

COMMITTEE OF THE WHOLE SEPTEMBER 5, 2006

**ZONING BY-LAW AMENDMENT FILE Z.04.071
DRAFT PLAN OF SUBDIVISION FILE 19T-04V16
ANLAND WOODBRIDGE LIMITED
REPORT # P.2006.25**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.04.071 (Anland Woodbridge Limited), BE APPROVED, to rezone the subject lands shown on Attachment #3 from R2 Residential Zone to R3 Residential Zone to facilitate the development of a 12 unit residential subdivision.
2. THAT Draft Plan of Subdivision File 19T-04V16 (Anland Woodbridge Limited) prepared by EMC Group Limited dated April 28, 2006 as shown on Attachment #3 BE APPROVED, subject to conditions as set out in Attachment 1.
3. THAT Council adopt the following resolution with respect to the allocation of sewage and water servicing capacity:

"IT IS HEREBY RESOLVED THAT the proposed Draft Plan of Subdivision File 19T-04V16 (Anland Woodbridge Limited) is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 12 residential units."

4. THAT the subdivision agreement shall contain a provision requiring the Owner to pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Economic Impact

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

Purpose

The Owner has submitted the following:

1. An application to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachment #2 from R2 Residential Zone to R3 Residential Zone.
2. An application for Draft Plan of Subdivision approval for the subject lands shown on Attachment #2 to facilitate a residential plan of subdivision consisting of 12 residential lots with minimum lot frontages of 12m.

The pertinent development details for the proposed Draft Plan of Subdivision are as follows:

12 detached residential lots (Lots 1 to 12)	0.771 ha
<u>Roads</u>	<u>0.027 ha</u>
Total Site Area	0.798 ha

Background - Analysis and Options

The subject lands shown on Attachment #2 are located on the west side of Islington Avenue, south of Langstaff Road, being Lots 3 and 4 on Registered Plan 65M-1117 (8456 and 8470 Islington Avenue), City of Vaughan. The 0.798 ha parcel represents an assembly of two residential lots with access currently from Islington Avenue and frontage of approximately 90m on both Islington Avenue and Autumn Ridge Court. The property slopes eastward towards Islington Avenue and there are existing trees in the northeast portion of the site.

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Study). OPA #597 was adopted by Council on June 23, 2003 and was approved by the Region of York on May 31, 2006. The subject lands are zoned R2 Residential Zone by By-law 1-88. The surrounding land uses are:

- North - residential lot, future church parking lot (R2 Residential Zone)
- South - single-detached residential units under construction (R3 Residential Zone)
- East - Islington Avenue; existing single detached dwellings (R2 Residential Zone)
- West - detached and semi-detached dwelling units under construction (R3 and R4 Residential Zone)

Public Hearing

On March 10, 2006, a Notice of Public Hearing for the Draft Plan of Subdivision and Zoning By-law Amendment applications proposing a phased development comprised of 8 residential lots and 1 block to be developed with 4 future residential lots was circulated to all property owners within 120m of the subject lands and to individuals requesting notification. To date, no comments have been received. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 3, 2006, and to forward a technical report to a future Committee of the Whole meeting, was ratified by Council on April 10, 2006.

As a result of the recent approval of OPA #597, the Owner revised the proposed draft plan of subdivision by deleting the proposed phasing, and to include the four future residential lots in the current draft plan of subdivision for a total of 12 lots.

Official Plan

The subject lands are designated "Low Density Residential" by OPA #240 (Woodbridge Community Plan) as amended by OPA #597 (Islington Avenue Corridor Study). This designation permits detached and semi-detached dwelling units at a maximum gross density of 8.6 units/ha and 17 units/ha for the easterly and westerly portions of the site respectively. The gross density calculation includes the net residential land area, streets and one-half of the boundary streets (Islington Avenue and Autumn Ridge Court) resulting in a total site area of 0.937ha. Based on this land area, the number of permitted residential units is as follows:

- West Portion OPA #597 (0.047 @17uph) = 8 units
- East Portion OPA #597 (0.047@ 8.6 uph) = 4 units

Total number of units allowed = 12 units.

The proposed draft plan of subdivision conforms to the policies of OPA #240 as amended by OPA #597.

Zoning

The subject lands are zoned R2 Residential Zone by By-law 1-88. In order to facilitate the proposed draft plan of subdivision shown on Attachment #3, a by-law amendment is required to rezone the subject lands to R3 Residential Zone in accordance with the minimum development

standards (12m frontages) in By-law 1-88. The proposed zone category is consistent with the lands to the immediate west and south and would facilitate a similar built form. Accordingly, the Development Planning Department is satisfied that the proposed R3 Residential Zone is appropriate.

Subdivision Design

The proposed draft plan of subdivision is shown on Attachment #3, and consists of a total of 12 single-detached lots, each with a minimum lot frontage of 12m. Road access to the lots will be from Autumn Ridge Court and Islington Avenue. The draft plan completes the east side of Autumn Ridge Court with lots that are of similar size and shape with the adjacent development.

Vaughan Engineering Department

The Vaughan Engineering Department provides the following comments:

i) Engineering Servicing

The municipal services for this development shall be connected to existing services on Hayhoe Lane.

ii) Sewage and Water Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on November 14, 2005, servicing allocation capacity for File 19T-04V16 has been reserved for a total of 12 residential units.

Power Stream Inc.

Power Stream Inc. has reviewed the proposed draft plan of subdivision and have no objections to its approval provided the Owner/Developer designs, purchases materials, and installs a buried hydro distribution system and street lighting system within the confines of the plan of subdivision, and compatible with the existing and/or proposed systems, in the surrounding plans of subdivision, all in accordance with PowerStream Inc. and City of Vaughan standards and specifications, and latest revisions. The Owner is required to enter into a separate subdivision agreement with PowerStream Inc.

Region of York Planning Department

The Region of York has no objection to the proposed applications, provided water and sewer capacity has been allocated, and subject to the conditions outlined on Attachment #1.

School Boards

The York Region District School Board and York Catholic District School Board have no objections to the approval of the proposed draft plan of subdivision.

Canada Post

Canada Post has reviewed the proposed draft plan of subdivision and has indicated that the proposed plan of subdivision falls within a door-to-door delivery area, and as such, will continue to provide this service. Canada Post requests that the applicant obtain and post the municipal addresses in an appropriate area to their satisfaction.

Relationship to Vaughan Vision 2007

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

Conclusion

The proposed rezoning of the subject lands from R2 Residential Zone to R3 Residential Zone to facilitate a 12 lot residential draft plan of subdivision, with minimum lot frontages of 12m is consistent with the lands to the immediate west and south and would facilitate a similar built form. For these reasons, the Development Planning Department can recommend the approval of the zoning amendment application and draft plan of subdivision, subject to conditions outlined in Attachment #1.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision 19T-04V16

Report prepared by:

Eugene Fera, Planner, ext. 8064
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG

R:\SER\WORKING\FERAE\Anland\Anlandsub.doc

ATTACHMENT NO. 1

DRAFT PLAN OF SUBDIVISION 19T-04V16 ANLAND WOODBRIDGE LIMITED LOT 10, CONCESSION 7, 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-04V16, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to the draft plan of subdivision, prepared by EMC Group Limited revised April 28, 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 subject lands shall be rezoned from R2 Residential Zone to R3 Residential Zone.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 321-99.
4. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
6. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
7. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 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.
8. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
9. 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.
10. Prior to final approval of the Plan, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
11. 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 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.

- 12. 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.
- 13. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the costs for any external municipal services that have been designed and oversized by others to accommodate the development of the Plan.
- 14. 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.
- 15. 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 and Lot Frontages and depths in accordance with the approved Zoning By-law for all Lots and Blocks within the Plan.
- 16. Notwithstanding the provisions of Subsection 5.1 of 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 conditions of Subsection 5.18 of the subdivision agreement are fulfilled.
- 17. Prior to final approval, the Owner shall submit a Record of Site condition from the City's peer reviewer of the environmental site assessment reports. The Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment report(s).
- 18. Prior to the issuance of a building permit for any lot, the Owner's consulting engineer shall certify, to the satisfaction of the Engineering Department and the Building Standards Department that lot grading complies with 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, conforms in terms of location and geometry (i.e. width etc.) with the approved, or the amended and subsequently approved, Construction Drawings.
- 19. The dwelling units on Lots 7 to 12 inclusive on the Plan shall be designed and constructed with a forced air heating system which includes central air conditioning. The air cooled condenser unit shall have a maximum ARI rating of 7.6 bels, or shall emit noise not exceeding 61dBA at a distance of 4.57 m 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.

20. The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all Lots and Blocks on the Plan:

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

The City has taken a Letter of Credit from the Owner for the 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."

b) "Purchasers and Tenants are advised that the roads within the Plans 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 for municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths that are narrower than City Standards. Traffic-calming measures have also been incorporated in the road design."

21. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign 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 Power Stream Inc. (former Hydro Vaughan Distribution Inc.) and the City.

22. The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.

23. The Owner shall agree in the subdivision agreement to provide a minimum 1.8m high privacy fence for Lots 1 and 12 to screen the adjacent parking lot to the north to the satisfaction of the City of Vaughan.

24. Prior to final approval, the Owner shall submit a tree preservation study/assessment, to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved, and proposed methods of tree preservation/or remedial planting. The Owner shall agree to undertake the measures identified in the City-approved assessment. The Owner shall not remove any trees, without written approval by the City

25. Prior to final approval, the Owner shall agree in the subdivision agreement to provide certification that the architectural streetscape and landscape design within the this plan conforms to the Urban Design Guidelines prepared for 19T-96V13 by Weston Consulting Group Inc. dated October 1998.

26. Prior to building permit issuance for Lots 7, 8, 9, 10, 11 and 12 the Owner shall prepare architectural elevation drawings for review and approval by the Director of Development Planning.

27. The Owner shall agree in the subdivision agreement that an upgraded streetscape design will be provided along Islington Avenue as stipulated in the Urban Design Guidelines for Islington Avenue, and this streetscape design shall be approved by the Development Planning Department.
28. That the warning clause Council approved on September 29, 1997 with respect to "Tree Fees" shall be included in all agreements of purchase and sale as follows:
 - a) "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."
 - b) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting conceptual location for boulevard trees shall be provided by the owner and shall be included as a schedule in this subdivision agreement. This is only a conceptual plan and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.
29. Prior to final approval of the plan of subdivision, and prior to commencement of any works/grading to any lands within the subdivision, a preliminary archeological evaluation of the entire area within the proposed plan of subdivision shall be carried out at the Owner's expense, and the same report shall identify any significant archaeological sites found as a result of the assessment. The archaeological assessment report shall be carried out by a licensed archaeologist and prepared according to the Ministry of Citizenship, Culture and Recreation approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the said Ministry for review and approval.
30. 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.
31. That a warning clause be included in all offers of purchase and sale for Lots 1 and 12 advising prospective purchasers and tenants that a church parking lot is proposed to the north of these lots.
32. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks:
 - a) within the entire subdivision plan:
 - "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, from construction activities, may be of concern occasionally interfering with some activities of the dwelling occupants."

- "Purchasers and/or tenants are advised that the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."

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

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

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

"For detailed grading and berming information, please call the developer's engineering consultant, (name) at _____".

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]

34. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a building permit.

35. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

Region of York Conditions

36. 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.
37. Prior to final approval, the Region shall confirm that adequate water supply and sewage servicing 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.
38. The following lands shall be conveyed to The Regional Municipality of York for public highway purposes, free of all costs and encumbrances:
 - i) a widening across the full frontage of the site where it abuts Islington Avenue of sufficient width to provide a minimum of 15m from the centreline of construction of Islington Avenue; and
 - ii) an additional 2.0m widening tapering to zero over 60.0m for the purpose of a southbound right-turn lane at the intersection of Islington Avenue and Hayhoe Lane.
39. The Owner shall submit detailed engineering drawings, to the Transportation and Works Department for review and approval, that incorporate the subdivision storm drainage system, siltation control plans, site grading and servicing plan and profile drawings for construction access and mud mat design, utility location and landscape plans.
40. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information, shall be submitted to The Regional Municipality of York Transportation and Works Department, Attention: Mrs. Eva Pulnicki, P.Eng.
41. 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.
42. Any existing driveway(s) along the Islington Avenue frontage of this subdivision not part of the final subdivision must be removed as part of the subdivision work, at no cost to The Regional Municipality of York.
43. Elevations along the widened streetline shall be set at a positive 2% slope from the top of the existing curb and gutter.
44. The Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
 - a) All existing woody vegetation within the Regional Road right-of-way.
 - b) Tree protection measures to be implemented on and off the Regional Road right-of-way to protect right-of-way vegetation to be preserved.
 - c) Any woody vegetation within the Regional Road right-of-way that is proposed to be removed or relocated. However, it is to be noted that tree removal within Regional Road right-of-way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
 - d) A planting plan for all new and relocated vegetation to be planted within the Regional Road right-of-way, based on the following general guideline:

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

45. The 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.
46. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, that prior to the release of any security held by York Region in relation to this plan of subdivision, and where noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines.
47. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupant."
48. 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.
49. Prior to final approval the Owner shall provide a copy of the subdivision agreement to the Transportation and Works Department and, outlining all requirements of The Regional Municipality of York Transportation and Works Department.

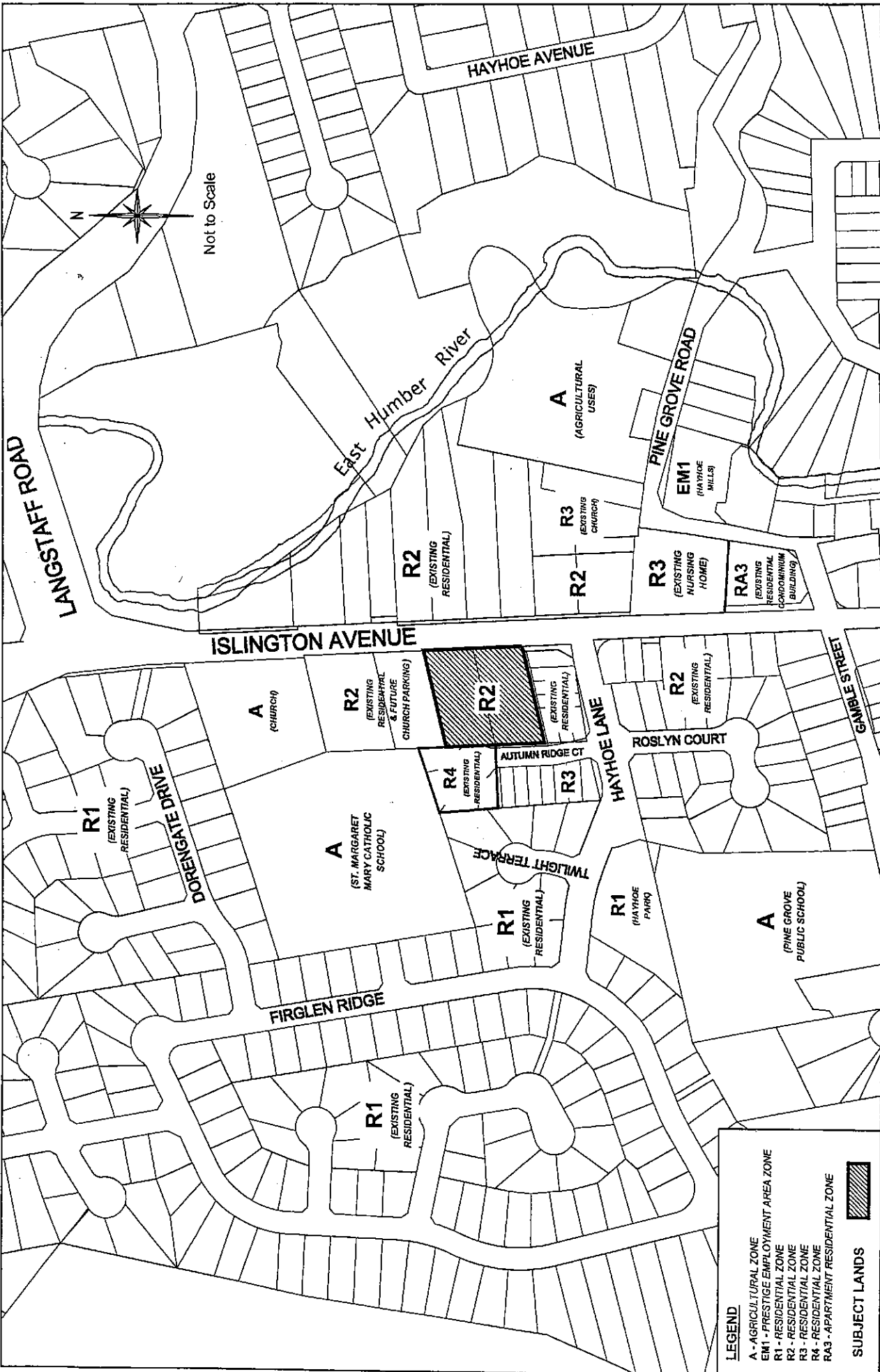
50. Existing transit services currently operate locally on Islington Avenue in the vicinity of the subject lands. The Owner shall agree in the subdivision agreement to advise all potential purchasers of existing and planned/future service in and around the subject lands and that the placement of any 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.
51. 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 York Region.
52. The Owner shall enter into an agreement with York Region, 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-laws DC-0005-2003-050 and DC-0005(a)-2005-060.

Bell Canada

53. 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.

Clearances

54. 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 55 to 57 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
55. The City shall advise that Conditions 1 to 35 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
56. The Region of York shall advise that Conditions 36 to 52 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
57. Bell Canada shall advise that Condition 53 has been satisfied; the clearance letter shall include a brief statement detailing how this condition has been met.



LEGEND

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- R1 - RESIDENTIAL ZONE
- R2 - RESIDENTIAL ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- RA3 - APARTMENT RESIDENTIAL ZONE

SUBJECT LANDS

Location Map

Part of Lot 10,
Concession 7

APPLICANT:
ANLAND WOODBRIDGE LIMITED

N:\DFT\ ATTACHMENTS\19\191-04\16

City of Vaughan

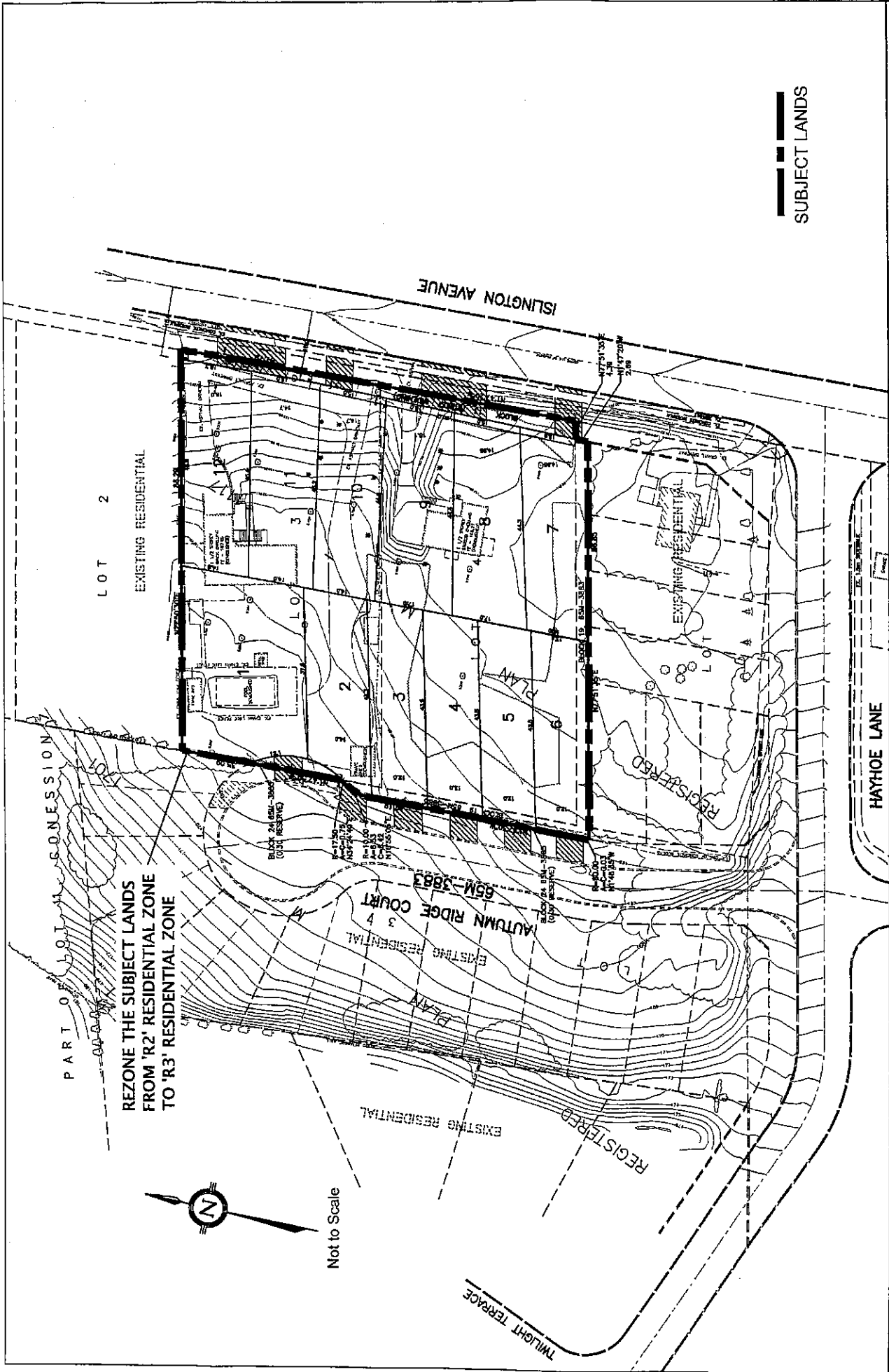
Development Planning Department

Attachment

2

FILE No's:
Z.04.071 &
19T-04V16

June 30, 2006



SUBJECT LANDS

Attachment
3

FILE No's:
Z.04-071 &
19T-04V16

August 16, 2006

CITY of
Vaughan

Development Planning Department

**Proposed Draft Plan
of Subdivision**

Part of Lot 10,
Concession 7

APPLICANT:
ANLAND WOODBRIDGE LIMITED
Concession 7

N:\DRAFT1 ATTACHMENTS\10\191-04V16