

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

**ZONING BY-LAW AMENDMENT FILE Z.02.065  
DRAFT PLAN OF SUBDIVISION FILE 19T-02V06  
LOBLAW PROPERTIES LIMITED ET AL.  
REPORT #P.2004.80**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment Application Z.02.065 (Loblaw Properties Limited Et Al.) BE APPROVED, to rezone the subject lands shown on Attachment #2 from A Agricultural Zone to R5 Residential Zone, with the following exceptions:
  - a) require a minimum 10m rear yard for lots abutting an OS1 Open Space Conservation Zone, specifically Lots 1 to 10 inclusive as shown on Attachment #3:
  - b) require a minimum 6m front yard between a garage and the front lot line for all lots within the subject subdivision as shown on Attachment #3.
2. THAT Draft Plan of Subdivision 19T-02V06 (Loblaw Properties Limited Et Al.) prepared by ODAN DETECH Consulting Engineers, dated September 9, 2004 (Revised), and red-lined on November 29, 2004, BE DRAFT APPROVED, subject to conditions provided on Attachment #1.
3. THAT the subdivision agreement shall contain a provision requiring the Owner to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building permit, 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.
4. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision Application 19T-02V06 be allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 5 of the York Water Supply System, for a total of 44 residential units following the execution of a subdivision agreement to the satisfaction of the City. Said allocation to the draft plan shall automatically be revoked after a period of one year in the event the draft plan has not been registered."

**Purpose**

The Owner has submitted applications to:

1. amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #3, from A Agricultural Zone to R5 Residential Zone; and
2. permit a Draft Plan of Subdivision (Attachment #3) consisting of 44 detached residential units with lot frontages ranging between 8.4m to 13.3m, on a 2.17 ha site.

## **Background - Analysis and Options**

The subject lands are located (see Attachment #2) west of Regional Road #27, on the north side of Langstaff Road, being part of Lot 11, Concession 8, City of Vaughan. The lands were part of a larger block, which included the commercial block to the northwest, but was recently severed through a Committee of Adjustment Consent Application B061/04, to facilitate the processing of the draft plan of subdivision. The 2.173 ha site has a 103.63m frontage on Langstaff Road and a depth of approximately 210m. The site can be accessed through Umbria Crescent and Milano Avenue in the adjacent subdivision to the east (see Attachment #3).

The site is designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - valley, (OS1 Open Conservation Space Zone)
- South - Langstaff Road; existing residential (R4 Residential Zone)
- East - existing residential, including Umbria Court and Milano Avenue (R5 Residential Zone)
- West - existing commercial plaza (C4 Neighbourhood Commercial Zone)

On May 31, 2004, a notice of Public Hearing for the applicant's entire landholding, which included both the subject lands (Draft Plan of Subdivision) and the commercial block to the northwest (as shown on Attached #2) was mailed to all property owners within 120m of the subject lands, and to the West Woodbridge Homeowners Association, and to individuals requesting notification. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing held on June 21, 2004, and to forward a technical report to a future Committee meeting, was ratified by Council on June 28, 2004. The applicant has since severed the commercial block from the subject residential subdivision application.

### Official Plan

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan). This designation permits detached and semi-detached dwelling units at a maximum gross density of 7.4 units/ha in Lot 11 of Concession 8, plus 12.4 units/ha in Lots 12 to 14 of Concession 8. The gross density is calculated on a neighbourhood plan basis, and the breakdown is provided in the "Density" section of this report.

### Neighbourhood Plan

The subject lands are located within the Neighbourhood 4A Development Plan (see Attachment #4), which was approved by Council in October 1988 and revised on May 6, 1996. This plan deals with land use, transportation and roads, traffic impact, servicing and density. The implementation of the Neighbourhood Plan is through the approval of individual plans of subdivision.

To ensure the orderly development of the Woodbridge Community, Section 12(h) of OPA #240 provides:

"To enable the City and the Region to co-ordinate the development of individual plans of subdivision and establish priorities for the provision of municipal and regional services and facilities, the City shall require the preparation and adoption of detailed neighbourhood development plans prior to permitting major development to proceed in certain areas. Such neighbourhood development plans need not form an amendment to the Plan."

The proposal for single-detached dwellings and the road pattern shown on the proposed subdivision plan (Attachment #3) is consistent with the Council approved Neighbourhood 4A Development Plan (Attachment #4).

## Density

The subject lands are situated in Lot 11, Concession 8 within the Neighbourhood 4A Development Plan, which calculates the density on a neighbourhood plan basis, as follows: 7.4 units/ha (gross) in Lot 11, Concession 8, plus 12.4 units/ha (gross) in Lots 12 to 14 of Concession 8. The density for the neighbourhood also includes a medium density townhouse development (built), which was approved by Council in 1995 at 32 units/ha (net). A gross hectare includes the net residential land area, local and feeder roads, parks, open space, valleys and community facilities, plus one-half of the boundary roads and one-quarter of the boundary intersections. The Neighbourhood 4A Development Plan has a total development area of 107.8ha.

The maximum number of units permitted and built within the entire Neighbourhood 4A Plan is as follows:

	<u>Permitted</u>	<u>Built</u>
Low Density (Gross):		
Lot 11 (43.5 ha @ 7.4 uph)	322 units	84 units
<u>Lot 12-14 (63 ha @ 12.4 uph)</u>	<u>781 units</u>	<u>540 units</u>
Total Low Density Units	1103 units	624 units
Medium Density (Net):		
<u>1.334ha @ 32 uph</u>	<u>42 units</u>	<u>42 units</u>
Total Medium Density Units:	42 units	42 units
Total Low + Medium Density Units:	1145 units	666 units

An additional 479 low density units could be accommodated within the neighbourhood. The development proposes 44 units, and therefore conforms to the density policies within the Official Plan. An amendment to the Neighbourhood Plan is not required as the development conforms to the approved land uses and road pattern.

## Zoning

The lands are presently zoned A Agricultural Zone by By-law 1-88, and an amendment to the zoning by-law is required to rezone the subject lands from A Agricultural Zone to R5 Residential Zone (minimum 7.5m frontages) to facilitate the draft plan of subdivision for 44 single-detached units. The R5 zoning would be consistent with the subdivision to the immediate east. A minimum 10m setback will be required for any rear yard abutting an OS1 Open Space Conservation Zone (from the approved stable slope line) as required by the Toronto and Region Conservation Authority (TRCA), specifically applying to Lots 1-10 on Attachment #3. Staff can also support the request to reduce the front setback between a garage and the front lot line for all lots in the subdivision from 6.4m to 6m, which is considered to be minor. The implementing by-law will include these exceptions to implement the draft plan of subdivision.

## Subdivision Design

The draft plan (Attachment #3) has been prepared in accordance with the approved Neighbourhood Plan (Attachment #4). The proposed lotting both in design and size is similar to the adjacent plan of subdivision (Attachment #2). The road pattern is designed with a 20m road allowance so as to align and complete both Milano Avenue and Umbria Court to the immediate east. A total of 44 residential lots with minimum frontages of 8.4m, and lot depths ranging from 32m to 50m are proposed.

Vaughan Engineering Department

The Vaughan Engineering Department provides the following comments:

a) Environmental Site Assessment

On October 21, 2004, Terrapex Environmental Limited completed its peer review of the Environmental Report, Phase 1 prepared by Toronto Inspection Geo-environmental Consultants, in accordance with the Environmental Guidelines for Use at Contaminated Sites in Ontario (February 1997 as amended), and found the soil and groundwater conditions at the site suitable for residential development.

In support of the draft plan, the applicant has submitted a servicing report entitled, "Langstaff and 27 Retail Centre dated July 18, 2002 and prepared by Odan Detech Consultants, which was reviewed by Engineering staff and summarized as follows:

b) Water Supply

The draft plan is within the service area of Pressure District 5 of the York Region Water Supply System. The residential draft plan can be supplied by looping the existing 200mm diameter watermain on Milano Avenue.

c) Sanitary Servicing

The servicing report identifies that the sanitary system within the abutting easterly Villagio Subdivision 19T-95092 has been designed and constructed to accommodate the sanitary drainage from the subject draft plan.

d) Storm Drainage

The storm water flows from the subject lands are tributary to the Robinson Creek Valley. The servicing report identifies that the proposed storm sewers and storm water detention pond, within the abutting easterly Villagio Subdivision 19T-95092, have been designed to accommodate the drainage from the subject draft plan.

e) Sewage and Water Allocation

On October 15, 2004, the Engineering Planning and Studies Division confirmed that sewage and water allocation was available for this draft plan of subdivision. Staff recommends that water and sewage capacity be allocated to the subject lands for a total of 44 lots.

f) Noise Attenuation

Due to the proximity of the draft plan to Highway #27, Langstaff Road, and to the westerly commercial site, the Engineering Department requires a noise report that analyzes the ultimate traffic data and stationary noise source(s). The applicant is advised that City Policy requires mandatory air conditioning for residential units that abut and/or face major collector roads such as Langstaff Road, and when abutting commercial developments.

Parkland Dedication

The preliminary parkland dedication calculation is as follows:

Calculation Based on 5% of Land Area

Total Land Area within Plan	2.173 ha
Parkland dedication Based on 5% =	0.109 ha

The parkland dedication requirements will be satisfied through cash-in-lieu of parkland dedication, as a park is not required within the subject plan of subdivision.

A 6m wide separate buffer block is to be provided along Langstaff Road to allow for appropriate landscaping and streetscape integration with the proposed commercial block, in accordance with City Policy, and as red-lined on the subdivision plan shown on Attachment #3.

#### Cultural Services Department

The Cultural Services Department requires an Archeological Assessment to be undertaken on the subject lands as a condition of draft plan approval. The assessment report would be approved to the satisfaction of the Cultural Services Department and Ministry of Culture.

#### PowerStream Inc.

PowerStream Inc. has advised that "the Developer is to design, purchase materials, and install a buried hydro distribution system and a street lighting system within the confines of the above-noted 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. They also require the developer to enter into a separate subdivision agreement with Power Stream Inc.

#### Region of York

The Regional Municipality of York has no objection to draft plan approval, provided water and sewer capacity has been allocated, and subject to the conditions of draft approval provided on Attachment #1.

#### Toronto and Region Conservation Authority (TRCA)

The Toronto & Region Conservation Authority (TRCA) has no objection to both the proposed zoning amendment and draft plan of subdivision applications. The TRCA is satisfied with the development as proposed, subject to the conditions of draft approval provided on Attachment #1.

#### School Boards

The York Region District School Board and York Catholic District School Board did not have any comments or conditions respecting the proposed draft plan of subdivision. A school site is not proposed on the subject lands.

#### Canada Post

Canada Post has no objection to the zoning and subdivision, and have provided draft plan conditions outlined in Attachment #1.

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

This staff report is consistent with the priorities established in Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #240.

#### **Conclusion**

Staff has reviewed the zoning by-law amendment and draft plan of subdivision applications in accordance with the Official Plan, the Neighbourhood 4A Development Plan, and By-law 1-88. Staff are satisfied that the proposed rezoning of the 2.17 ha parcel shown on Attachment #3, from A Agricultural Zone to R5 Residential Zone, conforms to the policies in the Official Plan, is

consistent with the uses and road pattern in the Neighbourhood 4A Development Plan, and is appropriate to facilitate the proposed draft plan of subdivision consisting of 44 single-detached lots.

For these reasons, Staff can recommend the approval of the zoning amendment and draft plan of subdivision applications. The conditions of draft plan approval are provided on Attachment #1. Should the Committee concur, the recommendations in this report can be adopted.

**Attachments**

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Subdivision 19T-02V06/Proposed Zoning
4. Neighbourhood 4A Development Plan 4A

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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## ATTACHMENT NO. 1

### **DRAFT PLAN OF SUBDIVISION 19T-02V06 LOBLAW PROPERTIES LIMITED LOT 11, CONCESSION 8, 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-02V06, ARE AS FOLLOWS:**

#### City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Odan Detech Consulting Engineers, Drawing #2, dated September 9, 2004 (Revised) as red-lined to incorporate the following revision:
  - a) 6m wide landscape strip along Langstaff Road, to match the commercial landscape strip to the west.
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. The zoning category to be applied is as follows:
  - R5 Residential Zone; with a minimum setback of 6m from a garage to the front lot line; a minimum 10m rear yard setback from an OS1 Open Space Conservation Zone to a building structure for Lots 1 to 10 inclusive.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 406-2003.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan/ Neighbourhood 4A Development 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, the provision of roads and municipal services, landscaping and fencing, the woodlot development charge, if required. 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 1.2m side yards, or having roof encroachments, prior to transfer of land.
7. Prior to final approval, easements required for utility, drainage and/or construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
8. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning and Development Services Department; proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.
9. The road allowances within the Plan shall be designed in accordance with the City's engineering standards for road and intersection design, temporary turning circles, daylighting triangles and 0.3m reserves and shall be dedicated as public highway to the City free of all charge and encumbrances. The pattern of streets and layout of lots and blocks shall be designed to

correspond and coincide with the development pattern and layout on adjacent properties and developments.

10. Any dead end or open side of a road allowance created within the Plan of subdivision shall be terminated in a 0.3m reserve, to be conveyed to the City free of all charge and encumbrances, to be held by the City until required for a future road allowance or development of adjacent lands.
11. Final engineering design(s) may result in minor variations to the Plan (i.e. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.
12. The Owner shall agree in the subdivision agreement that the construction access shall be provided only in a location approved by the City and/or the appropriate authority.
13. 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 implement the recommendations of such report including pavement design structure for ideal and non ideal conditions to the satisfaction of the City.
14. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
15. The Owner shall agree 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 services and facilities are available to service the proposed development are available.
16. The Owner shall agree that on lots with flankages on a collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect, and/or the Commissioner/Director of Development Planning, prior to issuance of a building permit.
17.
  - a) Prior to the initiation of grading and prior to final approval and 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(s) that describes the storm drainage system for the proposed development within this draft plan, which report shall include:
      - i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
      - ii) the location and description of all outlets and other facilities;
      - iii) stormwater management techniques which may be required to control minor and major flows;
      - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
  - b) The Owner shall agree in the subdivision agreement to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City.



18. Prior to final approval, the Owner shall pay the proportionate share of the cost for any external municipal services that have been designed and oversized by others to accommodate the development of the Plan.
19.
  - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of Power Stream Inc (former Hydro Vaughan Distribution Inc.), its successors and assigns, regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with Power Stream Inc. which addresses the foregoing requirements.
  - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Inc. (former Hydro Vaughan Distribution Inc.) and the City.
20. Prior to final approval of the Plan, 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 and commercial uses. 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.
21. Prior to the transfer of pertinent lots within the Plan, the Owner shall construct a 1.5m high black vinyl chain link fence along the limits of the residential lots where they abut the open space, to the satisfaction of the City.
22. Prior to the initiation of any grading and/or construction on the Plan, the Owner shall install an erosion and siltation fence along the top-of-bank within the plan. The erosion and siltation fence shall be maintained in place until sufficient grass cover is established within the plan to the satisfaction of the City.
23. The Owner shall convey any lands required by the City or the Toronto and Region Conservation Authority (TRCA), free of all charge and encumbrances:
24. 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.
25. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with an Urban Design and Architectural Design Guidelines.
26. The Owner shall agree to pay the City at the time of registration of the Plan, payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
27. Prior to final approval, the Owner shall submit a tree preservation study/assessment, 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/or remedial planting. The Owner shall agree to undertake the measures identified in the City-approved assessment. The Owner shall not remove any trees, without written approval by the City
28. Prior to final approval, the Owner shall prepare a streetscape and open space landscape master plan to the satisfaction of the City; the Plan shall address the following issues:
  - a) co-ordination of the urban design/streetscape elements as they relate to the commercial block including entrance features, fencing and landscape screen planting;

- b) community edge treatment along Langstaff Road;
  - c) the appropriate landscape buffer/treatment between the residential lots and commercial block.
29. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
30. Prior to final approval of the plan, the Owner shall prepare a detailed edge management/rehabilitation plan study for the perimeter of the valley/open space block. The study shall include an inventory of all existing trees within an 8m zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management, rehabilitation and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
31. The Owner shall provide a report for a 20 metre zone within all staked woodlot and open space/valley 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.
32. That the following warning clause that Council approved on September 29, 1997, with respect to "Tree Fees" shall be included in the subdivision agreement as follows:
- "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 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 trees shall be provided by the Owner and shall be included as a schedule in this subdivision agreement. This is only a conceptual plan 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."
33. 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.

34. Prior to final approval of the plan of subdivision, and prior to commencement of any works /grading to any lands within the subdivision, a preliminary archeological 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 licensed archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the said Ministry for review and approval.
35. 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 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.
36. The Owner /Developer shall agree to:
- a) provide the following for each community mailbox site, as shown on the servicing plans:
    - i) an appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;
    - ii) any required walkway across the boulevard, as per municipal standards; and,
    - iii) any required curb depressions;
  - b) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s);
  - c) provide a copy of the executed agreement to Canada Post.
37. The Owner/Developer shall consult with Canada Post Corporation to determine suitable locations for the placement of a Community Mailbox and to indicate these locations on the appropriate servicing plans. The Owner/Developer will be responsible for notifying the purchaser/renter of the exact Community Mailbox locations prior to the closing of any home sale. The Owner/Developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.
38. The Consulting Engineers shall send Canada Post two (2) copies of the utility co-ordination plan/site plan, for use in the identifying the Community Mailbox location.
39. 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, from construction activities, may be of concern occasionally interfering 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, 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 correctly and in the future: "Martin Grove Road" and Regional Road #27."

40. 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 Neighbourhood 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.]*

41. 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.
42. 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.
43. 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.

Toronto Region And Conservation Authority (TRCA)

44. Prior to the initiation of grading and prior to the registration of this Plan or any phase thereof, that the Owner shall submit for review and approval of the Toronto and Region Conservation Authority, (TRCA), the following:
- a) a detailed report that describes the storm drainage system for the proposed development of the subject lands. This report should include:
- plans illustrating how this drainage system will tie into surrounding drainage systems, ie. Is it part of an overall drainage scheme? How will external flows be accommodated? What is design capacity of the receiving system?
  - Stormwater management techniques which may be required to control minor or major flows:
  - Proposed methods for controlling or minimizing erosion and siltation on-site during and after construction
  - Location and description of all outlets and other facilities, which may require permits under Ontario regulation 158.
- b) Grading plans and landscape plans for the subject lands.
45. That this draft plan of subdivision be subject to red-line revision, in order to meet the requirements of Condition #44, if necessary.
46. That planting within the landscape plan, that is adjacent to the valley corridor, be to the TRCA's satisfaction.
47. That the Owner agree in the subdivision agreement, in wording acceptable to the TRCA:
- to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Condition #44;
  - 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;
  - to obtain all necessary permits pursuant to Ontario Regulation 158 from the TRCA.
48. The subdivision agreement shall contain a condition requiring that a copy of the executed subdivision agreement be provided to the TRCA, when available, in order to expedite the clearance of conditions of draft approval

Region of York Conditions

49. 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.
50. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required access improvements for this subdivision. The report/plan, submitted to The Regional Municipality of York Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
51. The Owner shall agree in the subdivision agreement, in wording satisfactory to The Regional Municipality of York Transportation and Works Department, to implement the recommendations of the functional transportation report/plan as approved by The Regional Municipality of York Transportation and Works Department.

52. The Owner shall submit detailed engineering drawings, to The Regional Municipality of York Transportation and Works Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by The Regional Municipality of York Transportation and Works Department. Additionally, the engineering drawings shall 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, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
53. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the Regional road, to the Infrastructure Design and Construction Branch, Attention: Manager, Development Approvals, that includes the following drawings:
- a) Plan and Profile for the Regional road and intersections;
  - b) Grading and Servicing;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility Location Plans;
  - f) Signalization and Illumination Designs;
  - g) Line Painting;
  - h) Traffic Control/Management Plans;
  - i) Landscaping Plans, including tree preservation, relocation and removals.
54. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information, shall be submitted to The Regional Municipality of York Transportation and Works Department, Attention: Mrs. Eva Pulnicki, P.Eng.
55. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of The Regional Municipality of York Transportation and Works Department and illustrated on the engineering drawings.
56. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, that prior to the release of any security held by York Region in relation to this plan of subdivision, and where noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines.
57. 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".
58. The Owner shall convey to The Regional Municipality of York a 0.3 metre reserve along the entire frontage of the site free of all costs and encumbrances, to the satisfaction of The Regional Municipality of York Solicitor.

59.     •       Existing core-level transit services currently operate on the following roadways in the vicinity of the subject lands:
- Martin Grove Road
  - Regional Road #27

As such, York Region Transit would require that:

The owner shall agree in the subdivision agreement to advise all potential purchasers of existing transit services 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.
63.     The Region of York Planning and Development Services Department shall advise that Conditions 49 to 63 inclusive, have been satisfied.

#### York Region School Boards

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

#### Other Conditions

65.     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 64 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
66.     The City shall advise that Conditions 1 to 43 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
67.     The Toronto And Region Conservation Authority shall advise that Conditions 44 to 48 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



68. The Regional Municipality of York shall advise that Conditions 49 to 63 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
69. The Toronto And Region Conservation Authority shall advise that Conditions 46 to 50 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
70. The York Region School Board(s) shall advise that Condition 64 has been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

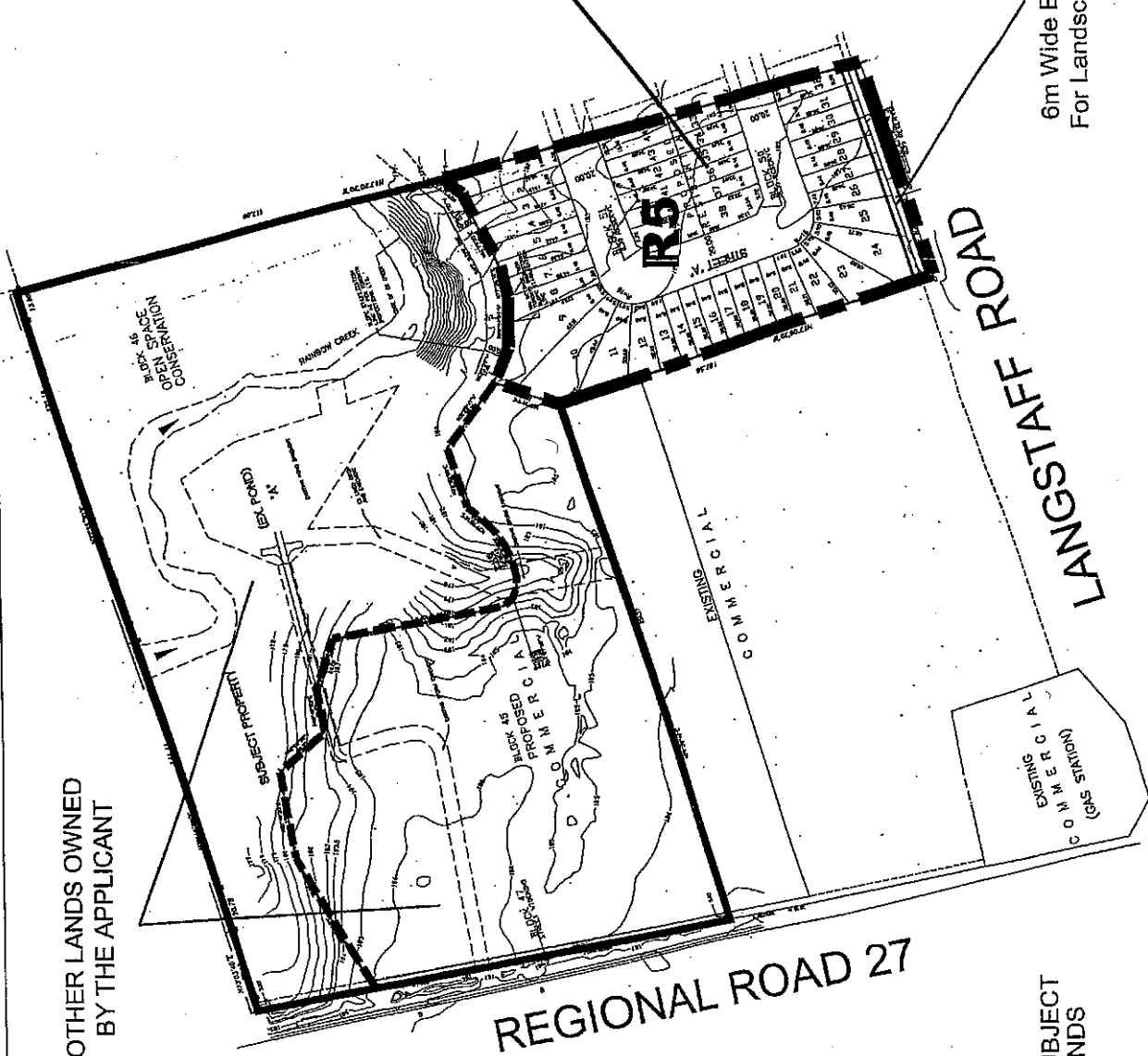


**Draft Plan of Subdivision**

Lot 11,  
 Concession 8  
 APPLICANT:  
 715486 ONTARIO LIMITED, LOBLAW PROPERTIES  
 N:\0\PT\1 ATTACHMENTS\DA\_02\_055

**DRAFT PLAN OF SUBDIVISION**  
 (This Parcel Severed From Original Land Holding By B61/04)

6m Wide Buffer Required For Landscaping Purposes



OTHER LANDS OWNED BY THE APPLICANT



SUBJECT LANDS

REGIONAL ROAD 27

LANGSTAFF ROAD

# LAND USE PLAN NEIGHBOURHOOD 4A DEVELOPMENT PLAN WOODBRIDGE COMMUNITY



Not to Scale

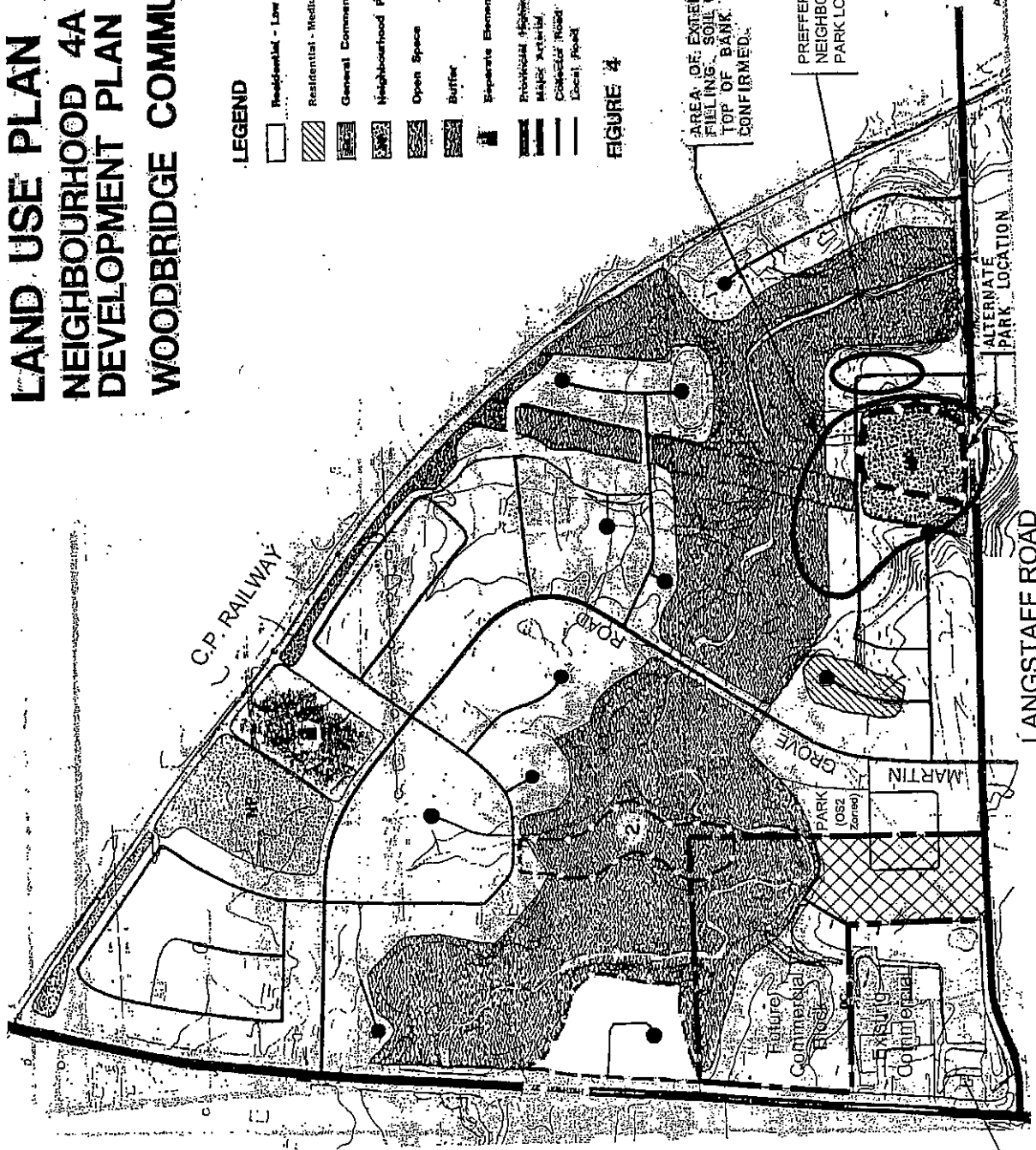
## LEGEND

- Residential - Low Density
- Residential - Medium Density
- General Commercial
- Neighbourhood Park
- Open Space
- Buffer
- Separate Elementary School
- Provincial Highway
- Major Arterial
- Collector Road
- Local Road

DRAFT PLAN  
OF SUBDIVISION  
19T-02V06

715486 ONTARIO  
LIMITED, LOBLAW PROPERTIES  
et al. LANDS

FIGURE 4



# Attachment 4

FILE No's:  
DA.02.055,  
Z.02.065 &  
19T-02V06

September 16, 2004



## Neighbourhood 4A Plan

Development Planning Department

Lot 11,  
Concession 8  
APPLICANT:  
715486 ONTARIO LIMITED, LOBLAW PROPERTIES

NS\GPA\1 ATTACHMENTS\DA\da.02.055