

COMMITTEE OF THE WHOLE MAY 21, 2002

**ZONING BY-LAW AMENDMENT Z.97.062 (REVISED)
DRAFT PLAN OF SUBDIVISION FILE 19T-97V15 (REVISED)
ARTIBUS DEVELOPMENT CORPORATION
REPORT #P.2001.34**

Recommendation

The Commissioner of Planning recommends:

1. THAT Applications for Draft Plan of Subdivision 19T-97V15 and Zoning Amendment on Z.97.062 (Artibus Development Corporation) BE RECEIVED AND DEFERRED to a future Committee of the Whole meeting for formal disposition and sewage allocation, pending availability of servicing capacity for the subject lands.

Purpose

On June 16, 1997, the Applicant submitted applications for Zoning By-law Amendment (Z.97.062) and Draft Plan of Subdivision (19T-97V15) to permit the development of 407 residential units on 38.8 ha. The applications have since been revised on March 29, 2001, to propose 183 units on 12.2 ha on Phase 1, as follows:

<u>Residential Lots</u>	<u>Number of Lots</u>	<u>Area</u>
Detached (12m frontage)	59	
Detached (13.7 m frontage)	39	
Detached (min. 15 m frontage)	3	
Semi-Detached (min. 7.5 m frontage)	<u>82</u>	
	183	6.572 ha
Future Residential		0.119 ha
Temporary Stormwater Management Pond		2.500 ha
Roads, Future Roads, Widenings & Reserves		<u>3.005 ha</u>
TOTAL		12.196 ha

Background - Analysis and Options

The subject applications have been held in abeyance since 1997, pending determination of the planned remediation of the property and the Ministry of the Environment (MOE) acceptance of the Groundwater Site Specific Risk Assessment (SSRA) component of the remediation.

On September 27, 1999, Council considered the peer review report by Decommissioning Consulting Services (DCS) respecting the soils remediation plan and resolved that the public hearing for the subject applications should only occur once the groundwater Site Specific Risk Assessment (SSRA) had been approved by the Ministry of the Environment (MOE). This condition having been met, the Owner submitted revised applications on March 29, 2001 and again on June 12, 2001, following the public hearing.

The subject lands are located on the west side of Weston Road, south of Major Mackenzie Drive, in Lot 20, Concession 6, City of Vaughan. The lands are vacant and have a total area of 38.802 ha, of which Phase I is 12.196 ha. The surrounding land uses are as follows:

- North - agricultural (A Agricultural Zone), designated Medium Density Residential/Commercial
- South - draft approved residential (RV3(WS) and RV4 Residential Zones)
- East - agricultural (A Agricultural Zone), designated Medium Density Residential/Commercial
- West - agricultural (A Agricultural Zone), designated Low Density Residential

A Public Hearing was held on April 23, 2001, and Council resolved "that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole." No comments have been received from the circulation of the notice or at the Public Hearing.

Official Plan

The lands are designated "Medium Density Residential/Commercial" and "Low Density Residential" by OPA #600, and identified as a "Waste Disposal Assessment Area." The proposed Phase 1 development conforms to the Official Plan. The portion of the lands adjacent to Weston Road is subject to the ongoing Vellore Village District Centre Study, and therefore held in abeyance at this time.

Block Plan

The draft plan of subdivision generally conforms to the Block 39 Plan. The local road pattern has changed slightly from the Block Plan; however, the collector roads remain in the same location. New north/south roads have been introduced to accommodate servicing and the revised lotting within this phase of development. The Block 39 Plan will need to be revised to reflect this road and lotting pattern.

The mix of dwellings has changed from the Block Plan with the addition of semi-detached dwellings and larger detached lots, and a townhouse block has been replaced with detached lots. Staff considers the changes to be in keeping with the Official Plan and the intent of the Block Plan.

Developers Group Agreement

The participating landowners in Block 39 have entered into a Developers' Group Agreement. The Agreement identifies the costs and obligations to be borne by each of the participating landowners within the block plan, which includes but is not limited to the provision of parks, feeder roads, stormwater management ponds and municipal services. This agreement will provide for additional parties to become party to the agreement when they develop. Prior to final approval of the subdivision, the Owner must enter into the Block 39 Developers' Group Agreement, to the satisfaction of the City of Vaughan.

Zoning

The lands are zoned A Agricultural Zone by By-law 1-88. The appropriate zones for the development are as follows:

- RV3 - Residential Urban Village Zone Three, Single Detached Dwelling
- RV4 - Residential Urban Village Zone Four, Semi Detached Lots
- OS1 - Open Space Conservation Zone

The lands would be rezoned to implement the plan as a condition of draft approval.

Waste Disposal Assessment Area

The subject lands fall within the Waste Disposal Assessment Area as identified in OPA #600 and therefore, subject to Section 5.14 policies for "Contaminated or Potentially Contaminated Sites", including the following:

"Where a site is determined to be contaminated, development will not be permitted until the site has been cleaned up in accordance with Provincial criteria and specifications. The following policies are applied specifically to the subject lands (Passer Lands):

- (i) Written approval has been received from the MOE that the development satisfied the provisions of the Environmental Protection Act;
- (ii) studies have been carried out to the satisfaction of the municipality and the MOE that show development can safely take place;
- (iii) studies of gas, leachate and hydrogeology shall be carried out by qualified engineers;
- (iv) the City shall be satisfied with the required studies with respect to any matter regarding structural stability, safety and integrity of any structure; and,
- (v) the requirements of the MOE shall have been met."

The applicant submitted several reports to the Ministry of the Environment (MOE), including an Environmental Site Assessment and Final Remediation Report. On April 5, 2002, the MOE acknowledged a Record of Site Condition (RSC), documenting the remediation of the subject lands. On April 18, 2002, the MOE advised that they had completed an audit of the RSC, which included a review of the site assessment and clean-up reports prepared in support of the statements in the RSC. The MOE advised that, based on their review of the reports, "we agree that the property meets the criteria for use as a residential site, as defined in the *Guideline for Use at Contaminated Sites in Ontario, July 1996, revised February 1997.*"

A portion of the subdivision is subject to a Section 46 approval under the Environmental Protection Act. Section 46 provides no use shall be made of land which has been used for the disposal of waste within a period of 25 years after the waste disposal ceased, unless the approval of the Environment Minister has been given for the proposed use. Until this approval is received, the zoning by-law cannot be enacted and final approval of the draft plan cannot be given.

A condition has been included that agreements of purchase and sale contain a notification clause advising of the identification of the lands as a waste disposal site, and MOE's position that the property meets the criteria for residential use. A condition also requires that a copy of the Record of Site Condition, MOE letters acknowledging the RSC, and the results of the MOE audit, be available in the sales centre for public review.

Subdivision Design

The proposed plan of subdivision consists of 101 detached lots and 82 semi-detached lots with regular lot depths. The plan includes a 2.5 ha temporary stormwater management pond, a .064ha, future road block and a road widening along Weston Road.

Road allowance widths are in accordance with the City's alternative design standards. Streets "A" and "B" are 23m wide, being north-south collector roads for the Block 39 Planning area. The remaining streets are local roads, 17.5m in width.

Density

Official Plan #600 contains the following density policies for Low and Medium Density Residential development within the urban villages:

Low Density Residential

- maximum permitted net density on a site: 22 units per ha
- maximum average net density taken across all Low Density Residential areas of the Block Plan: 16 to 18 units per ha

Medium Density Residential/Commercial

- maximum permitted net density on a site: 17 to 40 units per hectare
- maximum average net density taken across all Medium Density Residential/Commercial areas of the Block Plan: 25 to 35 units per ha

The density of Phase 1 of the draft plan is calculated as follows:

Low Density Residential/road area $164 \text{ units} \div 8.4 \text{ ha} = 19.5 \text{ units/net ha}$

Medium Density Residential/Commercial/road area $19 \text{ units} \div 1.29 \text{ ha} = 14.7 \text{ units/net ha}$

The proposed density for the low density portion of the subject plan, conforms to the Official Plan, whereas the proposed density for the medium density portion is considerably lower than the established range. However, the 1.29ha of low density area within Phase 1 is minimal and it is expected that Phase 2 will achieve the required medium density residential densities.

In respect to the broader Block 39 Plan densities, the low density portion is just slightly under the 20.0 units per ha approved for Phase 1 lands, and also lower than the 21.3 units/ha approved for the total land holding.

Sewage Capacity

On June 12, 2000, Council resolved to reserve sewage capacity from the York/Durham Servicing Scheme and water supply from Pressure District No.6 of the York Water Supply System for 300 units in the subject draft plan, to be allocated upon draft plan approval. At this time, there is no servicing capacity available for this development.

The subject site will receive sanitary servicing through the existing stub located at the south limit of Street 'A' (sizes 600mm diameter) through the Antomar lands, in accordance with the M.E.S.P. for Block 39.

Water System

The subject lands are located within service area Pressure District No. 6 of the York Water Supply System. The subject development will be serviced via the existing 400mm watermain at the southerly limit of Street 'A'.

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

Stormwater Drainage

A temporary stormwater management facility on Block 144 is being proposed to service the 14.2 hectares on the west side of the development since the timing of the ultimate stormwater management facility located on Block 252 is not certain. The temporary stormwater management facility will be designed for both quality and quantity control.

Roads

The streets on the plan shall be designed in accordance with the City's latest standards and criteria as red-lined on the Attachment #2. Access to the subject lands will be through the Antomar Subdivision (19T-97V30) immediately located to the south via Street 'A'.

Parkland

The Urban Design Department has calculated the parkland dedication to be 0.61ha, on the basis of 1 ha per 300 units. As there is no parkland in this plan, cash-in-lieu of 0.61 ha will be required. Required conditions have been included in Attachment #1, including a requirement to landscape the temporary stormwater management pond.

Region of York

The Regional Municipality of York has advised that they have no objection to the draft plan, subject to the allocation of services by the City, and several conditions which are contained in Attachment #1.

Toronto and Region Conservation Authority

The TRCA has advised that they have no objection, subject provision of detailed information supporting the proposed site servicing and stormwater management plans, and several conditions of draft approval, which are contained in Attachment #1.

School Boards

The York Region District School Board and Canada Post have no objection to the proposed development subject to conditions, which have been included in Attachment #1.

Conclusion

The proposed draft plan and zoning amendment are considered to be in conformity with the designations of OPA # 600, and with the approved Block 39 Plan, and has adequately addressed the environmental issues. OPA #600 requires that servicing capacity be available for, and allocated to a plan of subdivision upon draft approval, particularly given that after draft approval, lots may be sold to future homeowners and certain works may proceed. For the foreseeable future, there is no sewage capacity available in the York Durham system to service the proposed 183 units and consequently, the subdivision plan cannot be granted draft approval.

As such, this draft plan and related zoning application are being forwarded for Council's consideration only. It is recommended that both applications be received and deferred to a future Committee of the Whole meeting immediately after sewage capacity becomes available, for

formal draft approval, zoning approval and sewage allocation. Should Committee concur, the "Recommendation" of this report can be adopted.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan – Red-lined May 21, 2002

Report prepared by:

Todd Coles, Planner, ext. 8634
Art Tikiryan, Senior Planner, ext. 8212
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM

R:\SERWORKING\COLEST\Artibus.cw.doc

ATTACHMENT NO. 1

DRAFT PLAN OF SUBDIVISION 19T-97V15 ARTIBUS DEVELOPMENT CORPORATION LOT 22, CONCESSION 6, 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-97V15, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Weston Consulting Group Inc., drawing #F4.1, dated January 7, 2002, as red-lined on May 21, 2002, to incorporate the following revisions:
 - a) temporary turning circles at the north end of Streets "A" and "B".
 - b) 0.3 m reserves at the south end of Streets "B" and "E".
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, subject to the following:
 - a) the zoning by-law shall not be enacted until Section 46 approval under the Environmental Protection Act has been obtained.
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 road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning Department; proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.

9. The road allowances within the Plan shall be designed in accordance with the City's engineering standards and shall be dedicated to the City free of all charge and encumbrances. The streets, lots and blocks shall be designed to coincide with the development pattern on adjacent properties.
10. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3m reserve, to be conveyed to the City free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.
11. The Owner agrees that prior to final approval of the Plan, final engineering design(s) may result in variation to the road and lotting pattern, number of lots, distribution of uses and conditions of approval subject to the satisfaction of the City and other relevant approval authorities.
12. The Owner shall agree that construction access shall be provided only in a location approved by the City and/or the appropriate authority.
13. Prior to final approval, the Owner shall submit a soils report, and the Owner shall agree to implement the recommendations of such report, as approved by the City.
14. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
15. The Owner shall agree that Block 143 shall only be developed in conjunction with the adjacent lands; in the interim, such blocks will be subject to an "H" Holding Zone provision.
16. 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.
17. The Owner shall agree that no building permits will be applied for until the City is satisfied that adequate access, municipal water, sanitary and storm services are available.
18. The Owner shall agree that on lots with flankages on a collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect, and either the Director of Urban Design or the Director of Community Planning, prior to issuance of a building permit.
19. Prior to final approval of the Plan, the Owner shall prepare a Traffic Management Plan that details the location of traffic signals, traffic calming etc., which reflects the latest road network to the satisfaction of the City.
20. 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 revisions to the road widths, intersection, lotting pattern and number of lots to the satisfaction of the City.

21. Prior to commencement of construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells 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.
22. (a) Prior to the City entering into a subdivision agreement with the Owner, the Owner shall enter into an approved Developers' Group Agreement for Block 39, to the satisfaction of the City, respecting, but not limited to, any cost sharing for the provision of roads and municipal services including the provision of a skeleton road and servicing network within Block 39.
- (b) Prior to final approval, the Trustee for Block 39 Developers' Group shall provide the City with a letter indicating that the Owner has fulfilled all cost-sharing and other obligations of the Block 39 Developer's Group Agreement.

23. The Owner shall construct a temporary vehicular turn-around on the following roads:

- (a) north end of Street 'A'
(b) north and south end of Street 'B'
(c) south end of Street 'E'

The Owner shall maintain and not remove the vehicular turn-around until the development of the adjacent lands and the extension of the road allowance, the Owner shall remove the vehicular turn-around and restore the affected road allowance at its cost and to the satisfaction of the City.

24. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 12, 27, 54, 55, 93, 120 and 168 inclusive and Block 143 on the Plan.

"Purchasers and/or tenants are advised that this dwelling may front onto a temporary vehicular turn-around. The vehicular turn-around will be removed upon the development of the adjacent lands and the extension of the road allowance."

25. The pattern of streets and the layout of blocks within this draft plan of subdivision shall be designed to correspond and coincide with the pattern and layout as approved for proposed plan of subdivision 19T-89081 abutting this draft plan of subdivision to the south.
26. a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of peer review of the reports.
- b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.

- c) The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.
- d) Where lands are being conveyed to the municipality for parkland purposes, the Owner shall agree that prior to issuance of any building permits, the Owner shall submit a Phase 2 environmental site assessment report(s) addressing all park blocks in the plan, in accordance with the Ministry of Environment Guideline for Use at Contaminated Sites in Ontario (June 1996 as amended), to the satisfaction of the City. On-site sampling contained in the reports shall be conducted following completion and certification of the rough grading of the park block(s). 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. The Owner shall reimburse the City for the cost of peer review of said report(s).

27. a)

Prior to final approval and prior to any works commencing on the site, the Owner shall submit for approval by the City and the Toronto and Region Conservation Authority (TRCA), a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:

- i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
- ii) the location and description of all outlets and other facilities;
- iii) stormwater management techniques which may be required to control minor and major flows;
- iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
- v) overall grading plans for the subject lands; and
- vi) storm water management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.

- b) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.

28. The Owner shall agree:

- a) to obtain all necessary permits pursuant to Ontario Regulation 158 and the Lakes and Rivers Improvement Act;
- b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period; and

- c) to provide a copy of the executed subdivision agreement to The Toronto and Region Conservation Authority.
29. Prior to final approval, the Owner shall pay the proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the subject plan.
30. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of Hydro Vaughan Distribution Inc., its successors and assigns, (herein Hydro Vaughan) regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with Hydro Vaughan which addresses the foregoing requirements.
- b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of Hydro Vaughan Distribution Inc and the City.
31. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by the City, and the Owner shall agree to implement the approved abatement measures.
32. The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.
33. 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.
34. The Owner shall agree to pay the City at the time of registration of the Plan, an additional voluntary payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
35. Prior to final approval, the Owner shall submit a tree assessment, including an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting; the Owner shall agree to undertake the measures identified in the City-approved assessment. The owner shall not remove trees, without written approval by the City.
36. The Owner shall convey any designated woodlots in the plan to the City pursuant to the provisions of OPA #400. Despite any other condition, prior to application for a Building Permit and subject to the Development Charges Act, the Owner shall enter into a Front Ending Agreement for the purpose of the acquisition and transfer of woodlots in conformity with the provisions of Section 5.11, terrestrial (Woodland) Resources Protection Policies of OPA #400.

37. The owner shall agree in the subdivision agreement to implement the approved Urban Design Guidelines, Landscape Master Plan and Architectural Control Guidelines for Block 39 (Vellore Village) as approved by Council.
38. The owner shall acknowledge in the subdivision agreement that the temporary storm pond Block 144 shall be landscaped to the satisfaction of the City.
39. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.

40. a) Prior to final approval and prior to commencement of any works on any site identified as being archaeologically significant, the Owner shall carry out archaeological excavations of such sites to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archeological Unit) and the City; the Owner shall agree to take protective measures required by the City for such sites.

b) Prior to the commencement of any archaeological field work, a copy of the contract information sheet which was submitted to the Ontario Heritage Foundation, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Facility Master Plan Study housed in the City of Vaughan Archives, prior to commencing any fieldwork.

41. The Owner agrees to

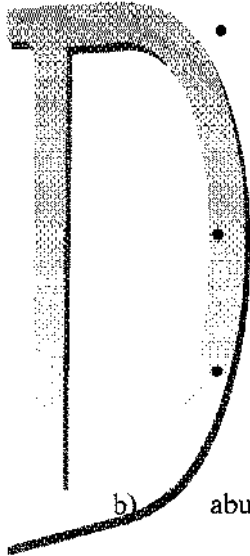
- a) provide the following for each community mailbox site, as shown on the servicing plans:
 - i) a sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;
 - ii) any required walkway across the boulevard, as per municipal standards; and,
 - iii) any required curb depressions.
- b) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).
- c) to be responsible for notifying the purchaser of the exact community mailbox locations prior to the closing of any home sale.
- d) provide a copy of the executed agreement to Canada Post.

42. 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 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 reduce pavement widths that are

narrower than City standards. Traffic calming measures have also been incorporated in the road design.”

- “Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within individual units, noise levels may continue to be of concern occasionally interfering with some activities of the building occupants.”
- “Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, Street’s ‘A’ and ‘B’ may be subject to public transit bus traffic.”
- “Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.”
- Purchasers and/or tenants are advised that the City has not imposed a “tree fee” or any other fee which may be charged as a condition of purchase, for the planting of trees. Any “tree fee” paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling.”
- “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings.”
- “Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice.”



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.”

43. 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 **BOLE CAPITAL TYPE** on the map:

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

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

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

44. 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."
45. 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.
46. 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.
47. That prior to final approval of the plan the owner shall provide the City with a copy of the approval obtained under Section 46 of the Environmental Protection Act.

48. That agreements of purchase and sale include a notification clause respecting the following: The Ministry of Environment has identified lands within plan of subdivision 19T- 97V15(Revised) as a Waste Disposal Site. On April 5, 2002 the Ministry of Environment acknowledged a Record of Site Condition documenting the remediation of the lands within draft plan of subdivision 19T-97V15 (Revised). The Ministry of Environment on April 18, 2002 advised "that the property meets the criteria for use as a residential site, as defined in the Guideline for Use at Contaminated Sites in Ontario, July 1996, revised February 1997." Approval from the Minister of Environment and Energy under section 46 of the Environmental Protection Act will be required for a portion of the lands located within 19T-97V15, prior to the lands being used for residential purposes. Approval under Section 46 of the Environmental Protection Act is required prior to the registration of the draft plan of subdivision on lands subject to the Section 46 Approval.

49. All sales offices marketing lots and dwellings located within draft plan of subdivision 19T-97V15 (Revised) include on site and available for review by the public, a copy of the MOE Acknowledged Record of Site Condition and letters dated April 5, 2002 and April 18, 2002 from the Ministry of Environment to Artibus Development Corporation respecting the acknowledgement of the Record of Site Condition and the results of the MOE audit of the Record of Site Condition.

50. Prior to final approval the owner reimburse the City for the cost of the environmental peer review of the environmental site assessment reports, site specific risk assessment and related reports in respect of remediating the subject lands in accordance with the Guideline for Use at Contaminated Sites in Ontario 1996, revised 1997.

Region of York Conditions

51. The following lands shall be conveyed to the Region of York for public highway purposes, free of all costs and encumbrances, as shown on the red-lined draft plan:

- a) a widening across the full frontage of the draft plan of subdivision where it abuts Weston Road, of sufficient width to provide a minimum of 18.0 metres from the centreline of construction of Weston Road,
- b) an additional 2.0 metre widening, 27.5 metres in length, together with a 60 metre taper at the south limit of the subject lands for the purpose of a right turn lane on Weston Road at the proposed collector road intersection south of the subject lands; and,
- c) a 0.3 metre reserve across the full frontage of the draft plan of subdivision where it abuts Weston Road.

52. The Region of York Transportation and Works Department, Water and Wastewater Branch shall confirm that adequate water supply and sewage treatment capacity are available for the proposed development and has been allocated thereto by the City of Vaughan. Where final approval of this draft plan of subdivision, or any phase thereof, has not been given within three years after the original date of draft approval, the region of York transportation and Works Department shall confirm that adequate water supply and sewage treatment capacity continues to be available prior to final approval of any remaining portion of the plan, and continued capacity availability may require infrastructure additions or improvements.

- 53. Any street intersection with a Regional Road shall be designed and constructed to the satisfaction of the Region, including any interim or permanent intersection work such as turning lanes, profile adjustments, illumination and/or signalization as deemed necessary.
- 54. Access to the subject lands shall be provided to the satisfaction of the Region of York Transportation and Works Department via the collector road system on the neighbouring subdivision lands. The collector road intersections to the Regional Road system required to provide access to the subject lands shall be designed and constructed to the satisfaction of the Region of York Transportation and Works Department.
- 55. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of 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.

DRAFT

- 56. The Owner shall agree:
 - a) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way.
 - b) that any noise attenuation required fences adjacent to Regional roads shall be constructed only on the private side of the 0.7 metre reserve, to a maximum of 2.5 metres in height, subject to the area municipality's concurrence.
 - c) that maintenance of the noise barriers and fences bordering on Regional right-of-ways shall not be the responsibility of the Region.
 - d) that any landscaping provided on the Regional right-of-way by the Owner or the area municipality, must be approved by the Region and maintained by the area municipality, with the exception of the usual grass maintenance.

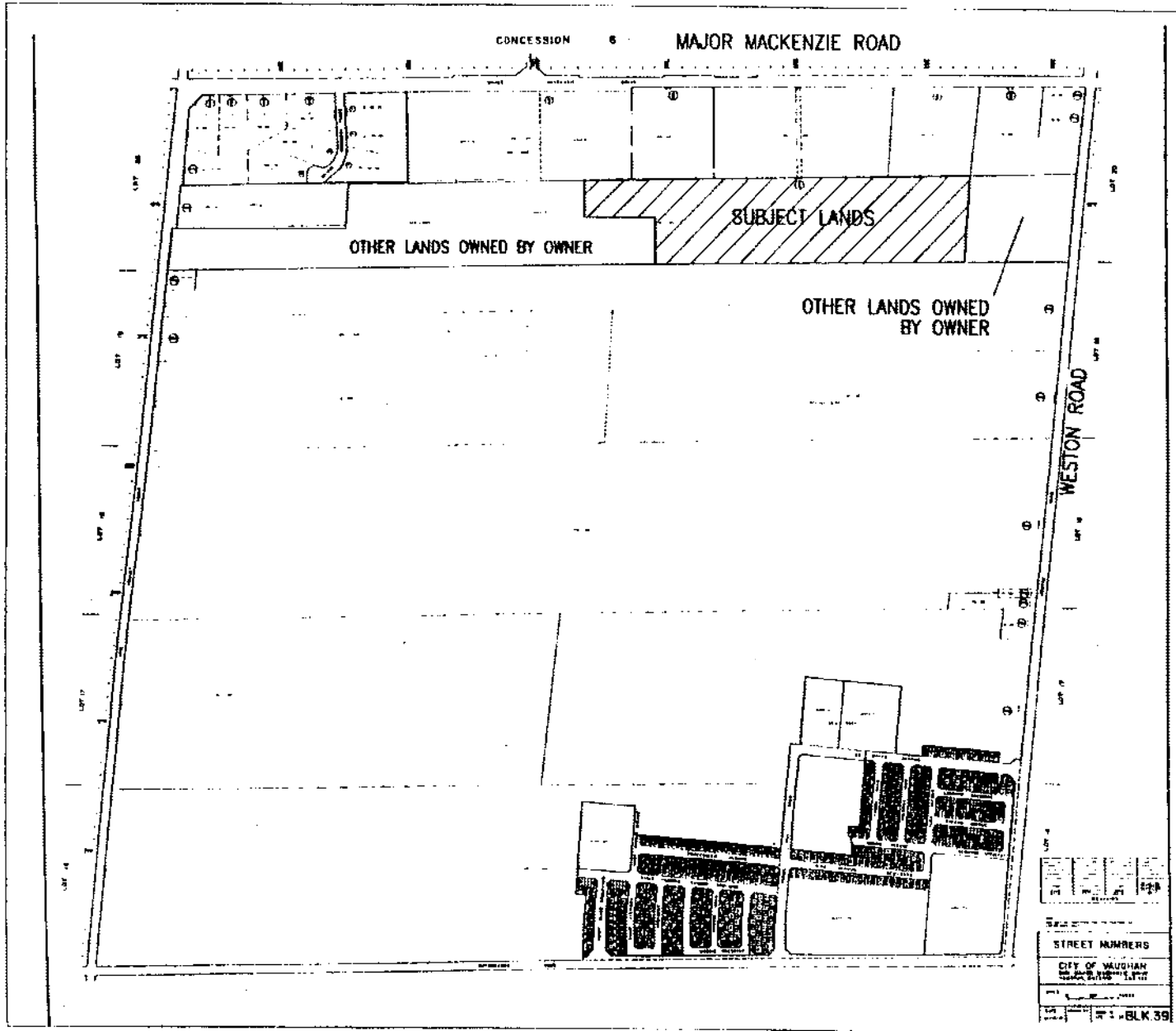
- 57. The Owner shall provide the following to the Region of York:
 - a) a copy of the executed subdivision agreement; and
 - b) a Solicitor's Certificate of Title to the Region of York Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to The Regional Municipality of York.
- 58. Contracts for the required capital works shall have been let prior to registration of this subdivision or any phase thereof.
- 59. The Owner shall enter into an agreement with the Region of York, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law DC-3-98-77.

York Region School Boards

60. Prior to final approval, the City shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the Owner and the School Board(s).

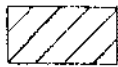
Other Conditions

61. 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 60 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
62. The City shall advise that Conditions 1 to 50 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
63. The Regional York shall advise that Conditions 51 to 59 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
64. York Region School Board shall advise that Condition 60 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.



**ATTACHMENT '2'
LOCATION MAP**

FILE #: 19T-97V15 Z.97.062 REVISED	REPORT #: LOCATION: PART LOT 20, CONC.6
--	---

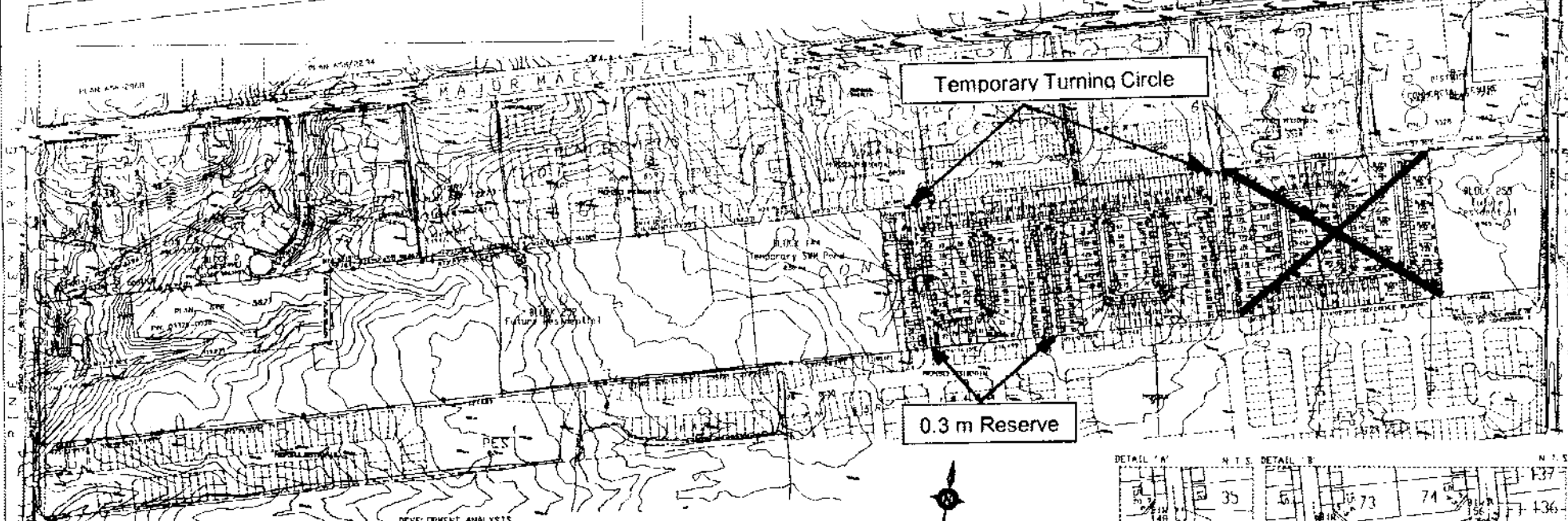
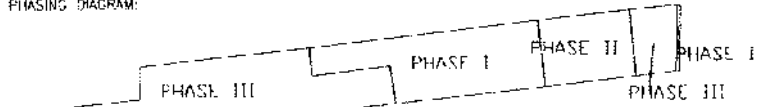
 **SUBJECT LANDS**

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ARTIBUS DEVELOPMENT CORPORATION

DATE: 01/03/29
SCALE: NOT TO SCALE

PHASING DIAGRAM:



DEVELOPMENT STATISTICS

PHASE I

Residential - Single Family (Lots 1-101): 4,233 ha
 Res. Rental - Semi-detached (Lots 102-142): 2,337 ha
 Future Residential (Block 142): 0,119 ha
 Temporary Stormwater Management Pond (Block 142): 0,000 ha
 Road Right-of-Way (Block 142): 0,100 ha
 Reserve 0.3m (Blocks 146-166): 0,011 ha
 Future Road (Block 167): 0,064 ha
 Road: 2,750 ha
 TOTAL: 12,196 ha

PHASE II

Residential - Single Family (Lots 168-189): 0,659 ha
 Residential - Semi-detached (Lots 189-227): 2,657 ha
 Residential - Townhomes (6m) (Blocks 228-237): 0,208 ha
 Reserve 0.3m (Blocks 238-252): 0,002 ha
 Road: 1,456 ha
 TOTAL: 5,377 ha

PHASE III

Future Residential (Blocks 259-267): 20,629 ha
 Reserve 0.3m (Block 254): 0,001 ha
 TOTAL: 20,629 ha

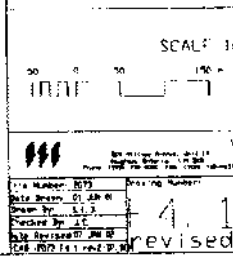
TOTAL PHASES I, II, and III

TOTAL: 37,902 ha

Lots with double (6m) driveways: 1,101, 148, 177
 Remaining lots have single 1.5m driveways

DEVELOPMENT ANALYSIS

	Lot	12A	12	5-11.7	7	2	2	2	2	2	TOTAL
Phase 1		71		30	42						143
Phase 2		3	12	30	14						147
Total		74	12	60	56						340



OWNER'S CERTIFICATE:

I, the undersigned, authorize Weston Consulting Group Inc. to prepare and submit this plan for draft approval.

WESTON CONSULTING GROUP INC. (Signature)

DATE: _____

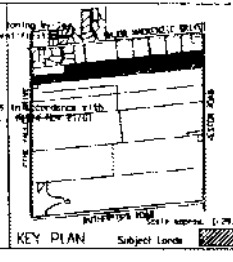
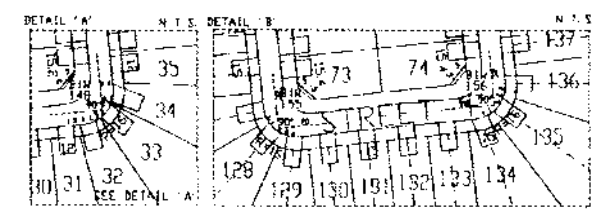
NOTES:

- Lot frontages calculated at the Building Line dependent to the encroachment zoning by-law.
- See analytical reports, existing site plans and other data filed in the "Development Statistics" of the City of Vaughan.
- All elevations refer to Canadian Geodetic Datum.
- Topographic Source: SLM Planning Partners Inc.
- Dimension of 0.3m Reserve is suggested in plan.
- All lots in Phase I meet parking requirements for by-law 28.
- Lots 1-101: 5m driveway; Lots 102-142: 2m driveway.
- Stone ground surfaces will be located a distance of 1.0m from all driveway locations (taken from R.T. Goffery Ltd., dated Jan 9/02 and Keller Engineering Inc.).

ADDITIONAL INFORMATION:

(Section 51(1)) of the Planning Act, R.S.O. 1990 c.R.13, as amended to April 11, 1997:

a) 1), 2), 3), 4), 5) - as per plan
 6) - on key plan
 7) - see statistics
 8) - multipoint water to be provided
 9) - grade beam
 10) - all services to be made available by developer



DRAFT PLAN OF SUBDIVISION
 Part of Lot 20, Concession 6
 City of Vaughan
 Regional Municipality of York

WESTON CONSULTING GROUP INC.

Red-lined May 21, 2002

<p>ATTACHMENT '3'</p> <p>DRAFT PLAN OF SUBDIVISION</p>	FILE #:	REPORT #:	<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>APPLICANT: ARTIBUS DEVELOPMENT CORPORATION</p>
	19T-97V15 Z.97.062 REVISED	LOCATION: PART LOT 20, CONC.6		