the Community Planning Department, in accordance with Tariff of Fees By-law 321-99.
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 Owner shall agree that on lots with flankages on the collector or primary roads, 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 the issuance of a building permit.
9. 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.
10. Prior to application for building permit, site plan approval is required under the City's Site Plan By-Law, from draft approved Blocks 275 and 278.
11. Prior to final approval of the plan of subdivision, and prior to the initiation of any grading to any lands included in the plan of subdivision, a preliminary archaeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the owner's expense, and the same report shall identify any significant archaeological sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licenced archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation (Heritage Operations Unit) approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the Ministry for review and approval.

Prior to final approval or registration of the development application or plan of subdivision, the owner by way of development application or subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as a protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the municipality.

Warning Clauses

12. 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 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 where Canadian National or Canadian-Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."
 - "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."
- 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) along a potential transit route:

- "Purchasers and/or tenants are advised that the following streets may be used as transit routes in the future: Streets "A", "B" and "C".

13. 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 _____".

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

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

14. Where the Owner and the City determine that the Owner will develop the park block(s), 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."

15. 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.

16. 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.
17. 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.

Block Plan Conditions

18. The Urban Design Guidelines for Block 11 be approved.
19. The Architectural Guidelines shall be prepared and approved by the Planning and Urban Design departments.
20. The Landscape Master Plan shall be approved.
21. That a Cultural Heritage Assessment shall be prepared by a qualified Heritage Consultant.
22. That arrangements satisfactory to the York Region District School Board shall be made to provide permanent road and servicing connections to the secondary school site at no cost to the Board and within a time period specified by the Board.
23. The applicant shall demonstrate to the satisfaction of the City of Vaughan Engineering Department that the proponent has fulfilled the necessary provisions of the Environmental Assessment Act, RSO 1990, and the Municipal Class Environmental Assessment for Municipal Roads, water and waste water projects, October 2000, as they may apply to proposed primary roads and related infrastructure matters.
24. That prior to commencement of any topsoil stripping and skeleton servicing within the Block, clearance from TRCA will be required regarding an acceptable time frame for pre-development monitoring as per the Ground Water Monitoring Program.
25. Prior to final approval of any plan within the block, additional information regarding the acceptability of twining or tripling the culvert, and updated cost estimates shall be submitted to the satisfaction of the City and TRCA.
26. That all outstanding matters related to the width, configuration and design of the open space blocks and the storm water management ponds shall be addressed prior to final approvals.

Engineering Department (General Conditions)

27. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and

municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.

28. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
29. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
30. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves.
The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
31. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
32. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
33. Easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
34. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
35. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:

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

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

36. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
37. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services that have been designed and oversized by others to accommodate the development of the plan.
38. Prior to final approval, an environmental noise impact study, prepared at the owner's expense, shall be submitted to the City for review and approval. 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 carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
39. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan:

“Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within individual units, noise levels from construction activity may continue to be of concern occasionally interfering with some activities of the building occupants.”

Engineering Department (Specific Conditions)

40. 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.
41. Prior to final approval of the Plan, any and all appropriate revisions, as required shall be made to the Block Plan for Block 11 and all associated reports to the satisfaction of the City.
42. Prior to final approval of the Plan or commencement of construction within the Plan, whichever comes first, the Owner shall submit a detailed hydrogeological impact study that identifies 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 as well as connect any existing residences which remain in place after development to the municipal system.
43. (a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 11. This agreement shall include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner shall acknowledge that parkland shall be dedicated and/or cash-in-lieu paid in accordance with Section 51 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy".

- (b) Prior to final approval of the Plan, the Trustee for Block 11 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developers' Group Agreement.

- 44. Prior to final approval of a phase of the plan or prior to initiation of grading, or topsoil stripping of a phase or the skeleton servicing works, if applicable, the Owner shall submit environmental site assessment report(s) (Phase 1 report and Phase 2 report if required) for the applicable phase or skeleton servicing works, in accordance with the "Ministry of the Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario" June 1996 for review and approval.

In the event that a Phase 2 or site remediation is recommended, the Phase 2 and Remedial Action Plan as required, shall be submitted for review and approval prior to final approval of the applicable phase or prior to initiation of grading, or topsoil stripping of the applicable phase or skeleton servicing works.

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 of the phase or prior to initiation of grading, or topsoil stripping of the phase or skeleton servicing works, a copy of a Record of Site Condition acknowledged by a provincial Officer of the Ministry of the Environment.

A qualified professional shall certify that all lands within the phase and any lands and easements external to the phase to be dedicated to the City meet the applicable soil and groundwater criteria noted above.

The Owner shall carry out or cause to be carried out the recommendations of the Environmental Site Assessment report(s).

- 45. Prior to final approval, the Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment reports.
- 46. Prior to final approval of the plan, the Owner shall covenant and certify to the City that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the municipality which could interfere with its intended use.
- 47. Prior to final approval the Owner's Consultant shall certify that the internal roads within this Plan have been designed to comply with the internal roads of the approved Block Plan and that the pattern of the street and the layout of the blocks within the plan have been designed to coincide and correspond with the pattern and layout of the existing and proposed adjacent plans of subdivision.
- 48. Prior to final approval of the plan the Owner shall provide a revised Water Supply Analysis for review and approval by the Engineering Department.
- 49. Prior to final approval, or prior to the initiation of grading or stripping of topsoil, whichever comes first, 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.

50. Prior to final approval of the plan, a migration strategy for the terrestrial resources shall be included as part of the submission of the Environmental Impact Statement. The document shall include:
 - a. Recommendations with respect to remedial and mitigation measures required within designated impact zones, including any edge management planting or maintenance programs;
 - b. An assessment of the effectiveness of the proposed/selected mitigation techniques
 - c. A conceptual monitoring program specific to identified effects;
 - d. Identification of proposed limits of clearing; and
 - e. Restoration opportunities.
51. Prior to final approval of the plan the owner shall ensure that the following matters are resolved to the satisfaction of the Engineering Department and TRCA:
 - a. Buffer and edge management zones for all environmental features shall be addressed prior to defining the limits of development. When defining the edge of environmental features, the defined edge shall generally be regarded as one (1) metre outside the established dripline;
 - b. That in consideration of the above, and in conjunction with the proposed cut/fill, the provision of buffer areas (where deemed suitable and necessary), and where future detailed geotechnical investigations demonstrate the need, the limits of development as illustrated on the Block Plan be subject to revision, as required and demonstrated by the review and approval of detailed technical submissions for individual development applications to the satisfaction of the TRCA and the City;
52. Prior to final approval of the plan the owner shall finalize the Block 11 phasing plan and the owner further acknowledges that the plan shall proceed in phases in accordance with the approved Block 11 phasing plan.
53. Prior to final approval of the plan 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 plan.
54. The Owner shall not apply for building permits and the City shall not issue building permits for any lot until a minimum of two dedicated municipal road accesses are available to service the proposed development to the satisfaction of the City. The Owner is further advised that access through an unregistered plan of subdivision is not considered public access. If the roads within an unregistered plan of subdivision are transferred to the City through an R-plan and dedicated as public highway, they will be considered an access point.
55. The Owner shall agree in the subdivision agreement to include the following warning clause in all Offers of Purchase and Sale or Lease for all dwellings within the Plan:

“Purchasers and/or tenants 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 in the road design.”

56. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan.

“Purchasers and/or tenants are advised that the plan lies within the boundary of the Oak Ridges Moraine as defined through the Oak Ridges Moraine Conservation Plan, April 22, 2002.”

57. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan.

“Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, Streets A, B and C may be subject to public transit bus traffic.”

58. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan.

“Purchasers and/or tenants are advised that despite the inclusion of noise abatement features within the development area and within the building units, noise levels from increasing traffic on Streets A, B, C and Rutherford Road may be of concern, occasionally interfering with some activities of the dwelling occupants.”

59. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan.

“Purchasers and/or tenants are advised that the City of Toronto owned and operated a landfill within 4 kilometres of the property and that the facility is now closed and will be redeveloped into a park.”

60. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan.

“Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”

61. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 16 to 19 inclusive, 23 to 27 inclusive, 46 to 89 inclusive, 174 to 192 inclusive, 211 to 214 inclusive, 234 to 251 inclusive, 274, and Blocks 293 to 296 inclusive within the plan in proximity of a stormwater management facility or an open space block.

“Purchasers and/or tenants are advised that the adjacent open space or storm water management facility is designed for renaturalization and therefore shall receive minimal maintenance.”

62. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 12 to 16 inclusive, 184 to 186 inclusive and 265 to 274 inclusive within the plan in proximity of a park.

“Purchasers and/or tenants are advised that the lot abuts a Neighbourhood Park of which noise and lighting may be of a concern due to the nature of the park for active recreation.”

63. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the plan in proximity of the nature reserve.

“Purchasers and/or tenants are advised that the lot abuts a Nature Reserve under a 999 year lease with the Nature Conservancy of Canada. The permitted uses within the nature reserve are not known at this time. Therefore it is possible that noise, lighting and/or renaturalization of the area may occasionally interfere with some activities of the dwelling occupants.”

64. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots and Blocks identified as having rear yard grade differential of 0.6 m.

“Purchasers and/or tenants are advised that the proposed finished lot grading may not meet the City of Vaughan lot grading criteria in the rear yard in order to maintain existing topographical conditions.”

65. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan.

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

66. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks within the Plan.

“Purchasers and/or tenants are advised that fencing along the side and/or rear lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash

deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement.”

67. The Owner shall agree that all disturbed lands within Phase 1 Stage 2 or Phase 2 of the subject draft plan left vacant six (6) months following completion of overall grading shall be topsoiled to a minimum depth of 100mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.
68. The Owner shall not apply for building permits and the City shall not issue building permits within Phase 1 Stage 1 of the plan until the two on-line ponds approximately located within Block 282 are reconstructed and thereby taken off-line to the satisfaction of the City.
69. The Owner shall not apply for building permits and the City shall not issue building permits within Phase 1 Stage 1 of the Block 11 Phasing plan area, until the following Block Plan related phasing criteria are satisfied.
 - a. The Pressure District No. 6 secondary water supply and improvements across Rutherford Road included in the City’s current Development Charges By-law shall be completed to the satisfaction of the City;
 - b. All stormwater management facilities required for the servicing of the Phase 1 – Stage 1 development shall be completed to the satisfaction of the City;
 - c. All valley crossings required for the servicing of the Phase 1 – Stage 1 development to complete Block Plan Streets B, D, F and H shall be completed to the satisfaction of the City;
 - d. All streets required to accommodate the spine servicing and phasing of the Block shall be completed to the satisfaction of the City;
 - e. A secondary emergency access to the northwest quadrant of the Block shall be constructed to the satisfaction of the Engineering Department; and
 - f. The Owner shall not apply for building permit and the City shall not issue building permits within Phase 1 – Stage 1 draft plan applications including 19T-95065, 19T-03V01, 19T-04V05, 19T-95064 and the A. Smith property within the Block 11 Phasing Plan Area, until the two valley crossings, 6 and 7, are completed to the satisfaction of the City.
70. The Owner acknowledges that prior to final approval of any plan in Phase 2 the following criteria shall be satisfied to the satisfaction of the City.
 - a. A roadway connection from Block Plan Street “G1” to Major Mackenzie Drive shall be constructed to the satisfaction of the City;
 - b. The development of the proposed high school block at the northwest corner of Block Plan Streets D and G1 shall proceed to the satisfaction of the school board; and
 - c. The widening of Bathurst Street to 6 lanes from the mid-block east-west primary in Block 10 to Weldrick Road shall be completed to the satisfaction of the Region.
71. The Owner acknowledges that the total servicing capacity available for Phase 1 Stage 1 within Block 11 shall not exceed 4,500 persons and shall be distributed amongst the individual plans within Block 11 in accordance with the approved Block 11 phasing plan to the satisfaction of the City.

72. Prior to the issuance of a building permit for any lot or block within a phase, the Owner shall submit for review and approval a Phase II Environmental Site Assessment Report in accordance with the Ministry of Environment's Guidelines for Use at Contaminated Sites in Ontario (June 1996, as amended), and the City's Guideline, Phase II Environmental Assessment, Proposed Parkland, City of Vaughan for all park block(s) located within that phase, to the satisfaction of the City. Required testing may include but not be limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials.

In the event that remediation is required, a Remediation Action Plan will be submitted for review and approval by the City and an acknowledged Record of Site Condition shall be received from the Owner prior to issuance of a building permit.

The Owner shall carry out or cause to be carried out the recommendations contained in the report(s) and ensure that adequate field inspection is provided to validate the recommendations in the Phase II Environmental Site Assessment to the satisfaction of the City.

The Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment report(s).

Urban Design Department

73. The Owner shall agree in the subdivision agreement that:
- a) Prior to final approval, architectural guidelines shall have been prepared in accordance with Council Policy and approved by Council;
 - b) All development shall proceed in accordance with the Council approved architectural design guidelines;
 - c) A control architect be retained at the cost of the owner with concurrence of the City to ensure compliance with the architectural design guidelines;
 - d) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines;
 - e) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the owner.
74. Prior to final approval, the Owner shall pay to the City, a woodlot acquisition payment at the rate of \$1,000.00 per residential dwelling unit plus \$500.00 for each future residential dwelling unit contained on a part lot in the Plan which is to be combined with an abutting part lot in an adjacent plan to form a building lot, as per schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
75. Prior to final approval, the Owner shall prepare Urban Design Guidelines for the Block 18 Community to the satisfaction of the City. These guidelines shall address but not be limited to the following issues:

- Community structuring elements;
- Community character;
- Lotting fabric;
- Built form and public realm landscape architecture;
- Boulevard and sidewalk design;
- Community feature locations;
- Urban design built form guidelines for commercial, institutional and townhouse development.

76. Prior to final approval, the Owner shall prepare a streetscape and open space landscape master plan in accordance with the approved Block 11 Urban Design Guidelines and OPA 600 policies, the plan shall address but not be limited to the following issues:

- Co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines including entrance features, parkettes, trail heads, medians and fencing;
- Community edge treatments along Dufferin Street;
- The appropriate configuration and landscape treatment for Stormwater management facility Blocks 290, 291, and 292;
- The pedestrian urban connections between streets and within the neighbourhood;
- The appropriate location and high quality design for the telecommunications and hydro utility buildings and easements;
- The appropriate interface treatment along Street “B” adjacent to the District Centre Area;
- Open space edge management rehabilitation planting, trails, bridge crossings, erosion repair sites and pedestrian access points into the valley;

The Owner agrees to prepare detailed landscape construction drawings and implement the Streetscape and Open Space Landscape Master Plan to the satisfaction of the City.

77. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The owner shall not remove trees, without written approval by the City.

78. The warning clause council approved September 29, 1997 with respect to “Tree Fees” shall be included in the subdivision agreement:

“Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting conceptual location for boulevard tree is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete and boulevard tree without further notice.”

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

79. The Owner shall convey buffer blocks 299 and 300 to the City free of all cost and encumbrance for landscaping purposes.
80. Prior to final approval of the plan, the owner shall prepare a detailed edge management plan study for the perimeter of the valleyland blocks 286, 287, 288 and 289 including buffers. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space edges are distributed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The owner shall not remove any vegetation without written approval by the City and TRCA.
81. The Owner shall provide a report for a 20 metre zone within all staked valleyland edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
82. The Owner shall convey park blocks 276 and 277 to the City free of all encumbrances for parkland purposes.
83. The Owner shall convey greenway blocks 298, 301 and 336 to the City free of all encumbrances.
84. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain link fence or approved equal along the limits of the lots that abut the park block, storm ponds or open space/valleyland.
85. In the event that the Owner and the City agree that the Owner will develop Park blocks 276 and 277, the Owner shall agree that the design, securities and construction for the Park will be addressed through an amending agreement in accordance with the "City Developer Build/Parks Development Policy."
86. Prior to building permit issuance, the Owner shall prepare for review and approval on Park blocks 276 and 277, a phase II Environmental Site Assessment report in accordance with the Ministry of Environment's Guidelines for use at contaminated sites in Ontario (June 1996, as amended), to the satisfaction of the City. Testing may include but not be limited to surface and subsurface soil, groundwater, soil vapour, plant and aquatic species sampling and testing of building materials.

The Owner shall incorporate the recommendation contained in the report and ensure adequate field inspection is provided to validate the recommendation in the Phase II E.S.A. to the satisfaction of the City.

The Owner shall reimburse the City for the cost of the City's peer review of the Phase II E.S.A.

Region of York

87. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the area municipality and the Regional Planning and Development Services Department.
88. The registration of the proposed plan of subdivision shall occur in phases with allocation provided within the appropriate capacity assigned by the Region, as approved by the area municipality, in consultation with the Regional Municipality of York.

89. The subdivision proponents within Blocks 11 and 12 will retain a professional engineer to provide assurances that the sanitary drainage area in Blocks 11 and 12 relying on interim (Phase I) servicing to the North Don Sewer does not exceed 8,000 persons.
90. The owner shall agree that the lands within this draft plan of subdivision shall be appropriately zoned by a zoning by-law that has come into effect in accordance with the provisions of the Planning Act. The Holding provisions of Section 36 of the Planning Act may be used in conjunction with any zone category to be applied to the subject lands in order to ensure that development does not occur until such time as the Holding “H” symbol is removed in accordance with the provisions of the Planning Act. The “H” symbol shall be placed on any and all lands beyond Phase 1. The Zoning By-law amendment shall specify the terms under which Council may consider the removal of the Holding “H” symbol, (in accordance with Official Plan policy/ Pre-Paid Development Charge Agreement, or other requirements). Said terms shall include confirmation from the Regional Transportation and Works Department that there is adequate water and sanitary servicing capacity available to accommodate the draft plan or any phase thereof in accordance with the Vaughan Development Charge Credit Agreement executed by the City of Vaughan, the Region and the owner/developer.
91. Prior to final approval of Phase 1 the Region shall confirm the following:
- i. the in service date for the Bathurst Trunk Sewer (Phase II) is expected to occur in six (6) months;
 - ii. completion of a sewage flow monitoring program in the North Don Collector sewer has occurred and any interim sewer works that are deemed to be required as a result of the flow monitoring have been completed; and
 - iii. completion of modifications to the existing Vaughan No. 2 Flume has occurred.
92. Prior to final approval of any lands beyond Phase 1, the Region shall confirm the following:
- The in-service date for the South East Collector Sewer and Bathurst Trunk Sewer (Phase I) is expected in 6 months, and the Region has confirmed that additional water supply from Peel Region for the Phase II water capacity is available.
- or
- Additional sewer and water capacity is available as may be determined solely by the Region from time to time based on monitoring and ongoing analysis of the York Durham Sanitary Sewer System and York Water System.
93. The owner shall agree in the subdivision agreement that he/she shall save harmless the area municipality and Regional Municipality of York from any claim or action as a result of water or sewer service not being available when anticipated.
94. Prior to final approval, the Region 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 this draft plan of subdivision or any phase thereof.
95. 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 mitigating measures for these issues. This report shall be submitted for the Region’s review.

96. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to implement the recommendations of the functional transportation report/plan as approved by the Regional Transportation and Works Department.
97. The Owner shall submit detailed engineering drawings, to the Regional Transportation and Works Department for review that include 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.
98. The intersection of Rutherford Road and Street 'B' shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Transportation and Works Department.
99. The intersection of Rutherford Road and Street 'C'/Thornhill Woods Drive shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Transportation and Works Department.
100. The intersection of Rutherford Road and Street 'D' shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Regional Transportation and Works Department.
101. The Owner shall convey the following lands to The Regional Municipality of York, free of all costs and encumbrances, to the satisfaction of The Regional Municipality of York Solicitor:
 - i. A road widening along the entire frontage of the site adjacent to Rutherford Road, of sufficient width to provide 18 metres from the centerline of Rutherford Road,
 - ii. A 0.3 metre reserve across the full frontage of the site where it abuts Rutherford Road shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances.
 - iii. A 15 metre by 15 metre daylighting triangle at the Northwest and Northeast corner(s) of the intersection of Rutherford Road and Street 'B',
 - iv. A 15 metre by 15 metre daylighting triangle at the Northwest and Northeast corner(s) of the intersection of Rutherford Road and Street 'C'/Thornhill Woods Drive,
 - v. A 15 metre by 15 metre daylighting triangle at the Northwest and Northeast corner(s) of the intersection of Rutherford Road and Street 'D',
 - vi. An additional 2.0 metre widening along the site frontage with Rutherford Road at the intersection of Street 'C'/Thornhill Woods Drive, for the purpose of a right turn lane.

- vii. An additional 2.0 metre widening, 40.0 metres in length, along the site frontage with Rutherford Road at the intersection of Street 'B', for the purpose of a right turn lane together with a 60.0 metre taper.
 - viii. An additional 2.0 metre widening, 30.0 metres in length, along the site frontage with Rutherford Road at the intersection of Street 'D', for the purpose of a right turn lane together with a 60.0 metre taper.
102. The connection of Street 'B' and Rutherford Road shall be achieved at an intersection angle of 90 degrees.
 103. The connection of Street 'C' and Rutherford Road shall be aligned with Thornhill Woods Drive and achieved at an intersection angle of 90 degrees.
 104. The connection of Street 'D' and Rutherford Road shall be achieved at an intersection angle of 90 degrees.
 105. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Regional Transportation and Works Department and illustrated on the Engineering Drawings.
 106. Direct vehicle access from the proposed dwellings to Rutherford Road will not be permitted. Access must be obtained through the internal road network.
 107. Any existing driveway(s) along the Regional road frontage of this subdivision must be removed as part of the subdivision work, at no cost to the Region.
 108. The Owner shall engage the services of a consultant to prepare and submit for review a noise study to the Regional Transportation and Works Department recommending noise attenuation features and the Owner shall agree to implement these noise attenuation features to the satisfaction of the Regional Transportation and Works Department.
 109. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
 110. The noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, as follows:
 - i. that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
 - ii. that noise fences adjacent to Regional roads may be constructed on the private side of the 0.3 metre reserve and may be maximum 2.5 metres in height, subject to the area municipality's concurrence;

- iii. that maintenance of the noise barriers and fences bordering on Regional right-of-ways shall not be the responsibility of the Regional Municipality of York; and
 - iv. that any landscaping provided on the Regional right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Regional Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
111. The owner shall agree in the subdivision agreement to advise all potential purchasers of the planned introduction of transit service in/around the subject lands, as per above, and that, pending confirmation of future transit routing alignment in this block, the placement of any necessary bus-stops and/or passenger amenities will be placed accordingly to the satisfaction of York Region Transit and the City of Vaughan, as applicable. This would include potential transit routes, bus stops and shelter locations. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase agreements.
112. Subject to approval by the City of Vaughan and the Region of York, the owner shall agree in the subdivision agreement to construct sidewalks along the subject lands' frontage onto the planned transit roadways. Such sidewalks shall be constructed on both sides of the planned transit roadways.
113. The planned transit roadways shall be designated and designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. As such, York Region Transit is to be consulted with respect to any traffic calming features which may be considered for any of the planned transit roadways identified.
114. Subject to approval by York Region Transit, bus passenger standing areas/platforms are to be provided at no cost to the Region concurrent with, or prior to, construction of necessary sidewalks. Required platform locations are as follows:
- i. Intersection of Street A at Street B (SW and NE corners).
 - ii. Intersection of Street A at Street I (SW and NE corners).
115. The owner shall agree in the subdivision agreement that the bus passenger platforms identified above shall be designed to the satisfaction of the area municipality and York Region Transit.
116. The owner shall agree in the subdivision agreement to advise all potential purchasers of the planned introduction of transit service in/around the subject lands, as per above, and that, pending study and determination of future transit routing alignment in this block, the placement of any necessary bus-stops and/or passenger amenities will be placed accordingly to the satisfaction of York Region Transit and the City of Vaughan, as applicable. This would include potential transit routes, bus stops and shelter locations. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase agreements.
117. Segments of Streets G and H which will abut Rutherford Road will each require provision of an appropriate concrete pedestrian walkway, subject to design approval by the local municipality and the Region of York, to facilitate pedestrians' access to/from existing transit services on Rutherford Road.
118. Prior to final approval all required easements for the Bathurst Trunk Sewer within Block 11 shall be in place.

119. Prior to Final Approval the Owner shall provide a signed copy of the subdivision agreement to the Regional Transportation and Works Department, outlining all requirements of the Regional Transportation and Works Department.
120. The Owner shall provide a solicitor's certificate of title to the Region's 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.
121. 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-0005-2003-050.
122. The Region of York Planning and Development Services Department shall advise that Conditions 87 to 122 inclusive, have been satisfied.

Toronto and Region Conservation Authority

123. Submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, in accordance with the MESP for this area (Block 11). This report shall include:

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?;

 - stormwater management techniques which may be required to control minor or major flows;
 - appropriate Stormwater Management Practices (SWMPs) 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;
 - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 158, the Authority's Fill, Construction and Alteration to Waterways Regulation;
 - overall grading plans for the subject lands.
124. That this draft plan of subdivision be subject to red-line revision in order to meet the requirements of Condition 123. if necessary.
125. That the valley and stream corridor (Blocks 279, 280, 281, 282, 283, 284, 285, 339) and associated buffer blocks (Blocks 286-289 inclusive, and any additional buffer blocks) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charges and encumbrances.

126. That the implementing zoning by-law recognize Open Space Blocks 279, 280, 281, 282, 283, 284, 285, 297, 339, in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
127. That the applicant submit a revised final draft plan to clearly indicating all buffer blocks and confirm the 2.5 metre buffer on Block 275 (Neighbourhood Commercial), within Draft Plan of Subdivision 19T-95066, to the satisfaction of the TRCA.
128. That Future Development Blocks 293 to 296 inclusive, be placed within a reserve designation, with the effect of limiting development of the blocks until such time as the adjacent landowner, east of the property boundary is prepared to develop the remaining portions of Blocks 293 to 296 inclusive and furthermore, until such time that it is demonstrated that Blocks 293 to 296 inclusive are viable building lots, to the satisfaction of the TRCA.
129. That all proposed valley crossings on Street A be supported by the necessary detailed information to ensure that the design accounts for and incorporates the appropriate fluvial geomorphic criteria as determined by a meander-belt analysis, provides for unimpeded passage of fish and wildlife, maintains valley corridor connectivity, and provides for maintenance and aesthetic considerations of the bridge crossing structures to the satisfaction of the TRCA

That the applicant provide to the TRCA, written confirmation from the City of Vaughan indicating its acceptance of the reduced frontage of Block 276 Neighbourhood Park due to the realignment of the culvert from the Valleyland Blocks 339 to 280.

That the owner in the subdivision agreement, in wording acceptable to the TRCA:

- a. to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Condition 1;
- b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
- c. to obtain all necessary permit pursuant to Ontario Regulation 158 from the TRCA;
- d. to erect a permanent fence to the satisfaction of the TRCA for Lots 26, 27, 46 to 62 inclusive, 174 to 192 inclusive, 211, 212, 246 to 251 inclusive, 274 and Block 275.

York Region District School Board

130. That prior to final approval, the owner shall have made Agreement satisfactory to the York Region district School Board for the transfer of one public elementary school site. The public elementary school site, Block 278, shall contain not less than 2.2 hectares.
131. That the owner shall agree in the Subdivision Agreement in wording satisfactory to the York Region District School Board:
 - i) to grade Block 278 and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - ii) to remove trees on Block 302 as determined by the Board;

- iii) to provide a letter of credit pertaining to stockpiling and removal of topsoil to the satisfaction of the Board;
 - iv) to remove stockpiled topsoil within 30 days of written notice by the Board, and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - v) to construct a galvanized chain link fence, Type II 1-1/2" mesh along all boundaries of the school blocks, including road frontage(s) at the discretion of the Board;
 - vi) to construct the fences prior to the issuance of building permits for Phase 1 of the subdivision;
 - vii) to erect and maintain a sign on the on the public school site at such time as the relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
 - viii) to provide the foregoing at no cost to the Board; and,
 - ix) provide a geotechnical investigation and Phase 1 and Phase 2 environmental site assessment conducted by a qualified engineer. For an elementary school site a minimum of six boreholes shall be required and for a secondary school site a minimum of twelve boreholes is required;
132. That the owner shall submit to the York Region District School board, at no cost to the Board, a report from a qualified consultant concerning:
- i) the suitability of Block 302 for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and,
 - ii) the availability of natural gas, electrical, water. Storm sewer and sanitary sewer services.
133. That the owner shall agree in the Subdivision Agreement, in wording acceptable to the York Region District School Board, that the services referred to in Condition 132 above ii) shall be installed to the mid-point of the frontage of the elementary school site and positioned as designated by the Board, at no cost to the Board.
- The City of Vaughan shall submit to the York Region District School Board a certificate concerning:
- i) the availability of a satisfactory water supply; and,
 - ii) an acceptable method of sewage disposal.
134. That prior to final approval, the owner shall submit to the York Region District School Board for review and approval, a copy of the final engineering plans as approved by the City of Vaughan which indicate the storm drainage system and the overall grading plans for the complete subdivision area.
135. That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.

136. That the York Region District School Board shall advise that conditions 130 to 136 inclusive have been met to its satisfaction. The clearance letter shall include a brief statement detailing how each condition has been satisfied or carried out.
137. That the City of Vaughan be advised that unless the provincial funding model provides sufficient funds to construct new schools, there can be no assurance as to the timing of new school construction nor a guarantee that public school accommodation will be provided within the subject plan notwithstanding the designation of a public school site.

Canada Post

138. The Developer agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box locations prior to any house sales. Also that the builder will post in clear site a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed and approved prior to the start of the house sales for the subdivision.
139. The owner/developer agrees to include on all offers of purchase and sale a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
140. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowners does a sign off.
141. The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
142. The owner/developer will provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
 - a) an appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to place the Community Mailboxes on (a copy if the Standards will be provided upon Request). The developer further agrees to provide these cement pads during sidewalk pouring and will notify Canada Post of the locations as they are completed
 - b) Any required walkway across the boulevard, as per municipal standards
 - c) Any required curb depressions for wheelchair access
 - d) Multiple Blocks will have the appropriate Canada Post Delivery Policy applied as the required information becomes available and it is requested that information be provided to Canada Post by the Developer
143. Canada Post Corporation's Multi Unit Policy will be in effect for any Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.
144. Any institutions in this plan will be treated as a single business and will be provided mail delivery to 1 Point of Call.

145. The owner/developer further agrees to determine, provide and fit up a suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. (a gravel area with a single row of patio stones – spec to be provided). This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time.

Other Conditions

146. Final approval for registration shall be issued in phases in accordance with the Phasing Plan prepared by Alcorn & Associates Limited, dated June 14, 2004 and 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 145 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
 - c. Allocation being provided within the appropriate capacity assigned by the region, as approved by the City, in consultation with the Region of York.
147. The City shall advise that Conditions 1 to 86 inclusive and 138 to 145 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
148. The Region of York shall advise that Conditions 87 to 122 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
149. The Toronto and Region Conservation Authority shall advise that Conditions 123 to 129 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
150. The York Region District school board shall advise that Conditions 130 to 137 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



Attachment 2

FILE NO.:
19T - 95066

Not to Scale
June 16, 2004

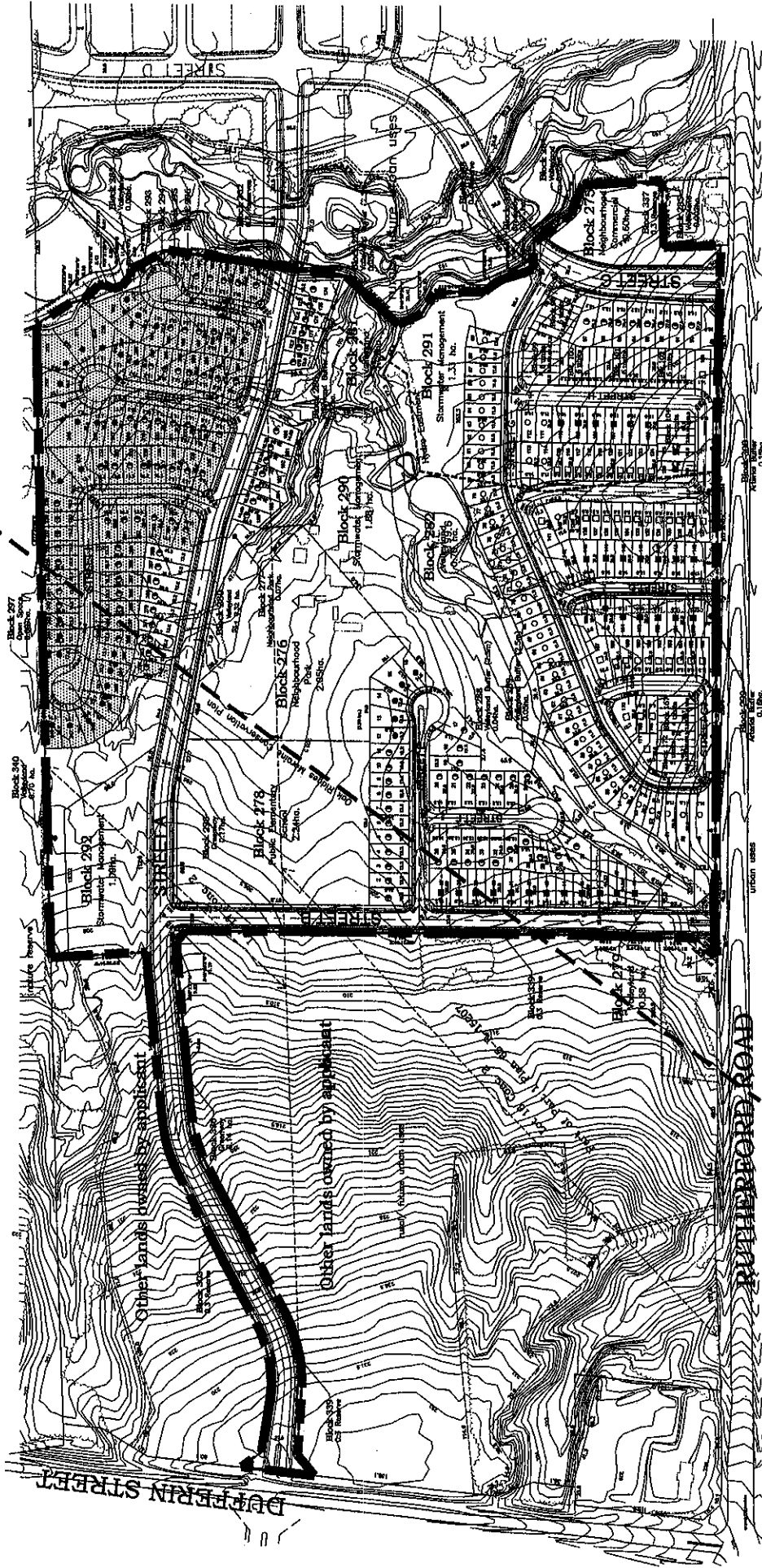
City of
Vaughan


Community Planning Department

Location Map

Part of Lots 16 & 17,
Concession 2

APPLICANT:
NINE-TEN WEST LIMITED



SUBJECT LANDS 

Not to Scale

Draft Plan of Subdivision

Part of Lots 16 & 17,
Concession 2

APPLICANT:
NINE-TEN WEST LIMITED

City of Vaughan

Community Planning Department

Attachment

3

FILE No.:
19T - 95066

Not to Scale

June 16, 2004

LEGEND

- Core Watermain
- Core Storm Sewer
- Core Sanitary Sewer
- Walkway/Stream Crossing by City
- Valley Road Culverts/Bridges
- Non-Participant Land Owner
- Phase 1 - Stage 1
- Phase 1 - Stage 2
- Phase 2

BLOCK 11 PHASING CRITERIA NOTES

1. Note: Bathurst Street widening to six lanes from Autburn Hill Road to Waterloo Road, to be completed prior to development within Phase 2 proceeding.
2. Note: Permit to first-party agreement executed between the Block 11 landowner group and the City of Vaughan. Phase 1 allocation to Block 11 is 4,500 percent = 3,400 = 1,624 units

PHASING OF RESIDENTIAL UNITS

Owner	Subdivision	Stage 1	Stage 2	Total
197-95021	Ontario, Inc.	51	2	53
A. Smith	197-95065	15	2	17
Harwood Properties Limited	197-95004	258	302	560
Woodward Development Inc.	197-95035	500	500	1,000
Westburn Development Ltd.	197-95001	121	128	249
Arbora Realty Limited	197-95009	75	-	75
Serrano Investments Limited Corp.	197-95005	303	308	611
Total		1,023	1,339	2,362

3. Note: The construction of valley crossing number 1,2,3,4 and 5 shall be completed to the satisfaction of the City prior to the issuance of any building permits within Phase 1 - Stage 1 lands in the block.
4. Note: The construction of valley crossing number 6 and 7 shall be completed to the satisfaction of the City prior to the issuance of any building permits within Phase 1 - Stage 1 lands in the block. Any subdivision applications 197-95065, 197-95001, 197-95005, the A. Smith property, and 197-95004 (Phase 2 lands north of 197-95044).
5. Note: A roadway connection from Street 'G1' to Major Mackenzie Drive shall be constructed to the satisfaction of the City prior to development within Phase 2 proceeding.

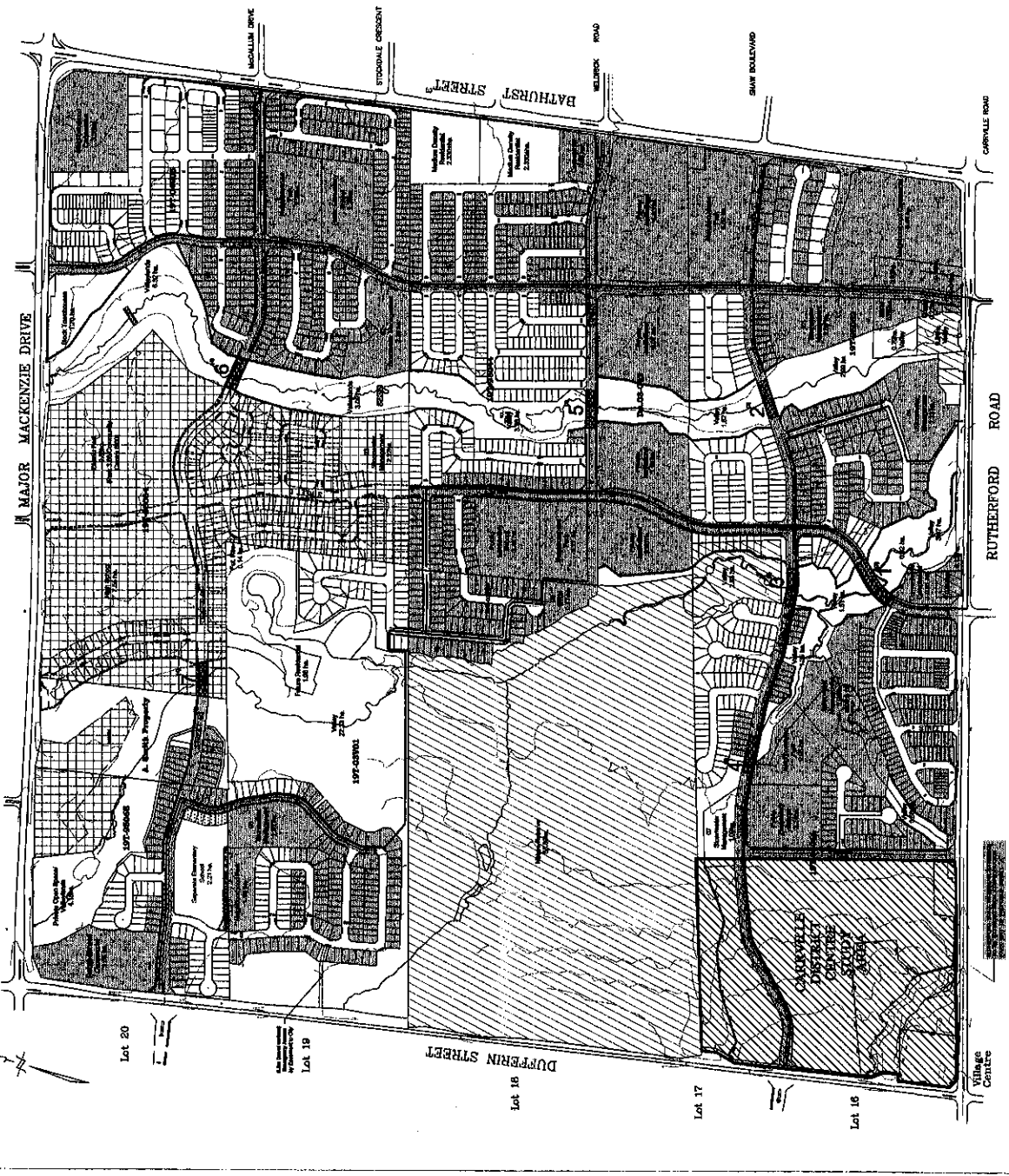
**BLOCK 11
City of Vaughan
DEVELOPMENT
& INFRASTRUCTURE
PHASING PLAN**

SCALE: 1:4000

June 14, 2004

ALCORN & ASSOCIATES LIMITED
Land Planning and Development Consultants

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197-95016-020
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197-95026-030
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197-95036-040
197-95041-045
197-95046-050
197-95051-055
197-95056-060
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197-95996-1000



Block 11 Phasing Plan

Part of Lots 16 & 17,
Concession 2

APPLICANT:
NINE-TEN WEST LIMITED

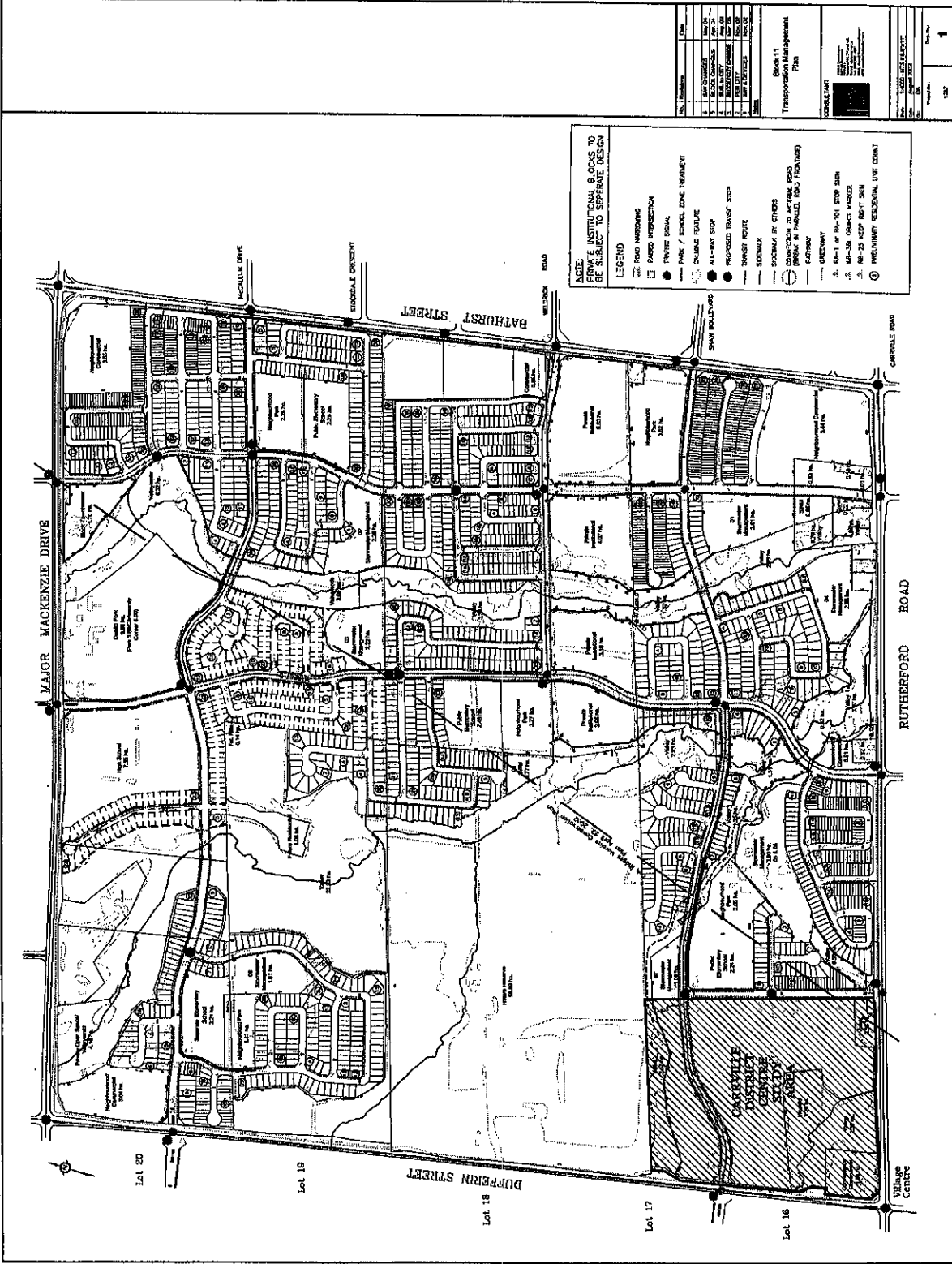


Community Planning Department

Attachment 4

FILE No.:
19T - 95066

Not to Scale
June 16, 2004



Attachment 5

FILE No.:
19T-9506
Not to Scale
June 16, 2004

City of Vaughan

Community Planning Department

Transportation Management Plan

APPLICANT:
NINE-TEN WEST LIMITED
Part of Lots 16 & 17,
Concession 2