

COMMITTEE OF THE WHOLE NOVEMBER 21, 2005

**ZONING BY-LAW AMENDMENT FILE Z.00.022
DRAFT PLAN OF SUBDIVISION FILE 19T-00V03
LORMEL DEVELOPMENTS (WESTON) INC. & OZNER CORPORATION (SOUTH)
REPORT #P.2003.76**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.00.022 (Lormel Developments [Weston] Inc. & Ozner Corporation [South]) BE APPROVED, to rezone the subject lands shown on Attachment #3, as follows:
 - i) Lots 227, 228, 247 and 248 from A Agricultural Zone to RD3 Residential Detached Zone Three to provide for 4 lots for single detached dwelling units with minimum lot frontages of 12m and lot areas of 324m²;
 - ii) Lots 230 to 246 inclusive from A Agricultural Zone to RD4 Residential Detached Zone Four to provide for 17 lots for single detached dwelling units with minimum lot frontages of 9m and lot areas of 243m²;
 - iii) Lot 229 from A Agricultural Zone to RS1 Residential Semi-Detached Zone One to provide for 1 lot for 2 semi-detached dwelling units with minimum lot frontages of 7.5m per unit and lot areas of 202m²;
 - iv) Blocks 139 to 153 inclusive from A Agricultural Zone to RT1(H) Residential Townhouse Zone with the "H" Holding Symbol to provide for 15 blocks for 74 street townhouse dwelling units with minimum lot frontages of 6m per unit and lot areas of 162m², and permitting only a use legally existing as of the date of enactment of the implementing zoning by-law, until the Holding provision is removed;
 - v) Block 269 from A Agricultural Zone to C3 Local Commercial Zone to provide for a 0.473 ha future local commercial development;
 - vi) Block 166 and Block 167 from A Agricultural Zone to OS2 Open Space Park Zone for a 9m wide walkway;
 - vii) require that prior to the removal of the "H" Holding Symbol from the RT1(H) Residential Townhouse Zone with "H" Holding Symbol (Blocks 139-153), water and sewage servicing capacity shall be identified and allocated by the City; and
 - viii) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
2. THAT Draft Plan of Subdivision 19T-00V03 (Lormel Developments [Weston] Inc. & Ozner Corporation [South]), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-00V03 (Lormel Developments [Weston] Inc. & Ozner Corporation [South]) Phase 1 shall contain a provision that the parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands be paid, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The Owner shall submit an approved 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 the Owner enter into an agreement with the City to be registered on title, indicating that the lots and/or blocks outside of Phase 1, being Blocks 139 to 153 inclusive, will not be offered for sale by the Owner or purchasers until servicing capacity has been identified and allocated by the City.

Purpose

The Owner has submitted applications to:

1. Amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #3 from A Agricultural Zone to:
 - RD3 Residential Detached Zone Three for Lots 227, 228, 247 and 248;
 - RD4 Residential Detached Zone Four for Lots 230 to 246 inclusive;
 - RS1 Residential Semi-Detached Zone One for Lot 229;
 - RT1(H) Residential Townhouse Zone with the "H" Holding Symbol for Blocks 139 to 153 inclusive;
 - C3 Local Commercial Zone for Block 269; and
 - OS2 Open Space Park Zone for walkway Blocks 166 and 167.
2. Draft Plan of Subdivision approval (Attachment #3) consisting of the following:
 - 21 lots for single detached dwelling units with frontages ranging from 9.15m to 7.6m and lot areas ranging from 290.9m² to 563.2m²;
 - 1 semi-detached lot for 2 semi-detached dwelling units with lot frontages of 7.65m per lot and lot areas of 244.8m² per lot;
 - 15 blocks for 74 street townhouse units with lot frontages of 6m and lot areas of 192m²;
 - 1 block for a 0.473 ha future commercial development; and,
 - 2 blocks for a 9m wide walkway on approximately 3.5 ha.

Background - Analysis and Options

The 3.5 ha subject lands shown on Attachment #2 are located on the east side of Weston Road north of Major Mackenzie Drive, in Part of Lot 22, Concession 5, City of Vaughan. The site is relatively flat with no significant vegetation.

The subject lands are designated "Vellore Village Centre - Low-Rise Residential" by OPA #600, as amended by OPA #650 (Vellore Village District Centre), and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

- North - Draft Approved Plan of Subdivision 19T-00V03 (RD3(H) Residential Detached Zone Three with the "H" Holding Symbol [single detached dwelling units], OS1 Open Space Conservation Zone [storm water management pond])
- South - proposed residential Plan of Subdivision 19T-00V13 (A Agricultural Zone)
- West - Weston Road; farmland (A Agricultural Zone)
- East - Draft Approved Plan of Subdivision 19T-00V03 (RD3 Residential Detached Zone Three [proposed school])

Public Hearing

On November 14, 2003, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, and to the Vellore Village, Vellore Woods, Millwood Woodend, and Columbus Trail Residents' Associations. A letter dated December 8, 2003, was received from the

Rimwood Estates Homeowners' Association detailing their concerns regarding inadequate road capacity to accommodate the increased traffic from the Block 33 West developments, increased noise and air pollution due to increased traffic, incompatible land uses with the surrounding estate residential subdivisions, and contaminated ground water supply.

The approval of the Block 33 West Block Plan (Attachment #5) and the Vellore Village District Centre Plan (Attachment #4) as well as the conditions of draft approval on Attachment #1 for the subject lands, took into consideration and required the Owner through the design of the plan and submission of reports, to demonstrate that issues such as traffic, environmental and servicing are addressed to the satisfaction of the City.

The recommendation of the Committee of the Whole to receive the Public Hearing report on December 8, 2003, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on December 15, 2003.

Block Plan/Vellore Village District Centre

On September 8, 2003, Council approved the Block Plan for the Block 33 West Planning Area shown on Attachment #5. The Block 33 Plan has a total land area of approximately 185ha, and includes the northeast portion of the Vellore Village District Centre of approximately 15.4 ha. The total number of units in the Block Plan, excluding the Vellore Village District Centre lands, is estimated at 1,918 units consisting of 1,082 low density units (990 detached and 92 semi-detached units), and 836 medium density units (348 semi-detached and 488 townhouse units). This is expected to provide a total population of 6,092 people. The subject lands, which are within the Vellore Village District Centre as shown on Attachment #4, were not approved as part of the Block 33 West Block Plan as shown on Attachment #5. However, road layout for the subject lands was reviewed with the Block 33 West Block Plan to ensure connectivity between the Block 33 West and Vellore Village Planning Areas.

On August 25, 2003, Council approved OPA #650 (Vellore Village District Centre Plan) to allow a range of residential, commercial and mixed use residential/commercial developments and approved revised Schedule "A" - Vellore Village District Centre, which incorporated a north-south pedestrian walkway instead of north-south road. Council on November 22, 2004 approved a revised schedule to OPA #650 for a 9m walkway instead of a north-south road as shown on Attachment #4. On February 3, 2005, the Ontario Municipal Board issued its decision approving OPA #650. The Vellore Village District Centre as shown on Attachment #4 totals 58 ha. The total number of residential units is estimated to be 1,602 units, with 962 units in the Low-Rise Residential area. The District Centre is expected to provide a residential population of 3,500 people and employment population of 600-1,800 people. The subject lands shown on Attachment #2 are compatible with the surrounding lands in the Block 33 West Plan with respect to land uses and road layout.

The subject lands are part of a larger development proposal, which include the lands to the north (Files Z.00.022 and 19T-00V03), as shown on Attachment #2. However, since the subject lands are located within the Vellore Village District Plan (OPA #650), which was not yet in effect at that time in Spring 2004, the subject lands were not draft plan approved with the balance of the lands to the north.

Official Plan

i) Land Use Designation

The subject lands as shown on Attachment #4 are designated "Vellore Village Centre - Low-Rise Residential" and "Greenway", with a "9m Walkway" overlay by OPA #600, as amended by OPA #650 (Vellore Village District Centre Plan). The Official Plan permits single-detached, semi-detached, street townhouses, block townhouses and other ground-related multiple housing forms on the subject lands. The "Low-Rise Residential" designation also permits local convenience commercial uses such as retail stores, personal service shops and offices. The residential and

commercial uses proposed are in accordance with the Official Plan. The "Greenway" designation along the south side of Retreat Boulevard forms an east-west linear open space corridor, which intersects with the north-south "9m Walkway" to link to the Village Square (park/gathering place), south of the subject lands, as shown in Attachment #4.

ii) Residential Density/Height

OPA #650 permits a residential density of between 17-40 units per ha, with an average density within each quadrant of the Vellore Village District Centre of a minimum of 25 units per ha for the "Low-Rise Residential" area. The density calculation includes the lands for local and primary roads, and residential units. The proposed plan of subdivision yields a residential density of 33 units per ha. The proposed plan of subdivision conforms to the density requirements of the Official Plan. The Official Plan provides for specific development standards for the lands that are designated "Low-Rise Residential", including a maximum building height for residential units of 2-1/2 storeys.

iii) Commercial Policies

The "Low-Rise Residential" designation permits local convenience commercial uses at the corner of intersections of Weston Road with primary roads such as proposed Retreat Boulevard. The Official Plan has specific policies to provide for a pedestrian focused environment through urban design policies. Since the commercial site is located at the intersection of an arterial road and a primary road in the "Low-Rise Residential" area, the Official Plan requires that development be pedestrian-oriented, that buildings do not exceed of 2-1/2 storeys, and on a corner be a minimum of 2 storeys, has varied architectural facades towards both the arterial and primary roads, and provides for public entrances that face the street.

The Official Plan includes additional policies to achieve these objectives. The local convenience commercial centre cannot exceed 1200m² of gross floor area and 100% of the gross floor area is to be built along Weston Road at the build-to-line. The build-to-line for the subject lands requires a building to be set back 6m, which is the minimum and maximum setback from Weston Road, and 2m from the primary road. The Official Plan also requires a minimum of 15% landscaping for all commercial developments. These development matters will be addressed and implemented through the review of a formal site plan application.

Zoning

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. To facilitate the proposed plan of subdivision, as shown on Attachment #3, a by-law amendment is required to rezone the lands from A Agricultural Zone to the following residential zones in accordance with the standards requirements of Schedule "A3" in By-law 1-88;

a) Residential Lands

- i) Lots 227, 228, 247 and 248 as shown on Attachment #3, are proposed to be zoned RD3 Residential Detached Zone Three to facilitate the development of 4 single detached dwelling units.
- ii) Lots 230 to 246 inclusive as shown on Attachment #3, are proposed to be zoned RD4 Residential Detached Zone Four to facilitate the development of 17 single detached dwelling units.
- iii) Lot 229 as shown on Attachment #3, is proposed to be zoned RS1 Residential Semi-Detached Zone One to facilitate the development of 2 semi-detached dwelling units.

- iv) Blocks 139 to 153 inclusive as shown on Attachment #3, are proposed to be zoned RT1(H) Residential Townhouse Zone with the "H" Holding Symbol to facilitate the location development of 15 blocks for 74 street townhouse dwelling units, only when water and sewage allocation is available.

The RS1 Residential Semi-Detached Zone One which typically implements semi-detached dwellings will be used to facilitate a single detached dwelling with the following standards:

•	Minimum Lot Frontage	7.5m
•	Minimum Lot Area	202m
•	Minimum Front Yard	4.5m
•	Minimum Rear Yard	7.5m
•	Minimum Interior Side Yard	1.2m
•	Minimum Exterior Side Yard	4.5m
•	Minimum Lot Depth	27m
•	Maximum Building Height	2 storeys and 9.5m
•	Minimum Number of Parking	2 parking spaces/unit

These zoning exceptions are consistent with those provided for in the existing zoning by-laws that implemented Block 33 West.

The lands proposed to be zoned RT1(H) Residential Townhouse Zone with the "H" Holding Symbol for 74 street townhouse dwelling units do not have water and sewage servicing allocation. A clause will be included in the implementing zoning by-law limiting the use of the lands zoned with the "H" Holding Zone to a use legally existing as of the date of enactment of the implementing by-law. The "H" Holding Symbol shall not be removed until the water and sewage servicing capacity has been identified and allocated by the City. The Development Planning Department supports these modifications to the residential zones as they are consistent with the exceptions provided for the draft plans of subdivision in Block 33 West, and in keeping with the general intent of the Vellore Village District Centre requirements.

b) Commercial Lands

The lands located at the south-east intersection of Weston Road and proposed Retreat Boulevard (Block 269) and shown as Local Commercial on Attachment #3, are proposed to be zoned C3 Local Commercial Zone to facilitate a future commercial development.

Exceptions to the By-law are required for the C3 Local Commercial Zone in order to address the zoning requirements in the Official Plan including: reducing the minimum yards to reflect the build-to-lines of 6m from Weston Road, and 0m to 2m from Retreat Boulevard; decreasing the minimum gross floor area from 1860m² to 1200m² with 100% of the gross floor area being built along the build-to-line adjacent to Weston Road; and increasing the minimum landscaping requirement from 10% to 15%. The final use and layout of the building(s), and parking and landscaping for the commercial development will be determined through the Site Development approval process, which will address the development requirements in OPA #650 (Vellore Village District Centre), screening/fencing, and noise attenuation from the residential area.

c) Walkway Blocks

The 9m with Walkway Blocks 166 and 167 will be rezoned to OS2 Open Space Park Zone to facilitate north/south pedestrian movements through the subdivision and community.

Subdivision Design

The 3.5 ha draft plan of subdivision shown on Attachment #3 is comprised of the following:

- 21 lots for single detached dwelling units with frontages ranging from 9.15m to 17.6m and lot areas ranging from 290.9m² to 563.2m²;

- 1 semi-detached lot for 2 semi-detached dwelling units each with a lot frontage of 7.65m and a lot area of 244.8m² with frontage on the south side of Retreat Boulevard;
- 15 blocks with a range of 4 to 6 units per block for 74 street townhouse units each with a minimum lot frontage of 6m and lot area of 192m² and with frontage on the north and south sides of Zachary Place; and,
- a 0.473 ha block for local commercial development.

Retreat Boulevard is a primary road with a 23m right-of-way that traverses the subject lands in an east-west direction and intersects with the two north-south primary roads to the east being Vellore Park Avenue in the residential area and Cityview Boulevard in the employment area. Zachary Place is a local road with a 17.5m right-of-way that traverses the subject lands in an east-west direction and intersects with Vellore Park Avenue as shown on Attachment #3. Zachary Place becomes a single loaded road with a 15m road right-of-way parallel to Weston Road. The south side of Retreat Boulevard includes the designated "Greenway" in the Official Plan. A 9m wide walkway which connects to the Village Square Park as shown on Attachment #4 is located south of Retreat Boulevard towards the southerly limits of the draft plan of subdivision and south of Zachary Place.

The development details for the draft plan of subdivision are as follows:

Lots 230 – 248 (21 Single Detached & 2 Semi-Detached Units)	0.731 ha
Blocks 139 – 153 (74 Street Townhouses)	1.654 ha
Block 269 (Commercial)	0.473 ha
Blocks 166 & 167 (9m Walkway)	0.086 ha
<u>Zachary Place (Local Road)</u>	<u>0.596 ha</u>
Total Draft Plan Area	3.540 ha

All development in the draft plans of subdivisions in the Block 33 West Planning Area are subject to architectural approval. On June 27, 2005, Council approved the Vellore Park Architectural Design Guidelines (June 2005) by The Planning Partnership Ltd., with Sterling Finlayson Architects and The Planning Partnership Ltd. as the control architect.

The Vellore Park Landscape Master Plan (April 8, 2005) by NAK Design Group, and the Urban Design and Open Space Report (October 2003) by Joseph Bogdan Associates Inc. and NAK Design Group are approved.

The Development Planning Department is satisfied with the proposed subdivision design subject to the comments in this report, and the conditions of approval in Attachment #1.

Engineering Department

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

i) Environmental Site Assessment (ESA)

The subject lands are subject to the Waste Disposal Assessment Area (Passer Estate) policies of OPA #600, which requires that studies be carried out to the satisfaction of the City and the Ministry of the Environment to show that the development can safely take place.

ii) Engineering Services

The subject lands are to receive sewage capacity on an interim basis capacity from the York/Durham Servicing Scheme via the Maple Collector and ultimately from the Langstaff Trunk Sewer and water supply capacity from Pressure District No. 7 of the York Water Supply System in accordance with the Langstaff Trunk Sewer Regional Development Charge Credit Agreement, and the approved Master Environmental Servicing Plan and Phasing Plan for Block 33 West. Council, at its June 28, 2004 meeting draft approved the north phase of Draft Plan of Subdivision

19T-00V03, with an allocation for sewage and water supply capacity of 310 units. The 310 units includes the 23 units for the subject lands. Therefore, the north plan has allocation for 287 units and the subject lands are to receive allocation for 23 units all as part of Phase 1 of the Phasing Plan.

The draft plan of subdivision is to be red-line revised to include 0.3 m reserves along the property lines for Commercial Block 269 where it abuts Weston Road and Retreat Boulevard, and southerly property line of Zachary Place. The Engineering Department has no objections to the approval of the proposed subdivision, subject to the conditions of approval in Attachment #1.

Parkland/Cash-in-Lieu

The parkland dedication for the draft plan of subdivision shall be dedicated and/or cash-in-lieu of the dedication of parkland paid, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The subject lands are part of the overall Plan of Subdivision 19T-00V03 which includes the phase to the north, and the subject lands, as shown on Attachment #1. The entire plan is under-dedicated by 1.62 ha in parkland, with a 0.535 ha park provided in the north phase of the plan, and no park for the subject lands. Therefore, cash-in-lieu of the dedication of parkland will be required for the subject lands. The Parks Department has no objections to the approval of the draft plan, subject to the conditions of approval in Attachment #1.

Archeological Assessment

The Cultural Services Department requires that prior to final approval of the subdivision or prior to the initiation of any grading, an archaeological evaluation is to be undertaken in accordance with the Ministry of Citizenship, Culture and Recreation's approved Archaeological Assessment Technical Guidelines, for approval by the City and Ministry. A condition of draft approval has been included in this respect.

The Region of York

The Region of York has indicated that Phase 1 sewer and water supply capacity is currently available subject to a sewage monitoring program in the Maple Collector Sewer and any interim sewer works that are deemed necessary as a result of the flow monitoring program, and modifications to the existing Flow Splitting Chamber.

Phase 2 sewage capacity is dependent upon the construction of the South East Collector Sewer, the Langstaff Trunk Sewer, and Bathurst Trunk Sewer (Phase 1) or additional capacity may be allocated if the Region of York determines based on monitoring and on-going analysis of the York-Durham Sanitary Sewer System. Phase 2 water supply capacity is subject to the confirmation of additional water supply capacity from the Region of Peel. The Region of York has no objections to the approval of the proposed subdivision, subject to the conditions of approval in Attachment #1.

Agency Comments

Canada Post, Power Stream, and Toronto and Region Conservation Authority have advised that they have no objections to the draft plan of subdivision, subject to the conditions of approval, set out in Attachment #1.

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

The Development Planning Department has reviewed the proposed applications to amend the Zoning By-law and for approval of Draft Plan of Subdivision 19T-00V03 in accordance with the applicable policies of the Official Plan and the requirements of the Zoning By-law, the Block 33 West Plan, and the area context. The proposed draft plan of subdivision consisting of 21 lots for single detached dwelling units, 2 semi-detached dwelling units, 15 blocks for 74 street townhouse units, 1 block for a 0.473 ha future commercial development, and 2 blocks for a 9m wide walkway on approximately 3.5 ha, as shown on Attachment #3 is an appropriate form of development for the subject lands and conforms to the policies of OPA #600, as amended by OPA #650 (Vellore Village District Centre). Furthermore, the proposed plan is consistent with the overall pattern of development in the Block 33 West Planning Area.

The Development Planning Department can support the approval of the Zoning By-law Amendment Application and the proposed draft plan of subdivision as red-lined, subject to the conditions of approval as set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision 19T-00V03, as Red-lined Revised
4. Vellore Village District Centre Plan
5. Block 33 West Community Plan

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

R:\SER\WORKING\JEFFERSJ\LormelOznerNov2005CWDraft.doc

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-00V03
LORMEL DEVELOPMENTS (WESTON) INC. & OZNER CORPORATION (SOUTH)
PART OF LOT 22, CONCESSION 5, 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-00V03, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated January 6, 2005, incorporating the following red-line revisions:
 - a) incorporate 0.3m reserves along the property lines for Commercial Block 450 where it abuts Weston Road and Retreat Boulevard, and the southerly property line of Zachary Place; and,
 - b) Blocks 139 to 153 inclusive are subject to a separate agreement restricting the sale of said blocks(lots) by the Owner or subsequent purchasers of all the blocks(lots) pending allocation of servicing capacity by the City.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law, which has come into effect in accordance with the provisions of the Planning Act. The zoning categories to be applied are as follows:
 - a) RD3 Residential Detached Zone Three for Lots 227, 228, 247 and 248;
 - b) RD4 Residential Detached Zone Four for Lots 230 to 246 inclusive;
 - c) RS1 Residential Semi-Detached Zone One for Lot 229;
 - d) RT1(H) Residential Townhouse Zone with the "H" Holding Symbol for Blocks 139 to 153 inclusive;
 - e) C3 Local Commercial Zone Block 269;
 - f) OS2 Open Space Park Zone for Walkway Blocks 166 and 167; and,
 - g) The following requirements and/or exceptions shall be provided in the implementing by-law:
 - the RT1(H) Residential Townhouse Zone with the "H" Holding Symbol (Blocks 139 to 153 inclusive) shall be permitted to have only a use legally existing as of the date of enactment of the implementing by-law, until the Holding provision is removed; the removal of the "H" Holding Symbol from the RT1(H) Residential Townhouse Zone with "H" Holding Symbol shall not occur until water and sewage servicing capacity is identified and allocated by the City; and
 - any necessary exceptions to implement the final Draft Approved Plan of Subdivision.
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. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan for Planning Block 33 West and all associated reports, if required, to reflect any significant alterations caused from this draft plan approval to the satisfaction of the City.
5. The Owner shall enter into a subdivision agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
7. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning and Development Services Department. Proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.
8. The road allowances included in the Plan shall be designed in accordance with City standards for road and intersection design, temporary turning circles, daylighting triangles and 0.3 m 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.
9. The Owner agrees that all part blocks within the Plan shall only be developed in conjunction with abutting part blocks of adjacent draft plans.
10. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3 m reserve, to be conveyed to the City free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.
11. The Owner shall agree in the subdivision agreement that the final engineering design(s) may result in minor variations to the Plan (e.g., in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.
12. The Owner shall agree in a subdivision agreement that the location and design of the construction access shall be approved by the City and the Region of York, if required.
13. Prior to final approval, easements required for utility, drainage and construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
14. Prior to final approval, the Owner shall submit a soils report, and the Owner shall agree to implement the recommendations of such report, as approved by the City. 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.
15. Prior to the initiation of grading, and prior to registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for approval the following:
 - a) a detailed engineering report that describes the storm drainage system for the proposed development within this draft plan of subdivision, which 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 with the approved Block 33 West MESP;
 - ii) plans illustrating how this drainage system will tie into the 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;

- iii) the location and description of all outlets and other facilities;
- iv) stormwater management techniques which may be required to control minor and major flows; and,
- v) proposed methods of controlling or minimizing erosion and siltation on-site 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.

16. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued for any lot or block, until the City is satisfied that adequate road access, municipal water supply, sanitary sewer and storm drainage, recycling pickup, garbage pickup, snow removal, fire service and emergency service inclusive, is provided for the proposed development to the satisfaction of the City.
17. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed that have been designed and oversized by others to accommodate the development of the Plan.
18. 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.
19. Prior to final approval of the Plan, 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, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
20. Notwithstanding the provisions (Subsection 5.1) generally included within 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 relevant conditions (Subsection 5.18) of the subdivision agreement are fulfilled.
21. Prior to the issuance of a building permit for any lot or block, the Owner's consulting engineering shall certify, to the satisfaction of the Engineering Department and the Building Standards Department that the lot grading complies with the City of Vaughan lot grading criteria and the driveway as shown on the plan submitted for the construction of the building on that particular lot or block conforms in terms of location and geometry (i.e., width, etc.) with the approved or amended and subsequently approved Construction Drawings.
22. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No building permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
 - the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;

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

23. Prior to final approval of the Plan, the Owner shall provide confirmation 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. The Owner shall provide a copy of the fully executed subdivision agreement to the appropriate telecommunication provider.
24. No building permit shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot or block without the consent of the City where such transfer is to be restricted by any other provision of this agreement.
25. Prior to the issuance of a building permit for any lot or block within the Plan, including Walkway Blocks 166 and 167, the Owner shall submit for review and approval 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), and the City's Guideline, Phase II Environmental Assessment, Proposed Parkland, City of Vaughan for the walkway blocks located within the Plan to the satisfaction of the City. Required testing may include but not be limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials.

In the event that remediation is required, a Remediation Action Plan will be submitted for review and approval by the City and an acknowledged Record of Site Condition shall be received from the Owner prior to issuance of a building permit.

The Owner shall carry out or cause to be carried out the recommendations contained in the report(s) and ensure that adequate field inspection is provided to validate the recommendations in the Phase II Environmental Site Assessment to the satisfaction of the City.

The Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment report(s).

26. Prior to final approval of the Plan, the Owner shall covenant and certify to the City that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the municipality which could interfere with its intended use.
27. Prior to final approval, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.
28. Prior to final approval of the Plan, the lots and/or blocks to be serviced by improvements beyond the interim allocation capacity shall be placed in a Holding Zone and identified as such on the Plan.
29. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the subdivision agreement have been included in the offers of purchase and sale or lease for such lot or block.
30. 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.
31. Prior to final approval of the Plan, the Owner shall provide a revised Water Supply Analysis for review and approval by the City.
32. Prior to final approval of the Plan, or commencement of construction within the Plan, whichever comes first, the Owner shall submit a detailed hydrological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision. The Owner shall agree in the subdivision agreement to reinstate a suitable potable water supply to any resident whose well is adversely impacted by development to the satisfaction of the City.
33.
 - a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with other participating landowners within Block 33 West to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 33 West. This agreement shall include a provision for additional developers to participate in the Developers' Group Agreement when they wish to develop their lands.

The Owner shall acknowledge that parkland shall be dedicated and/or cash-in-lieu paid in accordance with Section 51 of the Planning Act and conform to the City's "Cash-In-Lieu of Parkland Policy".
 - b) Prior to final approval of the Plan, the Trustee for Block 33 West shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 33 Developers' Group Agreement.
34. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on walkway blocks.
35. Prior to final approval of the plan, the Owner shall confirm that the necessary provisions of the Environmental Assessment Act and the Municipal Class Environmental Assessment for Municipal Roads, Water and Wastewater Projects as they may apply to the proposed primary roads and related infrastructure matters, have been met.

36. The Owner shall agree that all disturbed lands within Phase 2 of the subject draft plan left vacant (6) months following completion of overall grading shall be topsoiled to a minimum depth of 100mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.
37. 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.
38. No part of any noise attenuation feature or any other fence shall be constructed partly on or within any public highway, park or open space. Fences adjacent to public lands shall be constructed entirely on private lands. The maintenance of noise attenuation features or fencing shall not be the responsibility of the City or the Region of York and shall be maintained by the Owner until assumption of the services in the Plan. Thereafter, the maintenance by the noise attenuation fence shall be the sole responsibility of the lot owner. Landscaping provided on the Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.
39. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc. (formerly 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.
40. 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 roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline to municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths."
 - "Purchasers and/or tenants are advised that public transit routes have not been determined for the area within the Plan, however, internal streets may be subject to public transit bus traffic."
 - "Purchasers and/or tenants are advised that the primary roads within the development area are expected to support more traffic than local roads and, if demand warrants, transit routes in the future."
 - "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 locations for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete the boulevard tree without further notice."
 - "Purchasers and/or tenants are advised that the City has not imposed a "tree

fee", or any other fee, which may be charged as a condition of purchase, for the planting of trees. Any "tree fee" paid by a purchaser for boulevard trees does not guarantee that a tree will be planted on the boulevard adjacent to their residential dwelling."

- "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
- "Purchasers and/or tenants are advised that despite the inclusion of noise control features on this development area, noise levels from Paramount Canada's Wonderland may continue to be of concern occasionally interfering with some activities of the dwelling occupants."
- "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88, as amended, as follows:
 - a) The maximum width of a driveway shall be 6m measured at the street curb, provided circular driveways shall have a maximum combined width of 9m measured at the street curb.
 - b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 – 6.99m	3.5m
7.0 – 8.99m	3.75m
9.0 – 11.99m ¹	6.0m
12.0 m and greater ²	9.0m

¹The Lot Frontage for Lots between 9.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

²The Lot Frontage for Lots 12.0 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2."

- "Purchasers and/or tenants are advised that proper grading of all lots/blocks in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner for security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is not a requirement of this subdivision agreement."

- "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and

tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

- "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement."

- "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 or in proximity of either a primary roadway, collector roadway, arterial roadway or commercial block:

- "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 AR1 rating of 7.6 bels, or shall emit noise not exceeding 61dba at a distance of 4.57m 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."

c) abutting or in proximity of any 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."

41. 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.

42. The Owner shall agree in the subdivision agreement to implement the approved Urban Design Guidelines and Landscape Master Plan for the Vellore Park Community.

43. The Owner shall agree in the subdivision agreement to prepare a concept plan to the satisfaction of the City. The plan shall conceptually illustrate how the proposed development integrates into the proposed and approved road and public open space network of the Vellore Park Community.

44. The Owner shall agree in the subdivision agreement that:

- a) All development shall proceed in accordance with the Council approved Vellore Park Architectural Design Guidelines (June 2005) by The Planning Partnership Ltd., with Sterling Finlayson Architects;

- b) Prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and,
 - c) 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.
45. 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 Walkway Blocks 166 and 167.
 46. The Owner shall convey Walkway Blocks 166 and 167 to the City, free of all cost and encumbrances.
 47. The Owner shall agree in the subdivision agreement to pay the City at the time of registration of the plan an additional voluntary payment at the rate of \$1,000.00 per residential dwelling unit plus \$500.00 for each future residential dwelling unit contained on a part lot in the plan which is to be combined with the abutting part lot in an adjacent plan to form a building lot, as per Schedule "I" in accordance with the "Voluntary Woodlot Contribution Policy".
 48. That prior to final approval of a plan of subdivision, and prior to the initiation of any grading to any lands included in the plan of 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.

Prior to final approval or registration of the development application or plan of subdivision, the Owner by way of development application or subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the municipality.

Region of York Conditions

49. 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.
50. The registration of the proposed plan of subdivision shall occur in phases with allocation provided within the appropriate capacity assigned by the Region, as approved by the area municipality, in consultation with the Regional Municipality of York.
51. The subdivision proponents within Blocks 18 and 33W will retain a professional engineer to provide assurances that the sanitary drainage area in Blocks 18 and 33W relying on interim (Phase I) servicing to the Maple Collector Sewer does not exceed 9,000 persons.
52. Prior to or concurrent with draft approval for lands other than Phase 1, the Owner shall enter into an agreement with the Regional Municipality of York, agreeing not to "pre-sell" lots or blocks to end users until such time as the Regional Municipality of York confirms in writing that there is sufficient water and sewer servicing capacity to service the proposed development.

53. The Owner shall agree that the lands within this draft plan of subdivision shall be appropriately zoned by a zoning by-law that has come into effect in accordance with the provisions of The Planning Act. The Holding provisions of Section 36 of The Planning Act may be used in conjunction with any zone category to be applied to the subject lands in order to ensure that development does not occur until such time as the Holding "H" symbol is removed in accordance with the provisions of The Planning Act. The "H" symbol shall be placed on any and all lands beyond Phase 1. The Zoning By-law amendment shall specify the terms under which Council may consider the removal of the Holding "H" symbol (in accordance with Official Plan policy/Pre-Paid Development Charge Agreement, or other requirements). Said terms shall include confirmation from the Regional Transportation and Works Department that there is adequate water and sanitary servicing capacity available to accommodate the draft plan or any phase thereof in accordance with the Vaughan Development Charge Credit Agreement executed by the City of Vaughan, the Region and the owner/developer.
54. Prior to the registration of Phase 1, the Region shall confirm the following:
- a) a sewage flow monitoring program in the Maple Collector sewer and any interim sewer works that are deemed to be required as a result of the flow monitoring underway; and,
 - b) modifications to the existing Flow Splitting Chamber have occurred.
55. Prior to the registration of any lands beyond Phase 1, the Region shall confirm the following:
- a) It is no earlier than six (6) months prior to the expected completion of the South East Collector Sewer, the Langstaff Trunk Sewer and Bathurst Trunk Sewer (Phase I) as confirmed by the Region, and the Region has confirmed that additional water supply from Peel Region for the Phase II water capacity is available.
- OR
- b) Additional sewer and water capacity is available as may be determined solely by the Region from time to time based on monitoring and ongoing analysis of the York Durham Sanitary Sewer System and York Water System.
56. The Owner shall agree in the subdivision agreement that he/she shall save harmless the area municipality and Regional Municipality of York from any claim or action as a result of water or sewer service not being available when anticipated.
57. Prior to registration, 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.
58. The following lands shall be conveyed to The Regional Municipality of York, identified in Condition 58, for public highway purposes, free of all costs and encumbrances:
- a) a widening across the full frontage of the site where it abuts Weston Road of sufficient width to provide a minimum of 18m from the centreline of construction of Weston Road;
 - b) a 15.0 m by 15.0 m daylight triangle at the southeast corner of Retreat Boulevard where it intersects Weston Road; and,
 - c) an additional 2.0m widening, 40m in length, together with a 60.0m taper for the purpose of a northbound right turn lane at the intersection of Weston Road with Retreat Boulevard.

59. The Owner shall convey to The Regional Municipality of York a 0.3m reserve along the entire frontage of the site, adjacent to the above noted widening and daylighting triangles, free of all costs and encumbrances, to the satisfaction of The Regional Municipality of York Solicitor.
60. The Owner shall grant to The Regional Municipality of York, a good and valid easement, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor, 5.0m wide along the widened frontage of the site adjacent to Weston Road for grading purposes. The proposed easement shall expire on December 31, 2007.
61. The Owner shall submit detailed engineering drawings to the Regional Transportation and Works Department for review and approval, that include the subdivision storm drainage system, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility location plans, traffic control/construction staging plans and landscape plans for verification that The Regional Municipality of York's concerns have been satisfied.
62. The intersections of Weston Road with Retreat Boulevard shall be designed and constructed to the satisfaction of the Regional Transportation and Works Department with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by The Regional Transportation and Works Department. No intersection or non-residential access will be permitted within 80.0m of the centreline of Weston Road.
63. The Owner shall agree in the subdivision agreement, that prior to the issuance of any foundation permit for this plan of subdivision by the City of Vaughan, the intersection works at the intersection on Retreat Boulevard with Weston Road shall be designed, approved, secured and constructed to the satisfaction of the Regional Transportation and Works Department.
64. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of The Regional Municipality of York Transportation and Works Department and illustrated on the engineering drawings.
65. Any existing driveway(s) along the Regional road frontage not part of the final approved lands of this subdivision must be removed as part of the subdivision work, at no cost to the Region.
66. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of The Regional Municipality of York Transportation and Works Department recommending noise attenuation features and the Owner shall agree to implement these noise attenuation features to the satisfaction of The Regional Municipality of York's Transportation and Works Department.
67. 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 for this plan of subdivision, the Owner shall certify that the as-constructed noise attenuation features immediately adjacent to the Regional right-of-way meet the Ministry of Environment guidelines.
68. The Owner shall agree in the subdivision agreement, in wording satisfactory to The Regional Municipality of York Transportation and Works Department, to provide for the installation of visual screening between Weston Road and Zachary Place, consisting of either a screening fence or a combination of a berm and planting, to a maximum of 1.8m in height, to be located entirely within the right-of-way of Zachary Place. The Owner shall submit to The Regional Municipality of York Transportation and Works Department for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
69. No direct access from Block 269 within in this plan of subdivision shall be permitted to Weston Road. Access to Block 269 shall be provided at a location approximately 80.0m from the centerline of Weston Road.

70. 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 Municipality of York's 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 The Regional Municipality of York roads shall be constructed on the private side of the 0.3m reserve and may be a maximum 2.5m in height, subject to the area municipality's concurrence;
- c) that maintenance of the noise barriers and fences bordering on The Regional Municipality of York right-of-ways shall not be the responsibility of The Regional Municipality of York; and,
- d) that any landscaping provided on The Regional Municipality of York right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by The Regional Municipality of York Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.

71. Retreat Boulevard shall be designed to intersect Weston Road at a right angle.

72. The throat width of Retreat Boulevard shall be designed to accommodate two 3.5m inbound lanes, a 4.0m median island, one 3.0m outbound left turn lane and one 3.5m outbound through/right turn lane, for a distance of 60.0m from the widened limit of Weston Road.

73. Existing core-level transit services currently operate on the following roadways in the vicinity of the subject lands:

- Weston Road (south of Major Mackenzie Drive)
- Major Mackenzie Drive

Future transit service is planned to be provided locally on the following roadways* (or sections thereof), as they appear on the drawing dated March 17, 2004:

- Street '1' (Cityview Boulevard)

(*For the purpose of this memorandum, these roadways will henceforth be referred to as the "planned transit roadways".)

As such, YRT would require that:

Subject to approval by the City of Vaughan and the Regional Municipality of York, the Owner shall agree in the subdivision agreement to construct sidewalks along the subject lands' frontage onto the planned transit roadways on both sides of the street. 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 "Proposed Subdivision", in which case only this side of the street will require the sidewalk.

74. The planned transit roadways shall be designated and designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. As such, York Region Transit is to be consulted with respect to any traffic-calming features which may be considered for any of the planned transit roadways identified.

75. Further to the designation of the planned transit roadways (above), and subject to approval by York Region Transit, bus passenger standing areas/platforms are to be provided at no cost to the Region, concurrent with construction of necessary sidewalks. Required platform locations are as follows:
- i. Northbound Street Weston Road at the intersection of Retreat Boulevard (near-side placement adjacent to Block 269).
76. The Owner shall agree in the subdivision agreement that the bus passenger platforms identified above in Condition 75 shall be designed and constructed to the satisfaction of the area municipality and York Region Transit.
77. The single-loaded roadway identified as Zachary Place will require provision of an appropriate concrete pedestrian walkway to link it with Weston Road, subject to design approval by the local municipality and York Region, to facilitate pedestrians' access to/from planned transit services on Weston Road. The walkway is to be provided at no cost to the Region, concurrent with construction of necessary sidewalks.
78. The Owner shall agree in the subdivision agreement to advise all potential purchasers of the planned introduction of transit service in/around the subject lands, as per above, and that the placement of any necessary bus-stops and/or passenger amenities will be placed accordingly to the satisfaction of York Region Transit and the City of Vaughan, as applicable. This would include potential transit routes, bus stops and shelter locations, as necessary. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase agreements.
79. 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.
80. 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.
81. 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.

Toronto and Region Conservation Authority Conditions

82. a) Prior to final approval and prior to any works commencing on the site, the Owner shall submit for approval by the City and the Toronto and Region Conservation Authority (TRCA), a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
- i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
 - ii) the location and description of all outlets and other facilities;
 - iii) stormwater management techniques, which may be required to control minor and major flows;
 - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;

- v) overall grading plans for the subject lands; and,
 - vi) stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.
- b) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.
 - c) The Draft Plan of Subdivision shall be subject to red-lined revision in order to meet these requirements, if necessary.

Canada Post Conditions

83. The Owner shall agree to:

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

York Region School Boards

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

Other Conditions

85. 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 86 to 90 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

86. The City shall advise that Conditions 1 to 48 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

87. The Region of York shall advise that Conditions 49 to 81 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

88. The Toronto and Region Conservation Authority shall advise that Condition 82 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.

89. Canada Post shall advise that Condition 83 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
90. The York Region School Board(s) shall advise that Condition 84 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.

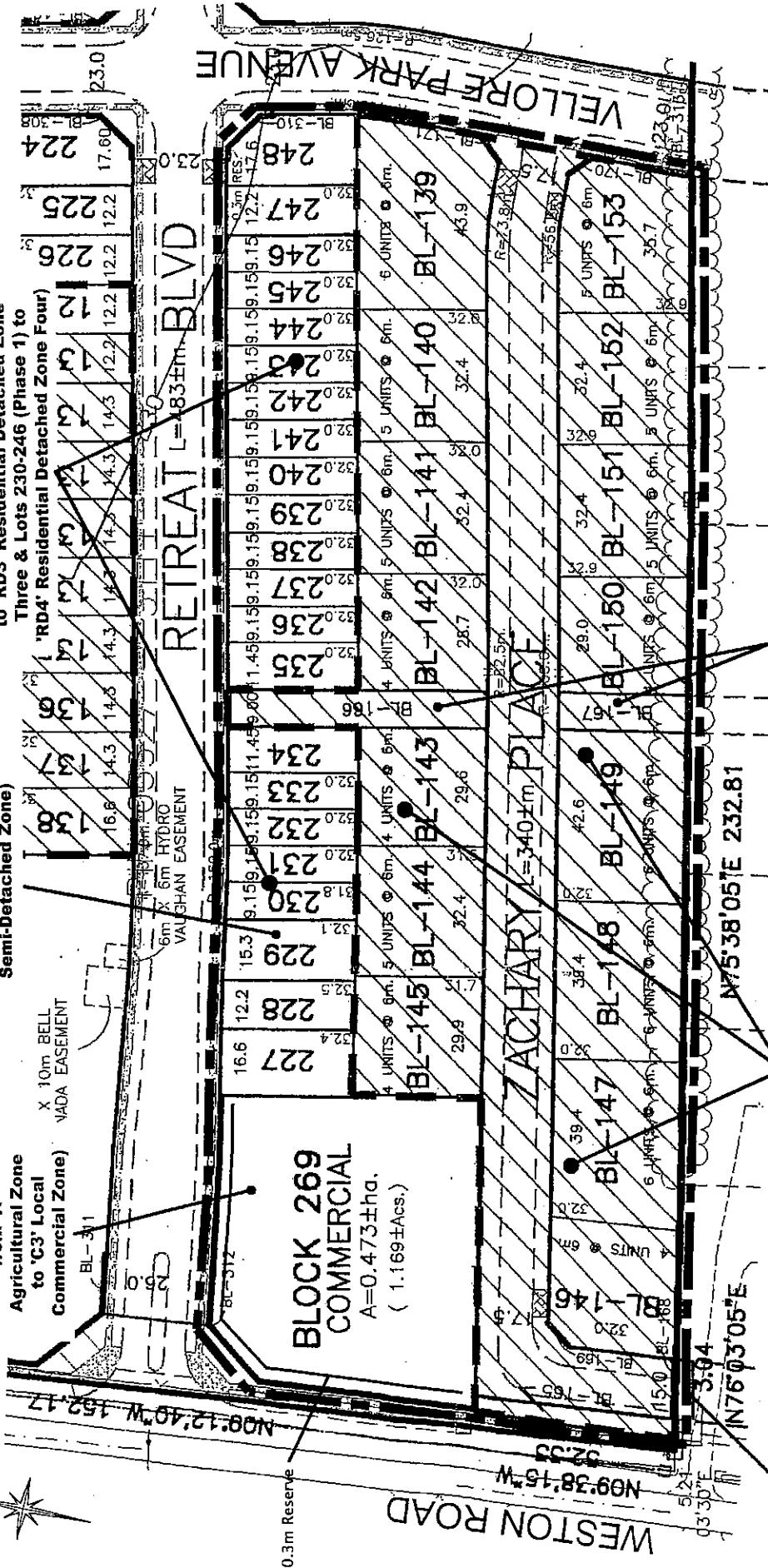
LOCAL COMMERCIAL

0.473 ha.
(Rezoned Block 269
from 'A'
Agricultural Zone
to 'C3' Local
Commercial Zone)

SEMI - DETACHED
(Rezoned Lot 229 (Phase 1) from 'A'
Agricultural Zone to 'RS1' Residential
Semi-detached Zone)

SINGLE DETACHED

(Rezoned Lots 227, 228, 247 & 248
(Phase 1) from 'A' Agricultural Zone
to 'RD3' Residential Detached Zone
Three & Lots 230-246 (Phase 1) to
'RD4' Residential Detached Zone Four)



Draft Plan of Subdivision - Red-Lined Revised

APPLICANT:
LORMEL DEVELOPMENTS (WESTON) INC. &
OZNER CORPORATION (SOUTH) - VELLORE VILLAGE

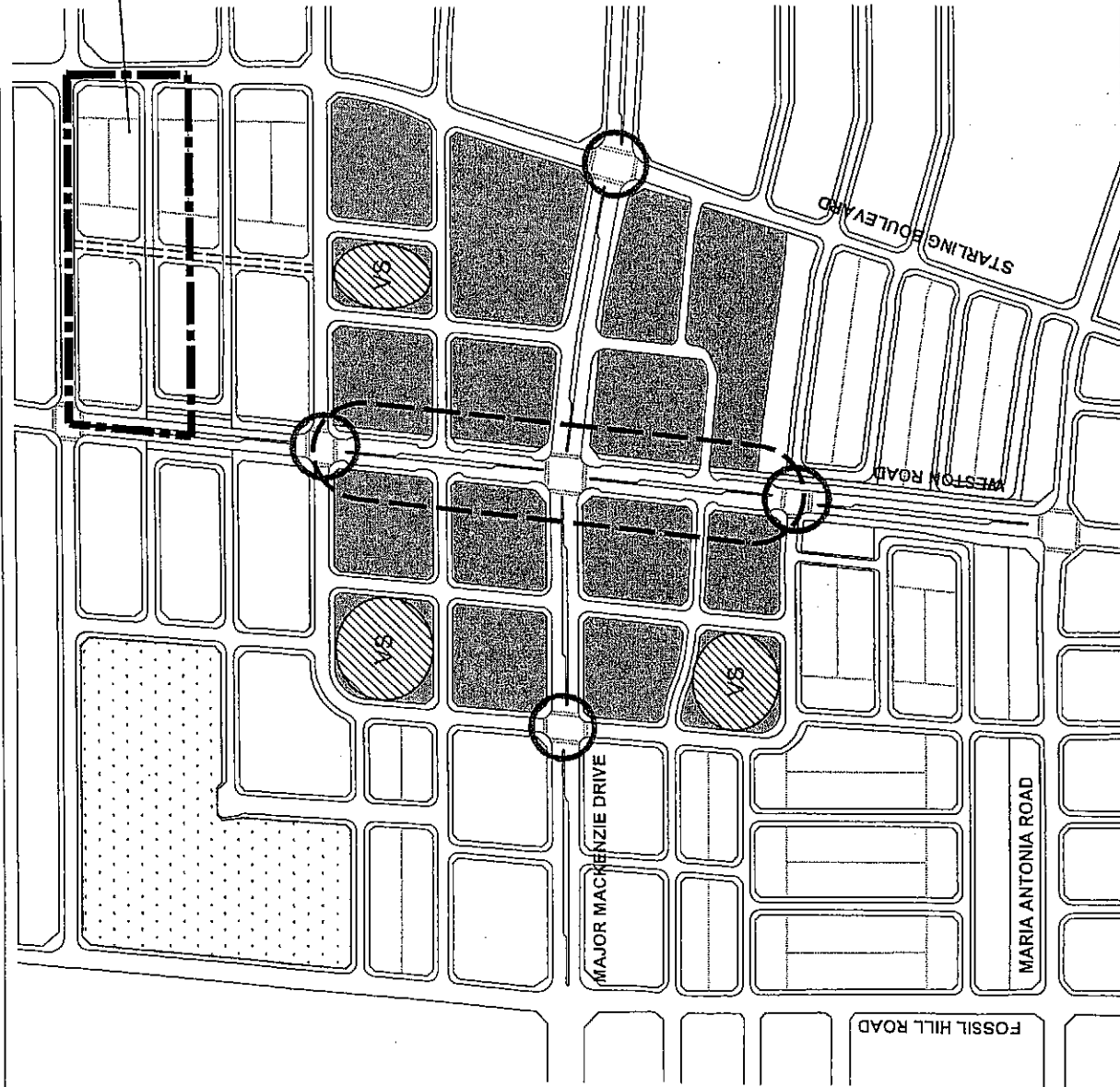


Development Planning Department

Attachment

FILE No.:
19T-00V03 & Z.00.022
Part of Lot 22,
Concession 5
November 4, 2005

3



LOW - RISE RESIDENTIAL

SUBJECT LANDS

LEGEND

- LOW - RISE RESIDENTIAL
- VILLAGE CORE
- VILLAGE SQUARE
- STORM WATER MANAGEMENT POND
- MAIN STREET RETAIL
- GATEWAY
- 9m PEDESTRIAN WALKWAY

Not to Scale

Vellore Village District Centre Plan

APPLICANT:
LORMEL DEVELOPMENTS (WESTON) INC. &
OZNER CORPORATION (SOUTH) - VELLORE VILLAGE

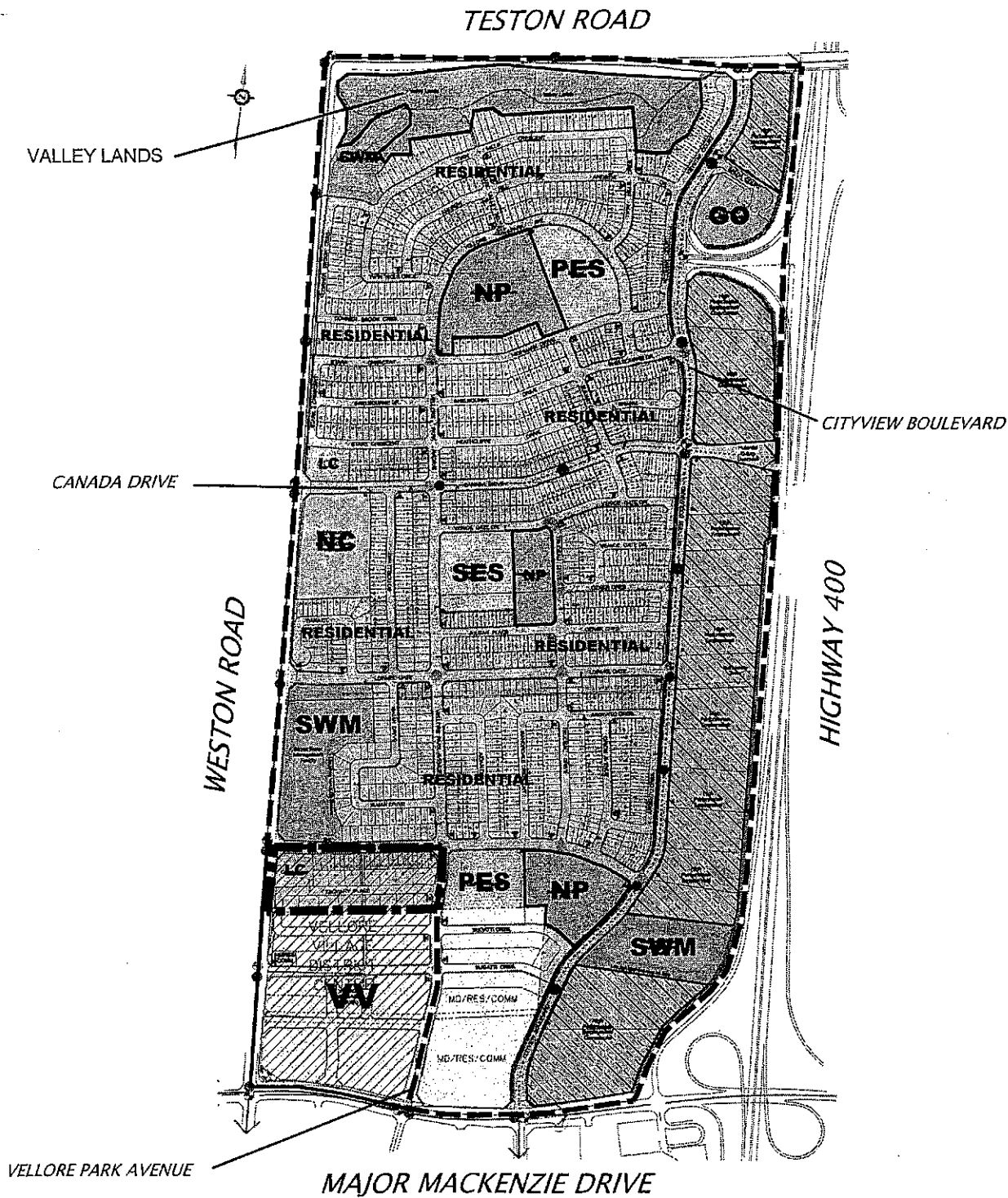
Part of Lot 22,
Concession 5

Development Planning Department

Attachment 4

FILE No.:
19T-00V03 &
Z.00.022

August 24, 2005



LEGEND

	SUBJECT LANDS		GO TRANSIT COMMUTER PARKING
	BLOCK 33 WEST PLANNING AREA		SEPARATE ELEMENTARY SCHOOL
	VELLORE VILLAGE DISTRICT CENTRE		PUBLIC ELEMENTARY SCHOOL
	HIGH PERFORMANCE EMPLOYMENT LANDS		LOCAL COMMERCIAL
	STORMWATER MANAGEMENT FACILITY		NEIGHBOURHOOD COMMERCIAL
	NEIGHBOURHOOD PARK		

Attachment 5

FILE No.:
19T-00V03 &
Z.00.022

October 27, 2005

City of
Vaughan

Development Planning Department

Block 33 West Community Plan

Part of Lot 22,
Concession 5

APPLICANT:
LORMEL DEVELOPMENTS (WESTON) INC. &
OZNER CORPORATION (SOUTH) - VELLORE VILLAGE

NA\DTY1 ATTACHMENTS\19T\19T-00V03\Z.00.022