

**DRAFT PLAN OF SUBDIVISION FILE 19T-04V07
MACKENZIE GLEN DEVELOPMENTS
REPORT #P.2004.73**

Recommendation

The Commissioner of Planning recommends:

1. That Draft Plan of Subdivision 19T-04V07 (Mackenzie Glen Developments Ltd.) prepared by Humphries Planning Group Inc., and dated September 1, 2004, BE DRAFT APPROVED, as red-lined on November 29, 2004, and shown on Attachment #5, subject to the conditions set out in Attachment #1.
2. 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 19T-04V07 (Mackenzie Glen Developments) 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 35 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 that the draft plan has not been registered.”

Purpose

The Owner has submitted a Draft Plan of Subdivision application to facilitate the development of a 2.52 ha parcel of land with 35 residential lots having frontages between 12m to 16.5m, as shown on Attachment #5. This proposal replaces the original plan of subdivision shown on Attachment #4.

Background - Analysis and Options

The 2.52 ha site is located on the north side of Cunningham Drive, between Helmsdale Avenue and St. Joan of Arc Avenue, being Block 441 on Plan 65M-3338, in Part of Lot 23, Concession 4, Ward 1, City of Vaughan.

The subject lands are designated “Low Density Residential” and “Elementary School – Institutional” by OPA #350 (Maple Community Plan). The York Catholic District School Board does not require a school, and has released the site back to the original landowner. OPA #350 allows the lands to be developed for “Low Density Residential” uses including detached dwellings. The subject lands are zoned RV3 Residential Urban Village Zone Three by By-law 1-88. The surrounding land uses are:

- North - existing residential (RV3 Residential Zone)
- South - Cunningham Drive; existing residential (R3 Residential Zone)
- West - existing residential (R2 Residential Zone) and park (OS2 Open Space Park Zone)
- East - existing residential (RV3 & R3 Residential Zones)

On May 14, 2004, a notice of public hearing was circulated to all property owners within 120m of the subject lands, including the Gates of Maple Ratepayers Association, and was in consideration of the original draft plan of subdivision proposal for 42 residential lots with frontages between 12m to 15.3m, as shown on Attachment #4.

A petition of 70 households was received from residents in the vicinity of the subject property stating their opposition to the original subdivision. The following is a synopsis of the concerns that were raised:

- The addition of a new subdivision will degrade the quality and value of the neighbourhood.
- The proposal is a major departure from the City's original plan for a Catholic School, for which, some residents paid a lot premium to abut.
- Holy Jubilee Catholic School is at capacity, which required them to build an extension. However, as more families move to the area, constructing the originally planned school would be a better long-term situation.
- Existing owners will be subject to increased traffic, noise and dust, particularly during the construction period.

At the Public Hearing held on June 7, 2004, Council resolved:

"That a meeting take place with the Ward 1 Sub-Committee, affected residents, their representatives and the Developer, to resolve outstanding issues, prior to this matter being brought forward to an evening Committee of the Whole meeting, by the end of October 2004; and

That the affected residents be given the opportunity to contact both school boards."

On August 10, 2004, the Ward Councillor, Staff, and the applicant met with the area residents. Both School Boards were invited to the meeting, but no representatives attended. The issues identified at the meeting are summarized as follows:

- The Catholic School Board provided comments to the residents stating that the site was surplus. No comments were provided by the Public School Board, and the residents questioned whether this school board was offered the surplus land for a public school.
- The lot sizes abutting Cunningham Drive should be increased to match the existing lots.
- The lot frontages for the interior lots are not consistent with the existing lots, and the residents wanted them increased.
- Residents living west of the proposal wanted a tree inventory to be undertaken in order to protect the existing trees.
- The proposed subdivision design is not suitable, and a cul-de-sac type of design is preferred. In addition, the four lots in the centre of the plan should be deleted from the plan.

Following this meeting, the original draft plan of subdivision was modified to reflect the current proposal for 35 lots, as shown on Attachment #5, and which is the subject of this staff report. A notice of this Committee of the Whole meeting was sent to those individuals on file having expressed interest in this application.

Official Plan

The subject lands are designated "Low Density Residential" and "Elementary School – Institutional" by OPA #350 (Maple Community Plan). The York Catholic District School Board does not require a school, and has released the site back to the original landowner for residential use.

The "Low Density Residential" designation permits detached residential dwellings at a maximum net density of 22 units/ha. The proposed draft plan of subdivision for 35 lots would yield a density of 13.89 units/ha in conformity with the Official Plan.

The proposed draft of subdivision includes lot sizes that are consistent and compatible with existing lots in the vicinity of the subject lands. Furthermore, the existing RV3 zoning implements development standards that will result in dwelling units that are compatible with the existing neighbourhood character in terms of physical form and scale. The proposed draft plan of subdivision conforms to the Official Plan.

Zoning

The subject lands are zoned RV3 Residential Urban Village Zone Three by By-law 1-88. The existing zoning for lands in the vicinity of the subject lands are shown on Attachment #3. The draft plan of subdivision complies with the minimum lot area, depth and frontage requirements of the RV3 Zone.

Subdivision Design

The proposed draft plan of subdivision consists of 35 residential lots, of which 32 lots front onto a 17.5 metre wide cul-de-sac, with a landscaped island at the centre of the bulb, as shown on Attachment #5. The remaining three lots front onto Cunningham Drive with lot frontages ranging between 15m to 16.5m.

A walkway block is proposed between Lots 14 and 15 to provide pedestrian access to Cranston Park, located west of the subject lands. The draft plan has been red-lined to show the relocation of the walkway block between Lots 13 and 14, as shown on Attachment #5, in order to minimize the impact on the existing trees in this area. In addition, fencing will be provided along the rear of Lots 11-16, which abut the park.

The detached lots have frontages ranging between 12m to 16.5m, which meets and/or exceed the existing lot frontages in the vicinity of the subject lands. Fifteen lots exceed 50 metres in depth.

Servicing

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

a) Environmental Site Assessment (ESA)

The ESA Phase 1 report meets the requirements of the Ministry of Environment, and a Phase II ESA is not required.

b) Roads

The Engineering Department has no objection to the use of the alternative road design standards within the subject plan since they have been approved for use in the surrounding developments. Should Council concur with the proposed use of alternative road design standards, they can be implemented within this plan of subdivision. All curb and street line radii are to be shown. Additional detail is required on the draft plan to illustrate how the City's current angle bend detail will be implemented. In addition, double driveways are to be shown on all corner and angle bend lots.

Construction access to the subject lands will be via Cunningham Drive.

c) Engineering Servicing

The servicing of this plan of subdivision has been accommodated in the municipal services (sanitary, storm and water main) constructed in conjunction with the Mackenzie Glen Phase II (65M-3065) development.

d) Sanitary Servicing

The subject site will be serviced through the existing sanitary sewer constructed on Cunningham Drive. A connection to the sanitary stub (200mm diameter) located on Cunningham Drive at the southern boundary of the proposed plan of subdivision is required.

e) Storm Drainage

The storm drainage system shall conform to the stormwater management designed and constructed in conjunction with the Mackenzie Glen Phase II (65M-3065) development. The subject site will be serviced through the existing storm sewer constructed on Cunningham Drive. A connection is required to the storm stub (750mm diameter) located on Cunningham Drive at the southern boundary of the proposed plan of subdivision.

f) Water Supply

The subject lands are located within service area Pressure District No. 7 of the York Water Supply System. It is anticipated that water supply will be from the 400mm diameter watermain on Cunningham Drive (an existing 150mm diameter connection complete with a valve chamber and curb stop in accordance with City Standard Drawing I-2), which has been constructed along the frontage of the development lands.

Parkland

Parkland dedication was previously satisfied for these lands as part of the overall parkland dedication within Plan 65M-3338. Therefore, no further parkland dedication is required.

York Catholic District School Board

The Board of Trustees, at the May 27, 2003 Regular Board Meeting, approved the release of the Shurgain East Catholic Elementary school site on the subject property.

The concession block is served by three Catholic elementary schools; St. David, Divine Mercy, and Holy Jubilee. Rather than constructing a fourth school, the three existing schools received additions resulting in three large facilities, thus eliminating the need for an additional school within the block.

In 2000, the Board approved a planning guideline stating that only three school sites be designated within a concession block. Based on these factors and the anticipated peak in Maple enrolment within 5 to 10 years, the recommendation was to release the site. The Board passed this recommendation and the site was released back to the developer, Mackenzie Glen Inc. in May 2003.

York Region District School Board

The York Region District School Board approved its new capital program on March 25, 2004, which identified the schools to be constructed during the next 5 years. The Board is committed to providing schools as required to meet development pressures. The Board does not require the subject site to meet its capital program.

Within the Maple community, the Board has constructed Michael Cranny ES (2000), Discovery PS (2001), Mackenzie Glen PS (2002), Maple Creek PS (2002), and Julliard PS (2004), in response to the tremendous growth in this area.

Other Comments

The Regional Municipality of York has advised that they have no objection to the draft plan of subdivision, subject to the allocation of services by the City, and satisfying the conditions of draft approval as provided on Attachment #1.

The Toronto and Region Conservation Authority and Canada Post have no objections to the proposed subdivision, subject to the conditions of draft approval as 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 the Official Plan.

Conclusion

The proposed draft plan of subdivision conforms to the density and land use policies of the Official Plan, and complies with the existing RV3 zoning on the subject lands. Staff is satisfied that the proposed draft plan is consistent and compatible with the existing lotting pattern in the area, and that the current zoning will facilitate homes that are of a scale and form similar to the existing residential development in the vicinity of the subject lands.

For these reasons, Staff recommends draft approval of the plan of subdivision, as red-lined on Attachment #5, 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. Existing Zoning
4. Original Draft Plan of Subdivision 19T-04V07 (April 21, 2004)
5. Proposed Draft Plan of Subdivision 19T-04V07 (September 1, 2004, as Red-Lined on November 29, 2004)
6. Extract Item 4, Report No. 53 from the Council Meeting of June 15, 2004

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

STANDARD CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF SUBDIVISION 19T-04V07 MACKENZIE GLEN DEVELOPMENTS LTD. PART LOT 23, 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-04V07, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Humphries Planning Group Inc., Drawing #A2, dated September 1, 2004, as red-lined on November 29, 2004, and shall incorporate the following revisions:
 - a) relocate the 6.0 metre wide walkway block in between Lots 13 and Lot 14; and
 - b) reconfigure Lots 14 and 15, as may be required.
2. 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.
3. 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.
4. 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.
5. 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.
6. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning Department; proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.
7.
 - a) 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.
 - b) The Developer is also required to enter into a separate subdivision agreement with PowerStream Inc.

8. a) Prior to final approval of the plan of subdivision, and prior to the initiation of any grading to any lands included in the plan of subdivision, a preliminary archaeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the owner's expense, and the same report shall identify any significant archaeological sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licenced archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation (Heritage Operations Unit) approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the Ministry for review and approval.
- b) Prior to final approval or registration of the development application or plan of subdivision, the owner by way of development application or subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as a protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the municipality.

Warning Clauses

9. The Owner shall include the following warning clauses 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, and increasing traffic on Cunningham Drive, may be of concern and occasionally interfere with some activities of the dwelling occupants."
 - "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
 - "Purchasers and/or tenants are advised that traffic-calming measures may have been incorporated into the road allowances."
 - "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
 - Purchasers and/or tenants are advised that the City has not imposed a "tree fee", or any other fee which may be charged as a condition of purchase, for the planting of trees. Any "tree fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."

- "Purchasers and/or tenants are advised that where Canadian National or Canadian-Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."
 - "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
 - "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."
- b) abutting any open space, woodlot or stormwater facility:
- "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."
- c) abutting a park block (Lots 11-16 inclusive):
- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park", and that noise and lighting may be of concern due to the designed active use of the park."
10. 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.]

11. 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.
12. 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.
13. 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.

Engineering Department (General Conditions)

14. 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.
15. The road allowances included within this draft plan of subdivision shall be dedicated as public highway without monetary consideration and free of all encumbrances.
16. The road allowance included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.

17. The road allowance 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.
18. 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.
19. 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.
20. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
21. 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.
22. 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.
23. 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:
24. The Owner shall submit 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.
25. 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.
26. 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.

27. 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.
28. 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)

29. The Owner shall agree in the subdivision agreement that the engineering design(s) for alternative 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.
30. 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.
31. Prior to final approval or prior to initiation of grading or stripping of topsoil, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, 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.
32. Prior to final approval, the Owner's Consultant shall certify that the internal roads within this plan have been designed to coincide and correspond with the pattern and layout of the existing and/or proposed adjacent plans of subdivision.
33. The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.
34. The following warning clause shall be included in all offers of purchase and sale, or lease for all lots/blocks on 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.”

35. 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 walkway to the satisfaction of the City.

Development Planning Department

36. 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.

37. Prior to final approval of the plan, the Owner shall prepare a detailed vegetation edge management plan study for the perimeter of the existing park (Part 1, Plan 65R-20791). The study shall include an inventory of all existing trees within an 8 metre zone from the rear property limits on Lots 11, 12, 13, 14, 15 and 16, and areas where the vegetated areas are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included.

The Owner shall provide a report for a 20 metre zone outside the said rear property limits within the existing park (Part 1, Plan 65R-20791) to the satisfaction of the 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 services.

38. Prior to final approval, the Owner shall prepare a fencing plan that illustrates the integration with the existing fencing on the surrounding lots.
39. The Owner shall convey the walkway block to the City free of all encumbrances, and in addition, agrees to construct a walkway connection into the adjacent park block (Part 1, Plan 65R-20791) to the satisfaction of the City.

Region of York

40. 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.
41. 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.
42. The Owner shall submit detailed engineering drawings, to the Regional Transportation and Works Department for review that include the subdivision storm drainage system, sanitary drainage, site grading and servicing, plan and profile plans.
43. Subject to approval by the City of Vaughan and the Region of York, the Owner shall agree in the subdivision agreement to construct a sidewalk along the subject lands' frontage onto Street (Unidentified on Plan).
44. Subject to approval by the City of Vaughan and the Region of York, the Owner shall agree in the subdivision agreement to construct a sidewalk along the subject lands' frontage onto Cunningham Drive.
45. 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.

46. The Owner shall submit detailed engineering drawings, to the Regional Transportation and Works Department for review that include the site grading and servicing, plan and profile drawings for the proposed Street (Unidentified on Plan).
47. The Owner shall submit detailed engineering drawings, to the Regional Transportation and Works Department for review that include the site grading and servicing, plan and profile drawings for Cunningham Drive.
48. 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.
49. 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.

Canada Post

50. The Developer agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box locations prior to any house sales. Also, that the builder will post in clear sight, a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed and approved prior to the start of the house sales for the subdivision.
51. 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.
52. The Owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer on which the homeowners does a sign-off.
53. The Owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
54. 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 if the Standards will be provided upon Request). The developer further agrees to provide these cement pads during sidewalk pouring and will notify Canada Post of the locations as they are completed.
 - Any required walkway across the boulevard, as per municipal standards (1 to 1.5 metres wide).
 - 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.

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

Other Conditions

56. 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 55 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
57. The City shall advise that Conditions 1 to 39 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
58. The Regional Municipality of York shall advise that Conditions 40 to 49 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
59. Canada Post shall advise that Conditions 50 to 55 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



Location Map

Part Lot 23,
Concession 4

APPLICANT:
MACKENZIE GLEN DEVELOPMENTS LIMITED

K:\DFT\1 ATTACHMENTS\19\194-04V07



Development Planning Department

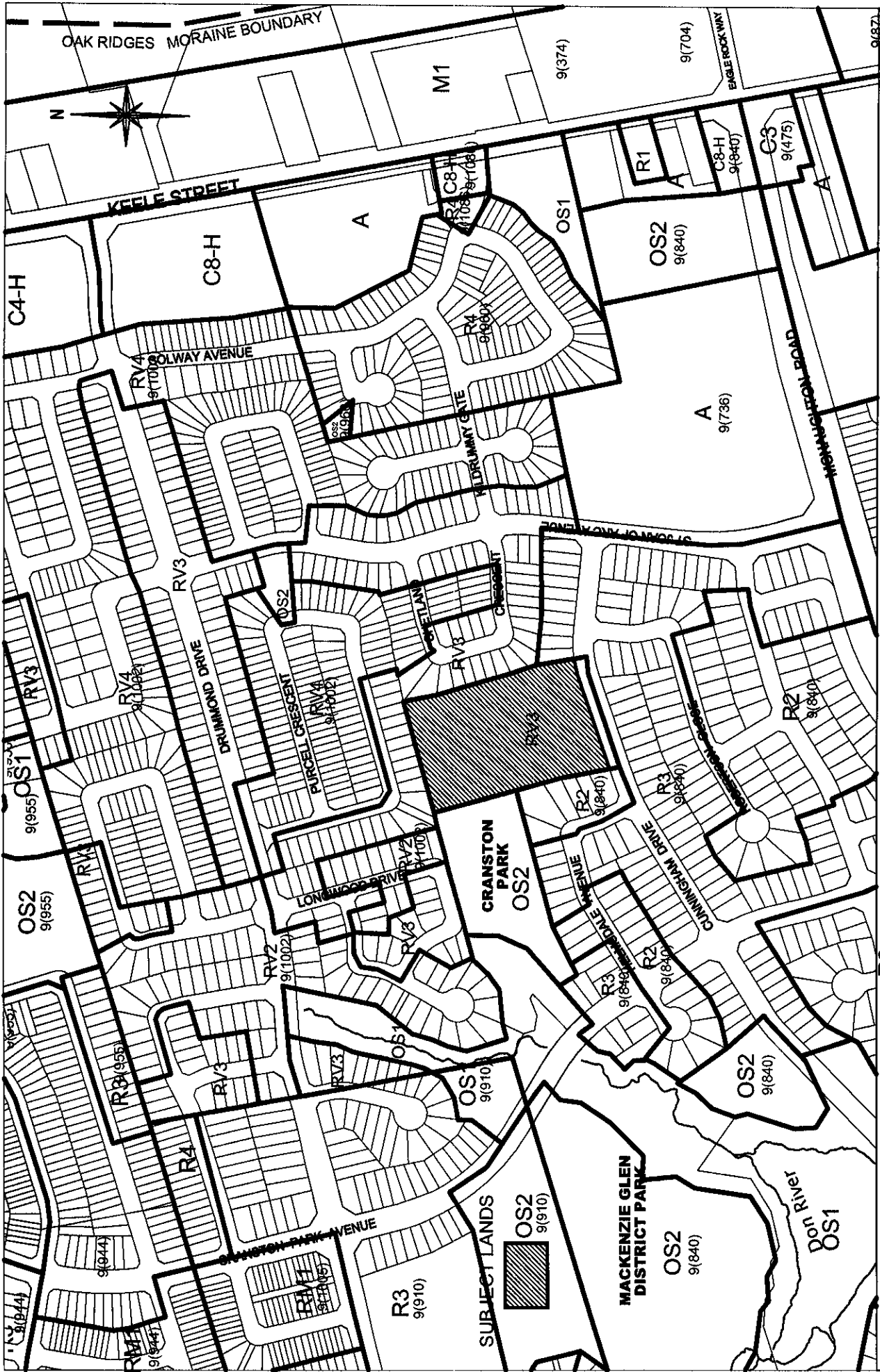
Attachment

2

FILE No.:
19T-04V07

Not to Scale

November 10, 2004



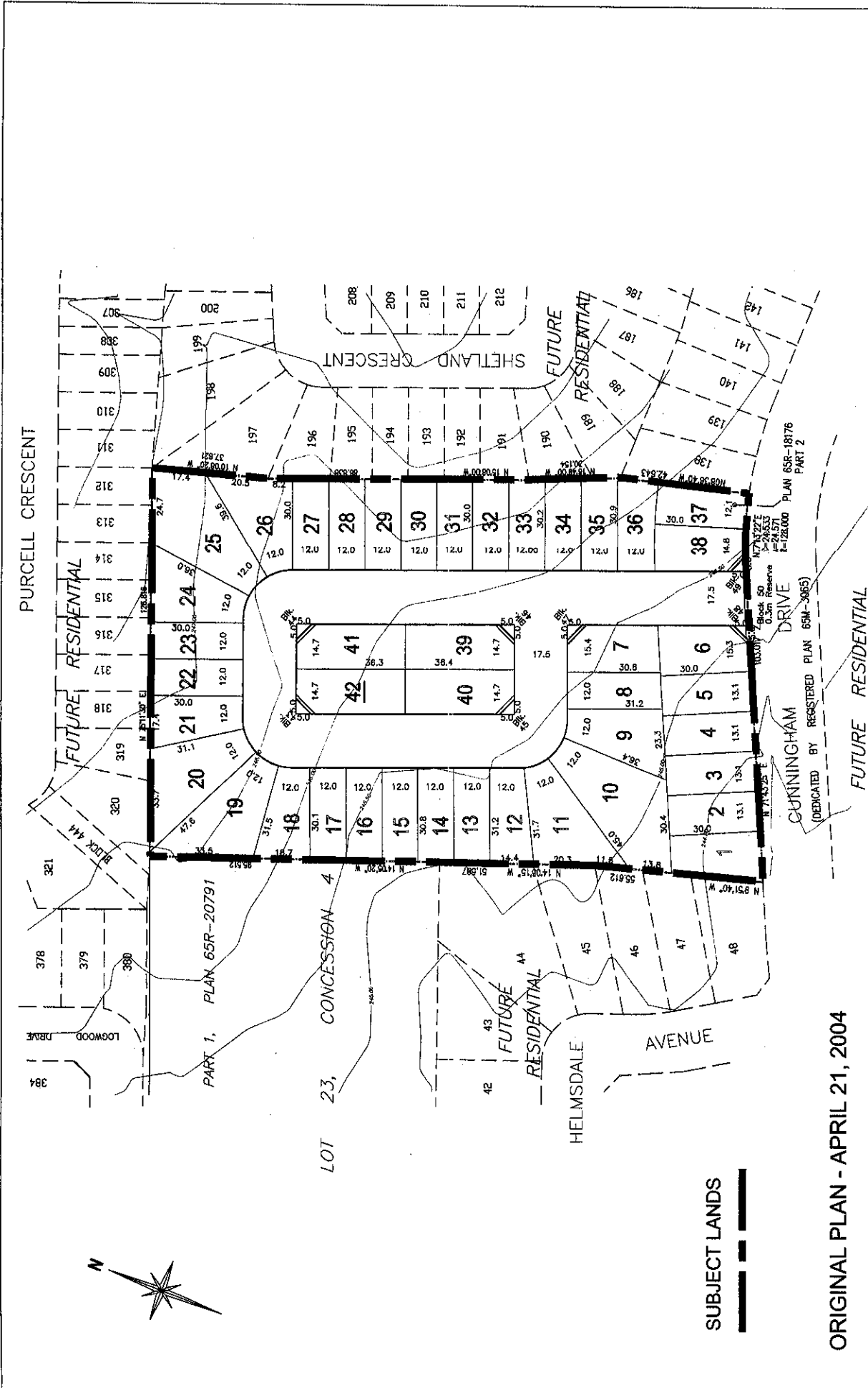
FILE No.: 19T-04V07
 Not to Scale
 November 10, 2004



Development Planning Department

Existing Zoning

Part Lot 23,
 Concession 4
 APPLICANT:
 MACKENZIE GLEN DEVELOPMENTS LIMITED
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ORIGINAL PLAN - APRIL 21, 2004

**Original Draft Plan
of Subdivision**

Part Lot 23,
Concession 4
APPLICANT:
MACKENZIE GLEN DEVELOPMENTS LIMITED
N:\DFT\1 ATTACHMENTS\19\198-04-07



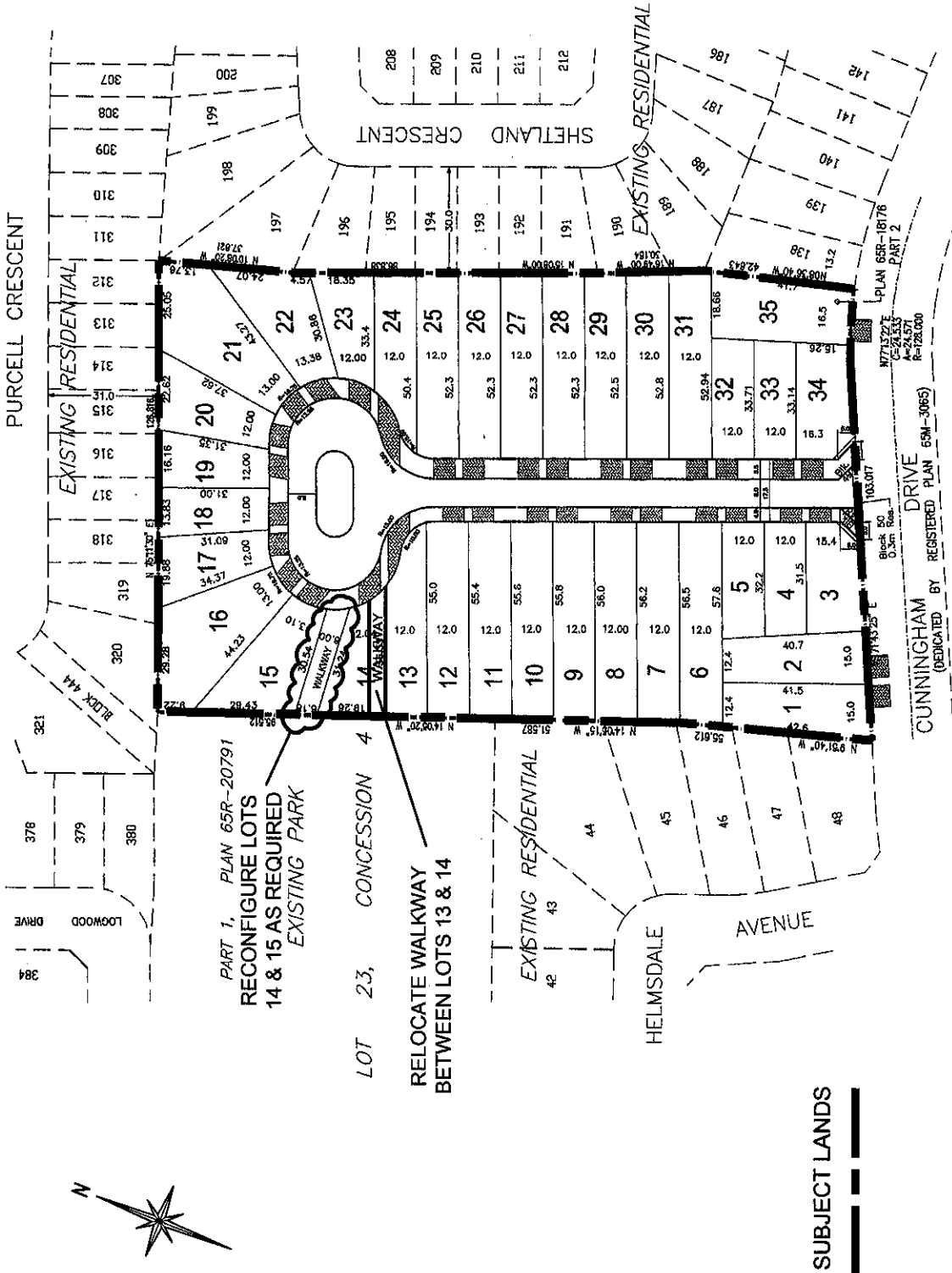
Development Planning Department

Attachment

FILE No.:
19T-04V07
Not to Scale
November 17, 2004

4

CITY OF VAUGHAN
RED-LINED PLAN
(NOVEMBER 29, 2004)



Draft Plan of Subdivision

Part Lot 23,
Concession 4
APPLICANT:
MACKENZIE GLEN DEVELOPMENTS LIMITED
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Development Planning Department

Attachment 5
FILE No.:
19T-04V07
Not to Scale
November 10, 2004

ATTACHMENT NO. 6

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 14, 2004

Item 4, Report No. 53, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 14, 2004.

4

**DRAFT PLAN OF SUBDIVISION FILE 19T-04V07
MACKENZIE GLEN DEVELOPMENTS LTD.
PRELIMINARY REPORT**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 7, 2004, be approved;
- 2) That a meeting take place with the Ward 1 Sub-Committee, affected residents, their representatives and the Developer, to resolve outstanding issues, prior to this matter being brought forward to an evening Committee of the Whole meeting, by the end of October 2004;
- 3) That the affected residents be given the opportunity to contact both schools boards; and
- 4) That the following deputations and written submissions be received:
 - a) Ms. Rosemarie Humphries, on behalf of the applicant;
 - b) Mr. Richard Parizeault, 56 Purcell Crescent, Maple, L6A 3C6;
 - c) Mr. Osiris Villalobos, 69 Purcell Crescent, Maple, L6A 3C6;
 - d) Ms. Natalie Freitas, 110 Purcell Crescent, Maple, L6A 3C7;
 - e) Ms. Anita Parizeault;
 - f) Mr. Hector Garcia, 76 Purcell Crescent, Maple, L6A 3C6;
 - g) Mr. Joe Morriello;
 - h) Mr. Lloyd Lennard, 45 Shetland Crescent, Maple, L6A 3B7;
 - i) Mr. Nabeel Arabi, 72 Purcell Crescent, Maple, L6A 3C6;
 - j) Mr. Mike Lontok, 60 Purcell Crescent, Maple, L6A 3C6, and written submission and petition, dated June 2, 2004;
 - k) Ms. Flavia Pelaccia, 508 Cunningham Drive, Maple, L6A 2H1; and
 - l) Ms. Natalie Alkhavari, 41 Shetland Crescent, Maple, L6A 3B7.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing for File 19T-04V07 (Mackenzie Glen Developments Ltd.) BE RECEIVED, and that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

On May 3, 2004, the Owner submitted an application for a Draft Plan of Subdivision to permit 42 detached residential lots having frontages between 12m and 15.3m.

Background - Analysis and Options

The 2.52 ha site is located on the north side of Cunningham Drive, between Helmsdale Avenue and St. Joan of Arc Avenue, being Block 441, Plan 65M-3338, in Part of Lot 23, Concession 4, City of Vaughan.