

COMMITTEE OF THE WHOLE JUNE 20, 2005

**DRAFT PLAN OF SUBDIVISION FILE 19T-05V03
TONLU HOLDINGS LIMITED
REPORT #P.2005.30**

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Subdivision 19T-05V03 (Tonlu Holdings Limited) as shown on Attachment #3, BE APPROVED, subject to the conditions 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, 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 following street name for Draft Plan of Subdivision 19T-05V03 (Tonlu Holdings Limited), as shown on Attachment #4, BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Golden Spruce Lane

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-05V03 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 23 townhouse residential units, following the execution of a subdivision agreement to the satisfaction of the City."

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted an application for Draft Plan of Subdivision approval on the subject lands shown on Attachment #2 to create one block, under a single registered M-Plan, which will facilitate the future development of the 0.5 ha parcel for a mixed-use, 23-unit townhouse and office/commercial development, on a common element condominium road.

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the west side of Keele Street, north of Major Mackenzie Drive, in Part of Lot 21, Concession 4 (10028-10036 Keele Street), City of Vaughan. The vacant 0.5 ha parcel has 42.763m frontage along Keele Street with an average lot depth of 104.7m.

The subject lands are designated "Maple Commercial Core Area" by OPA #350, as amended by OPA #573, and zoned C1(H) Restricted Commercial Zone with Holding 'H' provision by By-law 1-88. The surrounding land uses are as follows:

- North - existing commercial and residential use (C1 Restricted Commercial Zone and R2 Residential Zone, respectively)
- South - existing residential and commercial use (C1 Restricted Commercial Zone)
- East - Keele Street; existing commercial use and a financial institution (C1 Restricted Commercial Zone)
- West - vacant (R1 Residential Zone); proposed residential development consisting of two, 3-storey mixed-use buildings and 30 residential townhouse units (File Z.04.045)

On April 22, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands. To date, no comments have been received. The recommendation of the Committee of the Whole on May 16, 2005, to receive the Public Hearing report and to forward a technical report to a future Committee meeting, was ratified by Council on May 24, 2005.

Official Plan

The site is designated "Maple Commercial Core Area" by OPA #350 (Maple Community Plan), as amended by site-specific OPA #573, which permits the intensification of the subject lands and residential uses as a primary use in a mixed commercial/residential development on the subject lands. The proposed draft plan of subdivision will facilitate a development that conforms with the Official Plan.

Zoning

On February 28, 2005, Council approved Zoning By-law Amendment Application Z.03.094 and Site Development Application DA.04.069 to rezone the subject lands from C1 (H) Restricted Commercial Zone with an "H" Holding provision to C1 Restricted Commercial Zone with site-specific zoning exceptions. The applications will facilitate the development of a three-storey, mixed-use building along Keele Street with 233m² of ground floor business and professional office uses and five residential units above, and eighteen townhouse units on the balance of the lands as shown on Attachment #4.

Subdivision Design

The draft plan of subdivision shown on Attachment #3 consists of one 0.5 ha block (Block 1) with 42.7m frontage on Keele Street and an average depth of 104.7m; a 0.3m reserve extending along Keele Street, except at the approved access location; and a block for a Regional road widening. The ultimate development of Block 1 will consist of three (3) townhouse blocks (18 units) accessed by a private driveway, and a mixed-use building fronting onto Keele Street consisting of ground floor business and professional office use and 5 (five) residential units above, as shown on Attachment #4.

The co-ordination of land use, servicing, and traffic connections with the adjacent lands, has been considered in the context of the approved Site Development Application (DA.04.069) and Zoning By-law Amendment Application (Z.03.094). Both applications facilitate the proposed townhouse development, which will be sited on freehold lots, with access onto a common element road, and provided with common amenity areas.

The proposed block within one registered M-Plan will enable the townhouse lots to be created through the lifting of Part Lot Control. The common blocks for the private road and amenity areas will be created through a Draft Plan of Condominium.

Servicing

The Engineering Department has reviewed the proposed plan and advised that the subject development is located within the Maple Service Area and is a natural tributary to the Keele Street Collector. Based on the City's current Vaughan Water Pressure Districts (2026 Condition) Plan, the development falls within the servicing area of Pressure District 7 of the York Water Supply System. The existing watermains, and storm and sanitary sewers on Keele Street will provide connections for this development. Connections to the existing infrastructure will be subject to confirmation that there are no downstream constraints in the existing system.

In addition, 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.

Parkland Dedication

The implementing Subdivision Agreement will contain a provision that parkland shall be dedicated, and/or cash-in-lieu paid at the rates stipulated in accordance with the City's approved Cash-In-Lieu of Parkland Policy. However, the approved site plan does not include parkland, and therefore, the Owner will be required to provide cash-in-lieu of parkland dedication in accordance with the provisions of the Planning Act.

Region of York

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

School Boards

The York Region District School Board and Conseil Scolaire de District Catholique Centre-Sud have forwarded their comments, and do not object to the proposed draft plan of subdivision. The York Catholic District School Board has not forwarded comments or conditions respecting the proposed draft plan of subdivision, however, the School Board did not have any objections to the proposed development of the subject lands through the recent review of the zoning by-law amendment and site plan applications in terms of school capacity.

Canada Post

Canada Post Corporation has provided their comments and has no objection to the proposed plan of subdivision, subject to the conditions of draft approval provided in Attachment #1.

Street Name

Planning Staff has reviewed the proposed street name of "Golden Spruce Lane", which is identified as "Street 'A'" on Attachment #4, and there were no concerns regarding the name. The Planning Department for the Region of York also does not have any objections to the proposed name. The report includes a recommendation to approve the street name of "Golden Spruce Lane".

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 application for Draft Plan of Subdivision to facilitate the creation of one (1) block, in consideration of the Official Plan, By-law 1-88, the approved site plan, and the existing and planned land uses in the surrounding neighbourhood. The proposed single subdivision block will facilitate the creation of freehold townhouse lots to be created through the lifting of Part Lot Control, with the common blocks for the private road and amenity areas to be created through a Draft Plan of Condominium. Staff is satisfied that the proposed draft plan of subdivision is appropriate to facilitate a future townhouse and office/commercial common elements condominium.

For these reasons, Staff recommends approval of the draft plan of subdivision application, with the conditions of approval provided in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Subdivision 19T-05V03
4. Approved Site Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNO
Director of Development Planning

/CM

ATTACHMENT NO. 1

DRAFT PLAN OF SUBDIVISION 19T-05V03 TONLU HOLDINGS LIMITED PART OF LOT 21, 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-05V03, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Donald E. Roberts Ltd., Ontario Land Surveyors, Reference No. 93.3784-5, dated April 6, 2005.
2. The lands within this Plan shall be appropriately zoned by a site-specific zoning by-law (zoning amendment application Z.03.094), which shall come into effect in accordance with the provisions of The Planning Act. The zoning category to be applied is as follows:
 - a) C1 Restricted Commercial Zone, including site-specific exceptions to facilitate the related site development application (DA.04.069).
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 telecommunication 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. Prior to final approval of the Plan, the City and Region of York Transportation and Works Department Water and Wastewater Branch shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development.
8. The Owner shall agree in the subdivision agreement that the construction access shall be provided only in a location approved by the City and the Region of York Transportation and Works Department.

9. The Owner shall agree in the subdivision agreement that no building permits will be 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. (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 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. (former Hydro Vaughan Distribution Inc.) and the City.
13. Prior to final approval, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of the Block area, Lot Frontage and Lot Depth in accordance with the approved Zoning By-law for the Block within the Plan.
14. The Owner shall agree to design, purchase materials and install a street lighting system along Keele Street, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.

15. 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.
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.

The Agreement may deal with matters including, but not limited to, the following: engineering matters such as municipal services; road widening; 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. 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.
19. 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."
20. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for the Block on the Plan:
 - "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 the private driveway ending in a temporary turn around may be extended in the future to facilitate development of the adjacent lands, without further notice."
21. 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 (Keele Street):

- “The dwelling units fronting Keele Street, Units 1 to 5, 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.”
 - “Purchaser/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic, may occasionally interfere with some activities of the dwelling occupants and the outdoor sound level may exceed the Municipality’s and the Ministry of the Environment’s noise criteria.”
 - “This dwelling unit has been supplied with an air conditioning system, which will allow windows and exterior doors to remain closed thereby reducing the indoor sound levels to within the Municipality’s and the Ministry of the Environment’s noise criteria.”
 - “This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment’s noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MOE Publication NPC-216, Residential Air Conditioning Devices).”
 - “Purchaser/tenants are advised that due to the proximity of nearby commercial uses, sounds from these uses may at times be audible.”
22. The Owner shall, if required, agree in the subdivision agreement to erect a permanent 1.8m high acoustic fence barrier or approved equivalent along the limits of the property to the south.
23. The following warning clause shall be included in all Offers of Purchase and 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.
24. 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 townhouses and units permitting business and professional office uses;
- 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 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.]

25. 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.
26. The private roadway 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.
27. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees, without written approval by the City.
28. The Owner shall permit any telephone or telecommunications service provider to locate its plan 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 plan so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

Region of York Conditions

29. 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.
30. 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.

31. 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 Keele Street of sufficient width to provide a minimum of 15.0 metres from the centreline of construction of Keele Street; and
 - b) a 0.3 metre reserve across the full frontage of the site except at the approved access location adjacent to the above noted widenings.
32. 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.
33. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, that access from Keele Street onto the site will be restricted to right-in/right-out movements only. The restriction in traffic movements will be accomplished by the appropriate placement of 'no-left turn' signs and accompanying City of Vaughan By-law restriction.
34. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to construct a concrete pedestrian sidewalk/walkway, if not already provided, along the frontage of the subject lands adjacent to Keele Street and from the proposed development to Keele Street adjacent to the proposed access.
35. 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 engineering plan for review and approval that provides for concrete pedestrian sidewalks from proposed development to Keele Street adjacent to the proposed access and across the full frontage of the subject lands adjacent to Keele Street.
36. Existing core level transit services currently operate on Keele Street 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.
37. Since the subject site will likely become a destination for residents/visitors with disabilities, the owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to make servicing provisions for residents/visitors with disabilities boarding and disembarking YRT's MobilityPlus specialized vehicles. Internal driveways and designated pick-up areas should be provided and identified. For safety reasons, provisions for continuous "flow-through" circulation shall be accommodated on site for the smaller buses of the MobilityPlus fleet, which are limited in maneuvering flexibility, and are expected to operate without engaging reverse gear.

38. 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.
39. 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.
40. 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.”
41. 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, the following:
- 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 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.
42. The Regional Municipality of York requires the Owner of the site to conduct an environmental audit of the lands by a qualified professional in the field. The audit will contain the requirements of the Phase 1 Environmental Site Assessment, as per applicable Ontario standards, guidelines and regulations. Based on the findings of this assessment, The Regional Municipality of York may require further study to determine the remedial action required to remove the contaminants. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to certify that all lands to be conveyed to The Regional Municipality of York are free of all noxious, deleterious materials on or under the surface. This certification shall be done at no cost to The Regional Municipality of York.
43. 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 the Regional Road right-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.
 - d) 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.
44. 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.
45. 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.
46. 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 Conditions

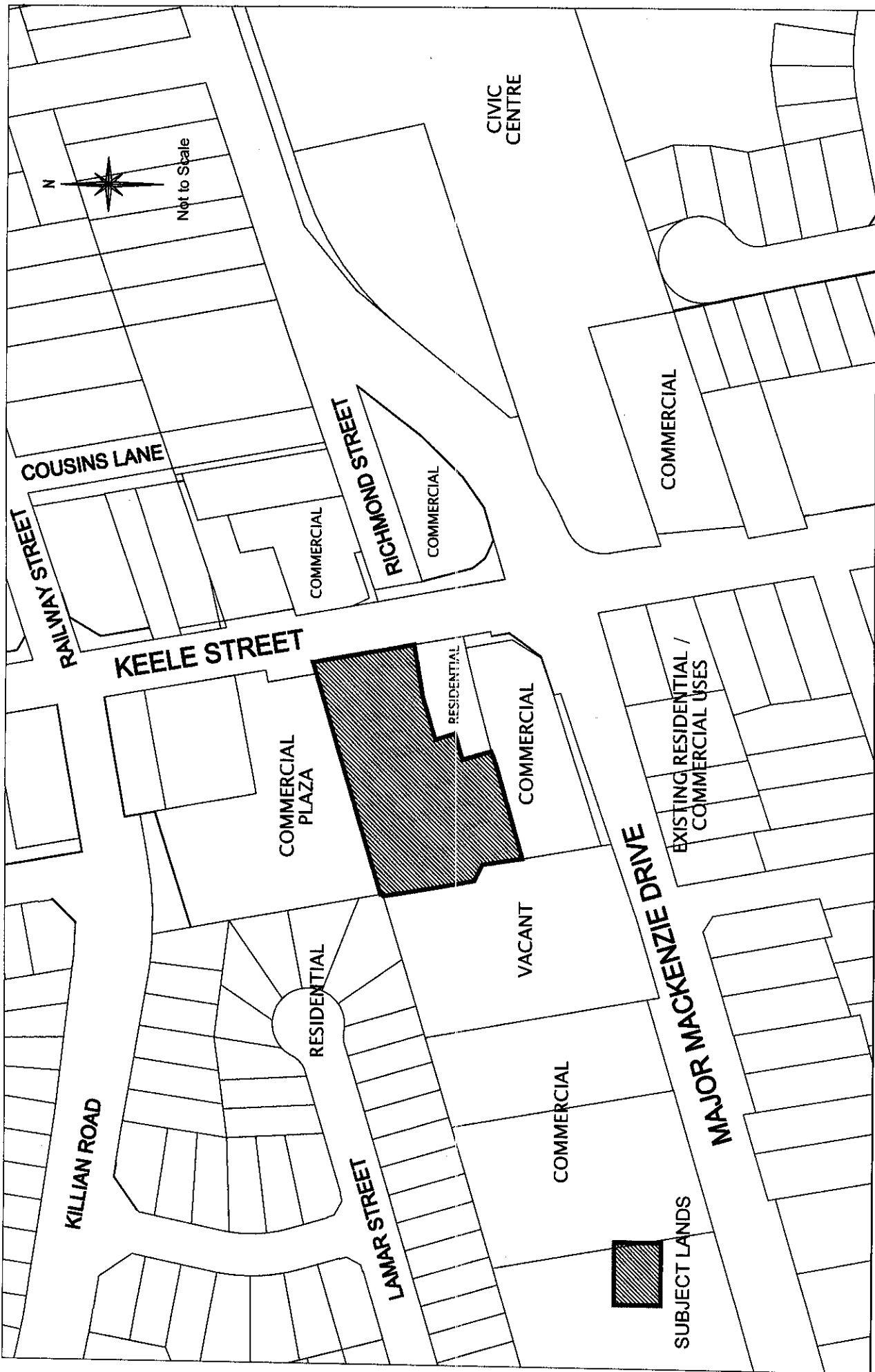
47. The Owner agrees:
- a) to include in all Offers of Purchase and Sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox. Further, the Owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales. Canada Post requests that the Owner/developer consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans. The Owner/developer will be responsible for locating temporary Community Mailbox locations, which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent Community Mailbox site location(s). This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. The

Owner/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 that time;

- b) to provide the following for each Community Mailbox site, as shown on the servicing plan:
 - i) a 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;
- c) to provide a suitable temporary Community Mailbox location(s) until the curbs, sidewalks and final grading have been completed to the permanent location(s); and
- d) to provide a copy of the executed subdivision agreement to Canada Post.

Other Conditions

- 48. 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 49 to 51 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 49. The City shall advise that Conditions 1 to 29 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
- 50. The Regional Municipality of York shall advise that Conditions 29 to 46 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
- 51. Canada Post shall advise that Condition 47 has been satisfied; the clearance letter shall include a brief statement of how this condition has been met.



Location Map

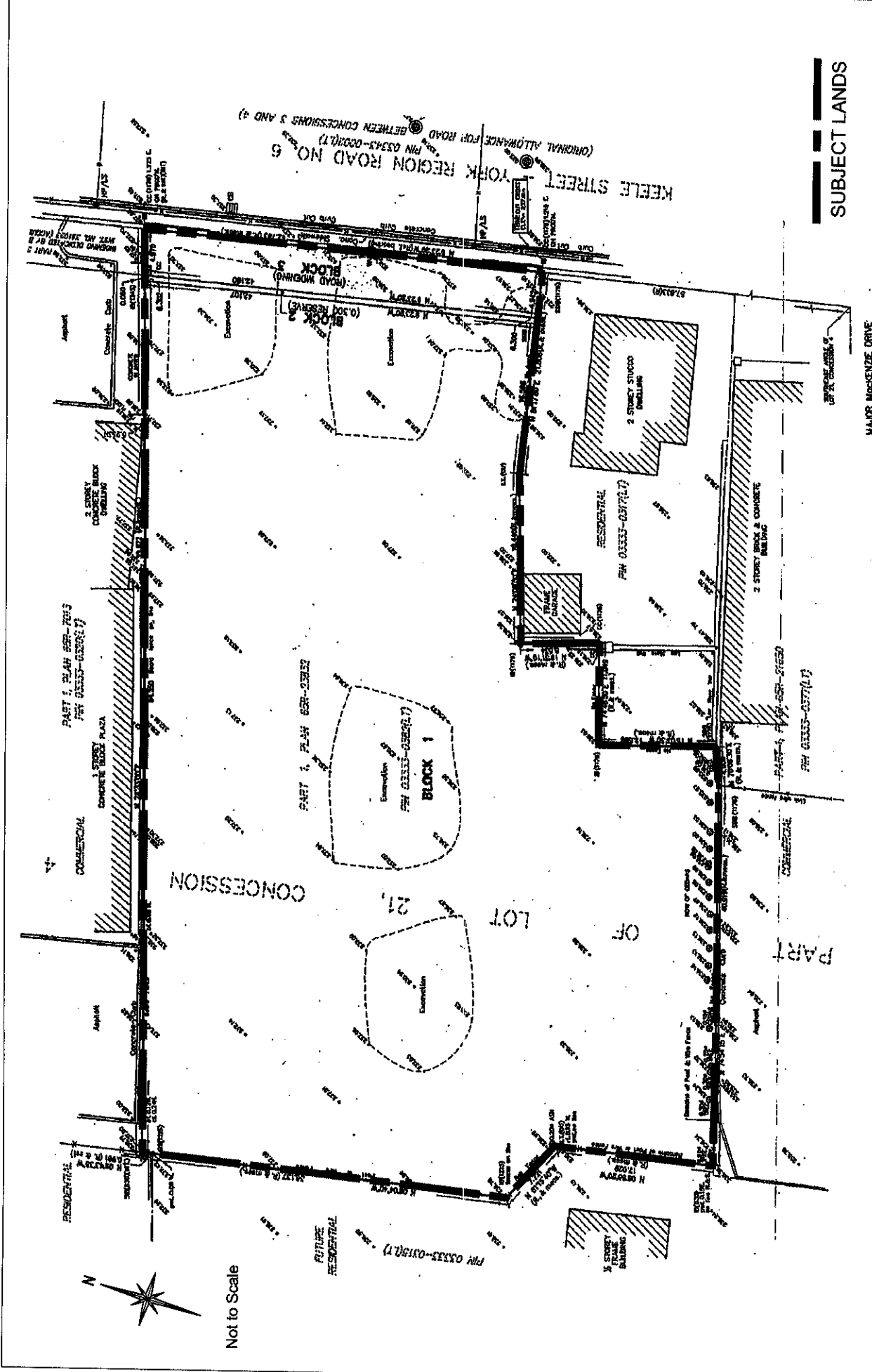
Part of Lot 21,
Concession 4
 APPLICANT:
 TONLU HOLDINGS LIMITED
N:\DFA\1 ATTACHMENTS\19\19-05\03



Development Planning Department

Attachment 2

FILE No.:
 19T-05V03
 RELATED FILES:
 Z.03.094 & DA.04.069
 June 9, 2005



Draft Plan of Subdivision

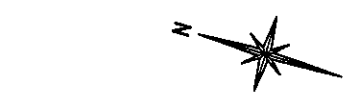


Development Planning Department

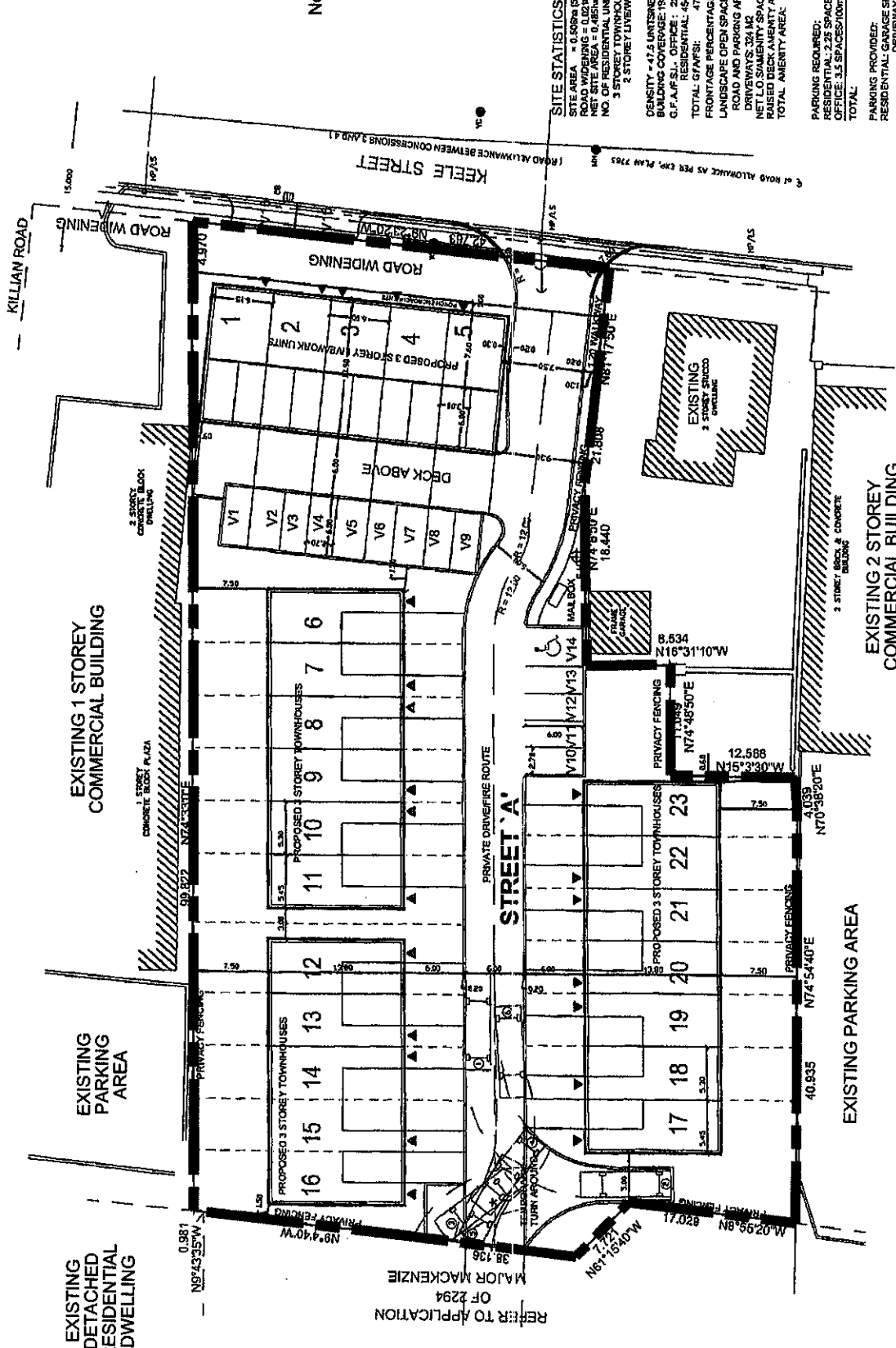
Attachment 3

FILE No.: 19T-05V03
 RELATED FILES: Z.03.094 & DA.04.069
 June 9, 2005

Part of Lot 21,
 Concession 4
 APPLICANT:
 TONLU HOLDINGS LIMITED
 N:\DPA\1 ATTACHMENTS\19\19-05-03



Not to Scale



SITE STATISTICS

SITE AREA = 0.998ha (24600m²)
 ROAD WIDENING = 0.022ha (5500m²)
 TOTAL SITE AREA = 1.020ha (25600m²)
 NO. OF RESIDENTIAL UNITS: 23
 3 STOREY TOWNHOUSE 8.00m X 13.50m @ 202 M² - 18
 2 STOREY LIVENWORK 8.00m X 13.50m @ 107 M² - 5
 TOTAL RESIDENTIAL UNITS: 23

DENSITY = 47.5 UNITS/HECTARE
 BUILDING COVERAGE 1880 M² (46.42% OF NET SITE AREA)
 G.P.A.P.S. RESIDENTIAL = 4540 M² (88.61%)
 TOTAL G.P.A.P.S.: 4733 M² (94.21%)
 FRONTAGE PERCENTAGE: (20,342.763) = 70.8%

LANDSCAPE OPEN SPACE:
 ROAD AND PARKING AREAS (INCL. DECK LANE) = 1111 M²
 DRIVEWAYS: 324 M²
 NET LO. AMENITY SPACE: 1455 M² (30.00%)
 RAISED DECK AMENITY AREA: 188 M²
 TOTAL AMENITY AREA: 1743 M² (35.36%)

PARKING REQUIRED:
 RESIDENTIAL: 2.25 SPACES/UNIT = 51.75 SPACES
 OFFICE: 3.5 SPACES/100M² = 8.15 SPACES
 TOTAL: = 59.9 SPACES

PARKING PROVIDED:
 RESIDENTIAL GARAGE SPACES = 18 SPACES
 OFFICE SPACES = 10 SPACES
 RES/OFFICE GARAGE SPACES = 14 SPACES
 VISITOR PARKING SPACES = 14 SPACES
 TOTAL: = 56 SPACES
 VISITOR BOULEVARD SPACES = 2 SPACES

* 50M AS MEASURED FROM THE STREETLINE
 ▲ UNIT ENTRY

Approved Site Plan

Part of Lot 21,
 Concession 4
 APPLICANT:
TONLU HOLDINGS LIMITED
 N:\DFT\1 ATTACHMENTS\19\19-05\03

City of
Vaughan
 Development Planning Department

Approved Site Plan

Approved Site Plan

Approved Site Plan

Approved Site Plan

Approved Site Plan

Approved Site Plan

Approved Site Plan

Approved Site Plan

Attachment 4

FILE No.:
 19T-05V03
 RELATED FILES:
 Z.03.094 & DA.04.069
 June 9, 2005