

COMMITTEE OF THE WHOLE MAY 15, 2006

**DRAFT PLAN OF SUBDIVISION FILE 19T-03V19
VAUGHAN WEST II LIMITED
REPORT #P.2004.50**

Recommendation

The Commissioner of Planning recommends:

1. THAT Draft Plan of Subdivision File 19T-03V19 (Vaughan West II Limited - previously Royal Gerab Ltd. et al) BE DRAFT APPROVED, subject to the conditions of approval set out in Attachment #1.
2. FOR the purpose of notice, the subdivision agreement shall contain a provision that cash-in-lieu of the dedication of parkland shall be dedicated and/or cash-in-lieu paid, within the plan in accordance with the Planning Act and conform to the approved "Cash-in-lieu of Parkland Policy".
3. THAT the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated November 14, 2005:

"NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision Application 19T-03V19 (Vaughan West II Limited) be allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total gross developable area of 88.1 ha for employment lands, subject to the execution of a development agreement to the satisfaction of the City."

Economic Impact

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

Purpose

The Owner has submitted an application on the subject lands shown on Attachment #2, to permit a Draft Plan of Subdivision on an 88.1 ha site as shown on Attachment #3 to facilitate the following:

- 53 Prestige Employment Blocks (EM1 Zone) totaling 64.713 ha
- 3 Stormwater Management Blocks (OS1 Zone) totaling 7.828 ha
- 1 Future Stormwater Management Block (OS1-H Zone) totaling 0.144 ha
- 3 Future Prestige Employment Blocks (EM1-H Zone) totaling 6.576 ha
- Streets, Reserves and Road Widening totaling 8.771 ha

Background - Analysis and Options

The 88.11 ha site is located north of Regional Road 7, between Huntington Road and the future extension of Highway #427, in Lots 6, 7 and 8, Concession 9, City of Vaughan, as shown on Attachment #2. The surrounding land uses are:

North - existing dwelling/farm; proposed distribution warehouse/employment uses (EM1 Prestige Employment Area Zone with/without Holding

- provision, EM2 General Employment Area Zone), proposed stormwater pond (OS1 Open Space Conservation Zone with/without Holding provision)
- South - Regional Road 7; outside storage/dwelling/commercial (A Agricultural Zone, C6 Highway Commercial Zone)
 - East - future Highway #427; vacant (A Agricultural Zone, EM1 (H) Prestige Employment Area Zone with Holding Symbol)
 - West - Huntington Road; agricultural, employment (A Agricultural Zone, M2 General Industrial Zone)

On February 6, 2004, a Notice of Public Hearing was mailed to all landowners within 120m of the subject lands and to persons requesting notification. To date, no responses have been received. At the Public Hearing on March 1, 2004, the recommendation of the Committee of the Whole to receive the Public Hearing report and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on March 8, 2004.

On April 26, 2005, the Owner submitted a revised subdivision plan which further subdivided some of the original proposed larger Blocks into smaller ones, and also reflected the refined alignment of the Highway #427 extension, as identified in the "Corridor Study Area Limits Review" and depicted on the recently approved Huntington Business Park (Block 57/58) Plan shown on Attachment #4.

Official Plan

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450 (Employment Area Plan) and are further subject to the Huntington Business Park (Block 57/58) Plan as shown on Attachment #4, subject to the following policies:

a) Prestige Area

The "Prestige Area" designation is located adjacent to arterial roads and highways, and accommodates uses that require high visual exposure, good accessibility and an attractive working environment. It defines areas where it is appropriate to restrict uses, which by nature of their operating characteristics, would contribute to attractive streetscapes, and provide opportunities for employment intensive uses that will take advantage of and support the transit system. A wide range of industrial, office, business and civic uses are permitted, but not outside storage. The implementing zoning is EM1 Prestige Employment Area Zone.

b) Employment Area General

The "Employment Area General" designation accommodates uses which do not require high visual exposure, provides location opportunities for industrial development which may require outside storage or be undertaken outdoors, and that facilitates a broad range of lot sizes and a diversity of building forms in order to meet the needs of any business or industry. Permitted uses include a full range of processing, warehousing and outside storage operations, and transportation and distribution facilities. The implementing zoning is typically EM2 General Employment Area Zone, however, the owner has requested that all Blocks be zoned EM1 Prestige Employment Area Zone instead, to promote a more prestige industrial business park with no outside storage. The EM1 Zone uses are also permitted in an EM2 Zone and are more restrictive, which conforms to the policies of OPA #450.

c) Stormwater Management

The location of the stormwater management ponds were established by the Huntington Business Park (Block 57/58) Plan. No buildings or structures are permitted, except where structures are intended for flood or erosion control purposes. The implementing zoning is OS1 Open Space Conservation Zone.

Zoning

The approved zoning for the industrial plan of subdivision is shown on Attachment #5. The development is a combination of EM1 Prestige Employment Area Zone (employment use blocks) and OS1 Open Space Conservation Zone (storm pond blocks), with the far easterly Blocks 57-60 being zoned EM1(H) with a Holding "H" provision pending the resolution of the Highway #427 extension by the Ministry of Transportation Ontario.

The related Zoning By-law Amendment Application Z.03.089 to implement the above zoning categories was approved by Council on April 10, 2006. The implementing Zoning By-laws 126-2006 and 127-2006 were enacted by Council on April 24, 2006, and the final day of appeal is May 17, 2006. These by-laws must be in full force and in effect, prior to the registration of the final subdivision plan.

Block Plan

The proposed draft plan of subdivision is consistent with the Huntington Business Park (Block 57/58) Plan as shown on Attachment #4 in terms of road pattern, and location of employment and stormwater management pond blocks. Street "1" (east/west) will form the connection between Fogal Road to the west and Zenway Boulevard on the east side of the future Highway 427 extension. Street "2" (north/south) will form part of the Huntington Road realignment, which will see a portion of the existing Huntington Road closed south of Langstaff Road and renamed. The Block Plan was approved by Council on February 27, 2006.

Subdivision Design

The proposed draft of subdivision includes a total of 84 Blocks consisting of 53 Prestige Employment blocks and 3 future Prestige Employment blocks, 3 Open Space Conservation blocks and 1 future Open Space Conservation block (stormwater management ponds), with the remaining blocks allocated for roads, reserves and widenings as shown on Attachment #3. Access to the subdivision blocks will in the interim be from Huntington Road, with Street "1" providing access into the subdivision plan, until such time as the lands to the north, south and east develops, to allow for future road connections.

Servicing

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

"a) Servicing Report

In support of the draft plan, the applicant has submitted a Master Environmental Servicing Plan prepared by Urban Ecosystem Limited dated August 1999, and revised dated April 2005 (the "MESP"), confirming the availability of water, sanitary, and storm sewers to develop the lands. The MESP identifies that the municipal services are external and sized to service the draft plan.

b) Water System

The draft plan is located within the service area of Pressure District #5 of the York Water Supply System. The draft plan can be provided with a looped water supply by extending the existing 600mm diameter watermain on Zenway Boulevard and constructing the proposed 600mm diameter watermain along Langstaff Road west from Regional Road. 27.

c) Sanitary Sewer

In review of the construction drawings for the Vaughan West (North) Corporate Park 19T-89058 and 19T-99V07, a sanitary sewer has been constructed on Zenway Boulevard that can be extended to service the draft plan. The applicant shall pay its proportionate share of the costs for any external municipal services designed and oversized to develop the draft plan such as those costs listed in the Vaughan West (North) Corporate Park 19T-89058 and 19T-99V07 subdivision agreement.

d) Storm Drainage

The MESP proposes the construction of two stormwater ponds within the draft plan, the "SWM Facility A2" and the "SWM Facility B", to service both the subject draft plan and abutting external developing lands in the Block Plan. Prior to final subdivision approval, the applicant shall provide a storm water management report for the review and approval of the city. This report shall describe the proposed drainage system to develop the draft plan and include, but not be limited to, the following items:

- (i) Plans illustrating the proposed system and its connection into the existing storm system,
- (ii) Stormwater management techniques that may be required to control minor or major flows, and
- (iii) Proposed methods for controlling or minimizing erosion and siltation on-site and in down stream areas during and after construction.

e) Roads

The MESP proposes to construct the road network using the current City of Vaughan road design standards within the draft plan.

f) Street-lighting

The street-lighting shall meet the City criteria within the draft plan including the intersection of Street '1' and Huntington Road.

g) Sewage and Water Allocation

A recommendation is provided from the Engineering Planning & Studies Division, dated March 15, 2006, confirming sewage and water allocation to be forwarded for Council approval.

h) Environmental Site Assessment

In April 2006, the City's Environmental Engineer, confirmed that he accepted the Environmental Site Assessment reports for the proposed industrial development within the draft plan."

The conditions of approval with respect to the Engineering Department's requirements have been included in Attachment #1 – Conditions of Approval.

Region of York

The Region of York Transportation and Works Department has reviewed the proposed draft plan and provides the following comments:

"This subdivision is within the West Rainbow Collector drainage area of the York Durham Sewage System. Full build-out of the West Rainbow Collector drainage area will require completion of the twinning of the Rainbow Trunk Sewer east of Kipling Avenue. The Rainbow Trunk Sewer twinning is expected to be completed in late 2006.

Based on contours provided on the draft plan of subdivision, this site will be serviced from Pressure District No. 5. We have no concerns regarding water supply to this area."

The conditions of approval with respect to the Region of York's requirements have been included in Attachment #1 – Conditions of Approval.

Ministry of Transportation Ontario (MTO)

In a letter dated March 23, 2006, the MTO advised that sufficient land must be protected for the future construction and detour requirements to build the Fogal Road extension and structures for the crossing of Highway 427 to Zenway Boulevard. The MTO provided the following comments:

"The Ministry requires that any new buildings/structures (including internal roads) above and below ground (including detention ponds) be setback a minimum distance as previously approved from the future Transitway property line and/or future Highway 427 property line. The owner must be made aware that Ministry permits are required for all buildings located within 45m from Highway 427 property line and a radius of 395m from the centrepont of Highway 427/RR7 right of way prior to any construction being undertaken."

The conditions of approval with respect to MTO requirements have been included in Attachment #1 – Conditions of Approval.

Region of Peel

In an e-mail dated May 4, 2006, the Region of Peel's Traffic and Transportation Engineering Section provided the following comments for consideration:

- The draft plan of subdivision is within the Huntington Business Park Block Plan. A traffic study has been completed for the Huntington Business Park Block Plan to determine the road improvements along Highway 50 to facilitate the proposed

development under the land use designated in the Block Plan. Further, the Region has a Highway 50 Class EA to review the road improvements along Highway 50. A traffic impact study will not be required at this time. However, we advise that the necessary upgrades to the Regional arterial road network shall be carried out coordinately with the development within the Huntington Business Block Plan.

- We advise that the Ministry of Transportation is in the planning process for an extension of Highway 427 north of the current terminus at Highway 7. The alignment of the Highway 427 northerly extension and the connecting ramps has not been established at this time. We request that this application be sent to the Ministry of Transportation for review and comment on the Highway 427 extension.
- We advise that the Region of York and Region of Peel are undertaking a road project for the interim extension of Highway 427 as an arterial to Fogal Road as identified in the BATS study. The alignment of the interim extension of Highway 427 should be identified in the draft plan of subdivision. Property may be required to be gratuitously conveyed to the appropriate agencies to support the road works. The Region of York will be coordinating the road works for the Region of Peel. The Project Manager for the interim extension of Highway 427 is Steve Mota from Region of York. We request that this application be sent to the Region of York for review and comment.”

The Ministry of Transportation and Region of York have provided comments and conditions, as noted above.

The Region of Peel is satisfied that the Owner and the City will take into consideration their above-noted comments, and do not have any specific conditions of approval.

Utilities

PowerStream Inc. has no objection to the proposed draft plan of subdivision subject to the Developer entering into a separate subdivision agreement with them to address hydro matters. The Developer is to design, purchase materials, and install a buried hydro distribution system and a street lighting system within the confines of the subdivision, and compatible with the existing and/or proposed systems, in the surrounding plans of subdivision, all in accordance with PowerStream and City of Vaughan standards and specifications, and latest revisions.

Toronto and Region Conservation Authority (TRCA)

In a letter dated March 28, 2006, the TRCA provided the following comments:

“Given the approval of the Block Plan [57/58] and given the confirmation that a consultant has been retained for an erosion monitoring program, Authority staff is now in a position to consider draft plan of subdivision and/or site development applications including the subject application.

A portion of the Block Plan Area is traversed by Rainbow Creek in the northeast corner while a tributary of Rainbow Creek enters the site from the northwest, near the intersection of Langstaff Road and Highway 50. This tributary flows through the agricultural lands in an easterly direction and joins the West Rainbow Creek. While the Block Plan Area is partially located within the Authority's Fill Regulated Area and Regional Storm Floodplain of the Humber River, it is noted

that the subject property, as described in the draft plan of subdivision application, is located outside the Authority's Fill Regulated Area and Regional Storm Floodplain of the Humber River. As such, a permit under Ontario Regulation 158 (Fill, Construction and Alteration of Waterways) will not be required for the development of the subject property. Please note that O.Reg 158 will be replaced with Ontario Regulation 97/04 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) on May 1, 2006."

The TRCA has provided conditions of approval with respect to this standard requirements, which have been included in Attachment #1 – Conditions of Approval.

Archaeological Assessment

In a letter dated December 7, 2005, the Ministry of Culture concurred with the Archeological Report submitted by the Owner, which documented that there are no archaeological sites on the property.

Parkland

The Owner shall pay cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the Planning Act and City of Vaughan policy. The Owner shall submit an appraisal of the subject lands 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. The cash-in-lieu payment, under Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

Relationship to Vaughan Vision

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

Conclusion

The Development Planning Department has reviewed the proposed draft plan of subdivision in accordance with the policies of OPA #450, the approved Block Plan and the provisions of By-law 1-88, as well as, the existing and proposed developments in the surrounding area. The Development Planning Department considers the proposed subdivision development to facilitate industrial employment uses to be desirable and appropriate, and in keeping with the approved Huntington Business Park Block Plan.

For these reasons, the Development Planning Department recommends approval of the draft plan of subdivision shown on Attachment #3, subject to the conditions of approval outlined in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision 19T-03V19
4. Huntington Business Park – Block Plan
5. Approved Zoning

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-03V19
VAUGHAN WEST II LIMITED
LOTS 6-8, CONCESSION 9, 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-03V19, ARE AS FOLLOWS:**

1. The Plan shall relate to the draft plan of subdivision, prepared by KLM Planning Partners Inc., Drawing #06-7, dated April 13, 2006.
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 subdivision is subject to implementing Zoning By-laws 126-2006 and 127-2006, which must be in full force and effect, prior to the registration of the final subdivision plan.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 89-2006.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. 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.
6. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
7. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
8. The road allowances included within this draft plan of subdivision shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3m 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. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3m 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.
10. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
11. 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.

12. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
13. 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.

14. 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.
15. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the development of the Plan.
16. Prior to final approval of the Plan, the Owner shall provide the final phasing of the Stormwater Management Pond construction to the satisfaction of the Engineering Department.
17. Prior to final approval of the Plan, the Owner shall provide the final Development/Infrastructure Phasing Plan for the Block 57/58 West Plan to the satisfaction of the Engineering Department.
18. Prior to final approval of the Plan, the Owner shall provide the timing, construction and funding of the required spine services details to the satisfaction of the Engineering Department such that all proposed development applications within the Block 57/58 West Plan may only proceed if the following infrastructure is adequately available; a sanitary outlet, a primary and secondary water supply with proper looping, and a secondary roadway access. As a result, front-end financing for the detailed design and construction of the following Development Charge projects may be required:
 - a) The Pressure District 5 West Watermain works including Langstaff Road, Zenway Boulevard and Royal Group Crescent; and

- b) The reconstruction and re-alignment of Huntington Road between Highway 7 and Langstaff Road.
19. Prior to final approval of the Plan, the Owner acknowledges that the Plan will be allowed to proceed on the basis of one primary water supply, with proper internal looping, for up to 7 building permit applications. Any additional building permit application would require the detailed design and construction of the Pressure District 5 watermain works including connection to Langstaff Road and Zenway Boulevard.
 20. Prior to final approval of the Plan, the Owner shall provide the design and eventual construction of Zenway Boulevard from the existing Huntington Road to Rainbow Creek Drive and the design and eventual construction of the proposed realignment of Huntington Road within the Plan.
 21. Prior to final approval of the Plan, the Owner shall provide a hydrogeological report to the City for review and approval. The hydrogeological report is required to ensure that existing wells in the vicinity of the Plan will not be adversely affected by the subsurface construction activities. The hydrogeological report shall include the monitoring of the existing wells before, during, and after construction.
 22. Final engineering design(s) may result in minor variations to the Plan (eg., 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.
 23. The Owner shall agree that all blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
 24.
 - a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of peer review of the reports.
 - b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
 - c) The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.
 25.
 - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assigns regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a separate subdivision agreement with PowerStream Inc. which addresses the foregoing requirements.
 - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system and a street lighting system within the confines of the subdivision, and compatible with the existing and/or proposed systems in surrounding plans of subdivision, all in accordance with the latest standards and specifications of PowerStream Inc. and the City, and latest revisions.

26. Prior to final approval, the Owner shall prepare comprehensive urban design guidelines for the Block 57/58 West Huntington Business Park Plan to the satisfaction of the City. These guidelines shall include urban design principles with respect to site planning, street network, landscape architecture, built form, open space and public/private streetscape realm.
27. Prior to final approval, the Owner shall prepare a streetscape and open space master plan to the satisfaction of the City. The master plan shall comply with the urban design guidelines and address but not be limited to the following issues:
- The use of hard and soft landscape elements to define significant street vista and generate a pleasing public/private realm street character;
 - Landscape and streetscape treatments for the Business Park campus edges including pedestrian access to arterial roads for public transit services;
 - Entry and special landscape features which express and enhance the Business Park identity;
 - Landscaping and restoration of open space lands including pedestrian trails, pedestrian access points, seating areas and naturalization;
 - Special decorative paving treatments for primary Business Park intersection nodes;
 - The landscape treatment of stormwater management facilities;
 - Special streetscape furniture, including benches, waste receptacles, bike racks and tree grates that support the character throughout the Business Park community.
28. 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.
29. The following warning clause that Council approved September 29, 1997 with respect to "Tree Fees" shall be included in the subdivision agreement:
- "Purchasers are advised that the planting of trees on City boulevards in front of employment units is a requirement of the subdivision agreement. A drawing depicting conceptual location for boulevard tree 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 and boulevard tree without further notice.
- The City has not imposed an amount of 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 the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a employment unit."
30. 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 lots that abut storm pond blocks 54, 55 and 56.
31. a) Prior to final approval and prior to commencement of any work on the site, the proponent shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the proponent shall agree to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeologically resources found. No grading or other soil disturbances shall take place on the subject property prior to the

approval authority and the Ministry of Culture confirming that all archeological resource concerns have met licensing and resource conservation requirements.

- b) Prior to final approval and prior to the commencement of any work on site, the proponent shall deliver to the City (Cultural Services Division) two copies of the Archeological Assessment.
 - c) Prior to the commencement of any archaeological fieldwork, a copy of the contract information sheet which was submitted to the Ministry of Culture, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Master Plan Study for the City of Vaughan prior to commencing any fieldwork.
32. 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.
33. 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 units within the subdivision as and when each unit is constructed.

Toronto and Region Conservation Authority (TRCA)

34. a) Prior to final approval and prior to any works commencing on the site, the applicant shall submit a detailed engineering report for the review and approval of the Toronto and Region Conservation Authority (TRCA) that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands. This report shall include:
- i. plans illustrating how this drainage system will tie into surrounding drainage systems, *i.e.*, is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
 - ii. stormwater management techniques which may be required to control minor or major flows;
 - iii. appropriate Stormwater Management Practices (SWMPs) 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;
 - iv. proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - v. location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 158, the Authority's Fill, Construction and Alteration to Waterways Regulation;
 - vi. overall grading plans for the subject lands.

35. That this draft plan of subdivision be subject to red-line revisions in order to meet the requirements of the TRCA conditions as outlined in Condition 34 above, if necessary.
36. The Owner shall 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 Condition 34.
 - b) to maintain all stormwater management and erosion and sedimentation 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) To provide a copy of the executed subdivision agreement to the TRCA.

Region of York

37. 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.
38. Prior to final approval, 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.
39. Development shall not proceed on lands required for the future Highway 427 extension, (alignment and right-of-way requirements to be determined by the MTO).
40. The plan of subdivision shall incorporate the recommendations of the York/Peel Boundary Area Transportation Study and Short-Term Road Network Improvements Environmental Study Report, dated May 2003, including the Huntington Road realignment (Street 2), Fogal Road extension (Street 1) and the proposed 4-lane Interim N-S Road Link from Street 1 to the Highway 427 Terminus, to the satisfaction of York Region.
41. The Owner shall include the following wording in the registered portion of the subdivision agreement: Direct access from Street 1 to Highway 427 via the proposed 4-lane Interim N-S Road Link, if implemented, is a temporary connection only. Upon extension of Highway 427 north of Highway 7, there shall be no direct access from Street 1 to Highway 427.
42. The Owner shall convey to York Region, property along the east limits of the plan of subdivision required for the proposed Highway 427 Arterial Road Extension to the satisfaction of the Region (specific limits of the property to be determined by York Region during detailed design of the proposed Highway 427 Arterial Road Extension). Property acquisition will be in accordance with a Final Implementation Strategy and Cost Sharing Agreement for the Highway 427 Arterial Road Extension.
43. Development in Block 51 (south-east corner of Street "1" and Street "4") shall not proceed until it has been determined through the Environmental Assessment for the Highway 427 Extension that Highway 427 will go over Zenway Boulevard (Street "1") . In the event that the EA determines that Highway 427 will go under Zenway Boulevard, an easement shall be conveyed to the City of Vaughan, York Region or the Ministry of Transportation, free of all cost or encumbrances for the purpose of constructing a

temporary detour of Zenway Boulevard (exact limits of the easement to be determined during the detailed design of the Highway 427 Arterial Road Extension).

44. The following lands shall be conveyed to The Regional Municipality of York for public highway purposes, free of all costs and encumbrances:
 - a) a widening across the full frontage of the site where it abuts Regional Road 7, of sufficient width to provide a minimum of 27.5m from the centreline of construction of Regional Road.
45. Access to Block 53 shall be via the internal road network with no direct access to Regional 7.
46. Construction access to the plan of subdivision shall be designed and located to the satisfaction of York Region and the City of Vaughan. Construction access will not be permitted from Regional Road.
47. The Owner shall submit engineering drawings for review and approval by The Regional Transportation and Works Department which indicates the subdivision storm drainage system, site grading and servicing, plan and profile for roadwork, construction access and mud mat design, utility location plans, intersection signal and illumination design, traffic control/construction staging plans and landscape plans.
48. Subject to approval by the City of Vaughan and York Region, the Owner shall agree to construct a sidewalk along the subject lands' frontage onto Streets 1, 2 and 4, to allow easy pedestrian access to existing and planned transit services on these roads.
49. Subject to approval by York Region Transit, bus passenger standing areas/platforms are to be provided at no cost to York Region concurrent with construction of necessary sidewalks. Required platform locations are as follows, and shall be incorporated into the draft plan of subdivision:
 - i) Westbound Street 1 at the intersection of Street 4 (northeast corner, near-side placement, adjacent to Block 50), to standard specification YRT1.01;
 - ii) Eastbound Street 1 at the intersection of Street 4 (southwest corner, near-side placement, adjacent to Block 30), to standard specification YRT 1.01;
 - iii) Westbound Street 1 at the intersection of Street 2 (northeast corner, near-side placement, adjacent to Block 36), to standard specification YRT 1.01;
 - iv) Eastbound Street 1 at the intersection of Street 2 (southwest corner, near-side placement, adjacent to Block 21), to standard specification YRT 1.01;
 - v) Westbound Street 1 at the intersection of Huntington Road (northeast corner, near-side placement, adjacent to Block 16), to standard specification YRT 1.01;
 - vi) Southbound Street 4 at the intersection of Street 1 (northwest corner, near-side placement, adjacent to Block 41), to standard specification YRT 1.01;
 - vii) Northbound Street 4 at the intersection of Street 1 (southeast corner, near-side placement adjacent to Block 51), to standard specification YRT 1.01;
 - viii) Southbound Street 2 at the intersection of Street 1 (northwest corner, near-side placement, adjacent to Block 12), to standard specification YRT 1.01;

- ix) Northbound Street 2 at the intersection of Street 1 (southeast corner, near-side placement, adjacent to Block 35), to standard specification YRT 1.01;
 - x) Southbound Street 2, mid-block placement, adjacent to Block 3, to standard specification YRT 1.01;
 - xi) Northbound Street 2, mid-block placement, adjacent to Block 1, to standard specification YRT 1.01;
 - xii) Southbound Street 4 at the intersection of Street 3 (northwest corner, near-side placement, adjacent to Block 1), to standard specification YRT 1.01;
 - xiii) Northbound Street 4 at the intersection of Street 3 (southeast corner, near-side placement), adjacent to Block 56), to standard specification YRT 1.01.
50. The Owner shall agree in the subdivision agreement that the bus passenger platforms identified above shall be designed and constructed to the satisfaction of the area municipality and York Region Transit.
51. The Owner shall agree to advise all potential purchasers/occupants of existing and planned/future transit service in/around the subject lands, as per above, and that the placement of any necessary bus-stops and/or passenger amenities will be placed accordingly to the satisfaction of York Region Transit and the City of Vaughan, as applicable. This would include potential transit routes, bus stops and shelter locations, as necessary. Notification should be achieved through sales offices, marketing materials, and appropriate notification clauses in purchase/lease agreements.
52. Prior to final approval, the Owner shall provide a signed copy of the subdivision agreement to the Regional Transportation and Works Department, outlining all requirements of the Regional Transportation and Works Department.
53. The Owner shall provide a solicitor's certificate of title to the Region's Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to The Regional Municipality of York.

Bell Canada

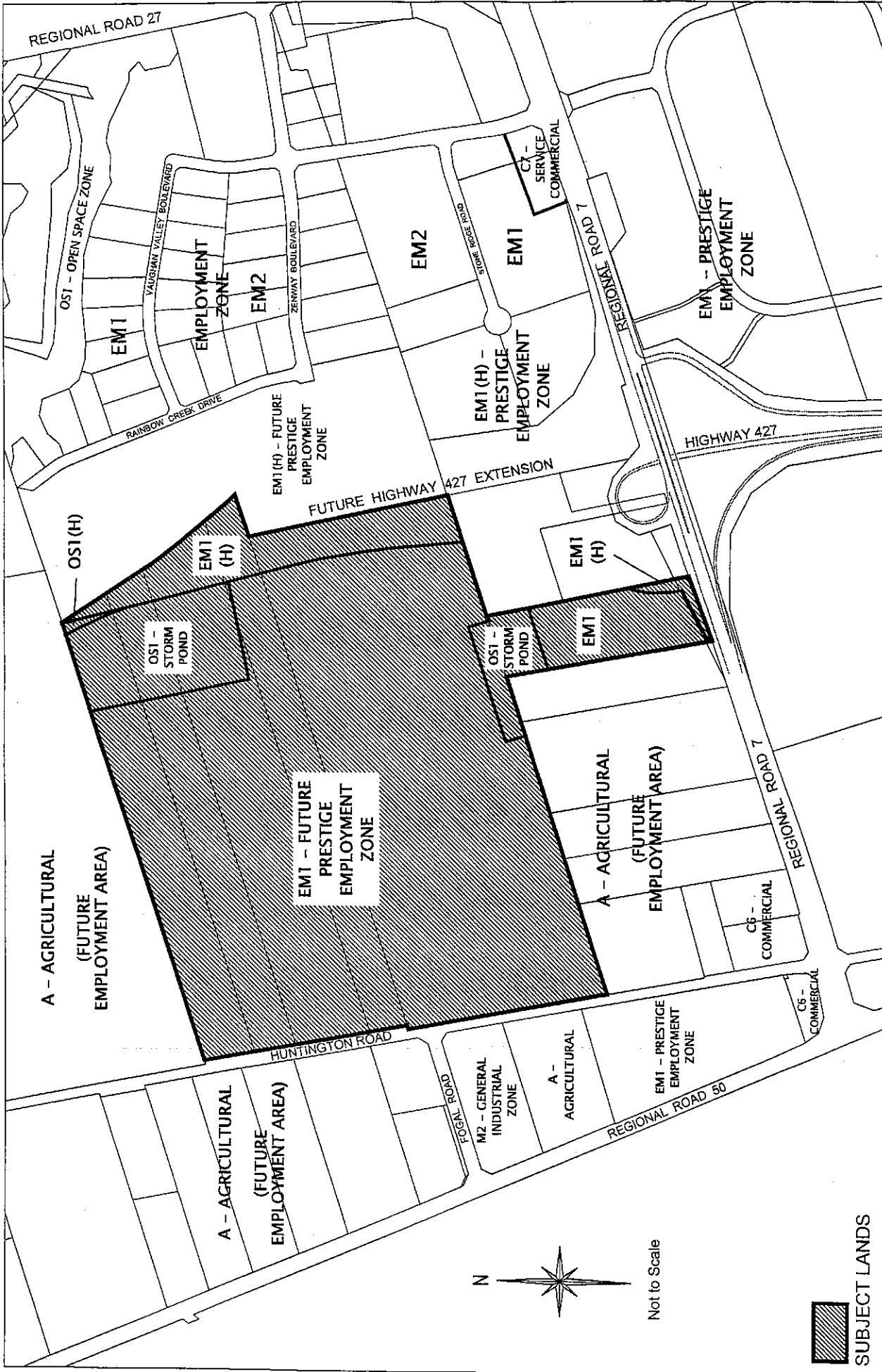
54. The Owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
55. The Owner shall be required to enter into an agreement (Letter of Understanding) with Bell Canada complying with any underground servicing conditions imposed by the municipality, and if no such conditions are imposed the owner shall advise the municipality of the agreement made for such servicing.
56. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

Ministry of Transportation Ontario (MTO)

57. Prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a copy of Stormwater Management Plan, and Site Grading and Servicing Plan, addressing the intended treatment of the calculated runoff.
58. Prior to final approval, the Owner shall submit to the Ministry of Transportation for review and approval, a copy of a detailed Traffic Impact Study.

Clearances

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 64 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 33 inclusive and 59, 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 34 to 36 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 37 to 53 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
63. Bell Canada shall advise that Conditions 54 to 56 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
64. The Ministry of Transportation Ontario shall advise that Conditions 57 and 58 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



Development Planning Department

Location Map

Part Lots 6, 7, 8
 Concession 9
 APPLICANT:
 VAUGHAN WEST II LIMITED
 H:\DPT\1 ATTACHMENTS\19\191-03\192-03.089

 SUBJECT LANDS



Not to Scale

— — — — —
SUBJECT LANDS



Attachment **3**

FILE No.:
19T-03V19
RELATED FILE:
Z.03.089
May 09, 2006

City of **Vaughan**

Development Planning Department

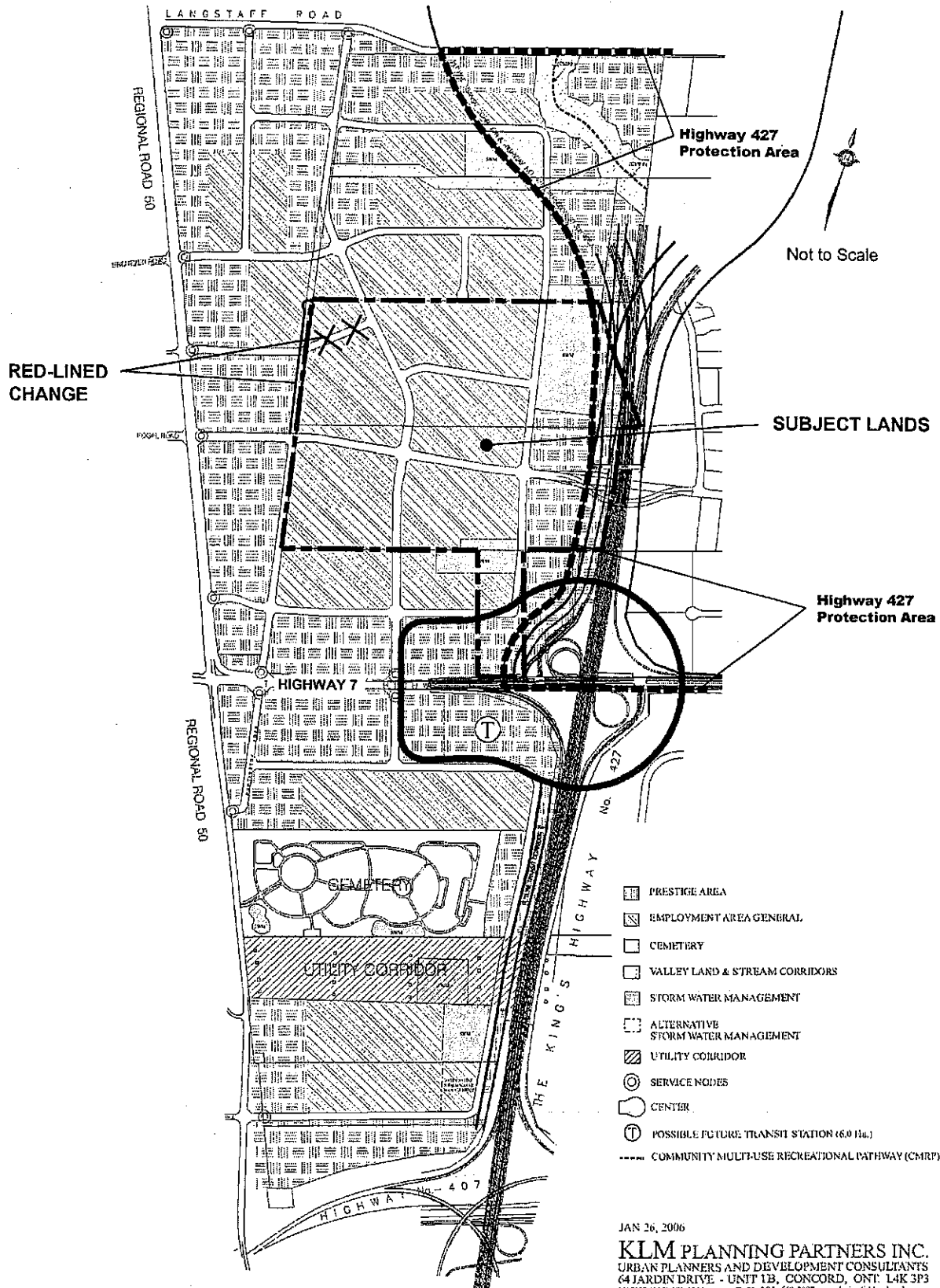
Draft Plan of Subdivision

Part Lots 6, 7, 8
Concession 6

APPLICANT:
VAUGHAN WEST II LIMITED

MA\GPA\1 ATTACHMENTS\VA\19T-03V19Z.03.089

HUNTINGTON BUSINESS PARK - BLOCK PLAN



JAN 26, 2006

KLM PLANNING PARTNERS INC.
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
 64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 3P3
 PHONE (905) 609-4055 FAX (905) 609-0997 design@klmplanning.com

P:\PROJECTS\19\191-03v19z.03.089

Huntington Business Park - Block Plan

APPLICANT: VAUGHAN WEST II LIMITED

Part Lots 6, 7, 8
 Concessions 9



Development Planning Department

Attachment

FILE No.: 19T-03V19
 RELATED FILE: Z.03.089

4

May 04, 2006



Not to Scale

Highway 427
Protection Area
Limit

— — — — —
SUBJECT LANDS



LEGEND

- EM1 - Prestige Employment Area Zone
- EM1(H) - Prestige Employment Area Zone with a Holding Symbol
- OS1 - Open Space Conservation Zone
- OS1(H) - Open Space Conservation Zone with a Holding Symbol

Approved Zoning

Part Lots 6, 7, 8
Concession 6
APPLICANT:
VAUGHAN WEST II LIMITED
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Development Planning Department

Attachment 5
FILE No.:
19T-03V19
RELATED FILE:
Z.03.089
May 09, 2006