

COMMITTEE OF THE WHOLE JUNE 20, 2005

**DRAFT PLAN OF SUBDIVISION FILE 19T-04V14
1609985 AND 1609986 ONTARIO LIMITED
REPORT #P.2004.63**

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Subdivision File 19T-04V14 (1609985 and 1609986 Ontario Limited) BE APPROVED, subject to the conditions of approval set out in Attachment #1.
2. THAT the subdivision agreement shall contain a provision requiring the Owner to pay to the City of 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, or a fixed rate of \$2200.00 per unit, whichever is higher 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.
3. That the subdivision agreement contain a condition requiring the Owner to enter into a site development agreement and any other agreement(s) with the City of Vaughan and the Regional Municipality of York that are necessary to carry out the ultimate development plan and address among other matters municipal services, fencing, noise, road widenings, grading, and maintenance easements, etc., to the satisfaction of the City of Vaughan.
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-04V14 (1609985 and 1609986 Ontario Limited) be allocated sewage capacity from the York/Durham Servicing Scheme via the Woodbridge Service Area and water supply capacity from Pressure District No. 4 of the York Water Supply System, for a total of 58 residential units."

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted an application for Draft Plan of Subdivision approval (shown on Attachment #3) to consolidate 3 individual residential lots into one residential block under a single Registered M-Plan. This would facilitate the future development of 58 residential townhouse units on a common element condominium road (shown on Attachment #4).

Background - Analysis and Options

The subject lands shown on Attachment #2 are comprised of an assembly of 3 separate residential lots as shown on Attachment #3, and are located on the south side of Regional Road #7, east of Bruce Street, being Lots 38, 39 and 40 on Registrar's Compiled Plan 9831 (4785, 4795 and 4803 Regional Road #7), in Lot 5, Concession 7, City of Vaughan. The proposed draft plan will facilitate the assembly of the lots into one large parcel having an area of 1.18 hectares, with 82.32m of frontage on Regional Road #7. All existing structures are to be demolished.

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #623 and zoned R1 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - Regional Road #7; detached residential subdivision (R2 and R4 Residential Zones)
- South - Woodbridge College High School (A Agricultural Zone)
- East - proposed townhouse development (DeLuca Group Inc., DA.04.080-proposed RM2 Multiple Residential Zone)
- West - vacant residential lot (R1 Residential Zone)

Public Hearing

On October 8, 2004, a Notice of Public Hearing for the related Official Plan and Zoning By-law Amendment applications and the subject Draft Plan of Subdivision was circulated to all property owners within 120m of the subject lands and to the Vaughanwood Ratepayers Association. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 1, 2004, and to forward a technical report to a future Committee of the Whole meeting, was ratified by Council on November 8, 2004.

On January 24, 2005, Council adopted a resolution to approve the related Official Plan and Zoning By-law Amendment Applications OP.04.018 and Z.04.053 to redesignate and rezone the subject lands to "Medium Density Residential" and RM2 Multiple Residential Zone, respectively, to facilitate the residential townhouse block.

Official Plan

The subject lands are designated "Medium Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by site-specific OPA #623, which permits a residential townhouse block comprised of 58 residential townhouse units on a common element road. The proposed draft plan of subdivision will facilitate the intended residential development and conforms to the Official Plan.

Zoning

The subject lands are zoned R1 Residential Zone by By-law 1-88. In order to facilitate the proposed draft plan of subdivision, Council on January 24, 2005, approved the related zoning amendment application to rezone the subject lands from R1 Residential Zone to RM2 Multiple Residential Zone with site-specific exceptions.

The implementing site-specific zoning by-law will be enacted upon Council's approval of a site development application, to ensure that all required exceptions to facilitate the intended residential development are captured. A condition of draft approval is included on Attachment #1 requiring that the lands be appropriately zoned.

Subdivision Design

The subject lands are comprised of an assembly of three properties. The application for draft plan of subdivision as shown on Attachment #3 proposes to consolidate the lots into one residential block under a single registered M-Plan. This will enable the residential block to be developed through a separate related Site Development Application (File DA.05.024) with the individual lots to be created through the lifting of Part Lot Control. The common element areas, including the amenity area and visitor parking areas and roads will be created through the subsequent Draft Plan of Condominium process. The site will be developed as a condominium complex, and therefore, snow removal and garbage pick-up will be privately administered and the responsibility of the condominium corporation.

Engineering Department

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

i) Engineering Services

The municipal services for this development shall be in accordance with the approved Servicing Report and any subsequent plans and reports as amended for the Regional Road #7 and Bruce Street/Helen Street townhouse developments.

Engineering Staff has no objection to the proposed draft plan of subdivision, subject to the conditions of approval provided in Attachment #1.

ii) Transportation

A traffic impact assessment will be required to assess the impacts of the above-noted development on the adjacent road network and to identify any transportation requirements to support the overall development. A condition to this effect has been included in Attachment #1

iii) Servicing Allocation

The subject development is located within the Woodbridge Service Area, which is a natural tributary to the Islington Avenue Collector and within the servicing area of Pressure District 4 (PD4) of the York Water Supply System based on the City's current Vaughan Water Pressure Districts (2026 Condition) plan.

A functional servicing report is to be submitted in support of the draft plan detailing the opportunities and constraints, if any, in the existing servicing systems and how the proposed development will be serviced (ie. water, sewage, stormwater management and road network).

Notwithstanding the above, the subject development will require formal allocation of sewage and water servicing capacity by Council in conjunction with Draft Plan approval

Financial contributions for the proportionate share towards any external municipal services that have been designed and oversized by others to accommodate the plan will be required from the subject development.

The draft plan should include all the telecommunication (WIC) and hydro switch gear locations if required. Staff have no objection to the approval of the draft plan subject to the conditions of approval set out in Attachment #1.

Parkland Dedication

The preliminary parkland dedication for this draft plan (58 units) is based on the calculation of 1ha/300 units resulting in a total Parkland Dedication of 0.193 ha. Parkland is not being provided in the draft plan, and therefore, cash-in-lieu of parkland will be required to be paid in accordance with the City's Cash-in-lieu Policy.

Region of York

The Region of York has no objection to approval of the draft plan of subdivision, provided water and sewer capacity has been allocated, and subject to the conditions of approval set out in Attachment #1.

School Boards

The School Boards have reviewed the proposed application and have no objection to draft plan approval.

Canada Post

Canada Post has no objections or conditions of approval respecting the proposed draft plan of subdivision as the subject lands are in an established door-to-door mail delivery area and will continue to receive mail in the same manner, provided the developer/builder ensures that each unit provides a mailbox that is easily accessible and is identified with a street number.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has reviewed the proposed Draft Plan of Subdivision in the context of the Official Plan policies, By-law 1-88, and the existing and proposed development in the vicinity of the subject lands. Staff has no objection to the approval of the draft plan of subdivision as it would consolidate the subject lands into one residential block under a single registered M-Plan, facilitating the development of a residential block through a future related site development application (File DA.05.024), consistent with the policies of the Official Plan.

Therefore, Staff can recommend approval of the draft plan of subdivision application, subject to the recommendations in this report and the conditions of approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision 19T-04V14
4. Preliminary Site Plan
5. Comprehensive Development Plan (Subject Property, Deluca, Stone Manor)

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL DRAFT PLAN OF SUBDIVISION 19T-04V14 1609985 AND 1609986 ONATRIO LTD. 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-04V14, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by C.E. Dotterill Ltd. Ontario Land Surveyors, dated September 16, 2004.
2. The lands within this Plan shall be appropriately zoned by a site-specific zoning by-law, which shall come into effect in accordance with the provisions of The Planning Act. The zoning category to be applied is as follows:
 - a) RM2 Multiple Residential Zone, including site-specific exceptions.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 148-2005.
4. 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 provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. 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. The Owner shall advise that satisfactory arrangements have been made with a suitable telecommunications provider to provide their services underground at the approved locations and to the satisfaction of the City.
6. Prior to final approval, or prior to the initiation of grading or stripping of topsoil, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan, including topsoil storage plan detailing the location, size, 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.
7. The Owner shall agree in the subdivision agreement that the construction access shall be provided only in a location approved by the City.
8. The road allowances within this draft plan of subdivision 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 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.
10. Prior to final approval of the plan, or any phase thereof and prior to the initiation of any grading or any phase thereof, the Owner shall submit for review and approval of the City, the following:
 - a) A detailed engineering report(s) that describes the storm drainage system for the proposed development. The report shall include:
 - i) The manner in which stormwater will be conveyed from the site, including how this subdivision will be tied into existing development and how it conforms to the approved Municipal Services Report;
 - ii) Appropriate Stormwater Management Practices (SWMP's) to be used to treat stormwater;
 - iii) The location and description of all outlets and other facilities;
 - iv) Proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction; and
 - b) Overall grading plans for the subject lands. The Owner shall agree to carry out or cause to carry out, the recommendations set out in any and all aforementioned reports to the satisfaction of the City.
11. Prior to final approval of the plan, any and all appropriate revisions, as required, shall be made to the Municipal Services Report and all associated reports to the satisfaction of the City.
12.
 - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream 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 separate subdivision agreement with PowerStream 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., and the City.
13. 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.
14. 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. The Owner shall not remove any trees, without written approval by the City.

15. Prior to final approval, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the Lot and Block areas, Lot Frontages and Lot Depths in accordance with the approved Zoning By-law for all Lots and Blocks within the Plan.
16. Notwithstanding the general provisions (Subsection 5.1) that are typically included in the subdivision agreement, the City may issue model home building permits provided that the land is zoned to the satisfaction of the City and the appropriate conditions (Subsection 5.18) of the subdivision agreement are fulfilled.
17. The Owner shall agree to enter into a Site Development Agreement and any other necessary agreements, satisfactory to the City or any other appropriate authority, prior to any development within the plan.

These agreements may deal with matters including, but not limited to, the following: engineering matters such as municipal services, road widenings, construction and reconstruction, signals, grading, fencing, noise mitigation, and warning clauses; financial issues, such as cash contributions, levies (development charges), land dedications or reserves, securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site plan and landscape plan approvals, and conservation heritage matters.

18. That the following warning clauses 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 in 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."
19. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan:
 - "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement."
20. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan that abut an arterial roadway:

"The dwelling units shall be designed and constructed with a forced air heating system which includes central air conditioning. The air cooled condenser unit shall have a maximum ARI rating of 7.6 bels, or shall emit noise not exceeding 61dba at a distance of 4.57 metres or at the nearest point on the closest property line, whichever distance is greater. No building permit shall be issued for a unit on any of the said lots unless the building plans include central air conditioning."

21. The Owner, if required, shall agree in the subdivision agreement to erect a permanent 1.8m high acoustic fence barrier or approved equivalent along the limits of the subject residential block and the school property to the south.
22. The following warning clause shall be included in all Offers of Purchase, Sale or Lease:

"The Owner shall inform the public and all purchasers and tenants that this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc."
23. Prior to final approval, the Owner shall prepare a comprehensive streetscape and open space landscape master plan integrated with the adjacent development plans 19T-04V03 and 19T-04V04; the plan shall address but not be limited to the following issues:
 - Co-ordination of the urban design/streetscape elements within each development as they relate to the approved City Design Standards.
 - Neighbourhood edge treatment along Regional Road #7 and Helen Street including entry and special landscape features that express and enhance the neighbourhood.
 - The use of hard and soft landscaping elements to define significant street vistas and that generate a pleasing public realm character including seating nodes and pedestrian access to transit.
 - Special streetscape furniture including benches, waste receptacles, bicycle racks, tree grates, fencing and lighting shall be provided that supports the character throughout the neighbourhood.
24. The Owner shall agree in the subdivision agreement that:
 - Prior to final approval, architectural guidelines shall have been prepared to the satisfaction of the City.
 - All development shall proceed in accordance with the Council approved architectural design guidelines.
 - A control architect be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural guidelines.
 - Prior to submission of individual building permit applications, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines.
 - The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect at the expense of the Owner.
25. 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, and 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) 832-8585."

"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.]

26. 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.
27. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made to provide oversizing of municipal services for the abutting lands to the west and through plans of subdivision 19T-04V03 and 19T-04V04 to the east at approved locations and to the satisfaction of the City.
28. Prior to final approval of the Plan, the Owner shall prepare for review and approval a Traffic Impact Study that details the adjacent road network and identifies any transportation requirements to the satisfaction of the City.

Region of York Conditions

29. 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.
30. The following lands shall be conveyed to the Regional Municipality of York for public highway purposes, free of all costs and encumbrances:

- a) a widening across the full frontage of the site where it abuts Regional Road #7 of sufficient width to provide a minimum of 22.5 metres from the centreline of construction of Regional Road #7; and
 - b) a 0.3 metre reserve across the full frontage of the site where it abuts Regional Road #7 and adjacent to the above noted widening.
31. 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 mitigative measures for these issues.
 32. 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.
 33. The Owner shall submit detailed engineering drawings, to The Regional Transportation and Works Department for review and approval that incorporate the recommendations of the functional transportation report/plan as approved by the Regional Transportation and Works Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, siltation control plans, 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.
 34. Prior to final approval, the Owner shall provide a set of engineering drawings, approved by the area municipality, which indicates the storm drainage system, the overall grading plans and all proposed accesses onto The Regional Municipality of York roads, for all lands within this plan of subdivision, to The Regional Municipality of York Transportation and Works Department for verification that all The Regional Municipality of York's concerns have been satisfied.
 35. 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 Transportation and Works Department, Attention: Mrs. Eva Pulnicki, P.Eng., Environmental Servicing Engineer.
 36. The Owner shall agree in the subdivision agreement, in wording satisfactory to The Regional Transportation and Works Department, to design and provide construction access for the subdivision work at a location acceptable to The Regional Municipality of York.
 37. Prior to the commencement of any site preparation or servicing, the Owner shall submit a separate application for the construction access to the Transportation and Works Department for review and approval. All necessary financial requirements including review fees, insurance, and securities must be submitted to The Regional Municipality of York prior to the commencement of construction of the access.

38. Any existing driveways along the Regional road frontage of this subdivision that are not approved by the Regional Transportation and Works Department for subdivision access shall be removed as part of the subdivision work, at no cost to the Region.
39. Elevations along the Regional Road #7 streetline shall be set at a positive 2 % slope from the top of any new or existing concrete curb and gutter along Regional Road #7.
40. The Owner shall engage the services of a consultant to prepare and submit for review, a noise study to the satisfaction of the Regional Transportation and Works Department. The study shall recommend noise attenuation features and the Owner shall agree to implement these noise attenuation features to the satisfaction of the Regional Transportation and Works Department. This study shall consider the impact of the proposed Regional Road #7 York Region Transit Plan adjacent to this site and provide recommendations for the noise attenuation necessary for the future transitway.
41. 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 or site plan application related to this draft plan, 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.
42. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots and 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.”
43. Where noise attenuation features will abut a Regional right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, as follows:
 - a) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
 - b) that noise fences adjacent to Regional roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum of 2.5 metres in height, subject to the area municipality’s concurrence;
 - c) that maintenance of the noise barriers and fences bordering on the Regional right-of-way shall not be the responsibility of the Regional Municipality of York; and
 - d) that any landscaping provided on the Regional right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Regional Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
44. The Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
 - a) All existing woody vegetation within the Regional Road right-of-way,

- b) Tree protection measures to be implemented on and off the Regional Road right-of-way to protect right-of-way vegetation to be preserved,
- c) Any woody vegetation within the Regional Road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within Regional Road right's of way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
- e) A planting plan for all new and relocated vegetation to be planted within the Regional Road right-of-way, based on the following general guideline:

Tree planting shall be undertaken in accordance with York Region standards as articulated in Streetscaping Policy, and Regional Tree Planting Best Management Practices. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are proposed, they will require the approval of the local municipality and be supported by a maintenance agreement between the municipality and York Region for area municipal maintenance of these features. In addition, the agreement should indicate that where the area municipality does not maintain the feature to the Region's satisfaction, the area municipality will be responsible for the cost of maintenance or removal undertaken by the Region.

- 45. The Owners shall agree in the subdivision agreement, in wording satisfactory to the Regional Municipality of York Transportation and Works Department, to provide a detailed streetscape/landscape plan for review and approval that provides for pedestrian access from the individual units of the proposed development and Regional Road #7.
- 46. Subject to approval by the City of Vaughan and York Region Transit, pedestrian access is to be provided by means of concrete walkways and should be provided "at grade".
- 47. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Municipality of York Transportation and Works Department, to submit for review and approval, any application for a sales pavilion on the subject lands. All necessary financial requirements including review fees, insurance, and securities must be submitted to The Regional Municipality of York prior to the commencement of construction of any sales pavilion.
- 48. The Owner shall agree in the subdivision agreements, in wording satisfactory to the Regional Transportation and Works Department, to advise all potential purchasers that the Regional Municipality of York may be implementing the YRTP Highway 7 Transitway in the near future, upon completion of the Environmental Assessment. The YRTP Highway 7 Transitway is proposed to be an at-grade transit facility located in the centre median area of Regional Road #7 and within an exclusive right-of-way. Therefore, the Owner is advised that signalized access to the lands to be developed shall be via the Regional Road #7/Helen Street intersection.
- 49. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to acknowledge that the Regional Road #7 access to the lands to be developed shall be restricted to right-in/right-out movements only and shall be developed in conjunction with the lands to the east. Signalized access to the lands to be developed shall be via the intersection of Regional Road #7 and Helen Street.

50. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to acknowledge that the Regional Road #7 access improvements to the lands to be developed shall be constructed jointly with the lands to the west and centred on the common property line.
51. Existing core level transit services currently operate on Regional Road #7 in the vicinity of the subject lands. The Owner shall agree in the subdivision agreement to advise all potential purchasers of the existing and planned/future 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.
52. 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.
53. 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.
54. 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.

Bell Canada

55. The Owner shall to enter into an agreement (Letter of Understanding) with Bell Canada complying with any underground servicing conditions imposed by the municipality, and if no such conditions are imposed, the Owner shall advise the municipality of the arrangement made for such servicing.
56. The Owner shall satisfy any requirements of Bell Canada, which requires one or more conduit or conduits of sufficient size from each unit to the electrical room and one or more conduits from the electrical room to the street line.

Other Conditions

57. 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 58 to 60 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

58. The City shall advise that Conditions 1 to 28 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
59. The Regional Municipality of York shall advise that Conditions 8 and 29 to 54 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
60. Bell Canada shall advise that Conditions 55 and 56 have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

RA\WORKING\FERA\B\DRAFT\CON\FOREST\GREEN



Location Map

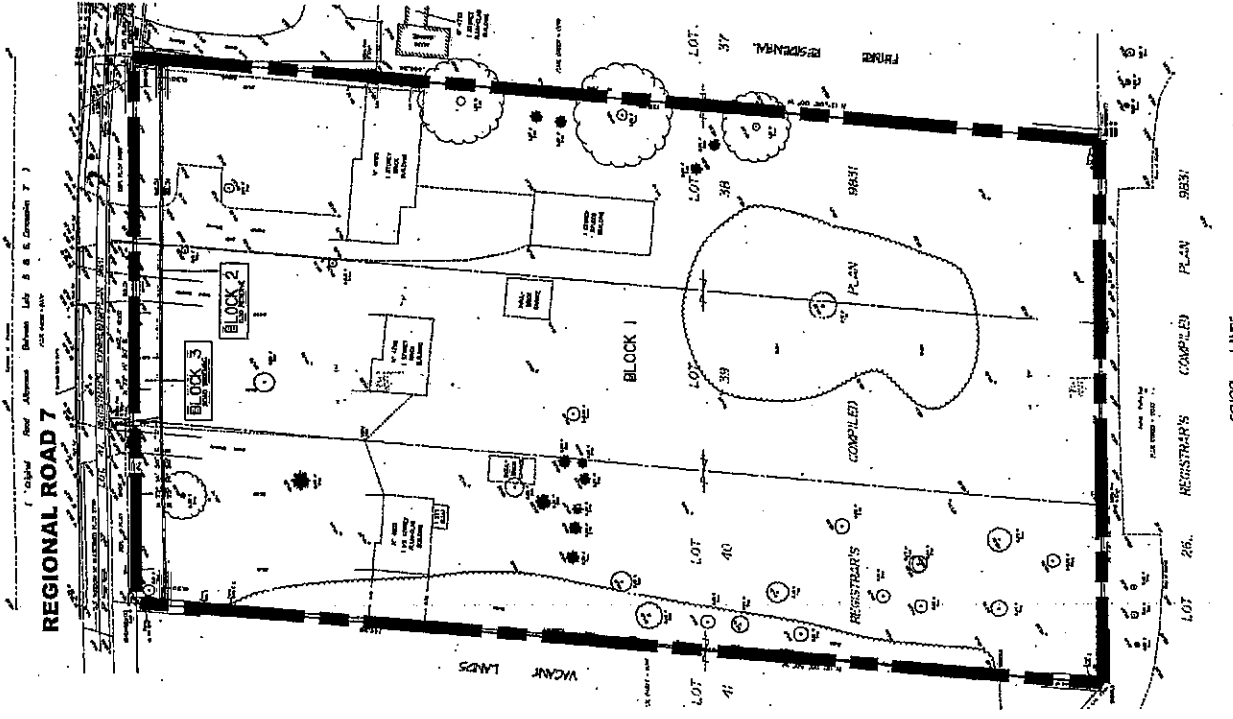
Part of Lot 5,
Concession 7
 APPLICANT:
 1609985 & 1609986
 ONTARIO LTD.



Development Planning Department

Attachment 2

FILE No's:
 19T - 04V14
 RELATED FILE:
 OP.04.018 &
 Z.04.053
 May 27, 2005



Not to Scale

SUBJECT LANDS

Draft Plan of Subdivision

Part of Lot 5,
Concession 7
APPLICANT:
1609985 & 1609986
ONTARIO LTD.

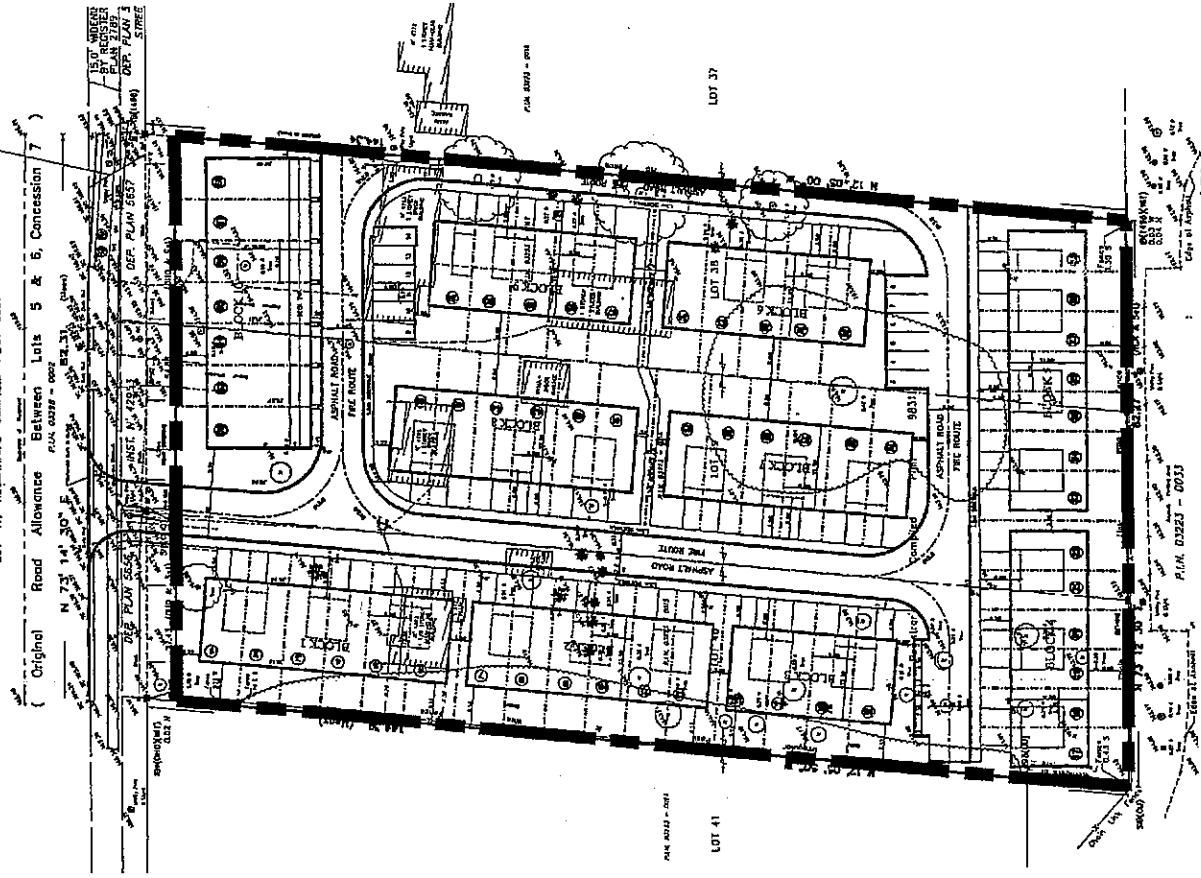


Development Planning Department

Attachment 3
FILE No's:
19T - 04V14
RELATED FILE:
OP 04.018 &
Z.04.053
May 27, 2005

REGIONAL ROAD 7

LOT 17, REGISTRAR'S CHARGED PLAN 9831



Not to Scale



SUBJECT LANDS
 (PROPOSED 58 RESIDENTIAL TOWNHOUSE
 UNITS ON COMMON ELEMENT ROAD)

Preliminary Site Plan

Part of Lot 5,
 Concession 7
 APPLICANT:
 1609985 & 1609986
 ONTARIO LTD.

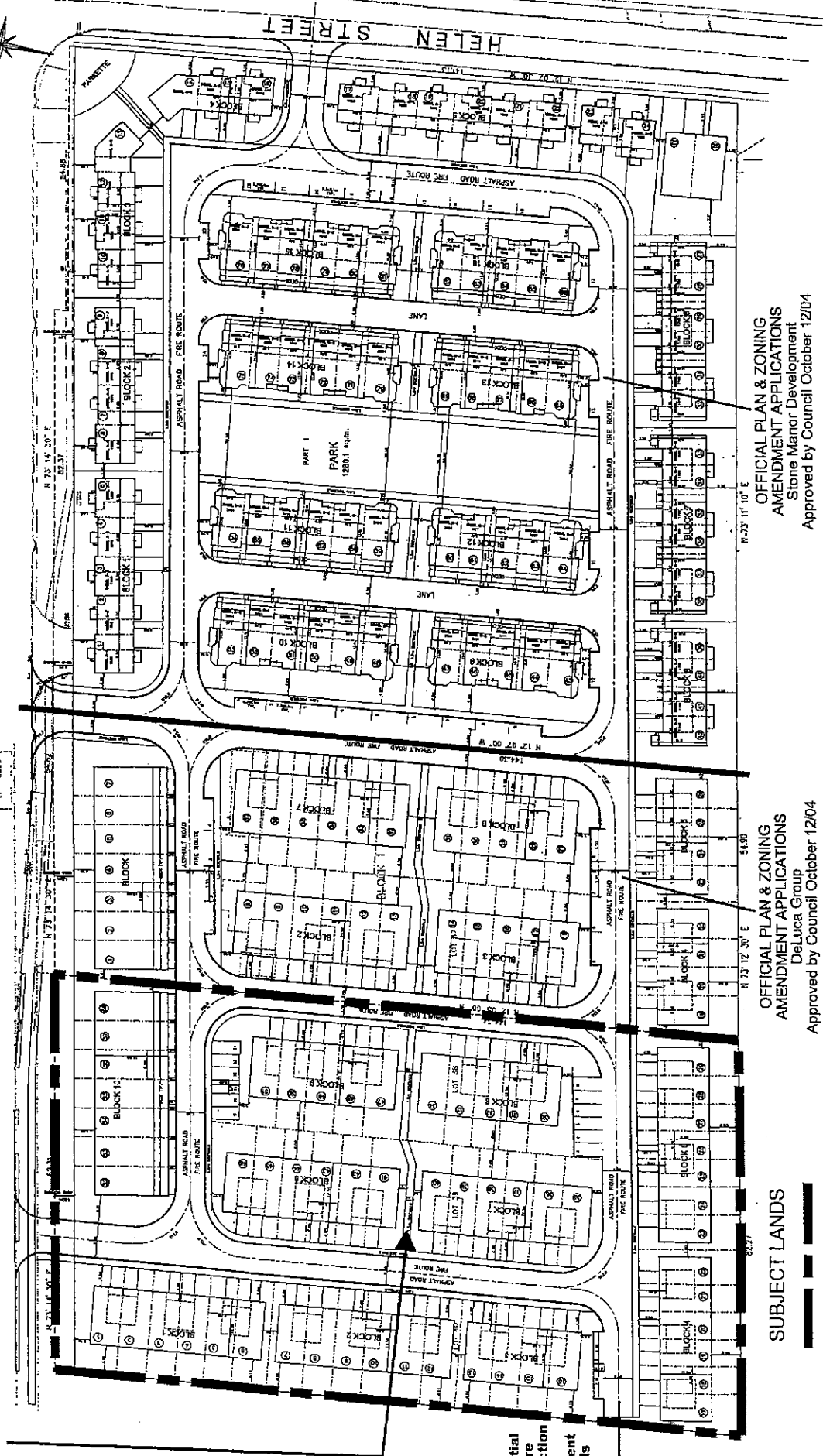


Development Planning Department

Attachment 4
 FILE No's.:
 19T - 04V/14
 RELATED FILES:
 OP.04.018 &
 Z.04.053
 May 27, 2005

Walkway To Be Widened To Match Stone Manor Proposal On DeLuca & Subject Lands, And Reflected In Future Site Plan Submissions

REGIONAL ROAD 7



Potential Future Connection To Adjacent Lands

SUBJECT LANDS
 1609985 & 1609986
 ONTARIO LTD. LANDS

OFFICIAL PLAN & ZONING
 AMENDMENT APPLICATIONS
 DeLuca Group
 Approved by Council October 12/04
 DRAFT PLAN OF SUBDIVISION
 19T-04V04 Approved by
 Council April 25/05

OFFICIAL PLAN & ZONING
 AMENDMENT APPLICATIONS
 Stone Manor Development
 Approved by Council October 12/04
 DRAFT PLAN OF SUBDIVISION
 19T-04V03 Approved by
 Council April 25/05

Not to Scale

Comprehensive Development Plan

APPLICANT:
 1609985 & 1609986
 ONTARIO LTD.

Part of Lot 5,
 Concession 7



Development Planning Department

Attachment 5

FILE No.s:
 19T - 04V14
 RELATED FILES:
 OP 04.018 &
 Z.04.053
 June 6, 2005