

COMMITTEE OF THE WHOLE JUNE 2, 2003

DRAFT PLAN OF SUBDIVISION FILE 19T-02V09 LANGSTAFF CONTWO INVESTMENTS LIMITED REPORT #P.2003.4

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Subdivision 19T-02V09 (Langstaff Contwo Investments Limited), prepared by Bousfield, Dale-Harris, Cutler & Smith Inc., dated January 31, 2003, BE DRAFT APPROVED, subject to the conditions set out in Attachment No. 1.
2. For the purposes of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid for the plan in accordance with the approved "Cash-in-Lieu of Parkland Policy".
3. That the following resolution be passed allocating sewage capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Draft Approved Plan of Subdivision 19T-02V09 (Langstaff Contwo Investments Limited) be allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water capacity from Pressure District No. 6 of the York Water Supply System, for a total of 20 residential units or an equivalent of 62 persons following the execution of a subdivision agreement to the satisfaction of the City."

Purpose

On December 2, 2002, the Owner submitted a Draft Plan of Subdivision application to permit residential development on a 0.567ha site. The plan consists of three on-street townhouse blocks, a buffer block, and a road allowance block to complete Daniel Reaman Crescent, which will not connect to Regional Road #7. The proposal is for 7 units in each of Blocks 1 and 2, and 6 units in Block 3, for total of 20 units.

Background

The subject lands are located on the south side of Maple Sugar Lane, east of Dufferin Street (Planning Block 10), in Part of Lot 10, Concession 2, City of Vaughan. The surrounding land uses are:

- North - Maple Sugar Lane; residential (RVM1(A) Zone)
- South - Regional Road #7
- East - future Daniel Reaman Crescent; residential (RVM1(A) Zone)
- West - residential (RVM1(B), RV4(WS), RVM1(WS-A) Zones)

The subject lands are designated "*Medium Density Residential/Commercial*" by OPA #600, and zoned RVM1(A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1063).

On December 20, 2002, a notice of public hearing was circulated to all property owners within 120m of the subject lands. To date, no responses have been received. The January 20, 2003 recommendation of the Committee of the Whole to received the Public Hearing and forward a technical report to a future meeting for consideration, was ratified by Council on January 27, 2003.

Official Plan

The "*Medium Density Residential/Commercial*" designation permits residential development having a mix of lot sizes and building types, including on-street townhouses at a density between 17 and 40 units/ha. In Block 10, the average density across all "*Medium Density Residential/Commercial*" designations must be between 25 and 35 units/ha. The density in the draft plan of subdivision is 35.3 units/ha (20 units/0.567ha) and the proposal conforms to the Official Plan.

Zoning

The lands are zoned RVM1(A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1063), which permits street townhouse dwellings with minimum 6m frontages. The individual lots within the 3 blocks are to be created through the part lot control process and must comply to the applicable RVM1(A) Zone standards.

Servicing

The Engineering Department has reviewed the draft plan and has provided the following comments:

Sanitary Servicing

The subject site will be serviced through the Langstaff Contwo Investments Limited (19T-98V05) Subdivision. Sanitary service connections to the proposed 222mm diameter sanitary sewer located within Daniel Reaman Crescent are required. On an interim basis, the Concord Sub-Trunk services the development and ultimately, the Langstaff Collector may service the development.

The Engineering Department has confirmed that sewage and water capacity are available for the subject property and has provided a resolution allocating services to this plan.

Storm Drainage

The subject site will be serviced through the Langstaff Contwo Investments Limited (19T-98V05) Subdivision. Storm service connections to the proposed 450mm diameter storm sewer located within Daniel Reaman Crescent are required. This system conveys the minor and major storm event flows and outlets into Stormwater Management (SWM) Pond #1 at the northeast quadrant of Thornhill Woods Drive and Highway No. 7. This SWM Pond provides water quality treatment and water quantity attenuation for approximately 58 hectares within Block 10.

Water Supply

The subject lands are located within service area Pressure District No. 6 of the York Water Supply System. Allocation and water service connections to the proposed 400 mm diameter watermain on Daniel Reaman Crescent in the Langstaff Contwo Plan (19T-98V05), are required. The applicant will be required to provide the City with confirmation that the proposed development has been accounted for in the detailed network analyses previously submitted to the City in support of the Block 10 development.

Roads

The proposed townhouse blocks front onto the future Daniel Reaman Crescent, with access to Maple Sugar Lane only. The proposed roadway will be constructed in conjunction with the Plan of subdivision plan to the east (Langstaff Contwo 19T-98V05). Traffic calming measures have been

incorporated within the Block 10 Plan. The streets on the plan shall be designed in accordance with the City's standards and criteria.

Parkland Dedication

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

The preliminary parkland dedication calculation is as follows:

Total Number of Units:	20 Units
Total Parkland at 1ha per 300 units	
Total Parkland Dedication:	0.067ha
Parkland Provided in the Plan:	0.000ha
Total Parkland Required:	0.067ha

The subdivision agreement shall include a condition that parkland dedication for this plan in the amount of 0.067ha, will be included as a component of the total parkland required for the Thornhill Woods Community.

Urban Design

The proposal shows townhouse groupings of 7 units in each of Blocks 1 and 2, and 6 units in Block 3. The City's recently approved design guidelines provide for groupings of a maximum of 6 units.

The Community Planning and Urban Design Departments have reviewed the elevation drawings for Blocks 1, 2, and 3 and are generally satisfied that the overall massing and streetscape image is consistent with the already approved townhouse blocks on the east side of Daniel Reaman Crescent. As such, the proposed 7 units per townhouse block can meet the objectives of the City's design guidelines.

In addition, the Owner must ensure that the development meets and exceeds the principles as set out in the Architectural Design Guidelines, prepared by Watchorn Architect Inc. and dated September 2000, for the Thornhill Woods Community. This includes such matters as:

- flankage conditions shall reinforce the continuous street edge on the north side of Maple Sugar Lane by locating the main entrance of the corner units on Maple Sugar Lane;
- houses on lots that flank onto Regional Road #7 shall compliment the design materials and colours of the acoustical fence and associated landscaping;
- house elevations that are clearly visible to the public from streets, walkways, parks, school sites, and open spaces shall have the same quality of design as the front elevation, and in situations where the first floor elevation is not visible due to fencing, trees and other structures, attention should be given to the architectural treatment of the second floor and roof of the exposed elevation.

In addition, the Urban Design Department also recommends that the Tree Assessment Study be updated to reflect current conditions and include all of the lands subject to the subject applications.

Other Comments

The Region of York, the Toronto and Region Conservation Authority (TRCA) and the School Board have no objection to the proposal, subject to the provided conditions of draft approval.

Conclusion

Staff is of the opinion that the proposed draft plan of subdivision is an appropriate development for the lands and conforms to the density, land use and policies of the Official Plan. The lands are zoned RVM1(A) Residential Urban Village Multiple Zone One by By-law 1-88, subject to Exception 9(1063), which permits street townhouse dwellings with minimum 6m frontages. Sewage capacity is available to service the lands and on a resolution allocating capacity is included in the Recommendation of this report.

For these reasons, Staff recommends approval of the draft plan of subdivision, subject to the conditions of approval provided on Attachment '1'. Should Council concur, the Recommendation of this report can be adopted.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Subdivision 19T-02V09, dated January 31, 2003

Report prepared by:

Jason Sheldon, Planner, ext. 8320
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

ATTACHMENT NO. 1

STANDARD CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION 19T-02V09 LANGSTAFF CONTWO INVESTMENTS LIMITED PART OF LOT 10, CONCESSION 2, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19T-02V09 (LANGSTAFF CONTWO INVESTMENTS LIMITED), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Bousfield, Dale-Harris, Cutler & Smith Inc., Drawing #A-8518-8A-1DP, dated January 31, 2003.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law, which has come into effect in accordance with the provisions of the Planning Act.
3. The Owner shall pay any and all outstanding application fees to the Community Planning Department, in accordance with Tariff of Fees By-law 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. Final engineering design(s) may result in minor variations to the Plan (e.g., in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.
12. The Owner shall agree that the location and design of the construction access shall be 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 all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
16. 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 access, municipal water, sanitary and storm services are available.
17. The Owner shall agree that on lots with flankages on a collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect, and the Director of Urban Design and/or the Director of Community Planning, prior to issuance of a building permit.
18. The Owner shall agree in the subdivision agreement to implement the approved Urban Design Guidelines, Landscape Master Plan and Architectural Control Guidelines prepared for the Thornhill Woods Community, as approved by Council.
19.
 - 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, 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 such 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

such 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).

20. 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 (quantity and quality) for the proposed development, and how it will comply with the Langstaff Woods MESP, 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.
 - c) The Owner shall agree that this draft plan of subdivision be subject to red-line revision in order to meet the above requirements, if necessary.
21. The Owner shall agree in the subdivision agreement, in wording acceptable to the TRCA:
- 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.
22. 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.

23.
 - 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.
24. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by both the City and the Region of York. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to implement the approved abatement measures.
25. Prior to final approval of the Plan, any revisions to the lotting pattern and/or the number of lots/blocks abutting Regional Road 7 and Maple Sugar Lane resulting from sound barrier requirements, shall be made to the satisfaction of the City.
26. The Owner shall agree in the subdivision agreement that the engineering design(s) for alternative road design, traffic calming measures and designated transit route(s) may result in variation to the road and lotting pattern and/or number of lots to the satisfaction of the City.
27. The Owner shall convey buffer Block 4 to the City, free of all charge and encumbrances, for streetscape landscaping purposes.
28. 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) a verification sampling program; and,
 - b) a Record of Site Condition, which has been acknowledged by the Ontario Ministry of Environment.
29. The Owner covenants and agrees to carry out or cause to be carried out the recommendations and measures contained within the “Phase 2, Environmental Site Assessment Report, Proposed Townhouse Development (19T-02V09), Daniel Reaman Crescent, City of Vaughan” dated May 27, 2003, as amended, prepared by Soil-Eng Limited, including any subsequent reports and a Remedial Work Plan and to obtain any necessary permits to perform the work the works referred to, prior to the commencement of any grading or construction on the site.
30. The Owner covenants and agrees that all lands to be conveyed to the municipality meet the applicable soil and ground water criteria for the intended use as set out in the Ontario Ministry of Environment’s Guideline for Use at Contaminated Sites, June 1996, as revised.
31. The Owner covenants and agrees that the responsibility for ensuring that the site restoration work is completed in a manner consistent with the information provided in the Ontario Ministry of Environment’s Guideline for Use at Contaminated Sites, June 1996, as revised, and that the site is suitable for the intended use or reuse, remains with the Owner.

32. The Owner shall reimburse the City for the cost of the peer review of the environmental site assessment reports, remedial work plan, and site restoration reports as may be required.
33. 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.
34. 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, within time frames set out in the subdivision agreement.
35. The Owner shall agree to pay the City at the time of registration of the Plan, payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law. Alternatively, subject to the provision of the Development Charges Act, the Owner shall enter into a front-ending agreement for the acquisition and transfer of woodlots in conformity with the provisions of Section 5.11, Terrestrial (woodland) Resources Protection policies of OPA 600.
36. 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.
37. Prior to final approval, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 10 to the satisfaction of the City. The agreement shall have regard, but not be limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 10. This agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
38. Prior to final approval, the Trustee for Block 10 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 10 Developers' Group Agreement.
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. The Owner shall agree that:
 - a) all development proceeds in compliance with the approved architectural design guidelines.
 - b) prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines.
 - c) the City may undertake periodic reviews to ensure compliance with the architectural guidelines; should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect at the expense of the Owner.

41. 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.
42. The Owner agrees to:
- a) provide the following for each community mailbox site, as shown on the servicing plans:
- i) a sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;
 - ii) any required walkway across the boulevard, as per municipal standards; and,
 - iii) any required curb depressions.
- b) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).
- c) provide a copy of the executed agreement to Canada Post.
43. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks:
- a) within the entire subdivision plan:
- "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
 - "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
 - "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
 - "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."

- Purchasers and/or tenants are advised that the City has not imposed a "tree fee", or any other fee, which may be charged as a condition of purchase, for the planting of trees. Any "tree fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."
- "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
- "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."
- "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, Thornhill Woods Drive and Langstaff Road may be subject to public transit bus traffic".

44. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks that front or flank onto a primary road:

"Purchasers and/or tenants are advised that Maple Sugar Lane and Thornhill Woods Drive are primary roads within the development area and are expected to support more traffic than local roads and transit routes in the future, if demand warrants."

45. Should Council authorize the use of Alternative Development Standards (ADS) for this Plan, the Owner shall agree to include, in the subdivision agreement, the following warning clause in all Offers of Purchase and Sale or Lease for all dwellings within the Plan:

"Purchasers and/or tenants are advised that the roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines, which provide for reduced pavement widths that are narrower than City Standards. Traffic calming measures have also been incorporated in the road design".

46. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.

- the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.

- the location of parks, open space, stormwater management facilities and trails.
- the location of institutional uses, including schools, places of worship, community facilities.
- the location and type of commercial sites.
- colour-coded residential for singles, semis, multiples, and apartment units.
- the following notes in BOLD CAPITAL TYPE on the map:

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

"For detailed grading and berming information, please call the developer's engineering consultant, Schaeffer & Associates at (905) 738-6100".

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

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

47. 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.
48. 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.
49. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed plan of subdivision prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

Region of York Conditions

50. The Region shall confirm that adequate water supply capacity and sewage treatment capacity are available for the development proposed within this draft plan of subdivision or any phase therein and have been allocated thereto by the area municipality.
51. The Owner shall submit detailed engineering drawings, to the Regional Transportation and Works Department for review that include the subdivision storm drainage system, site grading

and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility location plans, pavement markings, intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.

52. A 0.3 metre reserve across the full frontage of the site where it abuts Regional Road 7 shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances. Direct vehicle access from the proposed dwellings to Regional Road 7 will not be permitted.
53. Where noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, as follows:
 - a) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
 - b) that noise fences adjacent to Regional roads may be constructed on the private side of the 0.3 metre reserve and may be maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) that maintenance of the noise barriers and fences bordering on Regional right-of-ways shall not be the responsibility of the Regional Municipality of York; and
 - d) that any landscaping provided on the Regional right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Regional Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
54. Prior to Final Approval the Owner shall provide a signed copy of the subdivision agreement to the Regional Transportation and Works Department, outlining all requirements of the Regional Transportation and Works Department.
55. The owner shall provide a solicitor's certificate of title to the Region's Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to The Regional Municipality of York.
56. 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.

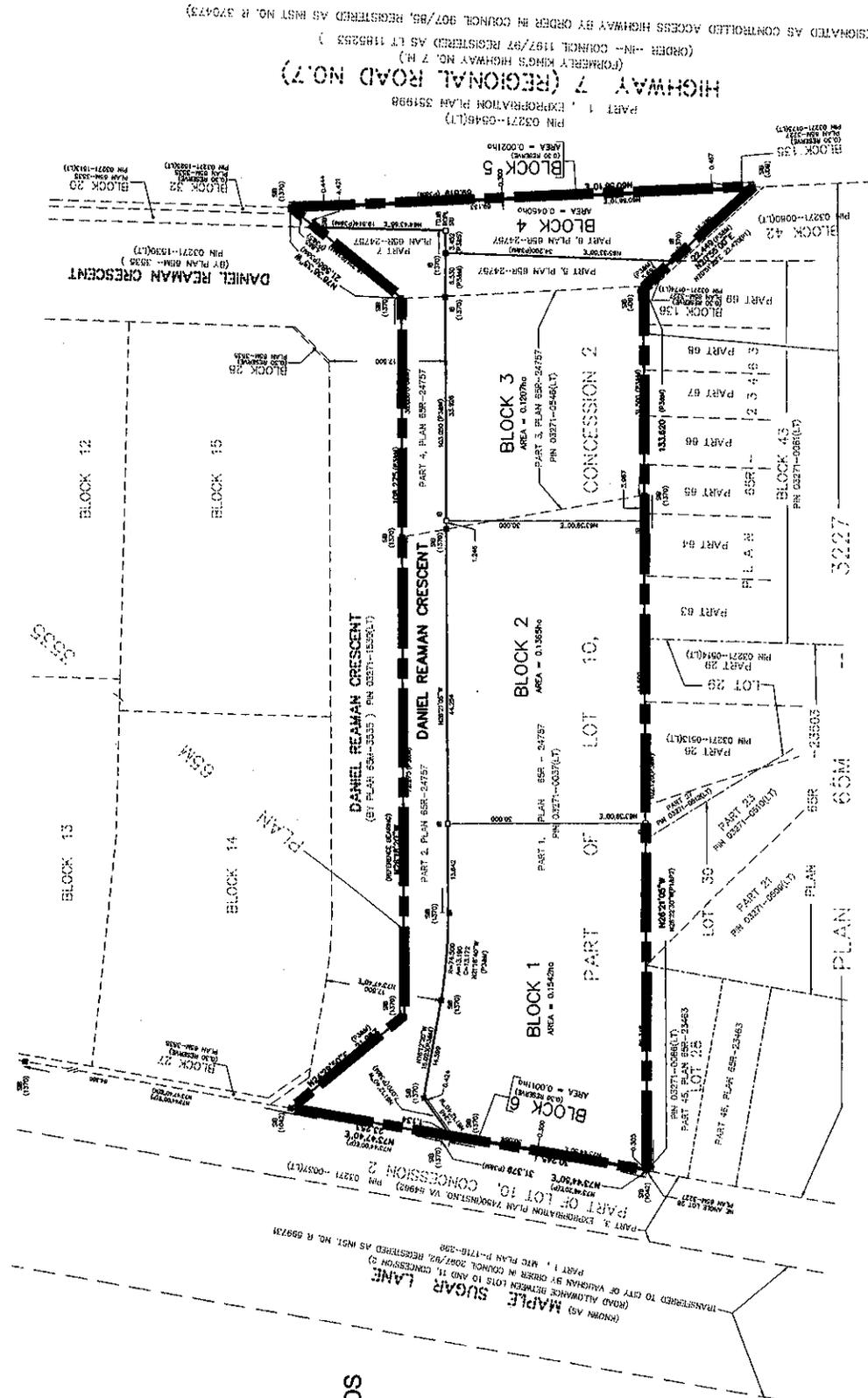
York Region School Boards

57. 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

58. 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.
59. The City shall advise that Conditions 1 to 49 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
60. The Regional York shall advise that Conditions 50 to 56 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
61. York Region School Board shall advise that Condition 57 has been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



SUBJECT LANDS



(KNOW AS) MAPLE SUGAR LANE
 (ROAD ALLOWS BETWEEN LOTS 10 AND 11, CONCESSION 2)
 PART 1, VTC PLAN P-1710-320
 PART 2, VTC PLAN P-1710-320, REGISTERED AS INST. NO. R 999731
 TRANSFERRED TO CITY OF VAUGHAN BY ORDER IN COUNCIL 2002/02, REGISTERED AS INST. NO. R 999731

PART 1, EXPROPRIATION PLAN 351988
 (FORMERLY KING'S HIGHWAY NO. 7 N.)
 (ORDER IN COUNCIL 1197/97 REGISTERED AS LT 118253)
 (DESIGNATED AS CONTROLLED ACCESS HIGHWAY BY ORDER IN COUNCIL 907/85, REGISTERED AS INST. NO. R 370473)

Draft Plan of Subdivision

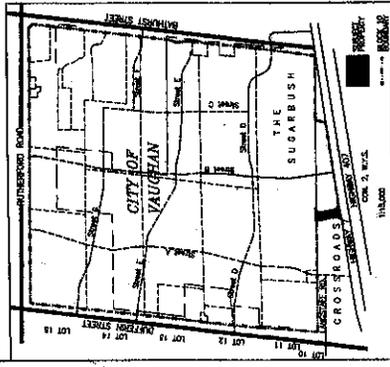
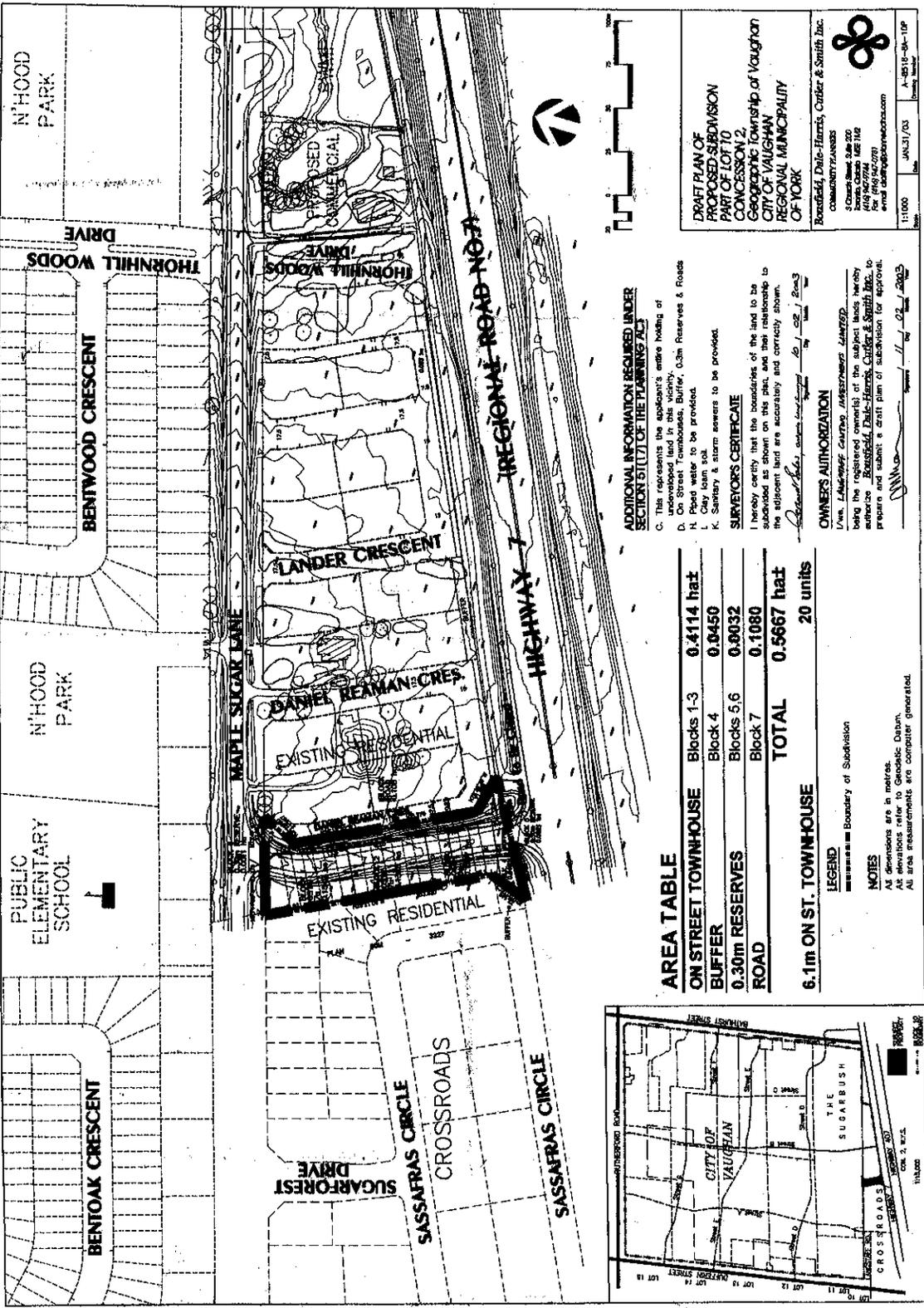
Part of Lot 10,
 Concession 2
 APPLICANT:
 LANGSTAFF CONTWU
 INVESTMENTS LIMITED



Community Planning Department

Attachment 2

FILE No.:
 19T - 02V09
 May 5, 2003
 Not to Scale



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(7) OF THE PLANNING ACT

C. This represents the applicant's entire holding of undeveloped land in this vicinity.

D. On Street Frontages, Buffer, Open Reserves & Routes

E. Other Land to be provided

F. Other Land to be provided

G. Other Land to be provided

H. Other Land to be provided

I. Other Land to be provided

J. Other Land to be provided

K. Safety and storm sewers to be provided

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of the land to be subdivided as shown on this plan, and their relationship to the adjacent land are accurately and correctly shown.

Robert G. Dale, P. Eng., O.S.A., O.C.S.

OWNER'S AUTHORIZATION

I, *Langstaff Contwo Investments Limited*, being the registered owner(s) of the subject lands hereby authorize *Rossfield, Dale-Harris, Cutler & Smith Inc.* to prepare and submit a draft plan of subdivision for approval.

Langstaff Contwo Investments Limited 22/02/2003

AREA TABLE

ON STREET TOWNHOUSE	Blocks 1-3	0.4114 ha±
BUFFER	Block 4	0.0450
0.30m RESERVES	Blocks 5,6	0.0032
ROAD	Block 7	0.1080
TOTAL		0.5667 ha±
6.1m ON ST. TOWNHOUSE		20 units

LEGEND

Boundary of Subdivision

NOTES

All dimensions are in metres.

All elevations refer to Geoidic Datum.

All area measurements are computer generated.

SUBJECT LANDS

Draft Plan of Subdivision

Part of Lot 10,
Concession 2

APPLICANT:
LANGSTAFF CONTWO
INVESTMENTS LIMITED

City of Vaughan

Community Planning Department

Attachment 3

FILE No.:
19T-02V09

May 5, 2003

Not to Scale

DRAFT PLAN OF PROPOSED SUBDIVISION PART OF LOT 10 CONCESSION 2, GEOGRAPHIC TOWNSHIP OF VAUGHAN CITY OF VAUGHAN REGIONAL MUNICIPALITY OF YORK

Rossfield, Dale-Harris, Cutler & Smith Inc.
COMMUNITY PLANNERS

3 Church Street Suite 200
Vaughan, Ontario M4R 1R4
Tel: (416) 474-0771
e-mail: dale@rossfield.com

1:11000 JAN 23 / 03 L-19816-36-10P