

**COMMITTEE OF THE WHOLE    NOVEMBER 29, 2004**

**OFFICIAL PLAN AMENDMENT FILE OP.03.026  
ZONING BY-LAW AMENDMENT FILE Z.03.095  
DRAFT PLAN OF SUBDIVISION FILE 19T-03V21  
MAPLE HEIGHTS SHOPPING CENTRE INC.  
REPORT #P.2004.29**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Official Plan Amendment Application File OP.03.026 (Maple Heights Shopping Centre Inc.) BE APPROVED, and that Official Plan Amendment #350 (Maple Community Plan) be amended to redesignate the subject lands shown on Attachment #2 from "Neighbourhood Commercial to Area" to "Medium Density Residential".
2. THAT Zoning By-law Amendment Application File Z.03.095 (Maple Heights Shopping Centre Inc.) BE APPROVED, and that By-law 1-88 be amended to rezone the subject lands shown on Attachment #2 from C4-H Neighbourhood Commercial Zone with a "H" Holding provision to RS1 Residential Semi-Detached Zone, with the following exceptions:
  - i) require a minimum rear yard of 7m, whereas 7.5m is permitted;
  - ii) required a minimum exterior side yard of 3.5m whereas 4.5m is permitted; and,
  - iii) permit a maximum interior garage width of 3.6m, whereas 3m is currently permitted.
3. THAT Draft Plan of Subdivision File 19T-03V21 (Maple Heights Shopping Centre Inc.) prepared by KLM Planning Partners Inc., Drawing #04:2, dated November 10, 2004, BE DRAFT APPROVED, subject to;
  - i) the implementing Official Plan Amendment being in full force and effect; and,
  - ii) the conditions of draft plan approval provided onset out in Attachment #1.
4. For the purpose 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 Planning Act and the City's cash-in-lieu policy. The Owner shall submit an appraisal of the subject lands in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser, for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
5. That the following resolution be passed allocating sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision Application 19T-03V21 (Maple Heights Shopping Centre Inc.) be allocated sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 7 of the York Water Supply System, for a total of 66 residential units.

## Purpose

The Owner has submitted applications to:

1. amend Official Plan Amendment #350 (Maple Community Plan) to redesignate the subject lands shown on Attachment #2 from "Neighbourhood Commercial Area" to "Medium Density Residential";
2. amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #2 from C4-H Neighbourhood Commercial Zone with Holding "H" provision to RS1 Residential Semi-Detached Zone; and,
3. permit a Draft Plan of Subdivision as shown on Attachment #3 consisting of 33 lots to facilitate a total of 66 semi-detached dwellings, on a 2.5 ha site.

## Background - Analysis and Options

The 2.5 ha vacant parcel is located on the northwest corner of Keele Street and Drummond Drive, in Part of Lot 24, Concession 4, Ward 1, City of Vaughan. The subject lands have 102m of frontage on and Drummond Drive, and 215m flankage on Keele Street.

The subject lands are designated "Neighbourhood Commercial Area" by OPA No. 350 (Maple Community Plan). The lands are zoned C4-H Neighbourhood Commercial Zone with Holding "H" provision by By-law 1-88, subject to Exception 9(1002). The surrounding land uses are:

- North - York Region reservoir (A Agricultural Zone), vacant/future commercial (C4 Neighbourhood Commercial Zone)
- South - Drummond Drive; approved draft plan 19T-03V04 (RS1 Residential Semi-Detached Zone)
- East - Keele Street; industrial (M1 Restricted Industrial Zone)
- West - residential (RV4 Residential Urban Village Four Zone)

On January 9, 2004 a notice of public hearing was circulated to all property owners within 120 m of the subject lands. No comments have been received to date. The recommendation of the Committee of the Whole on February 2, 2004, to receive the Public Hearing and forward a technical report to a future Committee meeting was ratified by Council on February 9, 2004.

## Official Plan

The subject lands are designated "Neighbourhood Commercial Area" by OPA No. 350 (Maple Community Plan), which does not permit residential uses on this site. Accordingly, an Official Plan Amendment is required to redesignate the subject lands from "Neighbourhood Commercial Area" to "Medium Density Residential". A site-specific exception to permit 66 semi-detached dwelling units on a 2.507 ha site at a net density of 27 units/ha will also be required as the net density in this designation shall be a minimum of 30 units/ha to a net of 60 units/ha.

## Zoning

The subject lands are zoned C4-H Neighbourhood Commercial Zone with the Holding Symbol "H", which does not permit residential uses. To implement the proposal, the lands would require to be rezoned to RS1 Residential Semi-Detached Zone in accordance with the City's new development standards included on Schedule "A3" to By-law 1-88.

The zoning exceptions that are required to implement the proposed plan of subdivision are, as follows:

- a minimum rear yard of to 7.0m, whereas 7.5m is required;

- a maximum interior garage width of 3.6m, whereas of 3.0m is permitted; and,
- a minimum exterior side yard setback of 3.5m, whereas 4.5m is required

The proposed RS1 zoning and exceptions are consistent with the zoning applied to the semi-detached development on the south side of Drummond Drive, and can therefore be supported by Staff.

The Maple Streetscape Committee has requested that the applicant consider placing the front face of the proposed dwelling units on Lots 17, 32 and 33 onto Drummond Drive. This will provide a better streetscape, avoid back lotting onto Drummond Drive, and be consistent with the building placement for the approved lots on the south side of Drummond Drive, directly opposite the subject lands. In order to achieve this, amendments to the RS1 Zone standards are required. The final detailed unit designs will be reviewed by Staff and the necessary exceptions provided in the implementing zoning by-law.

#### Compatibility

A substantial amount of commercial development has occurred throughout the Maple Community, and the subject land has remained undeveloped as a commercially designated and zoned parcel. In the past year, similar applications to redesignate and rezone to residential for semi-detached dwellings were approved for the lands located immediately to the south, on the southwest corner of Keele Street and Drummond Drive. This would suggest that a market is not available for commercial use at this location.

The subject application to permit a residential draft plan of subdivision consisting of semi-detached dwellings is consistent and compatible with the existing and proposed semi-detached development in the immediate area, and represents a logical extension of the existing community. In addition, it should be noted that existing community facilities in the form of parks, schools, and a community centre are readily available in the immediate area to serve the proposed residential development.

In view of the above, Staff are of the opinion that the approval of the subject applications will result in an appropriate form of residential development for the area.

#### Subdivision Design

The proposed draft of subdivision consists of 33 lots that would facilitate 66 semi-detached dwellings on a looped crescent road running north from Drummond Drive, as shown on Attachment #2. The road is single-loaded along Keele Street, thereby providing an open view into the subdivision. The dwellings that are to be sited on Lots 32 and 33 will front onto Drummond Drive to provide a better relationship with the public street. The proposed road right-of-way width is 17.5m, narrowing to 15 m along the single loaded road portion. A sidewalk is proposed along the west and south sides of Street "1", thereby providing a pedestrian link from Drummond Drive to Keele Street. In addition, a sidewalk will be added along Keele Street where it abuts the subject lands.

#### Servicing

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

##### Environmental Site Assessment

On October 1, 2004, the City's Environment Engineer concluded his peer review of the ESA Phase I and updated ESA Phase I, and indicated that there is no need to conduct an ESA Phase II review.

### Roads

The Engineering Department has no objection to the use of the Alternative Design Standards proposed within this plan of subdivision. The roads on the Plan shall be designed in accordance with the City's standards and criteria. Access to the subject lands will be from Drummond Drive.

### Water Supply

The subject lands are part of the Pressure District No. 7 of the York Water Supply System. The site can be serviced, through the existing valve and chamber at the south of the site, and by the existing 150mm watermain connection on Drummond Drive. The existing pressure head in the vicinity of the proposed intersection of Drummond Drive and Street "1" is sufficient to support fire and domestic flows of the proposed development.

### Sanitary Servicing

The subject lands are tributary to the Maple Collector System. The site can be serviced, through the existing sanitary manhole at the south end of the site, and by the existing 200mm sanitary sewer connection that connects to the existing 300mm sanitary sewer located on Drummond Drive. The additional volume of sewage entering the existing sanitary sewer will not impose constraints on the existing sanitary sewer system.

### Storm Drainage

The storm drainage system should conform to the original External Drainage Plan. The minor storm drainage system of the subject lands can be serviced, through the existing storm manhole located at the south end of the site, and by the existing 600mm storm sewer connection to the 750mm storm sewer located on Drummond Drive. The overland flow from the proposed development will follow the proposed road pattern and then will flow to Drummond Drive to follow the overland flow pattern of the adjoining development.

### Sewage and Water Allocation

In accordance with Council's resolution on October 12, 2004, the proposed Draft Plan was reserved sewage capacity from the Maple Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 7 of the York Water Supply System, for a total of 66 residential units.

### Parkland

The preliminary parkland dedication calculation is as follows:

<u>Calculation based on 1ha per 300 units</u>	
Total Number of Units	66 Units
Total Parkland at 1ha per 300 units	
TOTAL PARKLAND DEDICATION	0.220ha
PARKLAND PROVIDED IN PLAN	0.000ha
TOTAL PARKLAND UNDER DEDICATION	0.220ha

The parkland dedication will be satisfied through cash-in lieu payment.

## Maple Streetscape Community Advisory Committee

The Maple Streetscape Community Advisory Committee considered the proposed draft plan of subdivision on October 27, 2004, and the following comments were provided:

- street lighting and other streetscaping as per the Maple Streetscape Guidelines and Master Landscape Plan and Design Study must be provided;
- benches should be provided if there is an opportunity;
- integrate the landscape treatment at the intersection since it is a gateway intersection into Maple;
- co-ordination of the urban design/streetscape elements as they relate to the Maple Streetscape Guidelines including built form;
- landscaping of buffer Block 34 along Keele Street;
- community edge landscape treatment along Keele Street;
- internal landscaping on boulevards as it relates to the reduced road rights-of-ways and the location of underground services; and,
- the location and treatment for all internal side lot fencing and noise attenuation barriers.

In addition to the above, the applicant is required to have another meeting with the Maple Streetscape sub-committee to discuss final elevations for the dwellings. These comments will be addressed to the satisfaction of the Development Planning Department, through the review of the architectural and urban design initiatives in the Maple Streetscape Guidelines, and the landscape master plan for the subdivision.

### Implementation

The Owner has submitted applications to amend the Official Plan, Zoning By-law and for draft plan of subdivision approval. The proposed draft plan of subdivision cannot be implemented until the Official Plan has been approved and is in full force and effect. Accordingly, if the application is draft approved by Council, Staff will withhold the Decision Notice, pending final approval of the Official Plan Amendment. A condition of approval has been included to this effect.

### Other Comments

The York Region District School Board, York Region Catholic School Board, York Region Planning and Canada Post have reviewed the proposed draft plan of subdivision and is generally satisfied with the plan. Their conditions of draft plan approval are provided on Attachment #1.

### Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #350.

### Conclusion

Staff is of the opinion that the proposed amendment to the Official Plan to redesignate the subject lands shown on Attachment #2, from "Neighbourhood Commercial Area" to "Medium Density Residential"; and the proposed amendment to the Zoning By-law to rezone the subject lands from C4-H Neighbourhood Commercial Zone to RS1 Residential Semi-detached Zone, are appropriate to permit the approval of the draft plan of subdivision application for 33 lots to facilitate a total of 66 semi-detached dwellings.

The proposed development is compatible with the surrounding residential land uses, including the lands on the south side of Drummond Drive, which were redesignated and rezoned from commercial to permit semi-detached dwellings.

For these reasons, Staff recommends approval of the official plan and zoning by-law amendment applications and the draft plan of subdivision, as red-lined on Attachment #3, subject to the conditions of draft approval provided on Attachment #1. Should the Committee concur, the recommendation in this report can be adopted.

**Attachments**

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Subdivision 19T-03V21

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

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## ATTACHMENT NO. 1

### STANDARD CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-03V21  
MAPLE HEIGHTS SHOPPING CENTRE INC.  
PART OF LOT 24, CONCESSION 4, 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-03V21, ARE AS FOLLOWS:**

#### City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., drawing #04:2, dated November 10, 2004.
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:  
  
RS1 - Residential Semi-Detached Zone with the following exceptions:
  - minimum rear yard setback of 7.0m
  - minimum interior garage of 3.6m
  - minimum exterior side yard of 3.5m
  - the accessory exceptions required to implement the final unit designs for Lots 17, 32 and 33, to be approved by Staff.
3. The Owner shall pay any and all outstanding application fees to the Community Planning Department, in accordance with Tariff of Fees By-law 406-2003.
4. 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.
5. 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.
6. 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.
7. Street "1" on Attachment #2 shall be named "Treasure Hill Road". The Planning Department for the Region of York does not have any objections to the proposed name.
8. The Developer is to design, purchase materials, and install a buried hydro distribution system and a street lighting system within the confines of the subdivision, and compatible with the existing

and/or proposed systems, in the surrounding plans of subdivision, all in accordance with PowerStream Inc. and City of Vaughan standards and specifications, latest revisions.

9. The Developer is also required to enter into a separate subdivision agreement with Power Stream Inc.
10. a) Prior to final approval and prior to commencement of any work on the site, the proponent shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the proponent shall agree to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeologically resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archeological resource concerns have met licensing and resource conservation requirements.
- b) Prior to final approval and prior to the commencement of any work on site, the proponent shall deliver to the City (Cultural Services Division) two copies of the Archaeological Assessment.
- c) Prior to the commencement of any archaeological fieldwork, a copy of the contract information sheet which was submitted to the Ministry of Culture, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Master Plan Study for the City of Vaughan prior to commencing any fieldwork.

#### 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 adjacent topographical conditions."
    - "Purchasers and/or tenants are advised that traffic-calming measures may have been incorporated into the road allowances."
    - "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
    - Purchasers and/or tenants are advised that the City has not imposed a "tree fee", or any other fee which may be charged as a condition of purchase, for the planting of trees. Any "tree fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."



- "Purchasers and/or tenants are advised that where Canadian National or Canadian-Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."
  - "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
  - "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."
- b) abutting any open space, woodlot or stormwater facility:
- "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
- c) abutting a park block:
- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park", and that noise and lighting should be expected from the designed active use of the park."
- d) along a potential transit route:
- "Purchasers and/or tenants are advised that the following streets may be used as transit routes in the future: Drummond Drive and Keele Street."
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 Development Planning Department, at 2141 Major Mackenzie Drive, (905) 832-8565."

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

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

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

13. 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.
14. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit an Erosion and Sedimentation Control Plan including 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.
15. 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.
16. Prior to the issuance of a building permit, the elevations for the units on Lots 17, 32 and 33 shall be approved by the Development Planning Department.

Engineering Department (General Conditions)

17. 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.

18. The road allowances included within this draft plan of subdivision shall be dedicated as public highway without monetary consideration and free of all encumbrances.
19. 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.
20. 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.
21. 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.
22. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
23. 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.
24. 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.
25. 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.
26. 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.

27. 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.
28. 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.
29. 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.

Engineering Department (Specific Conditions)

30. The Owner shall agree in the subdivision agreement that the engineering design(s) of Alternative Design Standards for road design and traffic calming measures may result in variation to the road, lotting pattern and the number of lots, to the satisfaction of the City.
31. The Owner shall provide pedestrian walkways along the east side of the subject lands to access Keele Street.
32. 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 the intended use.
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. Prior to transfer of residential lots abutting open space lands, park and public walkway, the Owner shall erect a permanent 1.5m high vinyl chain link fence along the limits of residential lots where they abut open space and walkways to the satisfaction of the City.
35. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 1 to 6 inclusive within the Plan in proximity of Neighbourhood Park:  
  
 "Purchasers and/or tenants are hereby 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."
36. 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 hereby advised that at the time of approval of this development the Keele Valley Landfill Site is closed east of the subject development. Regardless of on-going engineering, monitoring and maintenance of activities, during the operating life of the landfill, site impacts including but not limited to odour, dust or noise will be expected from time to time, potentially interfering with the occupants' use and enjoyment of the property."

### Development Planning

37. Prior to final approval, the Owner shall prepare a tree assessment 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.

38. The warning clause Council approved September 29, 1997 with respect to "Tree Fees" shall be included in the subdivision agreement as follows:

"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 showing conceptual location for boulevard trees is included as a schedule in the 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 any 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."

39. Prior to final approval, the Owner shall prepare a urban design/streetscape master plan to the satisfaction of the City, and 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 Maple Streetscape Guidelines including built form;
- Landscaping of buffer Block 34 along Keele Street;
- Community edge landscape treatment along Keele Street;
- Internal landscaping on boulevards as it relates to the reduced road rights-of-way and the location of underground services;
- The location and treatment for all internal side lot fencing and noise attenuation barriers.

40. The Owner shall convey buffer Block 34 to the City free of all cost and encumbrance for landscaping purposes.

41. Prior to final approval, the Owner shall obtain approval from the Maple Streetscape Subcommittee for all house unit elevations.

### Region of York

42. 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.

43. 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.

44. The Owner shall have prepared, by a qualified professional transportation consultant, a functional

transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Regional Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigating measures for these issues. This report shall be submitted for the Region's review.

45. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to implement the recommendations of the functional transportation report/plan as approved by the Regional Transportation and Works Department.
46. 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.
47. The intersection of Keele Street and Drummond Drive shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department with any interim or permanent intersection works including illumination and/or signalization as deemed necessary by the Regional Transportation and Works Department.
48. 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:
  - A road widening along the entire frontage of the site adjacent to Keele Street, of sufficient width to provide 18 metres from the centerline of Keele Street,
  - A 0.3 metre reserve across the full frontage of the site where it abuts Keele Street shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances,
  - A 15 metre by 15 metre daylighting triangle at the northwest corner(s) of the intersection of Keele Street and Drummond Drive,
  - An additional 2.0 metre widening, along the site frontage with Keele Street at the intersection of Drummond Drive, for the purpose of a right-turn lane, 40.0 metres in length, together with a 60.0 metre taper.
49. 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.
50. Direct vehicle access from the proposed dwellings to Keele Street will not be permitted. Access must be obtained through the internal road network.
51. 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.
52. 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.

53. 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".

54. 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:

- that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
- 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;
- 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
- 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.

55. Subject to approval by the City of Vaughan and the Regional Municipality of York, the Owner shall agree in the subdivision agreement to construct sidewalks along the subject lands' frontage onto Keele Street and Drummond Drive.

56. Subject to approval by York Region Transit, bus passenger standing areas/platforms are to be provided at no cost to York Region, concurrent with construction of necessary sidewalks. Required platform locations are as follows:

- i. Southbound Keele Street at the intersection of Drummond Drive (near-side placement, adjacent to Block/Lot 33)
- ii. Westbound Drummond Drive at the intersection of Keele Street (mid-block placement, adjacent to Block/Lot 17)

57. The Owner shall agree in the subdivision agreement that the bus passenger platforms identified above shall be designed and constructed to the satisfaction of the area municipality and York Region Transit.

58. The single-loaded roadway which will abut Keele Street (i.e. Street '1') will require provision of an appropriate concrete pedestrian walkway, subject to design approval by the local municipality and the Regional Municipality of York, to facilitate pedestrians' access to/from existing transit service on Keele Street. The walkway is to be provided at no cost to the Region, concurrent with construction of necessary sidewalks.
59. 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.
60. 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.
61. 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.
62. 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.

#### York Region School Boards

63. 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).

#### Canada Post

64. The Developer agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box locations prior to any home sales. Also that the builder will post in clear site a copy of the plan indicating the Community Mail Box site at the sales office. This plan is requested to be completed and approved prior to the start of the house sales for the subdivision.
65. The Owner/ Developer must comply with the following:
  - 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.
  - The Owner/developer will be responsible for delivery 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 signoff.

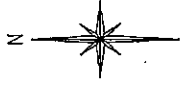
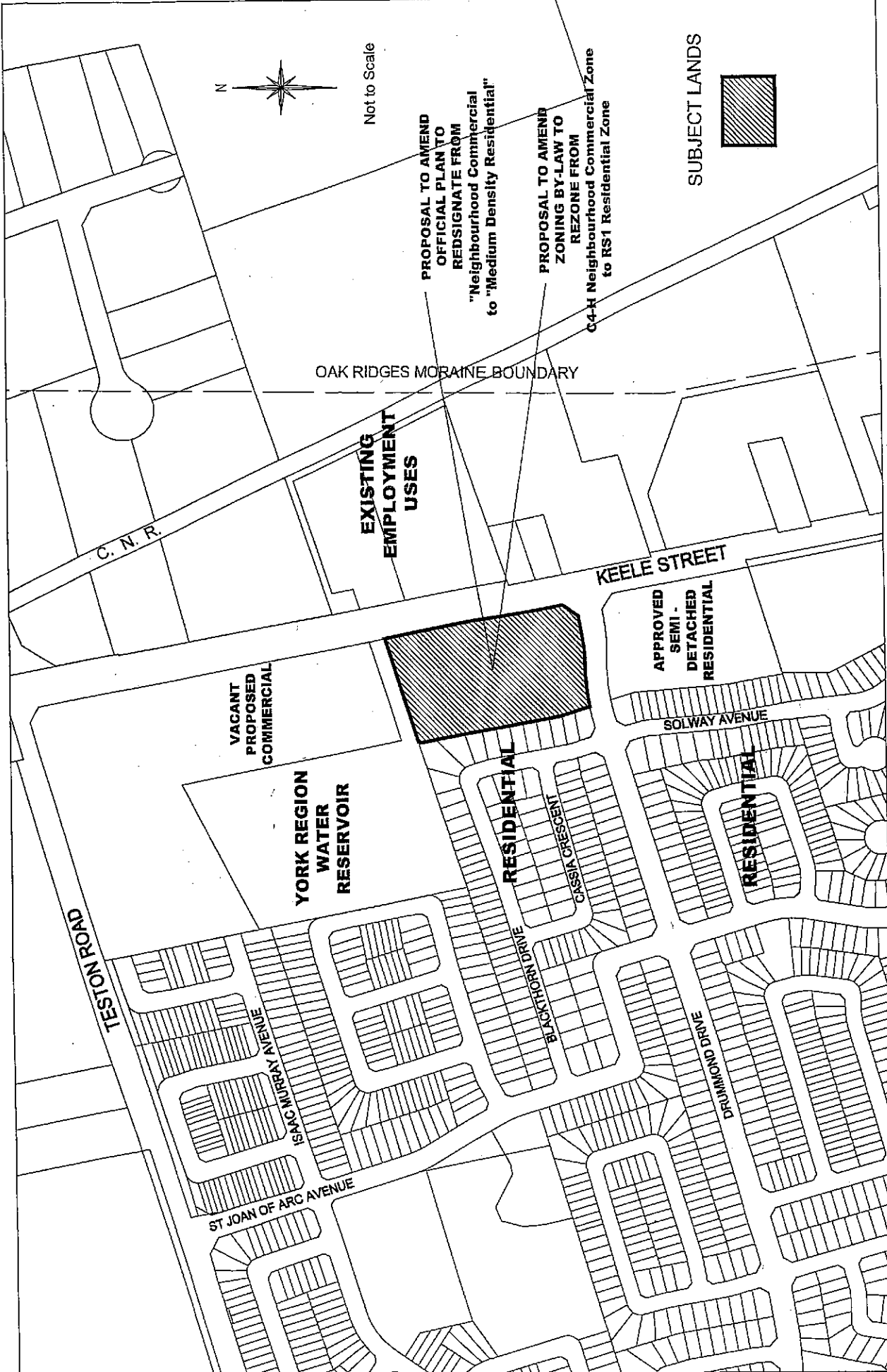


- The Owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes to indicate these locations on appropriate servicing plans.
66. The Owner/developer will provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:
- An appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to place the Community Mailboxes on (a copy of 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. A reduced map section is to be sent out indicating locations as they are completed.
  - Any required walkway across the boulevard, as per municipal standards.
  - Any required curb depressions for wheelchair access.
  - 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.
67. 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 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

68. 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 67 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
69. The City shall advise that Conditions 1 to 41 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
70. The Regional Municipality of York shall advise that Conditions 42 to 62 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
71. York Region School Board(s) shall advise that Condition 62, has been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

72. Canada Post shall advise that Conditions 64 to 67 has been satisfied. The clearance letter shall include a brief statement detailing how each condition has been met.



Not to Scale

PROPOSAL TO AMEND  
OFFICIAL PLAN TO  
REDSIGNATE FROM  
"Neighbourhood Commercial  
to "Medium Density Residential"

PROPOSAL TO AMEND  
ZONING BY-LAW TO  
REZONE FROM  
C4-H Neighbourhood Commercial Zone  
to RS1 Residential Zone

SUBJECT LANDS



# Attachment 2

FILE No.:  
19T - 03V21, OP.03.026  
& Z.03.095

November 11, 2004

## City of Vaughan

Development Planning Department

### Location Map

Part of Lot 24,  
Concession 4

APPLICANT:  
MAPLE HEIGHTS SHOPPING  
CENTRE INC.

