

**COMMITTEE OF THE WHOLE JUNE 21, 2004**

**ZONING BY-LAW AMENDMENT FILE Z.03.001  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V01  
VENTURON DEVELOPMENTS (RUTHERFORD) INC.  
REPORT # P.2003.81**

**Recommendation**

The Commissioner of Planning recommends:

1. That the Block 11 Staging Plan for Phase I (Attachment 4) lands, as red-lined, BE APPROVED.
2. That the revised Block 11 Transportation Management Plan, dated May 2004 and included as Attachment 5, be approved.
3. That Zoning Amendment Application Z.03.001 (Venturon Developments (Rutherford) Inc.) BE APPROVED, to rezone the lands to the appropriate zone categories to implement the approved draft plan of subdivision and that the Phase 1 – Stage 2 portion of the lands identified on Attachment 3, be placed in a “Holding” Zone, pending availability of servicing capacity.
4. That Draft Plan of Subdivision 19T-03V01 (Venturon Developments (Rutherford) Inc.) prepared by Weston Consulting Group Inc., dated June 10, 2004, BE DRAFT APPROVED, subject to conditions as set out in Attachment No.1.
5. For the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid, within the plan at the rates stipulated in OPA #600 and shall conform to the approved “Cash-In-Lieu of Parkland Policy.”
6. That Council adopt the following resolution with respect to allocation of sewage and water servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision application 19T-03V01 Venturon Developments Ltd. Phase 1, Stage 1 is allocated sewage capacity from the York/Durham Servicing Scheme via the North Don Collector on an interim basis and ultimately via the Bathurst Trunk Sanitary Sewer once constructed, and water supply capacity from Pressure District No. 7 of the York Water Supply System for a total of 121 residential units, following the execution of a subdivision agreement to the satisfaction of the City.”
7. That the Owner enter into an agreement (to be registered on title) with the City of Vaughan, indicating that the Lots included in Phase 1- Stage2 will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

**Purpose**

On November 6, 2003, the Owner submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision on a 39.77 ha site. The plan consists of the following:

- 197 detached unit lots (frontages of 12.2 m – 15.2 m)
- 1.025 ha block slated for future development
- 1.08 ha neighbourhood park
- 1.813 ha storm water management ponds
- 0.267 ha Open Space Vista Blocks
- 22.55 ha Open Space Blocks

### **Background - Analysis and Options**

The site is located on the east side of Dufferin Street and south of Major Mackenzie Drive, within Block 11, Part of Lot 19, Concession 2, City of Vaughan. The site has 403 m frontage on Dufferin Street and a depth of 988m.

The site is designated “Low Density Residential”, and “Valleylands” by OPA #600, as amended by OPA #604 (Oak Ridges Moraine Conformity Plan), which further designates the lands “Settlement Area”. The approved Block Plan specifically defines the land uses as low density residential, valleylands, neighbourhood park and stormwater management pond. The lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by By-law 1-88. The surrounding land uses are:

- North – vacant; valley (A Agricultural Zone; OS5 Open Space Environmental Protection Zone)
- South – Nature Reserve (OS5 Open Space Environmental Protection Zone)
- East – vacant (A Agricultural Zone)
- West – Dufferin Street; residential; open space; agricultural (RR Rural Residential, OS5 Open Space Environmental Protection Zone, A Agricultural Zone)

On November 14, 2003, a notice of public hearing was circulated to all property owners within 120 m of the subject lands. To date, Staff has received no written comments respecting this application.

The recommendation of the Committee of the Whole on December 8, 2003, to receive the public hearing report and forward a technical report to a future Committee meeting, was ratified by Council on December 15, 2003.

The recommendation of the Committee of the Whole on September 15, 2003, to receive the public hearing and forward a technical report to a future Committee meeting, was ratified by Council on September 22, 2003.

### **Block Plan**

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

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

The Block 11 Plan provides primarily low density residential development for most of the Block, which is comprised of detached and semi-detached units. The Block also includes some medium density development in the form of townhouse units, and high density development in the Carrville District Centre. The Block 11 Plan provides four elementary schools and one high

school, as well as four neighbourhood parks, three of which are located adjacent to elementary school properties. Three neighbourhood commercial sites are proposed at the other corners of the block. The Carrville District Centre is located at the southwest corner of Block 11, and four convenience commercial blocks are also proposed. Block 11 also includes eight stormwater management ponds and a significant portion of the Block has also been designated valleylands. A significantly large parcel of land located centrally on the west side of the block has been dedicated as a nature reserve.

#### Oak Ridges Moraine Conservation Plan

The subject draft plan of subdivision is located within the boundary of the Oak Ridges Moraine Conservation Plan (ORMCP), which requires that all Planning Act applications submitted after November 17, 2001, conform with the ORM Plan. Both the proposed draft plan of subdivision and the related zoning by-law amendment application are subject to fulfill the requirements of the Act.

A Planning Justification Report for the Venturon Development detailing the ORMCP conformity in relation to the proposed emergency access and sanitary sewer through the open space area adjacent to Dufferin Street was submitted and reviewed by City Staff. The (May 2004) report prepared by Dillon Consulting details that the location for the sewer and emergency access is the best location within plan, as it utilizes the existing laneway access to the property, and will require some additional fill to widen the laneway to the appropriate City standard for emergency accesses.

City of Vaughan Staff is satisfied that the report demonstrates that this proposal conforms to the requirements of the ORMCP.

#### Official Plan

The "Low Density Residential" designation permits detached dwellings at a maximum net density of 22 units/ha, and at an average net density for low density across the Block 11 Plan of 16-18 units/ha. The low-density residential component is at a density of 15 units per hectare.

The Block 11 Landowners have provided new residential density counts proposing a total of 3,642 dwelling units comprised of 1,631 low density, 1,539 medium density and within the Carrville District Centre showing 472 high density units. Staff is satisfied that the revised density counts for the Block 11 Plan are in conformity with the density policies of OPA 600.

The proposed stormwater management pond/open space blocks and park block are all permitted under the residential designation.

#### Zoning

The lands are presently zoned A Agricultural and OS5 Open Space1 Open Space Environmental Protection Zone. An amendment to the current zoning is required to implement the proposed draft plan of subdivision. The subject lands will be zoned in accordance with the City of Vaughan's new residential zone standards, including the RD2 and RD3 standards for detached lots having frontages of 15m and 12m respectively.

All lands designated open space, will maintain the existing OS5 zoning, except for the proposed park, which will be rezoned OS2 Open Space Park Zone.

The portion of the draft plan of subdivision lands identified as Phase 1 – Stage 2 development will be zoned with a "Holding" Provision pending availability of servicing. The affected lots and blocks that are subject to the holding provision include: Lot 14; Lots 22-61 inclusive; Lots 149-152 inclusive; Lots 156-197 inclusive (all detached lots); and Block 198.

### Subdivision Design

The draft plan has been prepared in accordance with the approved Block 11 Plan. The use of alternative road design standards is being proposed in this development within the Block 11 Plan. Construction access to the subject lands may be via Dufferin Street, subject to Regional and TRCA approval, however it will most likely be the adjacent draft plan of subdivision 19T-95065.

The draft plan provides for 197 single detached residential lots, with frontages ranging between 12.2m to 15.2 m in width. Lot depths on the single detached lots range from a minimum of 30.6m in depth to 45.0m in depth.

The draft plan also includes one of the seven stormwater management ponds located within Block 11, having an area of 1.8 ha.

The only proposed Neighbourhood Park is situated along the northern property line of the draft plan and abuts residential lots to the south.

The draft plan provides for a park block (Block 200, Attachment 3), situated at the north end of the site, to be combined with the park block on the adjacent draft plan 19T-95065 to the north. However, the deletion of the school block from draft plan 19T-95065 provides the opportunity to relocate the neighbourhood park from the subject draft plan onto the adjacent draft plan 19T-95065 to the north, thereby providing a minimum of 3 street frontages onto the park. Staff is working with the Owners of the subject lands and the adjacent lands to the north (19T-95065) to address this matter.

In view of the above, Block 200 shall be placed in a "Holding" Zone pending finalizing the location and size of the neighbourhood park block, residential lot pattern and road network, which shall be to the satisfaction of the City prior to the lighting of the "H" provision.

Blocks 252 through to 256 are designated valleylands having a combined area of 8.43 ha.

The plan has also proposed a 0.81 ha block of land which has been slated for future development. An Official Plan Amendment Application (File OP.03.003) to increase the density on Block 199, has been submitted to the City for review. This future development block is identified as part of the Stage 2 development of the subdivision plan.

The draft plan of subdivision provides for 22.55 ha of open space lands.

### Vaughan Engineering Department

The Vaughan Engineering Department has provided the following comments:

#### Environmental Site Assessment (ESA)

On March 29, 2004, Terrapex Environmental Limited commenced its peer review of the ESA Phase 1 and has since provided preliminary comments on the plan. In accordance with the Council approved Block Plan conditions, the completion of the peer review and the implementation of any recommendations will be completed to the satisfaction of the City prior to final approval of the plan.

#### Engineering Servicing

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

amended for Block 11 (OPA 600) shall also be deemed to constitute part of the approved M.E.S.P.

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

This plan of subdivision depends on municipal services (sanitary, storm and watermain) to be constructed throughout Block 11. Interim sanitary sewage capacity is provided through the North Don Collector via Block 10, with the ultimate outlet being the Bathurst Trunk Sanitary Sewer. If the infrastructure required to connect to the interim or ultimate outlets is not constructed or there is insufficient interim capacity within the North Don Collector to accommodate this plan, the necessary remedial works shall be constructed as external works in conjunction with this plan.

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

#### Sanitary Servicing

The subject site will be serviced through the approved draft plan of subdivision 19T-03V09. Allocation as well as a connection to the sanitary stub located on Street D at the southern boundary of the proposed plan of subdivision is required.

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

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

#### Storm Drainage

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

#### Water Supply

The subject lands are located within service area Pressure District No. 7 of the York Water Supply System. The Pressure District No. 7 network is divided into two segments, this plan falls within the northern strip abutting Major Mackenzie Drive. This area shall be serviced through the 400 mm extensions of the Pressure District No. 7 Interconnecting Watermain along Dufferin Street to the east-west primary within 19T-95065. The water supply to this draft plan shall be from the watermain stubs on Street A in the draft plan of subdivision 19T-95065.

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

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

### Urban Design

The Urban Design Department is satisfied with the proposed subject to minor red-lined revisions and to conditions of draft plan approval included in Attachment #1. Urban Design Department staff commented that the telecommunications and hydro utility building locations should be identified on the draft plan. Furthermore, Park Block 200 shall be increased to 1.1 ha in size as depicted on the approved block plan. The block plan will be combined with the park block identified on the draft plan 19T-95065 to the north, to provide a total neighbourhood park area of 1.42 ha.

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

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

### Cultural Services Department

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

### Region of York

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

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

Phase 2 development is dependent upon the construction of the South East Collector Sewer and Bathurst Trunk Sewer (Phase I), or additional capacity becoming available if determined solely by the Region from time to time based on monitoring and ongoing analysis of the York Durham Sanitary Sewer System. Phase II water capacity is subject to confirmation of additional water supply from Peel Region.

Restrictions should be imposed on development that requires Phase II water and sewer capacity. These restrictions include the application of a holding provision 'H' and execution of a "NO Pre-sell agreement". Prior to or concurrent with draft approval for Phase 2 lands, the owner shall enter into an agreement with the City of Vaughan and Region of York agreeing not to "pre-sell" lots or

blocks to end users until such time as the Regional Municipality of York confirms in writing that there is sufficient water and sewer servicing capacity to service the proposed development.

#### Other Comments

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

The proposed draft plan of subdivision contains forest, valley lands and wetlands considered "Key Natural Heritage Feature" under the Oak Ridges Moraine Conformity Plan. The TRCA has recommended varying buffer widths to ensure conformity to the Plan and has determined the buffer widths a minimum of 5.0 m in width to a maximum of 10.0m with the 10.0m buffers in the most sensitive locations to be appropriate given the environmental significance of the features on the property.

#### **Relationship to Vaughan Vision 2007**

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

#### **Conclusion**

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

#### **Attachments**

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

#### **Report prepared by:**

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Manager of Development Planning

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# **ATTACHMENT NO. 1**

## **CONDITIONS OF DRAFT APPROVAL**

### **DRAFT PLAN OF SUBDIVISION 19T-03V01 {Venturon Development (Rutherford) Inc.} {LOT 19, 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-03V01, 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 #A1.20, dated June 10, 2004 to incorporate the following revisions:
  - a) Lot 14; Lots 22 to 37 inclusive; Lots 52 to 61 inclusive; Lots 149 to 197 inclusive; and Blocks 198 to 200, are subject to a separate agreement restricting the sale of said lots by the Owner or subsequent purchasers of all the lots pending allocation of servicing capacity by the City.
  - b) Plan to be red-lined to adjust phasing to correspond with lots identified in paragraph a) above
  - c) the location of the telecommunications and hydro utility building(s) shall be identified on the draft plan of subdivision.
  
2. The lands within this Plan shall be appropriately zoned by a zoning by-law, which has come into effect in accordance with the provisions of The Planning Act. Particular zoning categories to be applied are as follows:
  - a) Lot 14; Lots 22 to 37 inclusive, Lots 52 to 61 inclusive; Lots 149 to 197 inclusive; Blocks 198 to 200; and Streets D and E subject to an "H" Holding Provision, to be lifted upon satisfaction of the holding provision, including confirmation from the Region of York that water and sanitary servicing capacity is available to service these lots, or part therefore, in accordance with the Vaughan Development Charge Credit Agreement.
  - b) The implementing by-law shall zone the remainder of the subject lands utilizing the following zone categories;  
  
RD3 – Residential Detached Zone 3  
RD2 - Residential Detached Zone 2  
OS1 – Open Space Conservation Zone  
OS2 – Open Space Park Zone  
OS5 – Open Space Environmental Protection Zone
  
3. The Owner shall pay any and all outstanding application fees to the Community Planning Department, in accordance with Tariff of Fees By-law 321-99.



4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. The Owner shall enter into a subdivision agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m sideyards, or having roof encroachments, prior to transfer of land.
7. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
8. The Owner shall agree that on lots with flankages on the collector or primary roads, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases an upgraded elevation shall face the flankage. The flankage elevation for such lots shall be approved by the control Architect and the Commissioner of Planning, or designate, prior to the issuance of a building permit.
9. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
10. Prior to final approval of the plan of subdivision, and prior to the initiation of any grading to any lands included in the plan of subdivision, a preliminary archaeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the owner's expense, and the same report shall identify any significant archaeological sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licenced archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation (Heritage Operations Unit) approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the Ministry for review and approval.

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

#### Warning Clauses

11. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks:
  - a) within the entire subdivision plan:
    - "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels,

including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."

- "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
  - "Purchasers and/or tenants are advised that traffic calming measures may have been incorporated into the road allowances."
  - "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
  - Purchasers and/or tenants are advised that the City has not imposed a "tree fee", or any other fee which may be charged as a condition of purchase, for the planting of trees. Any "tree fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."
  - "Purchasers and/or tenants are advised that where Canadian National or Canadian-Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."
  - "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
  - "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."
- b) abutting any open space, woodlot or stormwater facility:
- "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
- c) abutting a park block:
- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park", and that noise and lighting should be expected from the designed active use of the park."

12. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
- the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.
  - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
  - the location of parks, open space, stormwater management facilities and trails.
  - the location of institutional uses, including schools, places of worship, community facilities.
  - the location and type of commercial sites.
  - colour-coded residential for singles, semis, multiples, and apartment units.
  - the following notes in BOLD CAPITAL TYPE on the map:

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

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

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

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."
13. 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."
14. 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.
15. 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.

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

#### Block Plan Conditions

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

#### Engineering Department (General Conditions)

26. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.

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

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

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

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

35. 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.
36. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services that have been designed and oversized by others to accommodate the development of the plan.
37. Prior to final approval, an environmental noise impact study, prepared at the owner's expense, shall be submitted to the City for review and approval. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
38. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan:

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

Engineering Department (Specific Conditions)

39. The Owner shall agree in the subdivision agreement that the engineering design(s) for alternative road design, traffic calming measures and designated transit route(s) may result in variation to the road and lotting pattern number of lots to the satisfaction of the City.
40. Prior to final approval of the Plan, any and all appropriate revisions, as required shall be made to the Block Plan for Block 11 and all associated reports to the satisfaction of the City.
41. Prior to final approval of the Plan or commencement of construction within the Plan, whichever comes first, the Owner shall submit a detailed hydrogeological impact study that identifies any local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision. The Owner shall agree in the subdivision agreement to reinstate a suitable potable water supply to any resident whose well is adversely impacted by development, to the satisfaction of the City as well as connect any existing residences which remain in place after development to the municipal system.
42. (a) Prior to final approval of the Plan, the Owner shall enter into a Developers’ Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 11. This agreement shall include a provision for additional developers to participate with the Developers’ Group Agreement when they wish to develop their lands.

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

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

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

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

Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval of the phase or prior to initiation of grading, or topsoil stripping of the phase or skeleton servicing works, a copy of a Record of Site Condition acknowledged by a provincial Officer of the Ministry of the Environment.

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

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

44. Prior to final approval, the Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment reports.
45. Prior to final approval of the plan, the Owner shall covenant and certify to the City that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the municipality which could interfere with its intended use.
46. Prior to final approval the Owner's Consultant shall certify that the internal roads within this Plan have been designed to comply with the internal roads of the approved Block Plan and that the pattern of the street and the layout of the blocks within the plan have been designed to coincide and correspond with the pattern and layout of the existing and proposed adjacent plans of subdivision.
47. Prior to final approval of the plan the Owner shall provide a revised Water Supply Analysis for review and approval by the Engineering Department.
48. Prior to final approval, or prior to the initiation of grading or stripping of topsoil, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, sideslopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.

49. Prior to final approval of the plan, a migration strategy for the terrestrial resources shall be included as part of the submission of the Environmental Impact Statement. The document shall include:
  - a. Recommendations with respect to remedial and mitigation measures required within designated impact zones, including any edge management planting or maintenance programs;
  - b. An assessment of the effectiveness of the proposed/selected mitigation techniques
  - c. A conceptual monitoring program specific to identified effects;
  - d. Identification of proposed limits of clearing; and
  - e. Restoration opportunities.
50. Prior to final approval of the plan the owner shall ensure that the following matters are resolved to the satisfaction of the Engineering Department and TRCA:
  - a. Buffer and edge management zones for all environmental features shall be addressed prior to defining the limits of development. When defining the edge of environmental features, the defined edge shall generally be regarded as one (1) metre outside the established dripline;
  - b. That in consideration of the above, and in conjunction with the proposed cut/fill, the provision of buffer areas (where deemed suitable and necessary), and where future detailed geotechnical investigations demonstrate the need, the limits of development as illustrated on the Block Plan be subject to revision, as required and demonstrated by the review and approval of detailed technical submissions for individual development applications to the satisfaction of the TRCA and the City;
51. Prior to final approval of the plan the owner shall finalize the Block 11 phasing plan and the owner further acknowledges that the plan shall proceed in phases in accordance with the approved Block 11 phasing plan.
52. Prior to final approval of the plan the owner shall pay the proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the plan.
53. The Owner shall not apply for building permits and the City shall not issue building permits for any lot until a minimum of two dedicated municipal road accesses are available to service the proposed development to the satisfaction of the City. The Owner is further advised that access through an unregistered plan of subdivision is not considered public access. If the roads within an unregistered plan of subdivision are transferred to the City through an R-plan and dedicated as public highway, they will be considered an access point.
54. The Owner shall not apply for building permits and the City shall not issue building permits within Phase 1 – Stage 1 until the culvert/bridge valley crossing required to complete Block Plan Streets G1 and G2 in the north half of the block has been constructed to the satisfaction of TRCA and the City.
55. The Owner shall agree in the subdivision agreement to include the following warning clause in all Offers of Purchase and Sale or Lease for all dwellings within the Plan:

“Purchasers and/or tenants are advised that the roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the



Ministry of Housing and Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines, which provide for reduced pavement widths that are narrower than City Standards. Traffic calming measures have also been incorporated in the road design.”

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

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

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

“Purchasers and/or tenants are advised that the east-west primary road shall be extended across the valley completing a continuous road from Dufferin Street to Bathurst Street.”

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

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

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

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

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

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

61. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 1 to 21 inclusive, 35 to 41 inclusive, 90, 118 to 157 inclusive, 160 to 163 inclusive, 168 to 178 inclusive and Blocks 198 and 199 within the plan in proximity of a stormwater management facility or an open space block.

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

62. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 22 to 34 inclusive within the plan in proximity of a park.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### Urban Design Department

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

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

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

- Co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines including entrance features, parkettes, trail heads, medians and fencing;
- Community edge treatments along Dufferin Street;
- The appropriate configuration and landscape treatment for Stormwater management facility Block 201;
- The pedestrian urban connections between streets and within the neighbourhood;
- The appropriate location and high quality design for the telecommunications and hydro utility buildings and easements;
- Open space edge management rehabilitation planting, trails, bridge crossings, erosion repair sites and pedestrian access points into the valley;

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

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

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

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

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

79. The Owner shall convey open space blocks 202, 203 and 207 to the City free of all cost and encumbrance for landscaping purposes.

80. Prior to final approval of the plan, the owner shall prepare a detailed edge management plan study for the perimeter of the open space blocks 205 and 206 including buffers. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space edges are distributed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The owner shall not remove any vegetation without written approval by the City and TRCA.
81. The Owner shall provide a report for a 20 metre zone within all staked open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
82. The Owner shall convey park block 200 to the City free of all encumbrances for parkland purposes.
83. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain link fence or approved equal along the limits of the lots that abut the park block, storm ponds or open space/valleyland.
84. In the event that the Owner and the City agree that the Owner will develop Park block 200, the Owner shall agree that the design, securities and construction for the Park will be addressed through an amending agreement in accordance with the “City Developer Build/Parks Development Policy.”
85. Prior to building permit issuance, the Owner shall prepare for review and approval on Park block 200, a phase II Environmental Site Assessment report in accordance with the Ministry of Environment’s Guidelines for use at contaminated sites in Ontario (June 1996, as amended), to the satisfaction of the City. Testing may include but not be limited to surface and subsurface soil, groundwater, soil vapour, plant and aquatic species sampling and testing of building materials.  
  
The Owner shall incorporate the recommendation contained in the report and ensure adequate field inspection is provided to validate the recommendation in the Phase II E.S.A. to the satisfaction of the City.  
  
The Owner shall reimburse the City for the cost of the City’s peer review of the Phase II E.S.A.
86. That Block 200 be placed in a “Holding” Zone pending finalizing the location and size of the neighbourhood park block, residential lot pattern, and road network, which shall be to the satisfaction of the City prior to the lifting of the Holding ‘H’ provision.

#### Region of York

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

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

96. The Owner shall convey the following lands to The Regional Municipality of York, free of all costs and encumbrances, to the satisfaction of The Regional Municipality of York Solicitor:
- i) A road widening along the entire frontage of the site adjacent to Dufferin Street, of sufficient width to provide 18 metres from the centerline of Dufferin Street,
  - ii) A 0.3 metre reserve across the full frontage of the site where it abuts Dufferin Street shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances.
97. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Regional Transportation and Works Department and illustrated on the Engineering Drawings.
98. Direct vehicle access from the proposed dwellings to Dufferin Street will not be permitted. Access must be obtained through the internal road network.
99. Any existing driveway(s) along the Regional road(s) frontage of this subdivision must be removed as part of the subdivision work, at no cost to the Region.
100. The Owner shall engage the services of a consultant to prepare and submit for review a noise study to the Regional Transportation and Works Department recommending noise attenuation features and the Owner shall agree to implement these noise attenuation features to the satisfaction of the Regional Transportation and Works Department.
101. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:
- "Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
102. The noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, as follows:
- i. that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
  - ii. that noise fences adjacent to Regional roads shall be constructed on the private side of the 0.3 metre reserve and may be maximum 2.5 metres in height, subject to the area municipality's concurrence;
  - iii. that maintenance of the noise barriers and fences bordering on Regional right-of-ways shall not be the responsibility of the Regional Municipality of York;
  - iv) that any landscaping provided on the Regional right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Regional Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.



103. Subject to approval by the City of Vaughan and the Region of York, the owner shall agree in the subdivision agreement to construct sidewalks along the subject lands' frontage onto the planned transit roadway on both sides of the street. Such sidewalks shall be constructed on both sides of the planned transit roadways unless only one side of the street lies within the limits of the area designated as "Subject Lands", in which case only this side of the street will require the sidewalk.
104. The planned transit roadway shall be designated and designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. As such, York Region Transit is to be consulted with respect to any traffic-calming features which may be considered for any of the planned transit roadway identified.
105. Street 'A' will require provision of an appropriate east-west concrete pedestrian walkway to link it with Dufferin Street, subject to design approval by the local municipality and the Region of York, to facilitate pedestrians' access to/from planned transit services on Dufferin Street. Consideration should be given to installing the east-west pedestrian link along block '204' and through Lot '14' to Dufferin Street, to take advantage of the planned/designated "open space". This refers to the latest draft plan dated 08 June 2004. The walkway is to be provided at no cost to the York Region concurrent with construction of necessary sidewalks..
106. The owner shall agree in the subdivision agreement to advise all potential purchasers of the planned introduction of transit service in/around the subject lands, as per above, and that the placement of any necessary bus-stops and/or passenger amenities will be placed accordingly to the satisfaction of York Region Transit and the City of Vaughan, as applicable. This would include potential transit routes, bus stops and shelter locations, as necessary. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase agreements.
107. Prior to final approval all required easements for the Bathurst Trunk Sewer within Block 11 shall be in place.
108. 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.
109. 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.
110. The owner shall enter into an agreement with the Region of York, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law DC-0005-2003-050.
111. The Region of York Planning and Development Services Department shall advise that Conditions 87 to 111 inclusive, have been satisfied.

Toronto and Region Conservation Authority

112. Submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, in accordance with the MESP for this area (Block 11). This report shall include:
- plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
  - stormwater management techniques which may be required to control minor or major flows;
  - appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
  - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 158, the Authority's Fill, Construction and Alteration to Waterways Regulation;
  - overall grading plans for the subject lands.
113. That this draft plan of subdivision be subject to red-line revision in order to meet the requirements of Condition 1, if necessary.
114. That the valley and stream corridor and associated buffers and the open space blocks (Blocks 202, 203, 205, 206 and 207) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan.
115. That the implementing zoning by-law recognize Blocks 202, 203, 205, 206 and 207 in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
116. That the future development of Block 198 will be subject to the review and approval of the TRCA. In this regard, a detailed assessment of the environmental features within and surrounding Block 198 will be required.
117. That the future development of Block 199 will be subject to the review and approval of the TRCA. The type and configuration of development of this parcel shall be designed to reduce the impacts on the overall function of the surrounding terrestrial natural heritage system. The TRCA will require a significant restoration/enhancement and edge management plan of the buffer and adjacent lands to mitigate the impacts of any future development.
118. That the owner agree to prepare a restoration plan for Block 204, the emergency access road, for implementation at such time as Block 204 is no longer required.

119. That the owner 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 112 and any future studies or reports required to fulfil Conditions 116, 117 and 118 ;
  - b. to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
  - c. to obtain all necessary permits pursuant to Ontario Regulation 158 from the TRCA.

#### Canada Post

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

126. Any institutions in this plan will be treated as a single business and will be provided mail delivery to 1 Point of Call.
127. The owner/developer further agrees to determine, provide and fit up a suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. (a gravel area with a single row of patio stones – spec to be provided). This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time.

#### Other Conditions

128. Final approval for registration shall be issued in phases in accordance with the Phasing Plan prepared by Alcorn & Associates Limited, dated June 14, 2004 and to the satisfaction of the City, subject to all applicable fees provided that:
  - a. Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
  - b. All government agencies agree to registration by phases and provide clearances, as required in Conditions 1 to 127 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
  - c. Allocation being provided within the appropriate capacity assigned by the region, as approved by the City, in consultation with the Region of York.
129. The City shall advise that Conditions 1 to 86 inclusive and 120 to 127 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
130. The Region of York shall advise that Conditions 87 to 111 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
131. The Toronto and Region Conservation Authority shall advise that Conditions 112 to 119 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



# Attachment 2

FILE No.:  
19T-03V01 &  
Z.03.001  
June 17, 2004

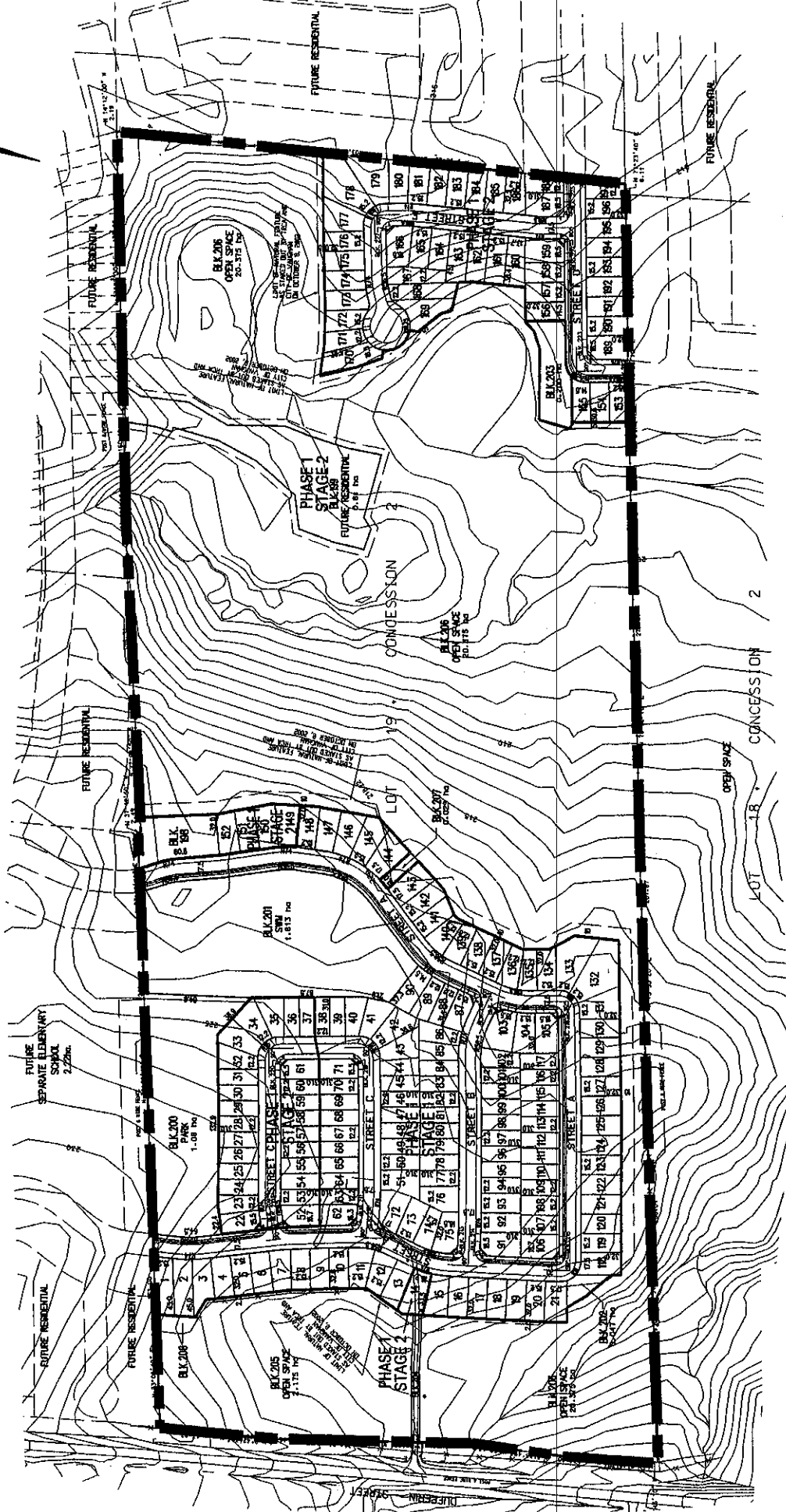
## City of Vaughan

Community Planning Department

### Location Map

Part of Lot 19,  
Concession 2  
APPLICANT:  
VENTURON DEVELOPMENT

**CITY OF VAUGHAN RED - LINED PLAN  
JUNE 21, 2004**



SUBJECT LANDS ———

Not to Scale

**Draft Plan of Subdivision**

Part of Lot 19,  
Concession 2  
APPLICANT:  
VENTURON DEVELOPMENT



Community Planning Department

**Attachment**

**3**

FILE No.:  
19T-03V01 &  
Z.03.001  
June 17, 2004

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**LEGEND**

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

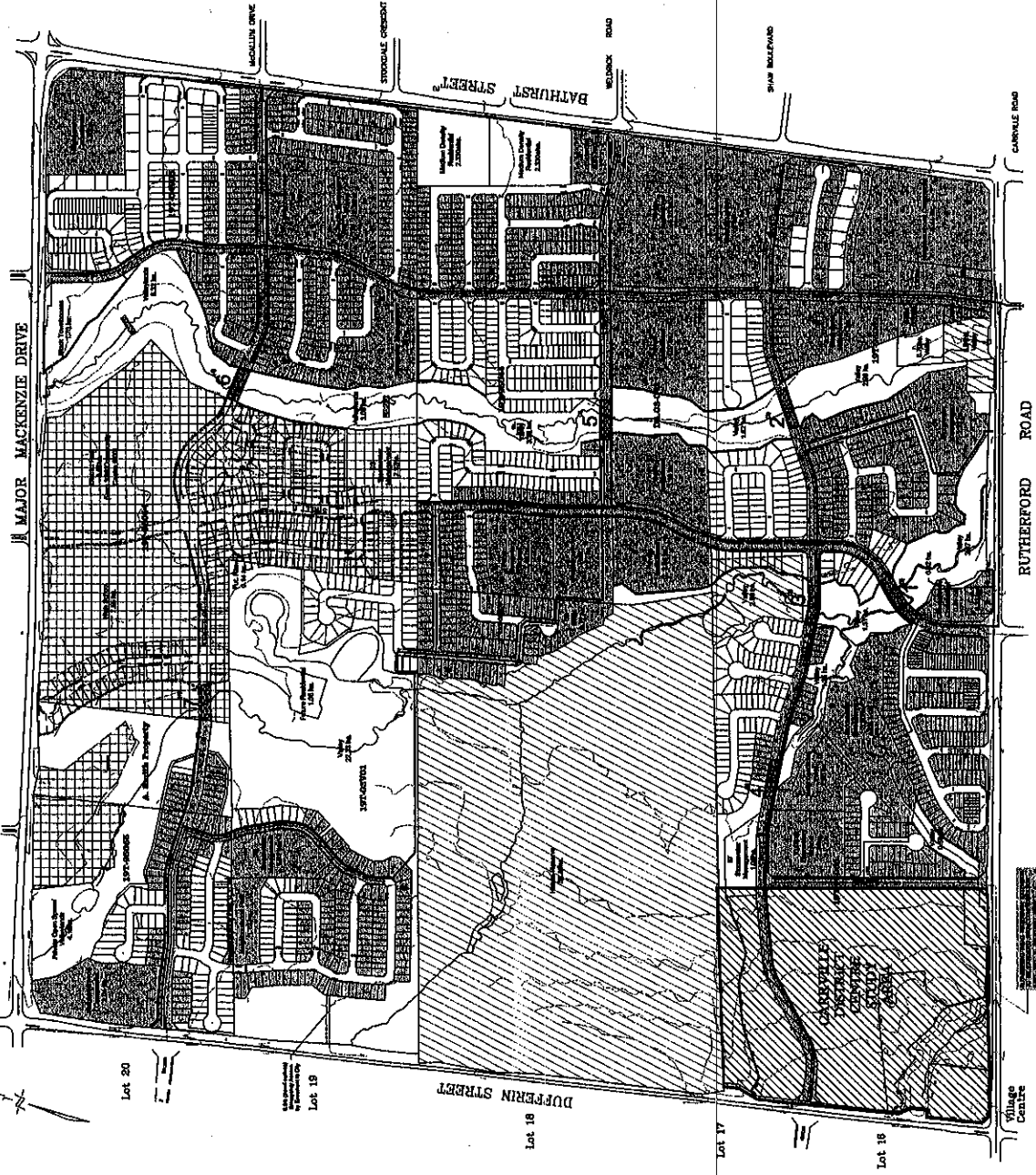
**BLOCK 11 PHASING CRITERIA NOTES**

1. Note: Bathurst Street widening by six lanes from Autumn Hill Road to Wakefield Road, to be completed prior to development within Phase 2 proceeding.
2. Note: Permission to limit building placement extended between the Block 11 and lower end of Stage 1, Stage 2 and 3. The average 1.5m section to Block 11 is 4,500 person = 3.4 Appl = 1324 units.

**PHASING OF RESIDENTIAL UNITS**

Owner	Subdivision	Stage 1	Stage 2	Stage 3	Total
197-6561 Ontario Inc.	197-65606	81	77	2	160
A. Smith	197-65605	45	2		47
197-65614	197-65614	208	303	600	1111
197-65615	197-65615	208	303	600	1111
197-65616	197-65616	208	303	600	1111
Venturon Development Inc.	197-65603	522	200	600	1322
Venturon Development Ltd.	197-65601	171	25	248	444
Autumn Hill/Phase 2	197-65609	75	300	75	450
Special Investments/Phase 2 East	197-65605	363	300	611	1264
<b>Total</b>		<b>1324</b>	<b>1359</b>	<b>2683</b>	<b>2683</b>

3. Note: The construction of valley crossings number 1, 2, 3, 4 and 5 shall be completed to the satisfaction of the City prior to the issuance of any building permits within Phase 1 - Stage 1 lands in the block.
4. Note: The construction of valley crossings number 6 and 7 shall be completed to the satisfaction of the City prior to the issuance of any building permits within Phase 1 - Stage 1 lands for the east plan of the Block 11 concession area. Stage 1, Stage 2 and 3. The average 1.5m section to Block 11 is 4,500 person = 3.4 Appl = 1324 units.
5. Note: A. Smith property, and 197-65606 (Phase 2 lands north of 197-65604), 197-65609 (Phase 2 lands south of 197-65604), 197-65601 (Phase 2 lands east of 197-65604) shall be completed to the satisfaction of the City prior to development within Phase 2 proceeding.



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

June 14, 2004      Draw # 81-1953-Phase  
 SCALE: 1:400

**ALCORN & ASSOCIATES LIMITED**  
 Land Planning and Development Consultants  
 100 West Beaver Creek Rd. #100  
 Richmond Hill, Ontario L4B 1P7

Not to Scale

**Attachment**  
**4**

FILE No.:  
 19T-03V01 &  
 Z-03.001

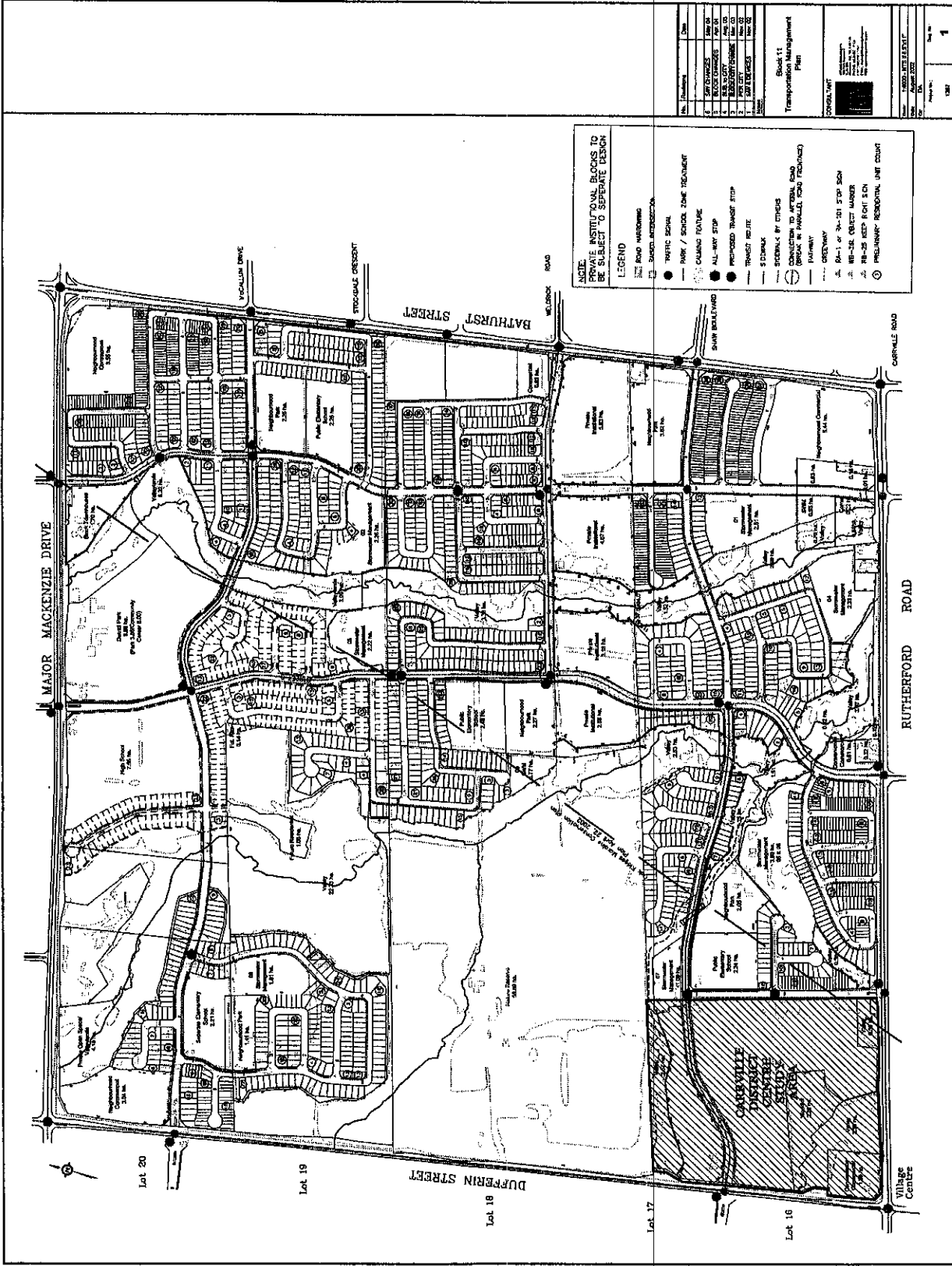
June 17, 2004

**City of Vaughan**  
**Community Planning Department**

**Block 11 Phasing Plan**

Part of Lot 19,  
 Concession 2

APPLICANT:  
**VENTURON DEVELOPMENT**



Not to Scale

# Attachment 5

FILE No.:  
19T-03V01 &  
Z.03.001  
June 17, 2004

## City of Vaughan Vaughan

Community Planning Department

### Transportation Management Plan

APPLICANT:  
VENTURON DEVELOPMENT  
Part of Lot 19,  
Concession 2

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