

COMMITTEE OF THE WHOLE APRIL 3, 2012

**ZONING BY-LAW AMENDMENT FILE Z.11.018
DRAFT PLAN OF SUBDIVISION FILE 19T-11V004
2130400 ONTARIO INC.
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.018 (2130400 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone to the following zone categories, in the manner shown on Attachment #4, and subject to the following:
 - a) rezone the subject lands to EM1 Prestige Employment Area Zone (Block 1), EM1 Prestige Employment Area Zone with the "(H)" Holding Symbol (Block 8), C7 Service Commercial Zone (Block 2), EM2 General Employment Area Zone (Blocks 3 and 4), and EM2 General Employment Area Zone with the "(H)" Holding Symbol (Blocks 5-7);
 - b) require that prior to removal of the "(H)" Holding Symbol, the following conditions shall be addressed:
 - i) the "(H)" Holding Symbol for Blocks 5 and 6 (EM2 Zone) may be removed in whole or in part when Street "1" and Street "3" (Hunter's Valley Road) together with the intersection of Hunter's Valley Road and Street "1" have been constructed in conjunction with the adjacent lands to provide the Blocks with full road access, to the satisfaction of the Vaughan Development/Transportation Engineering and Development Planning Departments;
 - ii) the "(H)" Holding Symbol for Block 7 (EM2 Zone) and Block 8 (EM1 Zone) may be removed in whole or in part, when the Blocks are merged with Blocks on the lands to the south to form full developable blocks which comply with the respective frontage and area zone requirements, to the satisfaction of the Vaughan Development Planning Department;
 - c) that the implementing Zoning By-law include the following development standards:
 - i) a maximum building height of 40 m (8 storeys) shall be permitted for an Office Building in the C7 Service Commercial Zone and EM1 Prestige Employment Area Zone;
 - ii) mutual driveways shall be permitted between two adjacent lots in the EM1, C7 and EM2 Zones;
 - iii) the following additional EM1 Zone uses shall be permitted in the C7 Zone, provided they are within a wholly enclosed building and with no outside storage:

- Employment Use;
 - Accessory Retail Sales to an Employment Use;
 - Accessory Office Uses to an Employment Use;
 - Funeral Home in a Single Unit Building and subject to Section 3.8;
 - Car Brokerage; and,
 - Recreational Uses, including a miniature golf course.
2. THAT Draft Plan of Subdivision File 19T-11V004 (2130400 Ontario Inc.) prepared by KLM Planning Partners Inc. dated February 7, 2012, BE APPROVED, to facilitate the employment subdivision shown on Attachment #4, subject to the conditions of approval set out in Attachment #1.
 3. THAT for the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated and/or cash-in-lieu paid in accordance with the Planning Act and conform to the City's approved "Cash-in-lieu of Parkland Policy".

Contribution to Sustainability

The applicant has submitted Urban Design Guidelines, which provide a framework for future development of the employment lands. The Guidelines recommend several sustainability measures, including, but not limited to the following:

- i) integrating the site layout with existing grading conditions, while balancing servicing and stormwater management needs;
- ii) designing the buildings to take advantage of passive solar heating and cooling;
- iii) incorporating permeable or porous paving materials;
- iv) utilizing light-coloured materials to decrease heat absorption and ambient surface temperatures;
- v) utilizing energy efficient, recycled and/or local building materials;
- vi) incorporating bio-retention swales for stormwater management;
- vii) utilizing alternative renewable energy sources where feasible;
- viii) encouraging active transportation connections and facilities; and,
- ix) incorporating low-maintenance, drought-tolerant landscaping.

Economic Impact

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

Communications Plan

On August 19, 2011, the City of Vaughan circulated a Notice of Public Hearing to all property owners within 150 m of the subject lands, as well as, to the Kleinburg and Area Ratepayers' Association, and the West Woodbridge Homeowners' Association. The applicant installed a notice sign on the site along the Regional Road 50 frontage in accordance with City of Vaughan notification procedures. To date, no written comments have been received by the Vaughan Development Planning Department with respect to these applications.

The Committee of the Whole's recommendation to receive the Public Hearing report of September 13, 2011, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Vaughan Council on September 27, 2011.

Purpose

The Owner has submitted the following applications to facilitate development of an employment subdivision for the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.11.018 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to C7 Service Commercial Zone, EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone. Development Planning Staff, through discussions with the applicant, recommend that an "(H)" Holding Symbol be placed on Blocks 5-8, as discussed in the Zoning section of this report. The zone categories are shown on Attachment #4.

The proposal also includes the following site-specific zoning exceptions:

Table 1: Proposed Exceptions to Zoning By-law 1-88 Exceptions			
	By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88
a.	Maximum Height for an Office Building within the EM1 Prestige Employment Area Zone and C7 Service Commercial Zone	<ul style="list-style-type: none">▪ EM1 Zone: 15 m▪ A building may exceed 15 m provided that the minimum interior side yard is increased by 0.3 m for every 0.6 m of additional building height in excess of 15 m▪ C7 Zone: 11 m▪ A building may exceed 11 m provided the minimum interior side yard is increased by 0.3m for every 0.6 m of additional building height in excess of 11 m	<ul style="list-style-type: none">▪ 40 m (8 storeys) for an Office Building use in the EM1 and C7 Zones
b.	Driveway Access in the EM1 Prestige Employment Area Zone, C7 Service Commercial Zone & EM2 General Employment Area Zone	<ul style="list-style-type: none">▪ Driveways must be provided for and maintained on the lot, for the sole use of the owner, occupant, or other persons entering upon or making use of the said premises from time to time	<ul style="list-style-type: none">▪ Permit mutual driveways between two adjacent lots
c.	Uses Permitted in the C7 Service Commercial Zone	<ul style="list-style-type: none">▪ C7 Service Commercial Zone uses only	<ul style="list-style-type: none">▪ Permit the following additional EM1 Prestige Employment Area Zone uses within the C7 Zone:<ul style="list-style-type: none">- Employment Use- Accessory Retail Sales to

Table 1: Proposed Exceptions to Zoning By-law 1-88 Exceptions

	By-law Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88
			an Employment Use - Accessory Office Uses to an Employment Use - Funeral Home in a Single Unit Building and subject to Section 3.8 - Car Brokerage - Recreational Uses, including a miniature golf course

2. Draft Plan of Subdivision File 19T-11V004 (Attachment #4) to facilitate an employment plan of subdivision consisting of the following:

Blocks 1-6: Employment	6.475 ha
Blocks 7-8: Future Employment Blocks (to be developed in conjunction with the lands to the south)	0.074 ha
<u>Road Widening, 0.30 m Reserves & Streets</u>	<u>1.520 ha</u>
TOTAL AREA	8.069 ha

Background - Analysis and Options

Location

The subject lands shown on Attachments #2 and #3 are located on the east side of Regional Road 50, north of Langstaff Road, in Part of Lots 11 and 12, Concession 10, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan

The subject lands are designated "Prestige Area" (adjacent to Regional Road 50) and "Employment Area General" (interior lots) by in-effect OPA #450 (Employment Area Plan), as amended by in-effect OPA #631. The proposed land uses conform to the Official Plan.

a) Prestige Area and Service Node (Blocks 1, 2 & 8)

The "Prestige Area" designation located adjacent to Regional Road 50 provides locational opportunities for activities that require high visual exposure, good accessibility, and an appropriate work environment. The implementing zone category is the EM1 Prestige Employment Area Zone, which permits a wide range of industrial, office, business and civic uses.

OPA #450 also permits Service Nodes within the "Prestige Area" designation, up to a maximum of 1.2 ha, to be generally located at the intersection of arterial and/or collector roads. The implementing zone category is the C7 Service Commercial Zone, which permits limited commercial uses to service the needs of the employment area. The proposed C7 Service Commercial Zone (Block 2) is 1.2 ha in size, and is located at the

intersection of Regional Road 50 and a proposed road (Street "1") as shown on Attachment #4, in accordance with the policies of OPA #450.

b) Employment Area General (Blocks 3-7)

The "Employment Area General" designation, comprised of the interior employment lots, accommodates uses that do not require higher profile locations, and provides opportunities for development that requires outside storage. The implementing zone category is EM2 General Employment Area Zone, which permits some prestige employment uses, as well as, a full range of processing, warehousing and storage operations, and transportation and distribution facilities. The proposed EM2 General Employment Area Zone is in accordance with the policies of OPA #450.

The subject lands are designated "Prestige Employment" and "General Employment" by the City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011), and is pending approval from the Ontario Municipal Board. The proposal would conform to the new Official Plan.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. The Owner is proposing to rezone the lands to EM1 Prestige Employment Area Zone, C7 Service Commercial Zone, and EM2 General Employment Area Zone to implement the proposed draft plan of subdivision (Attachment #4). The Development Planning Department supports the proposed zone categories, which implement the Official Plan designations, subject to placing an "(H)" Holding Symbol on Blocks 5-8, as follows:

a) "(H)" Holding Symbol for Blocks 5 & 6 (Future Road Access)

The Development Planning Department recommends placing an "(H)" Holding Symbol on Blocks 5 and 6, until such time that Streets "1" and "3" (Hunter's Valley Road) together with the intersection of Hunter's Valley Road and Street "1" are constructed in conjunction with the adjacent lands to provide the respective Blocks with full road access.

b) "(H)" Holding Symbol for Blocks 7 & 8 (Future Employment Blocks)

The Development Planning Department recommends that Blocks 7 and 8 be rezoned to EM2(H) General Employment Area Zone and EM1(H) Prestige Employment Area Zone, respectively, both with the "(H)" Holding Symbol, as shown on Attachment #4. The "(H)" symbol can be removed at such time that the blocks are combined with blocks on lands to the south to form full developable blocks which comply with the respective zone requirements for lot area and frontage.

The recommended zone categories are shown on Attachment #4. The Owner has also requested site-specific zoning exceptions (shown on Table 1) for the future development of the employment lands. The Development Planning Department considers these exceptions to be appropriate for the site and compatible with the adjacent employment and service commercial uses, as follows:

a) Maximum Building Height for an Office Building Use

As identified in the September 13, 2011 Public Hearing Report, the Owner initially requested unlimited height for an office building use in the EM1 and C7 Zones. After discussions with the Development Planning Department, the Owner has revised the proposal to request an increased building height of 40 m (8 storeys) to facilitate development of an office building on Blocks 1 and 2.

The proposed building height increase conforms to OPA #450, and is consistent with the City of Vaughan Official Plan 2010, which permits Mid-Rise Buildings of 5-12 storeys within the "Prestige Employment" Designation. The Urban Design Guidelines submitted in support of the application envision a 4-8 storey office building at the corner of Highway 50 and Street "1", which would provide an appropriate gateway feature into the site. The City of Brampton has also reviewed the Urban Design Guidelines and has no concerns with the proposed height. The Traffic Impact Study submitted in support of the application is further based on the future development of a 4-8 storey office building.

Accordingly, the Development Planning Department can support the proposed height increase of 40 m (8 storeys) for an office building. Detailed design will be reviewed at the site plan stage. All other uses permitted in the C7 and EM1 zones must comply with the maximum building height standards in Zoning By-law 1-88 (see Table 1).

b) Mutual Driveways

The Development Planning Department can support the proposed zoning exception to permit mutual driveways between two adjacent lots within the EM1, C7 and EM2 Zones, as shared driveways will reduce the number of vehicular access points on the site. From a land use and maintenance perspective, mutual driveways within an employment area are more efficient than providing separate driveways on each lot. The Owner is advised that mutual easements will be required to permit shared access between the blocks. Detailed design of the mutual driveways will be reviewed at the site plan and/or building permit stage.

c) Uses Permitted in the C7 Zone

The Owner initially requested that all EM1 Prestige Employment Area Zone uses be permitted within the C7 Service Commercial Zone, and has worked with the Development Planning Department to reduce the list of EM1 uses. The applicant has indicated that the proposed additional EM1 Zone uses identified in Table 1 earlier will provide more flexibility within the C7 Zone, which is an important entrance into the employment subdivision. The Development Planning Department can support the proposed additional uses, which conform to OPA #450, and are compatible with other C7 Zone uses, as well as, the proposed adjacent zone categories within the employment subdivision (shown on Attachment #4).

Urban Design Guidelines

The applicant has submitted Urban Design Guidelines to provide a built form and urban design framework for future development of the employment lands. The Guidelines envision a 4-8 storey office building on the EM1 and C7 lands, which will provide a gateway feature into the site. Buildings within the EM2 Zone are intended to consist of single storey employment buildings.

The Development Planning Department is satisfied that the proposed urban design framework is consistent with the Block 64 Urban Design Guidelines, which will be implemented through future Site Development Applications on lands zoned EM1 and C7. Lands to be zoned EM2 will be developed through the Building Permit process.

Block 64 Plan/Subdivision Design

The Draft Plan of Subdivision shown on Attachment #4 proposes six employment blocks and two future employment blocks to be developed in conjunction with the lands to the south. The Draft Plan of Subdivision is consistent with the Block 64 Plan (shown on Attachment #5) with respect to the street pattern and land uses. The Block 64 Plan, which was approved by Vaughan Council on

June 26, 2006, forms part of the employment lands known collectively as the "Vaughan Enterprise Zone."

In terms of the subdivision design, the proposed blocks comply with the frontage and area requirements of Zoning By-law 1-88 (except for Blocks 7 and 8, which will be combined with the lands to the south), and are consistent with the emerging lot fabric in Block 64. Street "1" runs east/west, and will connect Regional Road 50 with Huntington Road at ultimate build-out. Street "2", which runs north/south, will terminate in a cul-de-sac at the northern edge of the subdivision. While the Block 64 Plan initially envisioned this road to extend further north, the Plan permits local roads to be removed to allow for large single use developments to occur. The changes to the road network were justified through approval of the draft plans of subdivision to the north (Files 19T-07V05 and 19T-06V13). Finally, Street "3" (Hunter's Valley Road), which runs north/south, will connect Langstaff Road to Rutherford Road at ultimate build-out.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the applications and provides the comments below. Conditions of approval with respect to these comments are provided in Attachment #1.

a) Road Network

The proposed road network conforms with the approved Transportation Management Plan (TMP) for the Block 64 Plan, except Street "2" in the Draft Plan does not extend north up to Trade Valley Drive as per the approved Plan of Subdivision Files 19T-07V05 and 19T-06V13, Phase 1, adjacent lands north of the Draft Plan. The Draft Plan requires construction of Street "1", Street "2" and the intersection of Street "1" at Highway 50 to provide access for Blocks 1, 2, 3 and 4 in the Plan, while Blocks 5 and 6 in the Plan require access on Hunter's Valley Road. The alignment of Hunter's Valley Road falls onto adjacent lands east to the Draft Plan, which are vacant and have not received any development approvals yet. Accordingly, a holding provision for Blocks 5 and 6 in the Plan is required until Hunter's Valley Road is completed together with the intersection of Hunter's Valley Road and Street "1".

Further, alignment of Street "1" east of Street "2" falls onto the adjacent lands south of the Draft Plan, which are vacant and have not received any development approvals yet.

The Draft Plan has been laid out in accordance with the approved Block 64 Plan and the recommendations of the Traffic Studies and City design standards. The road network in the Plan and adjacent lands east and south of the Plan consists mainly of 26 m major collector roads, except for Street "1" in the Draft Plan, which is 29 m wide between Highway 50 and Street "2" to accommodate the required taper and horizontal radius as per the City design standards.

b) Municipal Servicing

The approved Master Environmental Servicing Plan (MESP) for the Block 64 Plan has an established framework for the servicing scheme and the Functional Servicing Report (FSR) demonstrates how the Draft Plan can be serviced in conformity with the Block 64 MESP. The FSR identifies that the subject Draft Plan development can be serviced by construction of the sanitary sewer and storm sewer, together with the stormwater management facility and watermains within the Plan and on the external adjacent lands to the east and south of the Draft Plan, which are vacant and have not received any development approvals yet.

c) Water Servicing

The subject lands are located within the Pressure District 6 (PD 6) of the York Water Supply System. The Functional Servicing Report (FSR) identifies the need to service the Draft Plan, which requires extension of the existing 400mm diameter watermain on Hunter's Valley Road together with a connection to the proposed 400mm diameter watermain on Huntington Road via Street "1" to provide for the necessary supply, pressure and looping for the development.

d) Sanitary Servicing

The Functional Servicing Report (FSR) demonstrates that the sanitary services for the subject lands can be provided by the construction of the sanitary sewer on Street "1" to Huntington Road, which will provide an outlet to the exiting 750mm diameter sanitary sub-trunk onto Huntington Road.

e) Sewage and Water Allocation

The current Regional servicing capacity limitations do not apply to employment land uses. Notwithstanding this, the City continues to allocate servicing capacity to industrial development applications at the draft plan/site plan approval stage or in accordance with the Council approved servicing capacity distribution protocol.

f) Storm Drainage

The Draft Plan is located within the Humber River watershed. The site generally slopes from north to south and currently discharges to a tributary which is part of the East Rainbow Creek. As per the FSR, the existing drainage patterns within the developments will generally be maintained under a post-development condition, and the Draft Plan and surrounding lands will be serviced by a proposed stormwater management facility located on the lands external to the Plan, northeast of Langstaff Road and Highway 50, which is in conformity with the Block 64 MESP. The storm water management facility is proposed to provide quantity and quality controls for the urban storm water runoff for the Draft Plan and lands external to the Draft Plan to the target release rates established for the Humber River watershed.

As part of the engineering design and prior to the initiation of any grading on the Draft Plan, the Owner shall provide an engineering report for review and approval by the City, which describes the proposed storm drainage system to develop the subject lands. This report shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

- (i) plans illustrating the proposed system and its connection into the existing storm system;
- (ii) stormwater management techniques that may be required to control minor or major flows;
- (iii) details of all external tributary lands, and include the existing development(s); and,
- (iv) proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

The municipal servicing design shall conform to the approved Block 64 Plan and MESP.

g) Developer's Group Agreement

The Draft Plan depends on the adjacent properties east and south for the construction of the road network and municipal services to service the Plan, and adjacent properties east and south of the Draft Plan have not received any development approvals from the City yet. Accordingly, the Owner is required to enter into a Developers' Group Agreement with the other participating landowners within Block 64 for construction of the required road network and municipal services to the satisfaction of the City.

h) Geotechnical

The Owner is required to submit a geotechnical investigation report and/or a slope stability report for review and approval by the City as part of the detailed engineering submission. The report(s) shall provide information about subsoil and groundwater condition and shall provide recommendations for the construction of municipal services, pavement and methods for any required slope stabilization within the Draft Plan.

i) Environmental Site Assessment

The Owner submitted a Phase 1 Environmental Site Assessment in support of the applications, which was found to be acceptable to the City.

j) Street-lighting

The design and type of street lighting in the Plan shall meet City standards, which includes the illumination of the industrial to arterial road intersections. In April 2010, Council directed Staff to undertake a review of the City's engineering design criteria and standards with respect to the use of LED luminaire technology in new developments. This review is currently underway so there may be a requirement to use LED streetlighting in the Plan. This matter will be addressed in conjunction at the detailed engineering design stage.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objections to the proposed Zoning By-law Amendment. With respect to the Draft Plan of Subdivision, the TRCA has no objections, subject to conditions of approval with respect to stormwater management and erosion and sediment control, which are included in Attachment #1.

City of Brampton

The City of Brampton has reviewed the applications, and is satisfied that the proposed land uses and Urban Design Guidelines incorporate the appropriate site plan principles. The City of Brampton Long Range Transportation staff are generally satisfied with the Traffic Impact Study, and have provided additional comments, which must be addressed to their satisfaction. A condition to this effect is included in Attachment #1.

Vaughan Cultural Services

The Vaughan Cultural Services Division has advised that the subject lands have been cleared of concern for archaeological resources by the Ministry of Tourism and Culture. The Cultural Services Division has provided conditions of approval which are included in Attachment #1.

Parkland Dedication

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

The cash-in-lieu payment in accordance with Section 42 of the Planning Act will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

Canada Post

Canada Post has indicated that if any of the buildings consist of more than two adjoining units, sharing a common indoor entrance, the developer/owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications. For any other building/unit type scenario in this subdivision, a Canada Post Community Mailbox will be required. Canada Post has provided conditions of draft plan approval to this effect, which are included in Attachment #1.

Utilities

PowerStream has reviewed the applications, and has indicated that it is the Owner's responsibility to contact PowerStream's office to discuss servicing requirements for this site. Conditions of approval regarding these requirements are included in Attachment #1.

Hydro One has reviewed the proposed Draft Plan of Subdivision and has no comments or concerns.

Enbridge Gas has no objection to the applications, and has provided conditions of draft plan approval, which are included in Attachment #1.

Bell Canada has reviewed the applications and provided conditions of draft plan approval with respect to the provision of communication/telecommunication infrastructure to service future development. These conditions are included in Attachment #1.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

Region of York

The Region of York has reviewed the proposed applications and provides the following comments with respect to sanitary sewage and water supply:

"This development is within the West Rainbow Collector drainage area of the York-Durham Sewage System, and will be serviced from Water Pressure District No. 6. As the West Rainbow twinning was completed in 2010, Infrastructure Planning staff have no concerns with regards to sanitary servicing and water supply for this development.

Regional Infrastructure Planning Staff have provided further comments with respect to the supporting Traffic Impact Study, which must be addressed to their satisfaction as per conditions of draft plan of subdivision approval.

Accordingly, the Region of York has no objections to the proposed draft plan of subdivision, subject to the conditions of draft plan approval included in Attachment #1."

Region of Peel

The Region of Peel has reviewed the applications and indicated that Region of Peel municipal services and sanitary water services are not available to service the development. The Region of Peel has provided comments with respect to the supporting Traffic Impact Study, which must be addressed to the satisfaction of Peel Region. A condition to this effect, as well as additional conditions of draft plan approval, are included in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed the Zoning By-law Amendment and Draft Plan of Subdivision applications in accordance with OPA #450, OPA #631, the new City of Vaughan Official Plan 2010, the approved Block 64 Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed subdivision, which facilitates development of the lands with employment and service commercial uses, is desirable and appropriate, and in keeping with the Official Plan and Block 64 Plan. Placement of the "(H)" Holding Symbol ensures that Blocks 5 and 6 will not be developed until the lots have full road access, and that Blocks 7 and 8 be merged with the lands to the south to form full developable blocks.

For these reasons, the Development Planning Department supports approval of Zoning Amendment File Z.11.018 and Draft Plan of Subdivision File 19T-11V004, subject to the recommendations in this report, and conditions of draft plan approval outlined in Attachment #1

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Proposed Draft Plan of Subdivision File 19T-11V004 and Proposed Zoning
5. Approved Block 64 Plan

Report prepared by:

Erika Ivanic, Planner, ext. 8485
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM

ATTACHMENT NO. 1

STANDARD CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-11V004
2130400 ONTARIO INC.**

PART OF LOTS 11 & 12, CONCESSION 10, 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 FILE 19T-11V004 ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by KLM Planning Partners Inc., drawing #12:3, dated February 7, 2012.
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) EM1 Prestige Employment Area Zone (Block 1);
 - b) EM1 Prestige Employment Area Zone with the "(H)" Holding Symbol (Block 8);
 - c) C7 Service Commercial Zone (Block 2);
 - d) EM2 General Employment Area Zone (Blocks 3 & 4); and,
 - e) EM2 General Employment Area Zone with the "(H)" Holding Symbol (Blocks 5-7).
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 48-2011.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block 64 Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. Prior to application for Building Permit, site plan approval may be required for certain classes of development under the City's Site Plan Control By-law, for draft approved Blocks 1, 2 and 8.
6. 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.
7. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning Department; proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.
8. The road allowances within the Plan shall be designed in accordance with the City's engineering standards and shall be dedicated to the City free of all charge and encumbrances.

9. The road allowances included within this Draft Plan of Subdivision shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
10. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3 m reserve, to be conveyed to the City free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.
11. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
12. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall granted to the appropriate authority(ies), free of all charge and encumbrances.
13. Prior to final approval of the Plan, 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.
14. 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:

- i) plans illustrating how this drainage system will be tied 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;
- ii) stormwater management techniques which may be required to control minor or major flows;
- iii) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources at it relates to fish and their habitat;
- iv) the location and description of all outlets and other facilities which may require permits under Ontario Regulation 166/06 and/or the Lakes and Rivers Improvement Act;
- v) proposed methods of controlling and preventing erosion and siltation on-site and in downstream areas during and after construction;

- vi) retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls;
 - vii) overall grading Plans for the Plan; and,
 - viii) 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.
15. 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.
 16. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed, oversized and built temporarily or permanent by others to accommodate the development of the Plan.
 17. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
 18. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards, Specifications and Guidelines to the satisfaction of the City.
 19. 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.
 20. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
 21. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City.
 22. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.
 23. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its Plant in a common trench within the

Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its Plant so as to permit connection to an individual block within the subdivision as and when each block is constructed.

24. The Owner shall agree in the subdivision agreement to design and construct the municipal services in the Plan to conform with the final conclusion and recommendations of the following studies to the satisfaction of the City:
 - City-Wide Water/Wastewater Master Plan Class EA;
 - City-Wide Storm Drainage/Stormwater Management Master Plan Class EA; and,
 - City-Wide Transportation Master Plan Class EA.
25. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and blocks, etc.), which may be reflected in the final Plan to the satisfaction of the City.
26. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.
27. Prior to final approval of the Plan and/or commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study for the review and approval of the City that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision.
28. Prior to final approval of the Plan, and/or any conveyance of land, and/or any initiation of grading or construction, the Owner shall submit the Environmental Site Assessment (ESA) Phase 1 Report and if required, Phase 2 Report and the Remedial Action Plan for the lands within the Plan, in accordance with the Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for Use Under Part XV.1 of the Environmental Protection Act.
29. Prior to the initiation of the grading or stripping of top soil and final approval, the Owner shall submit a top soil storage Plan detailing the location, size, slopes stabilization methods and time period, for the review and approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site.
30. The Owner shall agree in the subdivision agreement that Blocks 7 and 8 in the Plan shall be developed only in conjunction with abutting lands to the south. The City shall not issue a Building Permit for the subject Blocks until the lands are combined to the satisfaction of the City.
31. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 64 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of cash-in-lieu of parkland, roads and municipal services within Block 64. The

Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu paid in accordance the Planning Act and conform to the City's "Cash-in-lieu of Parkland Policy". This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

32. Prior to final approval of the Plan, the Trustee for Block 64 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 64 Developers' Group Agreement.
33. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sedimentation control plan(s) addressing all phases of the construction of the municipal services including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping/earthworks, pre-servicing, post-servicing) in accordance with the Toronto and Region Conservation Authority (TRCA) Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
34. The Owner shall agree in the subdivision agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the City.
35.
 - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with PowerStream Inc. which addresses the foregoing requirements.
 - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Distribution Inc. and the City.
36. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with an Urban Design and Architectural Design Guidelines.
37. Prior to final approval of the Plan, the Owner shall submit a tree assessment, including an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting; the Owner shall agree to undertake the measures identified in the City-approved assessment.
38. Prior to final approval of the Plan, the Owner shall submit an urban design/streetscape master plan in accordance with the approved Urban Design Guidelines, which shall address, at minimum, the following:
 - internal landscaping on boulevards as it relates to the road rights-of-ways and the location of underground services (i.e. typical road sections incorporating boulevard trees);

- co-ordination of the urban design/streetscape elements as they relate to all Plans within Block 64, including entrance features and medians;
 - landscaping along the streets, including walls and fencing, and typical cross-sections required to determine appropriate locations for buffer landscaping;
 - landscaping along any greenways and single-loaded roads.
39. Prior to final approval of the Plan, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
40. a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism and Culture and the City of Vaughan's Policy Planning, Development Planning, and Recreation and Culture Departments shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the Region of York Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Region of York Conditions

41. The road allowances included within the Draft Plan of Subdivision shall be named to the satisfaction of the area municipality and York Region.
42. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
43. Prior to final approval of the Plan, the Owner shall agree to provide direct pedestrian and cycling connections to the boundary roads, nearby transit stops, adjacent developments where appropriate, and facilities on the site (e.g. sufficient, convenient, and secure bike racks) to promote the usage of non-auto travel modes. Both York Region and the City of Vaughan will not assume any financial responsibility for implementing the provision of these connections and facilities.
44. Prior to final approval of the Plan, the Owner shall agree to implement a comprehensive Transportation Demand Management (TDM) program to support the proposed development to the satisfaction of York Region.
45. As part of the TDM requirement, the conceptual plan must be provided to show the proposed designated carpool parking spaces, pedestrian/cycling layouts, pedestrian amenities, and the locations of the bike racks and secured bicycle parking. The TDM program must identify the roles and responsibilities of the landowner regarding the operational and financial elements. This shall include, but is not limited to, program development, implementation, ongoing management and operations of the TDM

program. York Region and the local municipality will not assume any financial responsibility for implementing the provision of the TDM program.

46. Prior to final approval of the Plan, the Owner shall agree to address all transportation related comments within the memorandum dated February 3, 2012, prepared by Regional Infrastructure Planning staff, pertaining to the supporting *Traffic Impact Study* report dated January, 2012, prepared by Cole Engineering, to the satisfaction of the Regional Transportation and Community Planning Department, Infrastructure Planning Branch.
47. Prior to final approval of the Plan, 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 Community Planning Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
48. Prior to final approval of the Plan, the Owner shall provide a written undertaking, to the satisfaction of the Regional Transportation and Community Planning Department that the Owner agrees to implement the recommendations of the functional transportation report/plan as approved by the Regional Transportation and Community Planning Department.
49. Prior to final approval of the Plan, the Owner shall submit detailed engineering drawings, to the Regional Transportation and Community Planning Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Regional Transportation and Community Planning Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
50. Prior to final approval of the Plan, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information, shall be submitted to the Regional Transportation and Community Planning Department, Attention: Mrs. Eva Pulnicki, P.Eng.
51. Prior to final approval of the Plan, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Transportation and Community Planning Department and illustrated on the engineering drawings.
52. Prior to final approval of the Plan, the Owner shall demonstrate, to the satisfaction of the Regional Transportation and Community Planning Department, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.

53. Prior to final approval of the Plan, the Owner shall demonstrate, to the satisfaction of the Regional Transportation and Community Planning Department, that elevations along the Highway 50 streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by the Regional Transportation and Community Planning Department.
54. Prior to final approval of the Plan, the Owner shall provide a copy of the Subdivision Agreement to the Regional Transportation and Community Planning Department, outlining all requirements of the Regional Transportation and Community Planning Department.
55. Prior to final approval of the Plan, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:
 - a) a widening across the full frontage of the site where it abuts of sufficient width to provide a minimum of 22.5 metres from the centreline of construction of Highway 50; and
 - b) 15.0 metre by 15.0 metre daylight triangle at the northeast and southeast corners of Highway 50 and Street '1'.
56. Prior to final approval of the Plan, the Owner shall agree that the following lands will be conveyed to York Region, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:
 - a) a 0.3 metre reserve across the full frontage of the site, adjacent to the above noted widening and daylight triangles, where it abuts Highway 50.
57. Prior to final approval of the Plan, the Owner shall provide a solicitor's certificate on title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
58. Prior to final approval of the Plan, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.
59. Prior to final approval of the Plan, the Owner shall certify, in wording satisfactory to the Regional Transportation and Community Planning Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws

is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.

60. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Regional Transportation and Community Planning Department, to be responsible to decommission any existing wells on the Owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
61. The Owner shall agree, prior to the development approval of Blocks 1 and 2 of the draft plan of subdivision that access to Blocks 1, 2 and 8 shall be via Streets '1' and '2'. Direct access shall not be permitted to Highway 50.
62. Prior to final approval of the Plan, the Owner shall demonstrate, to the satisfaction of the Regional Transportation and Community Planning Department, that Street '1' shall be designed to intersect Highway 50 at a right angle, or on a common tangent, and shall be located directly opposite Clarkway Boulevard.
63. Prior to final approval of the Plan, the Owner shall demonstrate, to the satisfaction of the Regional Transportation and Community Planning Department, that pedestrian access to Highway 50 shall be provided from Street '1'.
64. Prior to final approval of the Plan, the intersection of Highway 50 and Street '1' shall be designed to the satisfaction of the Transportation and Community Planning Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by the Transportation and Community Planning Department.
65. Prior to final approval of the Plan, the Owner shall demonstrate, to the satisfaction of the Regional Transportation and Community Planning Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
66. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Regional Transportation and Community Planning Department that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for

making any adjustments or relocations, if necessary, prior to the commencement of any construction.

67. The Owner shall enter into an agreement with York Region, 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-0007-2007-040, as amended by By-law # 2010-49.

Region of Peel

68. Provisions shall be made in the Subdivision Agreement with respect to servicing of the existing properties within the zone of influence in the Region of Peel should the existing private services (well and septic system) deteriorate due to the servicing of the proposed development.
69. Provisions shall be made in the Subdivision Agreement with respect to servicing of the existing properties to the west of Highway 50 should the existing private services (well and septic system) deteriorate due to the servicing of the proposed development.
70. An amount shall be held in the Letter of Credit until final acceptance of the subdivision by the Municipality to serve as protection for the private wells in the zone of influence of the subdivision plan. The amount shall be based on the anticipated cost of replacing water supplies within the zone of influence as shown in the schedules of the agreement. The minimum amount shall be \$20,000.00. If the private well systems in the zone of influence deteriorate due to the servicing of the plan of subdivision the Owner will provide temporary water supply to the residents upon notice by the Region and it will continue supplying the water to the effected residents until the issue is resolved to the satisfaction of involved parties. If the quantity of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the watermain to the dwelling unit.
71. The Owner shall inspect, evaluate and monitor all wells within the zone of influence prior to, during and after the construction has been completed. Progress Reports should be submitted to the Region as follows:
 - a) Base line well condition and monitoring report shall be submitted to the Region prior to the preservicing or registration of the plan (whichever occurs first) and shall include as a minimum requirement the following tests:
 - i) Bacteriological Analysis - Total coliform and E-coli counts;
 - ii) Chemical Analysis - Nitrate Test;
 - iii) Water level measurement below existing grade.
 - b) In the event that the test results are not within the Ontario Drinking Water Standards, the Developer shall notify in writing the Homeowner, the Region of Peel's Health Department (Manager - Environmental Health) and Public Works Department (Development Supervisor) within 24 Hours of the test results.

- c) Well monitoring shall continue during construction and an interim report shall be submitted to the Region of Peel for records.
72. Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the Region of Peel prior to final acceptance.
73. The Owner is required to submit to the Region of Peel, Public Works Department, all Engineering Drawings in Micro-Station Format as set out in the latest version of the Region of Peel "Development Procedure Manual".
74. The Region of Peel will require an addendum to the Traffic Impact Study report for review and approval as per Region of Peel's February 27, 2012 comments, to be signed by a Professional Engineer.
75. The Region of Peel respectfully requests that York Region acquire the below land requirements and provide the Region of Peel with a copy of the transfer documents to confirm the land dedications to York Region:
- a) The gratuitous dedication of a 15 x 15 metre daylight triangle at the intersection of Highway 50 and Site Access.
 - b) The gratuitous dedication of a 0.30 metre reserve along the frontage of Highway 50 behind the property line and behind the daylight triangle.
 - c) Please be advised that the Region of Peel is currently undergoing a widening project of Highway 50 and additional property over and above the Regional Official Plan may be required as a result of design requirements to protect for the provision of but not limited to; roundabout, utilities, sidewalks, multiuse pathways and transit bay/shelters.
76. In order to ensure coordination with ongoing works on Highway 50, the Owner is required to provide a detailed engineering submission, including CAD drawings, for all access works within the Region's right-of-way for review and comments.

City of Brampton

77. Prior to registration of the Plan, the Owner shall revise the Traffic Impact Study to address the traffic and transportation comments set out in the letter dated February 3, 2012, to the satisfaction of the City of Brampton.

Toronto and Region Conservation Authority (TRCA)

78. That should the ultimate stormwater management pond (Lega Holdings) described in the Functional Servicing Report (prepared by Schaeffers Consulting, dated May 2011) not be fully constructed and/or in operation prior to registration, to the satisfaction of the City of Vaughan and the TRCA, the Owner shall submit detailed plans which address the following requirements:
- a) 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?;

- b) stormwater management techniques which may be required to control major or minor flows;
 - c) 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;
 - d) proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - e) location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*) Regulation;
 - f) overall grading plans for the subject lands; and,
 - g) supplementary measures including additional source and conveyance measures to enhance infiltration and reduce runoff volumes.
79. That the Owner shall submit a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's Erosion and Sediment Control Guidelines for Urban Construction (www.sustainabletechnologies.ca).
80. That the Owner shall agree 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 No. 78;
 - 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.

Canada Post

81. a) The Owner shall will consult with Canada Post Corporation to determine suitable locations for the placement of a Community Mailbox and to indicate the location on the appropriate servicing plan.
- b) The Owner shall provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
- i) an appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
 - ii) any required walkway across the boulevard, as per municipal standards; and,
 - iii) any required curb depressions for wheelchair access.

- c) The Owner shall further agree to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox location(s). This will enable Canada Post to provide mail delivery to new occupants, as soon as the building(s) is/are occupied.

Enbridge Gas

- 82. a) The Owner shall be responsible for providing a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities.
- b) Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities.
- c) The Owner shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge Gas Distribution Inc. with the necessary field survey information required for the installation of the gas lines.

Bell Canada

- 83. a) The Owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.
- b) Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Other Conditions

- 84. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
 - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
 - b) all government agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 83 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 85. The City shall advise that Conditions 1 to 40 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

86. The Regional Municipality of York shall advise that Conditions 41 to 67 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
87. The Regional Municipality of Peel shall advise that Conditions 69 to 76 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
88. The City of Brampton shall advise that Condition 77 has been satisfied; the clearance letter shall include a brief statement detailing how this condition has been met.
89. The Toronto and Region Conservation Authority shall advise that Conditions 78 to 80 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
90. Canada Post shall advise that Condition 81 has been satisfied; the clearance letter shall include a brief statement detailing how this condition has been met.
91. Enbridge Gas shall advise that Condition 82 has been satisfied; the clearance letter shall include a brief statement detailing how this condition has been met.
92. Bell Canada shall advise that Condition 83 has been satisfied; the clearance letter shall include a brief statement detailing how this condition has been met.



Attachment

FILE: 19T-11V004 / Z.11.018
DATE: February 28, 2012

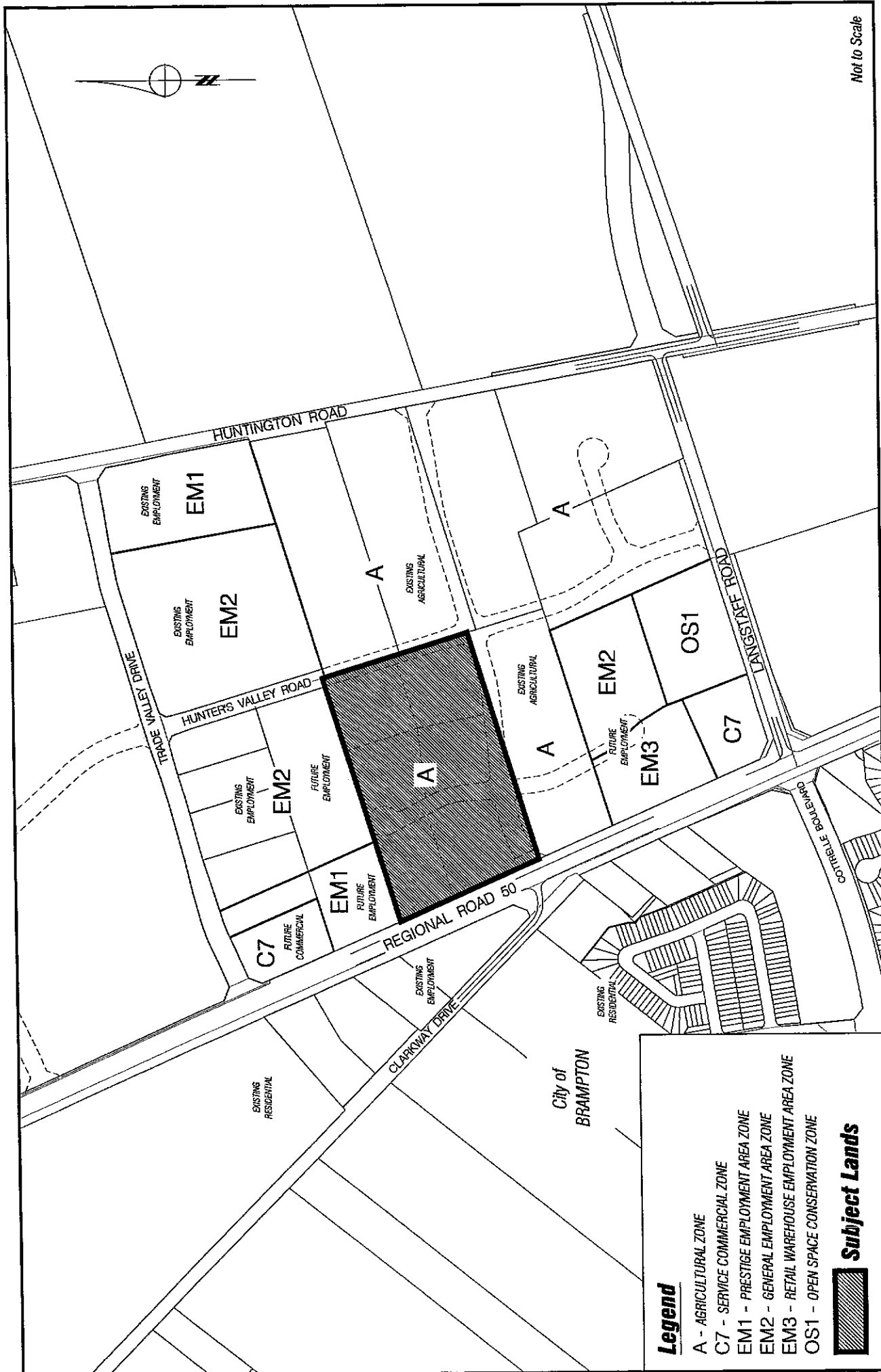


Context Location Map

LOCATION:
Part of Lots 11 & 12, Concession 10

APPLICANT:
2130400 Ontario Inc.

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Not to Scale

Attachment

FILE: 19T-11V004 / Z.11.018
DATE: February 28, 2012

3



Location Map

LOCATION: Part of Lots 11 & 12, Concession 10

APPLICANT: 2130400 Ontario Inc.

N:\DFT\1 ATTACHMENTS\19\19t-11v004z.11.018.dwg

Legend

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

Subject Lands

ZONING BY-LAW AMENDMENT

TO AMEND ZONING BY-LAW 1-88, SPECIFICALLY TO REZONE THE SUBJECT LANDS FROM A AGRICULTURAL ZONE TO:

- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- (H) - HOLDING PROVISION

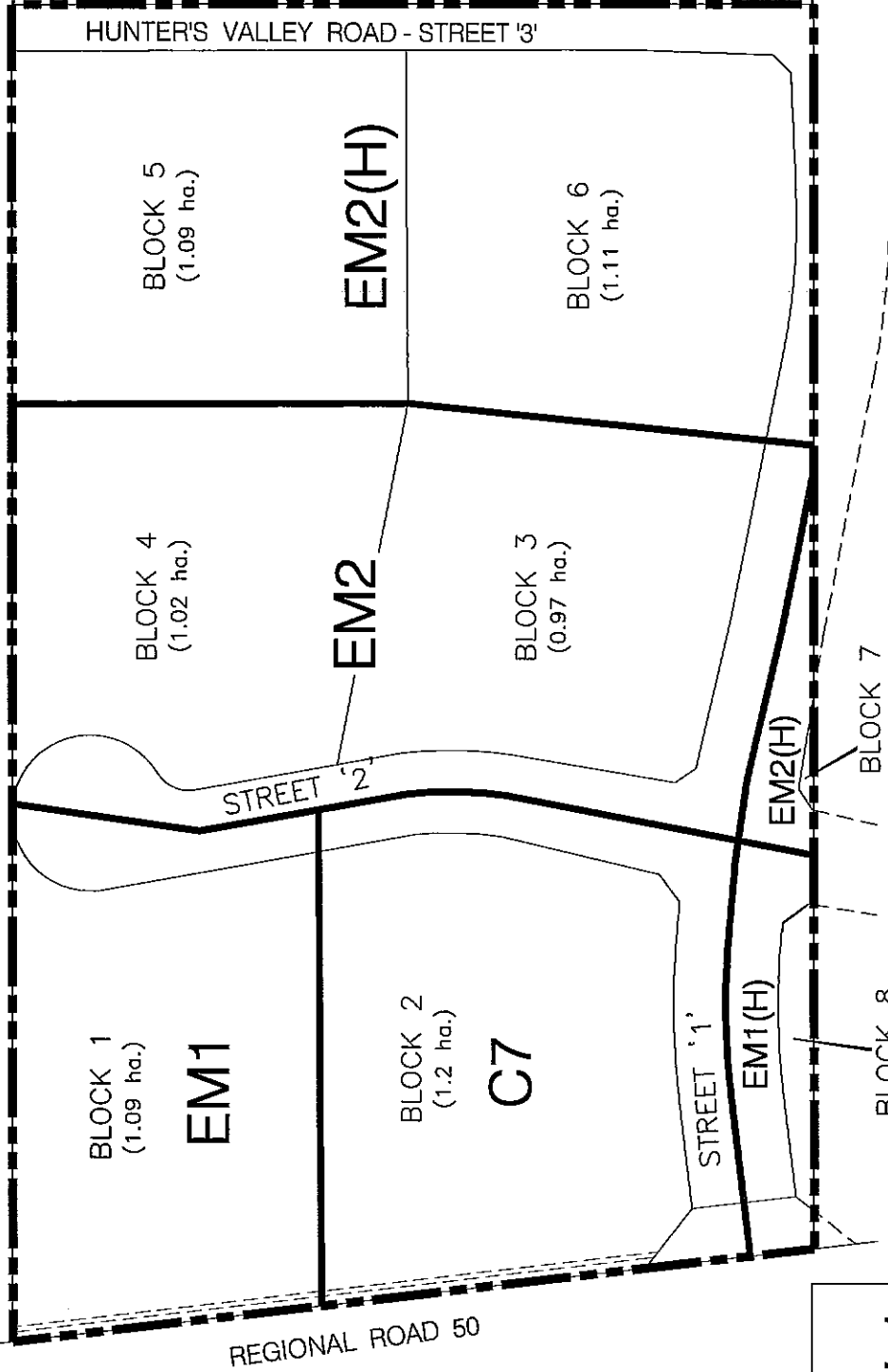
SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 8.069 ±Ha. (19.939 ±Acs)

BLOCKS	LOTS	UNITS	±Ha.	±Acs.
BLOCKS 1-6 - EMPLOYMENT	6		6.475	16.000
BLOCKS 7 and 8 - FUTURE EMPLOYMENT	2		0.074	0.183
BLOCK 9 - ROAD WIDENING	1		0.060	0.148
BLOCKS 10-18 - 0.30m. RESERVE	9		0.011	0.027
			1.449	3.581

TOTAL	18	8.069	19.939
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Not to Scale



Legend
Subject Lands

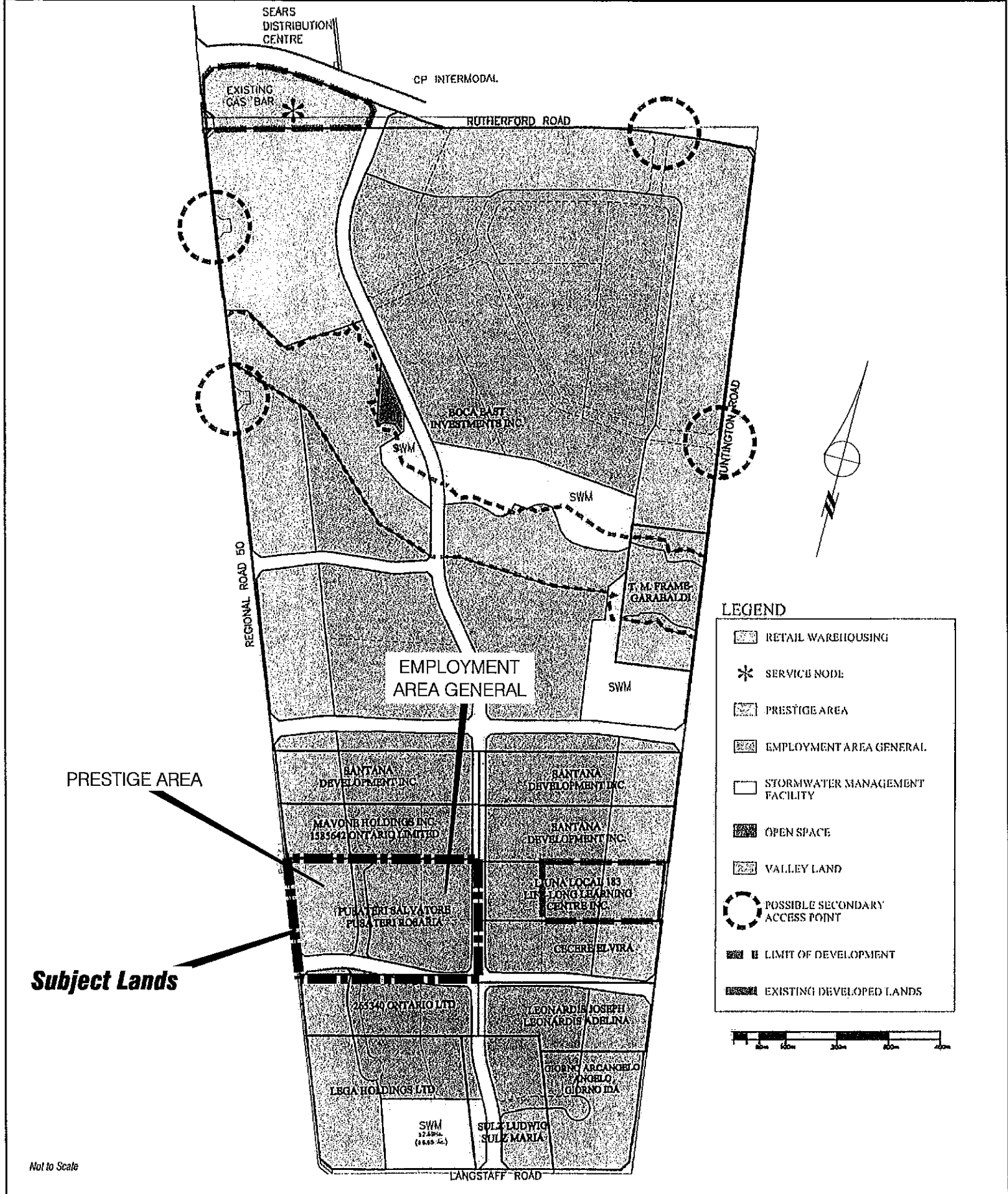
Proposed Draft Plan of Subdivision File 19T-11V004 and Proposed Zoning



Attachment

FILE: 19T-11V004 / Z.11.018
DATE: March 15, 2012
4

APPLICANT: 2130400 Ontario Inc.
LOCATION: Part of Lots 11 & 12, Concession 10
N:\DFT\1 ATTACHMENTS\19\19T-11V004\Z.11.018.dwg



Approved Block 64 Plan

LOCATION:
Part of Lots 11 & 12, Concession 10

APPLICANT:
2130400 Ontario Inc.

FILE: 197-11V004 / 2.11.018



Attachment

FILE:
197-11V004 / 2.11.018

DATE:
March 15, 2012

5