

COMMITTEE OF THE WHOLE SEPTEMBER 6, 2005

**ZONING BY-LAW AMENDMENT FILE Z.04.050
DRAFT PLAN OF SUBDIVISION FILE 19T-04V13
STELLTACC PROPERTIES INC.
REPORT #P.2004.106**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.050 (Stelltacc Properties Inc.) BE APPROVED, to rezone the subject lands shown on Attachment #2 from A Agricultural Zone and OS1 Open Space Conservation Zone to R3, R4, and R5 Residential Zones to permit a 181 unit residential subdivision, OS1 Open Space Conservation Zone (valleylands), and OS2 Open Space Park Zone (Park), together with the necessary exceptions to the zoning standards to implement the approved draft plan of subdivision as discussed in the 'Zoning' section of this report.
2. THAT Draft Plan of Subdivision File 19T-04V13 (Stelltacc Properties Inc.) BE APPROVED, subject to the conditions set out in Attachment #1.
3. THAT the subdivision agreement shall contain a provision requiring the Owner to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
4. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision Application 19T-04V13 be allocated sewage capacity from the Woodbridge Service Area of the York/Durham Servicing Scheme and water supply capacity from Pressure District No. 5 of the York Water Supply System, for 77 single detached and 104 semi-detached units for a total of 181 residential units."

5. THAT the following street names for Draft Plan of Subdivision File 19T-04V13 (Stelltac Properties Inc.) BE APPROVED:

<u>STREET</u>	<u>PROPOSED NAME</u>
Street 'A'	Crestlawn Gate
Street 'B'	Condotti Drive (continuation of existing street)
Street 'C'	Worthview Drive
Street 'D'	Massimo Drive

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 applications to:

1. Amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #3, from A Agricultural Zone and OS1 Open Space Conservation Zone to R3, R4 and R5 Residential Zones, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone; and
2. Permit a revised Draft Plan of Subdivision (Attachment #3) consisting of 181 residential units (77 detached and 104 semi-detached), a park block, and open space blocks, on a 16.97 ha parcel.

Background - Analysis and Options

The subject lands (Attachment #1) are located on the north side of Langstaff Road, east of Regional Road No. 27, in Part of Lot 11, Concession 8, City of Vaughan. The irregular-shaped 16.97ha parcel has 594m frontage on Langstaff Road, with the Rainbow Creek valley traversing through the northerly portion of the site, and vacant tableland located to the south. The surrounding land uses are:

- North - Rainbow Creek Valley (OS1 Open Space Conservation Zone) and detached residential (R3 and R4 Residential Zones)
- South - Langstaff Road; detached residential (R4 Residential Zone) and Rainbow Creek (OS1 Open Space Conservation Zone)
- East - Rainbow Creek (OS1 Zone), vacant lands/future residential (A Agricultural Zone), Canadian Pacific Railway right-of-way
- West - detached and semi-detached residential (R5 Residential Zone) and townhouses (RM1 Multiple Residential Zone), Rainbow Creek (OS1 Zone)

Public Hearing

On October 22, 2004, a Notice of Public Hearing for the Draft Plan of Subdivision and related Zoning By-law Amendment applications proposing a 167 unit residential subdivision was circulated to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners Association. No one appeared in opposition to the proposed development at the Public Hearing held on November 15, 2004. The recommendation of the Committee of the Whole to receive the Public Hearing report of November 15, 2004, and to forward a technical report to a future Committee of the Whole meeting, was ratified by Council on November 22, 2004.

Since the Public Hearing, a letter from a neighbouring resident was received by the Development Planning Department expressing concern with construction activity occurring on the subject site, the location of the construction access, and the formation of large mounds of dirt, all of which were impacting the enjoyment of her property. Staff of the Development Planning Department called this resident indicating that the ongoing works were permitted and that all necessary permits for these works were issued. In addition, the resident was directed to the appropriate City Staff in the Building Department who will ensure that the soil stripping and grading is appropriately controlled.

Official Plan

The subject lands are designated "Low Density Residential", "Open Space", "Drainage Tributary", and "Utility" by OPA #240 (Woodbridge Community Plan). The "Low Density Residential" designation permits detached and semi-detached dwelling units at a maximum gross density of 7.4 units/ha, which is calculated on a neighbourhood plan basis. The proposed draft plan of subdivision conforms to the Official Plan, as discussed in the following "Neighbourhood Plan" and "Density" sections of this report.

Neighbourhood Plan

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

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

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

The proposed land use and subdivision design is generally consistent with the Council approved Neighbourhood 4A Development Plan with the exception of the park location and size. The applicant is proposing a park block on the north side of the valley (Block 130 on Attachment #3) to address the park requirement in the Neighbourhood Plan, and the status of this block is addressed further in this report.

Density

OPA #240 sets out four residential Neighbourhoods for the Woodbridge Community and provides density requirements for each. The subject lands are situated in Lot 11, Concession 8 within the Neighbourhood 4A Development Plan, which permits a maximum gross density of 7.4 units/ha calculated on a neighbourhood plan basis. A gross hectare includes the net residential land area, local and feeder roads, parks and open space, community facilities, plus one-half of the area of boundary roads and one-quarter of the area of boundary intersections. The Neighbourhood 4A Development Plan has a total development area of 106.5ha, and includes valley lands designated "Drainage Tributary" to be maintained in a natural state as open space blocks.

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

	<u>Permitted</u>	<u>Approved/Built</u>
Low Density (Gross)		
-Lot 11 (43.5 ha @ 7.4 uph):	322 units	128 units
-Lots 12-14 (63 ha @ 12.4 uph):	781 units	520 units
Medium Density (Net)		
- <u>1,334 ha @ 32 uph:</u>	<u>42 units</u>	<u>42 units</u>
Total units:	1145 units	690 units

An additional 455 residential units can be accommodated within the neighbourhood. The proposed development includes 181 residential units, and therefore conforms to the density policies within the Official Plan. The only remaining lands within the Neighbourhood 4A Plan without development approvals is the property directly to the east adjacent to the CP Rail line.

Zoning

The subject lands are presently zoned 'A' Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88 as shown on Attachment #1. To facilitate the proposed draft plan of subdivision shown on Attachment #3, a by-law amendment is required to rezone the valleylands to OS1 Open Space Conservation Zone; the residential tableland south of the valleylands to R3, R4, and R5 Residential Zones; and the tableland north of the valleylands to OS2 Open Space Park Zone as shown on Attachment #5.

The following zoning exceptions are required to facilitate the development of the proposed draft plan of subdivision:

- permit a minimum front yard of 5.8m between a garage and the streetline for all lots with 9.75m and 11m frontages on Streets "A" and "D", whereas 6.4m is required;
- permit a minimum rear yard of 6.2m for all lots with 9.75m frontages, and 5.8m for all lots with 11m frontages on Streets "A" and "D", whereas 7.5m is required;
- permit a minimum exterior side yard of 3.75m for all lots with 11m frontages or that flank on Streets "A" and "D", whereas 4.5m is required;
- permit a maximum lot coverage of 50% for all lots with 11m frontages on Streets "A" and "D", whereas 45% is permitted;
- permit a maximum lot coverage of 50% for all lots with 12m frontages, and a maximum of 45% for lots with 13.5m frontages, whereas 40% is permitted;
- permit a minimum interior side yard of 1.2m for semi-detached units on lands zoned R5, whereas 1.5m is required.

The proposed R3, R4 and R5 Zone categories are consistent with the subdivision to the immediate west and will allow for a similar built form. Changes to the proposed street alignments, road widths and servicing issues have resulted in shallow lots making unit siting difficult, and therefore, the above-noted exceptions are appropriate to facilitate the construction of the proposed dwelling units, with satisfactory setback, coverage and rear amenity areas that will not affect the streetscape or the enjoyment of property by the future residents.

In consideration of the above, the Development Planning Department is satisfied that the proposed zoning categories and required exceptions are appropriate. The implementing by-law will include these exceptions and any other exceptions necessary to implement the proposed draft plan of subdivision, if approved.

Subdivision Design

The proposed draft plan of subdivision shown on Attachment #3 has been prepared in accordance with the approved Neighbourhood 4A Plan with the exception of the park location and size. The proposed lotting pattern is similar in size and design to the adjacent plans of subdivision. The proposed road allowance is 20m in width and aligns with Condotti Drive to the immediate west. A total of 181 residential lots are proposed and will be comprised of 77 detached units on lot frontages ranging from 9.75m to 13.5m, and 104 semi-detached units each having a minimum lot frontage of 7.5m.

A section of the hydro corridor, which is under private ownership extends through the proposed plan of subdivision and its disposition will need to be determined prior to registration. The draft plan should identify the Hydro corridor lands north of Street "C" as a separate block, and include all telecommunication (WIC) and hydro switch gear locations. The draft plan has been red-lined to this effect as shown on Attachment #3.

The park block (Block 130) is located at the northern tip of the subdivision plan abutting existing residential homes. This park location is not consistent with the Neighbourhood Plan, and the proposed park size and configuration are not suitable to serve as a Neighbourhood Park, however, there may be an opportunity to secure additional parkland from the development application immediately to the east. These lands could serve as an expanded park facility for the

Neighbourhood 4A Plan area. The proposed park location has been reviewed by the Parks Development Department, as discussed below.

Parks Development Department

This Department has reviewed the proposed park (Block 130) and has indicated that this parcel could be accepted for conveyance to the City, subject to the following conditions:

- a Phase 2 ESA is required for Block 130; the developer/applicant will be required to remediate the site in accordance with the recommendation of the Phase 2 ESA to the satisfaction of the City of Vaughan;
- the applicant will be required to pay cash-in-lieu of parkland dedication in accordance with Section 42 of the Planning Act;

Vaughan Engineering Department

The Vaughan Engineering Department provides the following comments:

a) Environmental Site Assessment

A Phase 1 ESA Report prepared by Shaheen and Peaker Limited was submitted on behalf of the Owner for the City's approval. The report was peer reviewed by the Engineering Department on January 28, 2005, and was found to meet the requirements of the Ministry of Environment's, Ontario Regulation 153/04 (Guidelines for Contaminated Sites in Ontario) and is also in compliance with CSA Standard Z768-01.

A Phase 2 ESA report has been submitted for the park block and is currently being reviewed by the Engineering Department.

b) Servicing

The subject development is located within the Woodbridge Service Area, which is a natural tributary to the Rainbow Collector. In addition, based on the City's current Vaughan Water Pressure Districts (2026 Condition) plan, the development falls within the servicing area of Pressure District 5 of the York Water Supply System. The existing watermains on Codotti Drive and Langstaff Road and the existing 300 mm diameter sanitary sewer on Langstaff Road will provide water and sanitary connections for this development. The storm water flows from the subject lands are tributary to the Robinson Creek valley. The preliminary stormwater management servicing report prepared by Sernas Associates dated October 2004, proposes an expansion to the existing storm water detention pond, within the abutting Villagio Subdivision 19T-95092 to the west, to accommodate the drainage from the subject draft plan. Storm water will be contained within the subdivision and will proceed to the storm water management block. Connections to the existing infrastructure will be subject to confirmation that there are no downstream constraints in the existing system.

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 Engineering Department has confirmed sewage and water allocation for this draft plan of subdivision. A recommendation is included in the recommendation section of this report, and shall allocate water and sewage capacity for a total of 181 residential lots.

c) Noise Attenuation

Due to the proximity of the draft plan to Langstaff Road the Engineering Department requires a noise report that analyses the ultimate traffic data and stationary noise source(s) to be submitted for review and approval at the detailed engineering stage. The applicant is advised that City

policy requires mandatory air conditioning for residential units that abut and/or face major collector roads such as Langstaff Road.

d) Streetlighting

The streetlighting design shall meet the City criteria within the draft plan and at the Langstaff Road intersection.

Cultural Services Department

The Cultural Services Department has requested that an Archeological Assessment be undertaken on the subject lands, as a condition of draft plan approval.

PowerStream Inc.

PowerStream Inc. has reviewed the proposal and has no objections to its approval, provided the Owner/Agent discusses all aspects of the proposed project with PowerStream Staff. In addition, the Owner/Agent is responsible to maintain proper clearances from the buildings to PowerStream's plant (to appropriate specifications). The submission of Draft M-Plans, Legal Plans, Site Plan, and Architectural design drawings are required. All details of the development, number of lots and units shall be provided to PowerStream Staff nine months in advance of construction to determine the estimated cost and type of installation required to supply this development.

Region of York

The Region of York has completed its review of the draft plan of subdivision and has no objection to the approval of the draft plan, provided water and sewer capacity has been allocated, and subject to the conditions outlined on Attachment #1.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed draft plan of subdivision and has indicated that the detailed design of the pond may be subject to revisions through the fulfillment of the draft plan conditions outlined on Attachment #1.

School Boards

The York Region District School Board and the York Catholic District School Board have no comments or conditions respecting the proposed draft plan of subdivision, as a school site is not required on these lands.

Canada Post

Canada Post has reviewed the proposed draft plan of subdivision and related zoning file and have no objection to both applications, subject to the conditions provided on Attachment #1.

Street Names

The applicant has submitted street names as identified in Recommendation #5 to this staff report. The Vaughan Development Planning Department has reviewed the proposed street names, and there are no concerns regarding the names. The Planning Department for the Region of York has also reviewed the street names, and does not have any objections to the proposed names.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department is of the opinion that the proposed rezoning of the subject lands to facilitate the development of a proposed 181 residential lot draft plan of subdivision comprised of 77 detached units and 104 semi-detached units conforms with the policies of the Official Plan, and is generally consistent with the approved Neighbourhood 4A Development Plan, and development in the surrounding area. Accordingly, the Development Planning Department recommends the zoning by-law amendment application and draft plan of subdivision be approved, subject to the conditions outlined in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map/Existing Zoning
3. Draft Plan of Subdivision
4. Neighbourhood 4A Plan
5. Draft Plan of Subdivision & Proposed Zoning

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

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ATTACHMENT NO. 1

**DRAFT PLAN OF SUBDIVISION 19T-04V13
STELLTACC PROPERTIES INC.
LOT 11, CONCESSION 8, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19T-04V13, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by Weston Consulting Group Inc. revised June 23, 2005 (Revision #11), as red-lined to incorporate the following revision:
 - a) the Hydro corridor north of Street "C" to be identified as a separate block.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law, which has come into effect in accordance with the provisions of The Planning Act. Particular zoning categories to be applied are as follows:
 - R3, R4 and R5 Residential Zones with site-specific exceptions; OS1 Open Space Conservation Zone (valleylands); and OS2 Open Space Park Zone (park).
3. The Owner shall pay any and all outstanding subdivision application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 406-2003; and zoning by-law surcharge fees 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 provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
6. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
7. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. 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.
8. 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.

9. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
10. 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.
11. Prior to final approval of the Plan, 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.
12. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) the location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor or major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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.

13. 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.
14. Prior to final approval of the Plan, the Owner shall pay their proportionate share of the costs for any external municipal services that have been designed and oversized by others to accommodate the development of the Plan.
15. Prior to final approval of the Plan, an environmental noise impact study, prepared at the Owner's expense, shall be submitted to the City for review and approval. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. 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.
16. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to transfer of land.

17. Prior to the transfer of pertinent lots within the Plan, the Owner shall construct a 1.5m high black vinyl chain link fence along the limits of the residential lots where they abut the open space, to the satisfaction of the City.
18. Prior to the initiation of any grading and/or construction on the plan, the Owner shall install an erosion and siltation fence along the top-of-bank within the plan. The erosion and siltation fence shall be maintained in place until sufficient grass cover is established within the plan to the satisfaction of the City
19. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the plan; any modification to off-site driveways required to accommodate this Plan shall be co-ordinated and completed at the cost of the Owner.
20. The Owner shall agree that on lots with flankages on a collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect, and/or the Commissioner/Director of Development Planning, prior to issuance of a building permit.
21.
 - 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. and the City.
22. 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.
23. 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.
24. Prior to final approval, the Owner shall submit a tree preservation study/assessment, to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting. The Owner shall agree to undertake the measures identified in the City-approved tree prevention study report. The Owner shall not remove any trees, without written approval by the City
25. 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.
26. Prior to final approval of the plan, the Owner shall prepare a detailed edge management/rehabilitation plan study for the perimeter of the valley/open space blocks. The study shall include an inventory of all existing trees within an 8m zone inside the staked edges,

and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management, rehabilitation and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

27. The Owner shall provide a report for a 20 metre zone within all staked woodlot and open space/valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
28. That the warning clause council approved on September 29, 1997 with respect to "Tree Fees" shall be included in the subdivision agreement as follows:
 - "Purchasers and/or tenants are advised that the City has not imposed a "Tree Fee", or any other fee which may be charged as a condition of purchase, for the planting of trees. Any "Tree Fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."
 - "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting conceptual location for boulevard trees shall be provided by the Owner and shall be included as a schedule in this subdivision agreement. This is only a conceptual plan and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
29. The Owner shall agree in the subdivision agreement to erect a permanent 1.5m high black vinyl chain link fence or approved equal along the limits of the residential lots that abut, open space/valley, storm pond and hydro corridor.
30. Prior to final approval of the plan of subdivision, and prior to commencement of any works/grading to any lands within the subdivision, a preliminary archeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the Owner's expense, and the same report shall identify any significant archaeological sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licensed archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the said Ministry for review and approval.
31. Prior to final approval, the Owner by way of subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the municipality.
32. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks:
 - a) within the entire subdivision plan:
 - "Purchasers and/or tenants are advised that despite the inclusion of noise control

features within both the development area and the individual building units, noise levels, from construction activities, may be of concern occasionally interfering with some activities of the dwelling occupants."

- "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
- "Purchasers and/or tenants are advised that traffic-calming measures may have been incorporated into the road allowances."
- "Purchasers and/or tenants are advised that where Canadian National or Canadian Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."
- "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox, the location of which will be identified by the Owner prior to any home closings."
- "Purchasers and/or tenants are advised that any roads ending in a dead end or cul-de-sac may be extended in the future to facilitate development of adjacent lands, without further notice."

b) abutting any open space, Hydro Corridor, woodlot or stormwater facility:

- "Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance."

c) abutting a park block:

- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park", and that noise and lighting should be expected from the designed active use of the park."

33. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.

- the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.

- the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval.
- the location of parks, open space, stormwater management facilities and trails.
- the location of institutional uses, including schools, places of worship, community facilities.
- the location and type of commercial sites.
- colour-coded residential for singles, semis, multiples, and apartment units.
- the following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, (905)832-8585."

"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.]

34. Prior to final approval, the Owner shall prepare a streetscape and open space landscape master plan in accordance with the Council approved City of Vaughan Design Standards; the plan shall address but not be limited to the following issues:
- co-ordination of the urban design/streetscape elements as they relate to the approved City Design Standards including entrance features, parkettes, trails, medians and fencing;
 - community edge treatment along Langstaff Road;
 - the appropriate configuration and landscape treatment of the stormwater management pond Block 133;
 - open space edge management rehabilitation planting, trails, bridge crossings, erosion repair sites and pedestrian access points into the valley;
 - the appropriate integration and internal streetscape interface with the Hydro Corridor blocks; and,
 - the appropriate continuous pedestrian linkage between Langstaff Road and Open Space blocks through the hydro corridor.
35. The Owner shall agree in the subdivision agreement, to convey hydro corridor Blocks 131 and 132 and Blocks 136, 137, 135 and 133 to the City free of all encumbrances, and agrees to design and construct the amenities in these blocks to the satisfaction of the City.

36. The Owner shall convey buffer blocks 139 and 140 to the City free of all cost and encumbrance for landscaping purposes.
37. The Owner shall convey Block 130 (park) to the City free of all encumbrances for park purposes.
38. Prior to final approval, the Owner shall prepare for review and approval on Block 130 (park), a Phase II Environmental Site Assessment report in accordance with the Ministry of Environment's Guidelines for use at contaminated sites in Ontario (June 1996, as amended), to the satisfaction of the City. Testing may include but not be limited to surface and subsurface soil, groundwater, soil vapour, plant and aquatic species sampling and testing of building materials.

The Owner shall incorporate the recommendations contained in the report and ensure adequate field inspection is provided to validate the recommendation in the Phase II E.S.A. to the satisfaction of the City. The Owner shall reimburse the City for the cost of the City's peer review of the Phase II E.S.A.

39. The Owner shall convey Block 137 (walkway), to the City, free of all charge and encumbrances for walkway purposes.
40. 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.
41. 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.
42. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

Toronto Region And Conservation Authority (TRCA)

43. The Owner shall submit a detailed engineering report for review and approval of the TRCA that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands. This report should include:
 - a. plans illustrating how this drainage system will tie into surrounding drainage systems, ie. Is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?
 - b. stormwater management techniques which may be required to control minor or major flows;
 - c. appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;

- d. proposed methods for controlling or minimizing erosion and siltation on-site and downstream areas during and after construction;
- e. location and description of all outlets and other facilities, which may require permits pursuant to Ontario Regulation 158, the Authority's Fill Construction and Alteration to Waterways Regulation;
- f. details regarding the cut and fill balance and detailed design and operation of the stormwater management pond, provided prior to clearance of permits; and
- g. overall final grading plans for the subject lands.

It is recommended that the developer or his consultant contact the TRCA prior to preparing the above report to clarify the specific requirements of this development.

- 44. That this draft plan of subdivision be subject to red-lined revision, in order to meet the requirements of Condition 43, if necessary, to the satisfaction of the TRCA.
- 45. That the valley and stream corridor (Block 134, which includes associated buffer) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charges and encumbrances. The implementing Zoning By-law to recognize the Open Space Block 134, in an open space, or other suitable category which has the effect of prohibiting development, to the satisfaction of the TRCA.
- 46. That the applicant provide the TRCA, written confirmation from the City of Vaughan indicating the acceptance of the revised park boundary. Block 130, as shown on the draft plan (revised June 6, 2005). TRCA approval is required for any further revision to the plan that may affect the Block.
- 47. That the applicant submit a final Comprehensive Restoration and Planting Plan for the entire area subject to restoration, including the area affected by cut and fill as well as the recreated valley edge, to the satisfaction of the TRCA.
- 48. That the Owner agree in the subdivision agreement, in wording acceptable to the TRCA:
 - a. to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Conditions 43 and 47;
 - b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - c. to obtain all necessary permits pursuant to Ontario Regulation 158 from the TRCA; and
 - d. maintain a permanent fence to the satisfaction of the TRCA; between the open space Block 134 and Block 130, 133 and all adjacent lots.
- 49. The subdivision agreement shall contain a condition requiring that a copy of the executed subdivision agreement be provided to the TRCA, when available, in order to expedite the clearance of conditions of draft approval.

Region of York Conditions

- 50. 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.

51. The Region shall confirm that the award of the contract for the construction of the West Rainbow Trunk Sewer has occurred and it is no earlier than six(6) months prior to the expected completion.
52. Subject to approval by the City of Vaughan and the Region of York, the Owner shall agree in the subdivision agreement to construct sidewalks along the subject lands' frontage onto the planned transit roadways (i.e. Langstaff Road). Such sidewalks shall be constructed on both sides of the planned transit roadways unless only one side of the street lies within the limits of the area designated as "Subject Lands" in which case only this side of the street will require the sidewalk.
53. 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. Notifications should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase agreements.
54. 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.
55. 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.

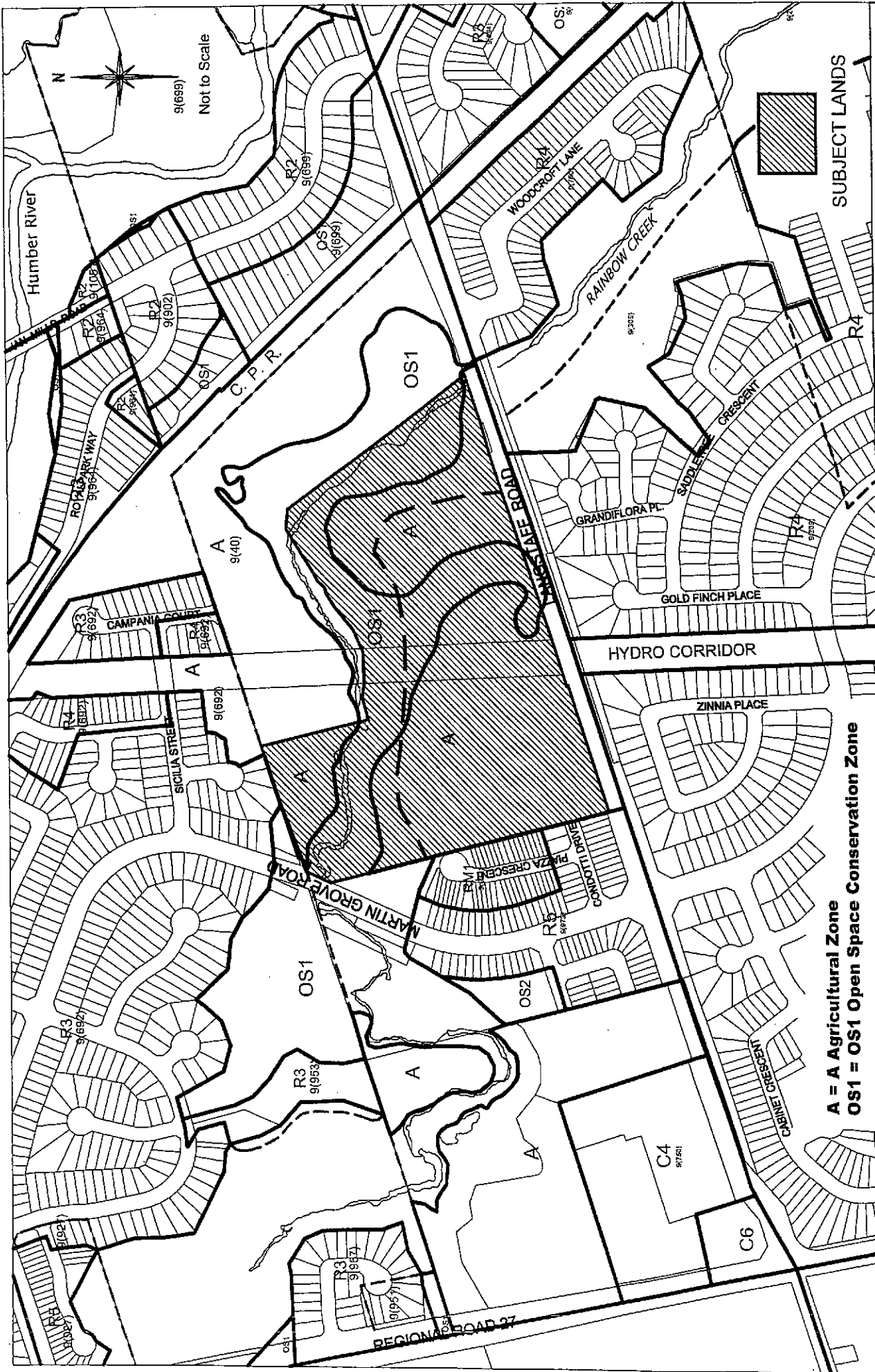
Canada Post

56. The Owner/Developer agrees to:
 - a) provide the following for each community mailbox site, as shown on the servicing plans:
 - i) an appropriately sized sidewalk section (concrete pad), as per municipal and Canada Post standards, to support the mailboxes;
 - ii) any required walkway across the boulevard, as per municipal standards; and,
 - iii) any required curb depressions for wheelchair access.
 - b) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s).
 - c) provide a copy of the executed agreement to Canada Post.
57. The Owner/Developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plans. The owner/developer will be responsible for notifying the purchaser/renter of the exact Community Mailbox locations prior to the closing of any home sale. The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.

58. The Consulting Engineers will send Canada Post two (2) copies of the Utility co-ordination plan/site plan, for use in identifying the community Mailbox location.

Clearance Conditions

59. 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 60 to 63 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
60. The City shall advise that Conditions 1 to 42 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
61. The Toronto And Region Conservation Authority shall advise that Conditions 43 to 49 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
62. The Region of York shall advise that Conditions 6 and 50 to 55 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
63. Canada Post shall advise that Conditions 56 to 58 have been satisfied; the clearance letter shall include a brief description detailing how each condition has been met.



A = A Agricultural Zone
OS1 = OS1 Open Space Conservation Zone

Attachment 2

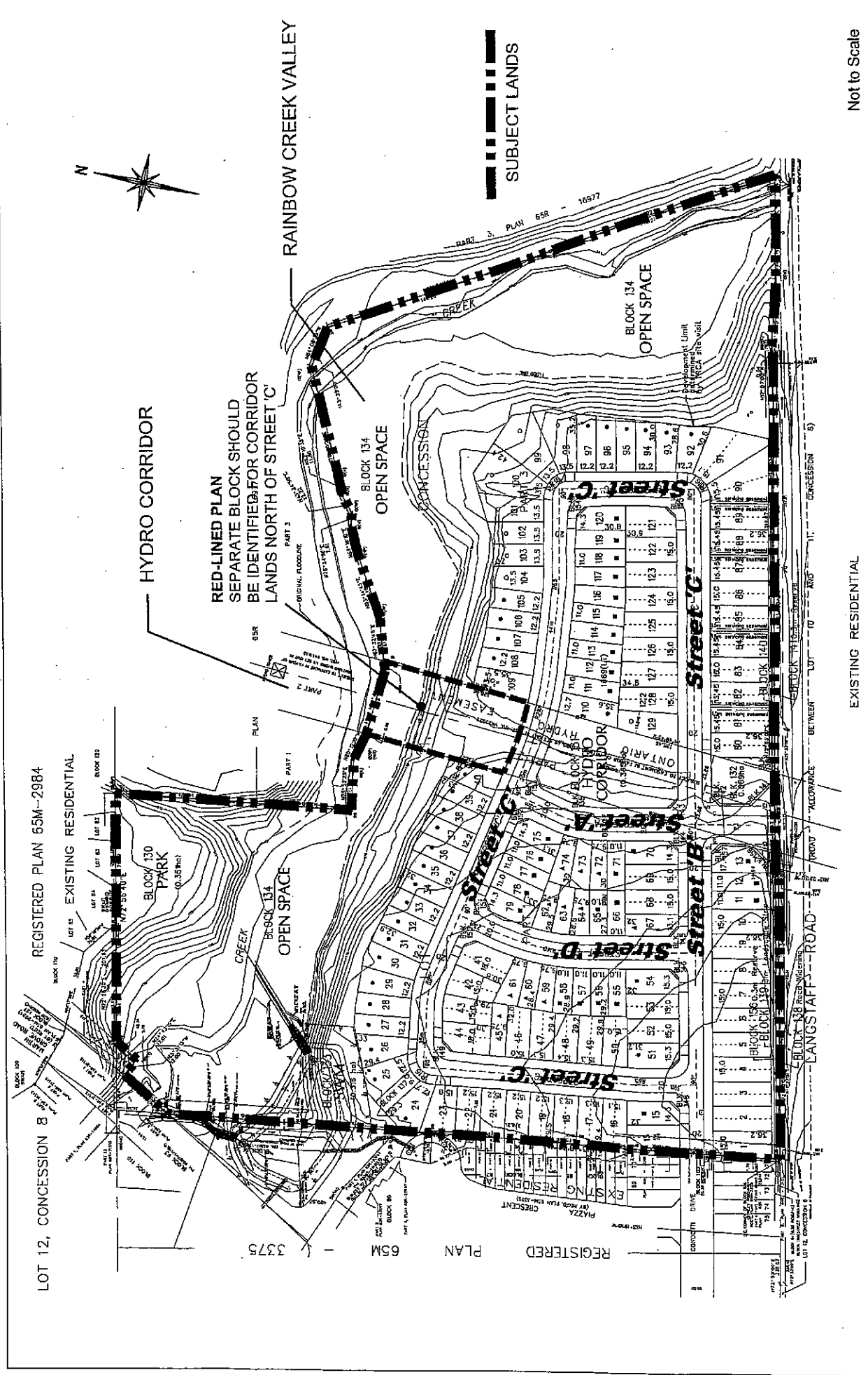
FILE No.:
 19T-04V13 &
 Z.04.050
 August 23, 2005



Development Planning Department

Location Map / Existing Zoning

Part Lot 11,
 Concession 8
 APPLICANT:
 STELLTACC PROPERTIES INC.
\\007A1\ATTACHMENTS\19\19T-04V13\Z.04.050



LOT 12, CONCESSION 8 REGISTERED PLAN 65M-2984

EXISTING RESIDENTIAL

HYDRO CORRIDOR

RED-LINED PLAN SEPARATE BLOCK SHOULD BE IDENTIFIED FOR CORRIDOR LANDS NORTH OF STREET 'C'

RAINBOW CREEK VALLEY

SUBJECT LANDS

Not to Scale

Attachment 3
 FILE No.: 19T-04V13 & Z.04.050
 August 16, 2005

Draft Plan of Subdivision
 City of Vaughan
 Development Planning Department

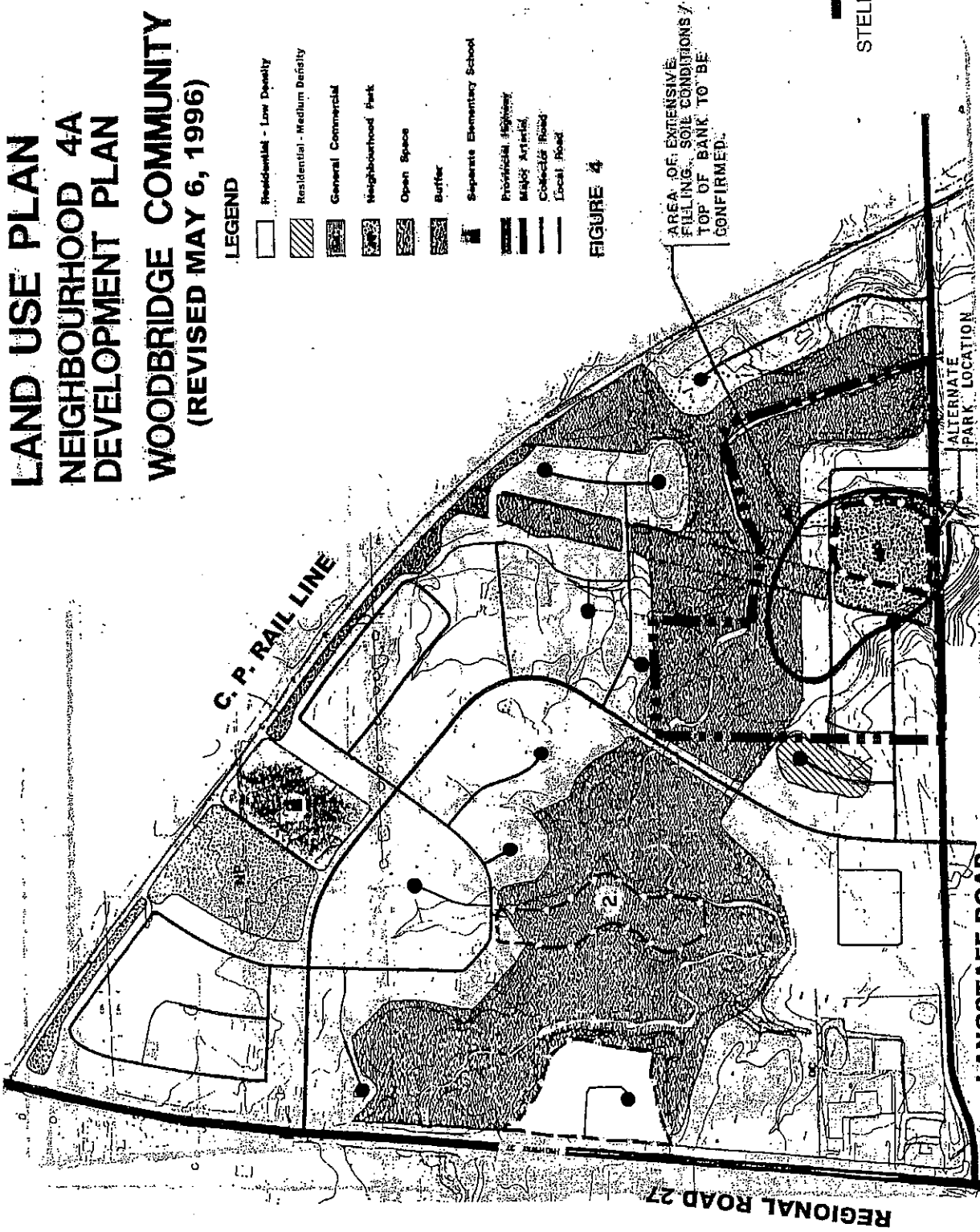
Draft Plan of Subdivision
 Part Lot 11, Concession 8
 APPLICANT: STELLTACC PROPERTIES INC.
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EXISTING RESIDENTIAL

APPLICANT: STELLTACC PROPERTIES INC.

LAND USE PLAN NEIGHBOURHOOD 4A DEVELOPMENT PLAN

**WOODBIDGE COMMUNITY
(REVISED MAY 6, 1996)**



LEGEND

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

FIGURE 4

AREA OF EXTENSIVE FILLING. SOIL CONDITIONS / TOP OF BANK TO BE CONFIRMED.

STELLTACC PROPERTIES
INC. LANDS

Not to Scale

Attachment 4

FILE No.:
19T-04V13 &
Z.04.050

August 11, 2005



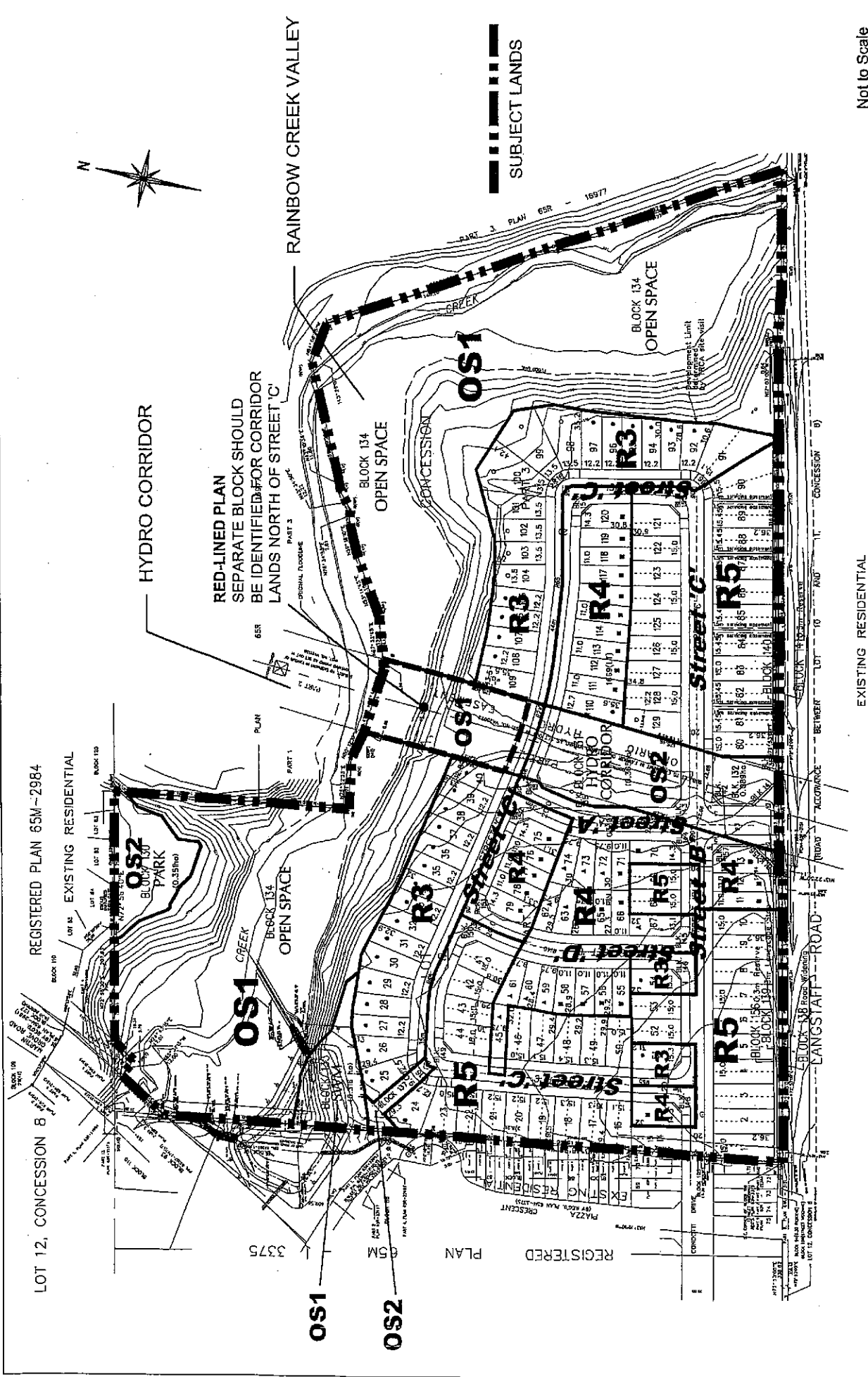
Development Planning Department

Neighbourhood 4A Plan

Part Lot 11,
Concession 8

APPLICANT:
STELLTACC PROPERTIES INC.

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Not to Scale

Attachment 5

FILE No:
19T-04V13 &
Z.04.050

August 23, 2005



Development Planning Department

Draft Plan of Subdivision & Proposed Zoning

Part Lot 11,
Concession 8

APPLICANT:
STELLTACC PROPERTIES INC.

N:\DFT\1 ATTACHMENTS\19\191-04V13Z.04.050