

COMMITTEE OF THE WHOLE SEPTEMBER 18, 2006

**ZONING BY-LAW AMENDMENT FILE Z.06.026
DRAFT PLAN OF SUBDIVISION FILE 19T-06V04
GREENBROOKE DEVELOPMENTS INC.
REPORT #P.2006.49**

- AND -

**ZONING BY-LAW AMENDMENT FILE Z.03.072
1260335 ONTARIO LTD.
REPORT #P.2004.55**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.026 (Greenbrooke Developments Inc.) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
 - i) rezone Lot 1, Lots 18 to 26 inclusive, Lots 30 to 41 inclusive, Lots 45 to 58, Lots 62 to 73 inclusive, Lots 77 to 90 inclusive, Lots 103 to 109 inclusive, Lots 116 to 121 inclusive, Lots 123 to 126 inclusive, Lots 128 to 142 inclusive, Lots 150 to 159 inclusive, Lots 162 to 164 inclusive, Lots 167 to 169 inclusive, Lots 173, 176, and 177, from A Agricultural Zone to RD1(H) Residential Detached Zone with the "H" Holding Symbol to provide for 13 lots for single detached dwelling units with 24.4m frontages, and to provide for 100 single detached dwelling units with 18.3m frontages;
 - ii) rezone Lots 2 to 17 inclusive, Lots 27 to 29, Lots 42 to 44 inclusive, Lots 59 to 61 inclusive, Lots 74 to 76 inclusive, Lots 91 to 102 inclusive, Lots 110 to 115 inclusive, Lots 122 and 127, Lots 143 to 149 inclusive, Lots 160, 161, 165, 166, Lots 170 to 172, Lots 174, 175, Lots 178 to 188 inclusive, Lots 197, 198, Lots 219 to 222, Lots 226 to 229, Lots 349 to 355 inclusive, Lots 369, 371, 372, Lots 395 to 401 inclusive, Lot 424, 425, 450, 451, 456, 457, Lots 478 to 480 inclusive, Lots 492 to 495 inclusive, Lots 500 to 503 inclusive, and Lots 527 to 529 inclusive, and Blocks 535 and 536 from A Agricultural Zone to RD2 (H) Residential Detached Zone with the "H" Holding Symbol, to provide for 122 lots for single detached dwelling units with minimum 15.3m frontages, and 2 blocks to be combined with adjacent blocks to create 2 full single detached lots;
 - iii) rezone Lots 189 to 196 inclusive, Lots 199 to 218 inclusive, Lots 223 to 225 inclusive, Lots 230 to 233 inclusive, Lots 250 to 267 inclusive, Lots 304 to 311 inclusive, Lots 339 to 348 inclusive, Lots 356 to 368 inclusive, Lot 370, Lots 373 to 394 inclusive, Lot 402 to 423 inclusive, Lot 426 to Lot 449 inclusive, Lots 452 to 455 inclusive, Lot 458 to 477 inclusive, Lots 481 to 491 inclusive, Lots 496 to 499 inclusive, Lots 504 to 526 inclusive, and Lots 530 to 534 inclusive, and Blocks 537 to 539 inclusive, from A Agricultural Zone to RD3(H) Residential Detached Zone with the "H" Holding Symbol, to provide for 220 lots for single detached dwelling units, and 2 blocks to be combined with adjacent blocks to create 2 lots for single detached dwelling units, all with minimum 12.5 m frontages;

- iv) rezone Lots 234 to 249 inclusive, Lots 268 to 303 inclusive, Lots 312 to 320 inclusive and Lots 332 to 338 inclusive from A Agricultural Zone to RS1 (H) Residential Semi-Detached Zone with the "H" Holding Symbol, to provide for 136 semi-detached dwelling units with minimum 7.5m/unit frontages;
- v) rezone Blocks 321 to 331 inclusive from A Agricultural Zone to RT1 (H) Residential Townhouse Zone with the "H" Holding Symbol, to provide for 60 townhouse units with minimum 7.5m/unit frontages;
- vi) require that prior to the removal of the "H" Holding Symbol from Lots 1 to 320 inclusive, Lots 332 to 534 inclusive, Blocks 321 to 331 inclusive, and Blocks 535 to 539 inclusive, that water supply and sewage servicing capacity shall be identified and allocated by the City;
- vii) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing zoning by-law for Blocks 535 to 539 inclusive, with the "H" Holding Symbol, where the "H" can only be lifted when the Blocks develop with the adjacent lands;
- viii) rezone School Block 542 from A Agricultural Zone to RD3 Residential Detached Zone;
- ix) rezone Neighbourhood Park Block 543, and Link Park Blocks 544 to 546 inclusive, from A Agricultural Zone to OS2 Open Space Park Zone;
- x) rezone Landscape Buffer Blocks 547 and 548 inclusive, from A Agricultural Zone to RR Rural Residential Zone, consistent with the adjacent lands abutting the buffer area, and to be conveyed to the individual abutting land owners, and not to the City or TRCA;
- xi) rezone Woodlot Block 541 from A Agricultural Zone to OS4 Open Space Woodlot Zone;
- xii) rezone Existing House Block 540 from A Agricultural Zone to RD3 Residential Detached Zone;
- xiii) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.

2. THAT Draft Plan of Subdivision File 19T-06V04 (Greenbrooke Developments Inc.), as shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT the conditions of Block Plan approval for Block 40 South as approved by Council on April 24, 2006, and as set out in Attachment #1, be satisfied prior to final approval of Draft Plan of Subdivision 19T-06V04 (Greenbrooke Developments Inc).
4. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision File 19T-06V04 (Greenbrooke Developments Inc.) 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.

5. THAT the Owner shall enter into an agreement with the City to be registered on title, indicating that no Lots and/or Blocks, will be offered for sale by the Owner or purchasers until water supply and sewage servicing capacity has been identified and allocated by the City.
6. THAT Zoning By-law Amendment File Z.03.072 (1260335 Ontario Ltd.) BE APPROVED, to rezone the subject lands shown on Attachment #4 from A Agricultural Zone to RR Rural Residential Zone.

Economic Impact

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

Purpose

The Owners have 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:
 - RD1(H) Residential Detached Zone with the "H" Holding Symbol for Lot 1, Lots 18 to 26 inclusive, Lots 30 to 41 inclusive, Lots 45 to 58, Lots 62 to 73 inclusive, Lots 77 to 90 inclusive, Lots 103 to 109 inclusive, Lots 116 to 121 inclusive, Lots 123 to 126 inclusive, Lots 128 to 142 inclusive, Lots 150 to 159 inclusive, Lots 162 to 164 inclusive, Lots 167 to 169 inclusive, and Lots 173, 176, and 177;
 - RD2(H) Residential Detached Zone with the "H" Holding Symbol for Lots 2 to 17 inclusive, Lots 27 to 29, Lots 42 to 44 inclusive, Lots 59 to 61 inclusive, Lots 74 to 76 inclusive, Lots 91 to 102 inclusive, Lots 110 to 115 inclusive, Lots 122 and 127, Lots 143 to 149 inclusive, Lots 160, 161, 165, 166, Lots 170 to 172, Lots 174, 175, Lots 178 to 188 inclusive, Lots 197, 198, Lots 219 to 222, Lots 226 to 229, Lots 349 to 355 inclusive, Lots 369, 371, 372, Lots 395 to 401 inclusive, Lots 424, 425, 450, 451, 456, 457, Lots 478 to 480 inclusive, Lots 492 to 495 inclusive, Lots 500 to 503 inclusive, and Lots 527 to 529 inclusive, and Blocks 535 and 536;
 - RD3 (H) Residential Detached Zone with the "H" Holding Symbol for Lots 189 to 196 inclusive, Lots 199 to 218 inclusive, Lots 223 to 225 inclusive, Lots 230 to 233 inclusive, Lots 250 to 267 inclusive, Lots 304 to 311 inclusive, Lots 339 to 348 inclusive, Lots 356 to 368 inclusive, Lot 370, Lots 373 to 394 inclusive, Lots 402 to 423 inclusive, Lots 426 to Lot 449 inclusive, Lots 452 to 455 inclusive, Lots 458 to 477 inclusive, Lots 481 to 491 inclusive, Lots 496 to 499 inclusive, Lots 504 to 526 inclusive, and Lots 530 to 534 inclusive, and Blocks 537 to 539 inclusive;
 - RS1(H) Residential Semi-detached Zone with the "H" Holding Symbol for Lots 234 to 249 inclusive, Lots 268 to 303 inclusive, Lots 312 to 320 inclusive, and Lots 332 to 338 inclusive;
 - RT1(H) Residential Townhouse Zone with the "H" Holding Symbol for Blocks 321 to 331 inclusive;
 - RD3 Residential Detached Zone for Elementary School Block 542;

- RR Rural Residential Zone for Blocks 547 and 548;
 - OS2 Open Space Park Zone for Neighbourhood Park Block 543, and Link Park Blocks 544 to 546;
 - OS1 Open Space Conservation Zone for Landscape Buffer Blocks 549 to 550 inclusive;
 - OS4 Open Space Woodlot Zone for Woodlot Block 541; and
 - RD3 Residential Detached Zone for Existing House Block 540.
2. Draft Plan of Subdivision approval (Attachment #3) consisting of the following:
- 455 lots for single detached dwelling units with minimum frontages ranging from 12.5m to 24.4m
 - 136 semi detached units with minimum frontages of 7.5m
 - 60 townhouse units with minimum frontages of 7.5m
 - 5 blocks to be combined with the adjacent draft plans of subdivision to facilitate the development of 5 single detached dwelling units
 - 1 woodlot block
 - 1 elementary school block
 - 1 neighbourhood park block
 - 2 link park blocks
 - 4 buffer blocks
 - 1 existing house block
3. Amend the Zoning By-law, specifically By-law 1-88, to rezone the subject lands shown on Attachment #4, from A Agricultural Zone to RR Rural Residential Zone, to facilitate the future severance of the parcel into two residential lots.

Background - Analysis and Options

The 51.93 ha proposed Greenbrooke subdivision (Files Z.06.026 and 19T-06V04) shown on Attachments #2 and #3, are located on the west side of Weston Road, south of Teston Road, in Planning Block 40 South, in Part of Lot 23, Concession 6, City of Vaughan. The 1.08 parcel located at the southwest corner of Weston Road and Greenbrooke Drive, and subject to File Z.03.072 as shown on Attachments #1 and #4 is described as Part of Block 21 within Registered Plan 65M-2192, City of Vaughan.

The subject Greenbrooke subdivision is designated "Low Density Residential", "Medium Density Residential-Commercial", "Tableland Woodlot", "Neighbourhood Park" and "Elementary School" by OPA 600, and is zoned A Agricultural Zone and OS4 Open Space Woodlot Zone by By-law 1-88. The 1.08 ha parcel is designated "Estate Residential" by OPA #600, and zoned A Agricultural Zone by By-law 1-88. The surrounding land uses are:

North - existing residential (RR Rural Residential Zone)
 South - vacant; proposed residential (A Agricultural Zone)
 East - Weston Road; vacant, future commercial and residential (C3 Local Commercial Zone, C4 Neighbourhood Commercial Zone, RD3 Residential Detached Zone and RD4 Residential Detached Zone)
 West - vacant (A Agricultural Zone)

Public Hearing

On May 26, 2006, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands, to consider the Greenbrooke subdivision and rezoning proposal. Letters of objection/concern were received with respect to this application and will be discussed in the Planning Consideration section of this report. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 19, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on June 26, 2006.

A separate discussion of the rezoning of the 1.08ha parcel (Z.03.072) at the southwest corner of Weston Road and Greenbrooke Drive, from A Agricultural Zone to RR Rural Residential Zone, to facilitate a future severance into 2 lots, is provided later in this report.

Block 40 South Block Plan

Development Planning Staff have reviewed the proposed draft plan of subdivision application in the context of the April 24, 2006, Council approved Block 40 South Block Plan and are satisfied that it meets the intent of the Block Plan. The draft plan provides for one of the three anticipated elementary school sites, a portion of one of the neighbourhood parks, and preserves an existing woodlot.

The Policy Planning Department has provided an update on the status of the April 24, 2006 Block Plan Conditions. Based on that review, all outstanding block plan conditions have been included as conditions of draft plan approval in Attachment #1.

Official Plan

i) Land Use Designation

The subject lands shown on Attachment #3 are designated "Low Density Residential", "Medium Density Residential/Commercial", "Tableland Woodlot", "Neighbourhood Park" and "Elementary School" by OPA #600. The Official Plan permits single-detached and semi-detached dwellings, and townhouse units, schools, parks and open spaces. The uses proposed in the subdivision plan conform to the Official Plan.

ii) Density

The "Low Density Residential" policies of OPA #600 permit a maximum net density of 22 units per hectare. The density calculation includes the lands for local and primary roads, and residential units. The net residential density on the subject lands is approximately 13.7 units per hectare. The proposed plan of subdivision conforms to the density requirements of the Official Plan.

Within the "Medium Density Residential-Commercial" areas, the net density shall be between 17-40 units per hectare. Within each Block Plan, the average net density, taken across all the Medium Density Residential-Commercial" areas shall be in the range of 25 to 35 units per hectare. The net residential density on the subject lands is 26.1 units per hectare, which conforms to the policies of OPA #600.

Zoning

The subject lands shown on Attachment #3 are currently zoned A Agricultural Zone and OS4 Open Space Woodlot 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 standard requirements of Schedule "A3" in By-law 1-88:

a) Residential

- i) Lot 1, Lots 18 to 26 inclusive, Lots 30 to 41 inclusive, Lots 45 to 58, Lots 62 to 73 inclusive, Lots 77 to 90 inclusive, Lots 103 to 109 inclusive, Lots 116 to 121 inclusive, Lots 123 to 126 inclusive, Lots 128 to 142 inclusive, Lots 150 to 159 inclusive, Lots 162 to 164 inclusive, Lots 167 to 169 inclusive, and Lots 173, 176, and 177 are proposed to be rezoned to RD1(H) Residential Detached Zone with the "H" Holding Symbol to provide for 13 lots for single detached dwelling units with 24.4m frontages, and to provide for 100 single detached dwelling units with 18.3m frontages;
- ii) Lots 2 to 17 inclusive, Lots 27 to 29, Lots 42 to 44 inclusive, Lots 59 to 61 inclusive, Lots 74 to 76 inclusive, Lots 91 to 102 inclusive, Lots 110 to 115 inclusive, Lots 122 and 127, Lots 143 to 149 inclusive, Lots 160, 161, 165, 166, Lots 170 to 172, Lots 174, 175, Lots 178 to 188 inclusive, Lots 197, 198, Lots 219 to 222, Lots 226 to 229, Lots 349 to 355 inclusive, Lots 369, 371, 372, Lots 395 to 401 inclusive, Lots 424, 425, 450, 451, 456, 457, Lots 478 to 480 inclusive, Lots 492 to 495 inclusive, Lots 500 to 503 inclusive, and Lots 527 to 529 inclusive, and Blocks 535 and 536 are proposed to be rezoned to RD2 (H) Residential Detached Zone with the "H" Holding Symbol, to provide for 122 lots for single detached dwelling units with a minimum of 15.3m frontages, and 2 blocks to be combined with adjacent blocks to create 2 full lots for single detached dwelling units;
- iii) Lots 189 to 196 inclusive, Lots 199 to 218 inclusive, Lots 223 to 225 inclusive, Lots 230 to 233 inclusive, Lots 250 to 267 inclusive, Lots 304 to 311 inclusive, Lots 339 to 348 inclusive, Lots 356 to 368 inclusive, Lot 370, Lots 373 to 394 inclusive, Lots 402 to 423 inclusive, Lots 426 to Lot 449 inclusive, Lots 452 to 455 inclusive, Lots 458 to 477 inclusive, Lots 481 to 491 inclusive, Lots 496 to 499 inclusive, Lots 504 to 526 inclusive, and Lots 530 to 534 inclusive, and Blocks 537 to 539 inclusive, are proposed to be rezoned to RD3(H) Residential Detached Zone with the "H" Holding Symbol, to provide for 220 lots for single detached dwelling units, and 2 blocks to be combined with adjacent blocks to create 2 full lots for single detached dwelling units, all with minimum 12.5 m frontages;
- iv) Lots 234 to 249 inclusive, Lots 268 to 303 inclusive, Lots 312 to 320 inclusive, and Lots 332 to 338 inclusive are proposed to be rezoned to RS1 (H) Residential Semi-Detached Zone with the "H" Holding Symbol, to provide for 136 semi-detached dwelling units with minimum 7.5m/unit frontages;
- v) Blocks 321 to 331 are proposed to be rezoned to RT1 (H) Residential Townhouse Zone with the "H" Holding Symbol, to provide for 60 townhouse units with minimum 7.5m/unit frontages; and,
- vi) Block 540 is proposed to be rezoned to RD3 Residential Detached Zone, to facilitate one lot for the existing single-detached dwelling on a minimum 12m frontage lot.

These residential lands will be zoned with the "H" Holding Symbol as the residential 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. Blocks 535 to 539 inclusive, will also have the additional "H" Holding Symbol restriction which can only be lifted when the Blocks develop with the adjacent lands.

b) Non-Residential Lands

The draft plan, as shown on Attachment #3, provides for uses which will be zoned as follows:

- i) Block 542 as shown on Attachment #3 is proposed to be zoned RD3 Residential Detached Zone to facilitate a 2.43 ha elementary school block;
- ii) Block 543 is proposed to be zoned OS2 Open Space Park Zone to facilitate a 0.797 ha neighbourhood park block;
- iii) Blocks 544 to 546 are proposed to be zoned OS2 Open Space Park Zone to facilitate 2 link parks;
- iv) Blocks 549 and 550 are proposed to be zoned OS1 Open Space Conservation Zone for landscape buffer blocks adjacent to Weston Road;
- v) Blocks 547 and 548 are proposed to be zoned RR Rural Residential Zone consistent with the adjacent existing rural residential development to the north. These lands are to be conveyed to the individual lot owners under a separate agreement; and
- vi) Block 541 is proposed to be zoned OS4 Open Space Woodlot Zone to facilitate a 1.753 ha woodlot;

c) Proposed Rezoning to Rural Residential Zone
Zoning Amendment Application Z.03.072
1260335 Ontario Ltd.

The lands subject to this Zoning By-law Amendment Application comprise the remainder of Block 21, Plan 65M-2192. As these lands are immediately adjacent to the draft plan, which is being considered in this report, the Development Planning Department also considers it appropriate to address this application at this time. The lands subject to this application have direct frontage onto Greenbrooke Drive and are designated "Estate Residential" by OPA #600. The Official Plan permits single-detached dwelling units on large lots. The applicant has proposed to re-zone the subject lands from A Agricultural Zone to RR Rural Residential Zone as shown on Attachment #4.

The applicant has indicated that an application for severance would be submitted to subdivide the lands into two residential lots, one lot having an area of 5,791.5m² and 80m of frontage on Greenbrooke Drive, with the second lot having an area of 5,105.3m² and a frontage of 60m.

The zoning application was presented to the Committee of the Whole at a Public Hearing on March 22, 2004. At the public hearing, two residents spoke on the matter. Council directed that the applicant meet with the area residents to resolve any outstanding concerns prior to this matter proceeding to a future Committee of the Whole meeting.

The applicant advised Development Planning Staff that he met with the area residents on August 23rd, 2006, and that the outstanding concerns have been resolved.

The two proposed residential lots are similar in terms of the size, shape, and frontage as the existing lots on Greenbrooke Drive, therefore, the Development Planning Department is of the opinion that the proposed rezoning of the subject lands to RR Rural Residential Zone can be supported, and will maintain consistency in zoning with the lots in the existing subdivision.

Planning Considerations – Proposed Greenbrooke Subdivision

The Development Planning has received two letters from the public regarding this application. One letter was received from a resident of the existing Greenbrooke Drive subdivision who provided the following comments/concerns:

1. That the proposed draft plan not result in additional stormwater runoff being diverted into the creek adjacent to their dwelling.
2. That consideration be given to the provision of full municipal services to the owners of Greenbrooke Drive.

A second letter was received from a resident whose lot directly abuts the proposed draft plan. This resident has a number of concerns with the proposed development. The comments are summarized as follows:

1. The proposed draft plan does not conform to OPA #600 and an Official plan amendment application should be required. The resident claims that the land use designation shown on OPA #600 is "Estate Residential" and not low density residential. In addition, despite the assertion that Section 12.0 "Interpretation" of OPA #600 permits minor adjustments to land use boundaries in certain instances, this adjustment is not minor and should not be permitted.
2. The resident claims that his lot is located at the base of a hill and that the applicants lands are approximately 12 feet higher in elevation. Should dwellings be developed on these lands (despite the proposed 10.0 foot buffer, landscaping, fence and larger lots) the current zoning standards (7.5 m rear yards) would create a situation where the new residents would look directly into his home/yard due to the grade change. In summary, the resident is of the opinion that the proposed development is not compatible with the existing estate development and would erode the current character of the subdivision.

The Development Planning Department has reviewed the concerns raised and provides the following comments:

1. Block 40 provides on-site stormwater management facilities that are designed to accommodate the post development storm flows from the Block 40 area and as such should not result in any increase to flows to the existing creek.
2. The Engineering Department is reviewing all the servicing requirements through the Master Environmental Servicing Plan. The above letter has been sent to the Engineering Department for their review.
3. The Development Planning Department has reviewed the proposed development in the context of OPA #600 and is satisfied that the Plan meets the intent of the Official Plan and that a further official plan amendment is not required.
4. The Development Planning Department is of the opinion that Section 12.0 "Interpretation" of OPA #600 is applicable, and considers the matter be a minor boundary adjustment. It is noted that the applicant has addressed the intent of

the plan by designing this area of the subdivision to provide for single detached dwelling units with large lots. The purpose of this design is to respect the need for a transition from the estate lots to the proposed lotting fabric.

5. The Development Planning Department is of the opinion that the applicant has addressed the transition of development forms from the estate subdivision to the draft plan area with the provision of the 3m buffer block along the rear yards of the Greenbrooke lots, and through the development of large lots for detached dwelling units which will be compatible with the existing development.

Subdivision Design

The proposed plan of subdivision as shown on Attachment #3, has been designed to provide a series of window streets with landscaped buffers adjacent to Weston Road, thereby reducing the instances of flankage lots abutting the arterial roadway. This design will create an aesthetically pleasing streetscape along the arterial roadway, and will eliminate the need for extensive noise mitigating sound barriers.

The subject lands abut an existing estate residential subdivision to the north. The applicant has designed the plan to provide for significantly deeper residential lots (ranging in depth from 44.0 m to over 60.0 m) and has included a buffer block measuring 3m in depth along the entire length of the existing Greenbrooke Drive development. This design allows for a transition of lot sizes and densities from the estate lots in the north to the town homes and semi-detached units located in the southern portion of the plan.

The plan includes a centrally located elementary school block adjacent to a neighbourhood park which is to be partially provided for on this plan and partially provided for on the plan to the south. The park block will be connected to a woodlot, which will be preserved on the lands by a series of connecting linear park blocks.

The residential units within the draft plan will be accessed by a series of local streets and cul-du-sacs. The draft plan provides for the creation of a section of one of the primary east-west block collector roads

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

455 single detached units	28.717ha
136 semi-detached units	3.584 ha
60 townhouse units	1.563 ha
Existing House Block 540	0.264 ha
Woodlot Block 541	1.753 ha
Elementary School Block 542	2.430 ha
Neighbourhood Park Block 543	0.797 ha
Link Park Blocks 544- 546	0.429 ha
Buffer Blocks 547-550	0.574 ha
Road Widening (Block 551)	0.192 ha
0.3m Reserves (Block 552-627)	0.031 ha
<u>Streets</u>	<u>11.596 ha</u>
Total Draft Plan Area	51.930 ha

Development Planning Staff have red-lined the draft plan of subdivision to address the following:

- The plan indicates that the 3m buffer block is not to be deeded to the City, but shall be conveyed to the abutting lot owners to the north in the existing Greenbrooke Drive subdivision pursuant to a private agreement between the applicant and the affected residents. As a condition of draft plan approval, Development Planning Staff will require evidence that this buffer block has been

transferred appropriately to avoid the creation of a remnant land-locked parcel of land;

- that the plan include 6m wide buffer blocks for Lots 161, 178, 284 and Block 328, which are adjacent to Weston Road for landscape purposes.

Other red-lined revisions may be required as a result of the applicant satisfying the conditions of draft plan approval included in Attachment #1.

All development within the Block 40 Planning Area is subject to architectural approval. Prior to final approval, the Owner is required to submit architectural guidelines, which along with the control architect, are to be approved by Council. A condition respecting this has been included in Attachment #1.

The Owner shall be required to convey Tableland Woodlot Block 541 to the City through a front ending agreement to be entered into with the City in accordance with the City's Special Area Woodlot Development Charge By-law. Specific conditions respecting the conveyance and payment of the Woodlot acquisition fee have been included in Attachment #1.

Prior to final approval, the Owner shall prepare a streetscape and open space landscape master plan in accordance with the approved Block 40 Urban Design Guidelines and OPA #600 policies. The plan shall address but not be limited to the following issues:

- Co-ordination of the urban design/streetscape elements as they relate to the approved urban design guidelines including entrance features, parkettes, trail heads, medians and fencing;
- Community edge treatments along Weston Road;
- The appropriate integration with the urban design policies outlined in the Vellore District Centre Plan;
- Valleylands edge management rehabilitation planting, trails, bridge crossings, erosion repair sites and pedestrian access points into the valley;
- The pedestrian urban connections between streets and within the neighbourhood including throughout Woodlot Block 541; and
- The appropriate pedestrian access connections to Weston Road for access to public transit.

Phase II Environmental Site Assessment

Prior to building permit issuance, the Owner shall prepare for review and approval on Park Blocks 543, 544, 545 and 546, a Phase II Environmental Site Assessment report in accordance with the Ministry of Environment's Guidelines for use at contaminated sites in Ontario (June 1996, as amended), to the satisfaction of the City. Testing may include but not be limited to surface and subsurface soil, groundwater, soil vapour, plant and aquatic species sampling and testing of building materials. The Owner shall incorporate the recommendations contained in the report and ensure adequate field inspection is provided to validate the recommendation in the Phase II E.S.A. to the satisfaction of the City.

The Owner shall reimburse the City for the cost of the City's peer review of the Phase II E.S.A. Conditions respecting these issues have been included in Attachment #1.

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.

City Engineering Department

The Engineering Department has advised that they have received the following revised documents in support of clearing the Council approved Block Plan Conditions of April 24, 2006:

- 1) Surface Water Resources Report – June 2006
- 2) Block Sidewalk Plan – July 2006
- 3) Phasing Brief – July 2006
- 4) Municipal Servicing Report – July 2006
- 5) Cold Creek Erosion Study – August 2006

Based on a preliminary review of these documents, the Engineering Department advises that they have no objection to the issuance of draft plan approval, provided the Block Plan conditions of April 24, 2006 are incorporated into Attachment #1 of this report.

Servicing Allocation Capacity

The Engineering Department provides the following comments with respect to Servicing Allocation Capacity:

"In accordance with the City Servicing Capacity Distribution Protocol as adopted by Council on November 14, 2005, it is anticipated that an additional 5,300 City-wide residential units will be made available by the Region of York for the City to allocate by the end of 2007. This release date corresponds to one year prior to the service date for the Bathurst and Langstaff Trunk Sewers. Of this anticipated future capacity, 1,000 units have been held for future assignment to development requirements throughout the City at Council's discretion. Therefore, servicing allocation capacity for the above noted development applications may be available from this future allotment if approved by Council. Allocation of servicing capacity is not available at this time."

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 Parks Department has no objections to the approval of the draft plan, subject to the conditions of approval in Attachment #1.

Cash-in-lieu of the dedication of parkland for the 1.08 ha parcel will be a condition of the future severance through the Committee of Adjustment.

Archaeological 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.

As a condition of approval of the Block Plan, the applicant shall provide confirmation that a lot has been reserved for the building located at 3930 Major Mackenzie Drive in the subject subdivision and that the details of how this building will be preserved and restored are submitted and approved by the City's Cultural Services Department.

The Region of York

The Region of York has no objection to the approval of the proposed plan subject to "water" supply and servicing capacity being identified and allocated, and the Owner satisfying the Region's conditions set out in Attachment #1.

Toronto and Region Conservation Authority (TRCA)

The TRCA has issued a status update on the Block 40 South Block Plan and the Master Environmental Servicing Plan (MESP). The TRCA has issued proposed conditions of approval for the draft plan of subdivision which have been included in Attachment #1. However, it should be noted that the TRCA states that:

"In the absence of an approved and consolidated MESP, including a more comprehensive phasing plan, the TRCA requests that the City withhold the release of the Greenbrooke plan of subdivision and the processing of other draft plan of subdivisions until such time as the Block Plan and MESP are completed to the satisfaction of both the City and the TRCA. Additionally, we also request the City withhold approval of future draft plans of subdivision, including any phasing of development, until such time as the City provides servicing allocation."

The TRCA's conditions of draft plan approval are included in Attachment #1 of this report.

York District School Boards

The proposed draft plan of subdivision proposes an Elementary School site with an area of 2.43 ha in size (Block 542). Both York District School Boards have provided conditions of approval requiring that the School Boards provide clearance prior to final approval of the plan.

Agency Comments

Canada Post and PowerStream 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 (Z.06.026) and for approval of Draft Plan of Subdivision 19T-06V04 in accordance with the applicable policies of the Official Plan and the requirements of the Zoning By-law, the Block 40 Plan, and the area context. The proposed draft plan of subdivision, as shown on Attachment #3, is an appropriate form of development for the subject lands and conforms to the policies of OPA #600. Furthermore, the proposed plan is consistent with the overall pattern of development in the Block 40 Planning Area.

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

The Development Planning Department can also support the approval of File Z.03.072 to facilitate the rezoning of a 1.08 ha parcel from A Agricultural Zone to RR Rural

Residential Zone to facilitate the severance of the property into 2 lots, to complete the existing Greebrooke Drive subdivision.

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision 19T-04V01
4. Proposed Rezoning For File Z.03.072
5. Block 40 South Block Plan

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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-06V04 GREENBROOKE DEVELOPMENTS INC.

PART OF BLOCK 21, PLAN 65M-2192 AND PART OF LOT 23, CONCESSION 6, 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-06V04, ARE AS FOLLOWS:

Block 40 South Plan Conditions

1. That the timing for the necessary Regional infrastructure/transportation improvements required including the reconstruction and widening of Major Mackenzie Drive to provide for development in Block 40 South must be established to the satisfaction of the Engineering Department.
2. That the final Block Plan, together with supporting reports be revised and updated to reflect modifications arising from the resolution of all conditions identified in the Engineering Department memoranda dated December 19, 2005 and March 14, 2006, to the satisfaction of the Engineering and Policy Planning Department.
3. That prior to final plan approval, the City of Vaughan provide the York Region District School Board with final development phasing plans.
4. That a site of a suitable configuration, size and location be identified for the York Catholic District School Board to provide one elementary school as per existing policies and procedures.
5. That prior to draft plan approval, the City of Vaughan provide the York Region District School Board with development phasing plans in order that the first phase school site can be identified.
6. That prior to final approval, the Engineering Department advises that the following items are completed to the satisfaction of the Engineering Department.
 - a) Final Traffic Study
 - b) Transportation Management Plan .
 - c) That all primary roads in the Block 40 South be located so as to intersect and connect with the approved location of roads in abutting Blocks
 - d) That a detailed traffic calming and control analysis be completed for the primary roads abutting school sites. This analysis and study should examine the feasibility of lay-bys and other solutions to provide safe access to the school site
7. That the MESP be completed to the satisfaction of the Engineering Department and the TRCA.
8. That preliminary grading information be provided for the Block that demonstrates acceptable lot and road grading can be achieved to the satisfaction of the Engineering Department.
9. That the applicant complete and submit an Edge Management Plan be completed for the portions of the Block where development interfaces valleylands and environmental features prior to subdivision approval based on a Terms of Reference prepared in coordination with and to the satisfaction of the TRCA.
10. That prior to any draft plans of subdivisions being approved for the west portion of the block, the conditions addressing the protection of the valley and features and sizing of Stormwater Management Pond Blocks be completed to the satisfaction of the TRCA.

11. That all outstanding issues with respect to the proposed servicing of the Block 40 South Plan as addressed in the Engineering Department memorandums dated December 19, 2005 and January 9, 2006 respectively, including but not limited to water supply, sanitary sewers, stormwater management, transportation and grading be addressed through revisions and finalization of the MESP to the satisfaction of the Engineering Department prior to the final approval of any draft plans of subdivision or site plan control agreements.
12. That the post-development hydrologic modeling be revised to reflect future development conditions for the Block 39 lands to the south, to the satisfaction of the TRCA.
13. That the applicant shall complete the monitoring plan, including the final scope of the Terms of Reference, future responsibility timing and budgeting agreements to the satisfaction of the TRCA. refine and implement the water balance and ground water analysis to the satisfaction of the TRCA.
14. That a Restoration Plan be prepared for the main valley and Marigold Creek on the site, including downstream sections identified in consultation with the TRCA and to the satisfaction of the TRCA and that any lot line adjacent to the Marigold Creek Regional Flood Plain be setback at least 10 metres.
15. That additional information be provided to the satisfaction of the Engineering Department demonstrating how the Greenbrooke Estates and Millwood Parkway Estates developments within Block 40 South can be serviced in the future, including water supply, sanitary sewers and stormwater management. A future water distribution system for these existing areas shall be identified such that all City criteria may be achieved, prior to final approval.
16. That the location of the proposed sanitary pumping station and all required servicing related valley crossings shall be approved by TRCA and coordinated with the Block 40 North/47 MESP as prepared by EMC Group Limited dated January 2003.
17. That prior to agreement to any servicing a comprehensive sanitary and water servicing plan be prepared in consultation with the TRCA and to the satisfaction of the City of Vaughan.
18. That a detailed erosion study be completed for the Block, to the satisfaction of the TRCA.
19. As a condition of final approval, as per the City's Policy and Procedure for Dealing with Contaminated or Potentially Contaminated Sites, Phase I Environmental Site Assessments and if necessary, Phase II assessments be completed and the findings acted upon in an appropriate manner.
20. That prior to the approval of any plans of subdivision or site plan the Environmental Noise Analysis be updated to the satisfaction of the City's Engineering Department.
21. A mitigation strategy for the terrestrial resources be prepared to the satisfaction of the City of Vaughan and included as part of the revised Environmental Impact Statement.
22. Prior to final approval, the applicant provide confirmation that a lot has been reserved for the building located at 3930 Major Mackenzie Drive in the Greenbrooke Developments Draft Plan of Subdivision and that the details of how this building will be preserved an restored are submitted and approved by the City's Cultural Services Department.
23. That a Landscape Master Plan be approved by the City.
24. That a Development and Infrastructure Phasing Plan be provided to identify the infrastructure required to adequately service all phases of the Block development including sanitary, water,

storm water management facilities, and Regional infrastructure such as road widening and water and wastewater system improvements to the satisfaction of the City. The phasing plan should also address the impact of the non-participating landowners on the overall servicing of the Block, and what interim servicing measures will be required. Details of each phase are to be outlined on the Phasing Plan.

City of Vaughan Conditions

25. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated July 17, 2006, as red-lined to include:
- Blocks 547 & 548 are private buffers to be deeded to Lot Owners. Land not to be conveyed to the City of Vaughan
 - 6m wide buffer blocks are required along Lots/Blocks flanking onto Weston Road for landscape purposes
 - Identify Townhouse dwellings as Blocks, not lots
26. 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 and that prior to the enactment of the implementing by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment. The zoning categories to be applied are as follows:
- i) rezone Lot 1, Lots 18 to 26 inclusive, Lots 30 to 41 inclusive, Lots 45 to 58, Lots 62 to 73 inclusive, Lots 77 to 90 inclusive, Lots 103 to 109 inclusive, Lots 116 to 121 inclusive, Lots 123 to 126 inclusive, Lots 128 to 142 inclusive, Lots 150 to 159 inclusive, Lots 162 to 164 inclusive, Lots 167 to 169 inclusive, Lot 173, 176, and 177 and from A Agricultural Zone to RD1(H) Residential Detached Zone with the "H" Holding Symbol to provide for 13 lots for single detached dwelling units with 24.4m frontages and to provide for 100 single detached dwelling units, with 18.3 m frontages;
 - ii) rezone Lots 2 to 17 inclusive, Lots 27 to 29, Lots 42 to 44 inclusive, Lots 59 to 61 inclusive, Lots 74 to 76 inclusive, Lots 91 to 102 inclusive, Lots 110 to 115 inclusive, Lots 122 and 127, Lots 143 to 149 inclusive, Lot 160, 161, 165, 166, Lots 170 to 172, Lots 174, 175, Lots 178-188 inclusive, Lots 197, 198, Lots 219 to 222, Lots 226 to 229, Lots 349 to 355 inclusive, Lots 369, 371, 372, Lots 395 to 401 inclusive, Lot 424, 425, 450, 451, 456, 457, Lots 478 to 480 inclusive, Lots 492 to 495 inclusive, Lots 500 to 503 inclusive, and Lots 527 to 529 inclusive, and Blocks 535 and 536 from A Agricultural Zone to RD2 (H) Residential Detached Zone with the "H" Holding Symbol, to provide for 122 lots for single detached dwelling units, with a minimum of 15.3m frontages, and 2 blocks to be combined with adjacent blocks to create 2 single detached dwelling units;
 - iii) rezone Lots 189 to 196 inclusive, Lots 199 to 218 inclusive, Lots 223 to 225 inclusive, Lots 230 to 233 inclusive, Lots 250 to 267 inclusive, Lots 304 to 311 inclusive, Lots 339 to 348 inclusive, Lots 356 to 368 inclusive, Lot 370, Lots 373 to 394 inclusive, Lot 402 to 423 inclusive, Lot 426 to Lot 449 inclusive, Lots 452 to 455 inclusive, Lot 458 to 477 inclusive, Lots 481 to 491 inclusive, Lots 496 to 499 inclusive, Lots 504 to 526 inclusive, and Lots 530 to 534 inclusive, and Blocks 537 to 539 inclusive, from A Agricultural Zone to RD3(H) Residential Detached Zone with the "H" Holding Symbol, to provide for 220 lots for single detached dwelling units and 2 blocks to be combined with adjacent blocks to create 2 lots for single detached dwelling units, all with a minimum 12.5 m frontages;

- iv) rezone Lots 234 to 249 inclusive Lots 268 to 303 inclusive, Lots 312 to 320 inclusive and 332 to 338 inclusive from A Agricultural Zone to RS1 (H) Residential Semi-Detached Zone with the "H" Holding Symbol, to provide for 136 semi detached dwelling units; with a minimum 7.5m unit frontages;
 - v) rezone Blocks 321 to 331 inclusive from A Agricultural Zone to RT1 (H) Residential Townhouse Zone with the "H" Holding Symbol, to provide for 60 townhouse units, with minimum 7.5 m /nit frontages;
 - vi) require that prior to the removal of the "H" Holding Symbol from Lots 1 to 320 inclusive, Lots 332 to 534 inclusive, Blocks 321 to 331 inclusive, and Blocks 535 to 539 inclusive, water supply and sewage servicing capacity shall be identified and allocated by the City;
 - vii) permit only the production of field crops or a use legally existing as of the date of enactment of the implementing by-law for the Blocks 535 to 539 inclusive, with the ""H" Holding Symbol where the "H" can only be lifted when the Blocks develop with the adjacent lands;
 - viii) rezone School Block 542 from A Agricultural Zone to RD3 Residential Detached Zone;
 - ix) rezone Neighbourhood Park Block 543, and Link Park Blocks 544 to 546 inclusive, from A Agricultural Zone to OS2 Open Space Park Zone;
 - x) rezone Landscape Buffer Blocks 547 to 558 inclusive, from A Agricultural Zone to RR Rural Residential Zone, consistent with the adjacent lots abutting the buffer area, and to be conveyed to the individual abutting land owners, and not to the City or TRCA;
 - xi) rezone Woodlot Block 541 from A Agricultural Zone to OS4 Open Space Woodlot Zone;
 - xii) rezone Existing House Block 540 from A Agricultural Zone to RD3 Residential Detached Zone
 - xiii) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
27. Lots 1 to 320 inclusive, Lots 332 to 534 inclusive, Blocks 321 to 331 inclusive, and Blocks 535 to 539 inclusive are subject to a separate agreement restricting the sale of said lots and blocks by the Owner or subsequent purchasers of all the lots and blocks pending allocation of servicing capacity by the City.
28. 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.
29. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan for Planning Block 40 and all associated reports, if required, to reflect any significant alterations caused from this draft plan approval to the satisfaction of the City.
30. 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.

31. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.

32. 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.
33. 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.
34. The Owner agrees that all part blocks within the Plan shall only be developed in conjunction with abutting part blocks of adjacent draft plans.
35. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3m 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.
36. 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.
37. 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.
38. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
39. 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.
40. Prior to final approval, the Owner shall submit an updated Master Environmental Service Plan (MESP) and Transportation Management Plan and any other required study and/or documentation for review and approval, and shall implement the findings to the satisfaction of the City.
41. 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.
42. 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 40 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.

- 43. 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.
- 44. 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.
- 45. 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.
- 46. 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.
- 47. 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.
- 48. 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.
- 49. 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.]

50. 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.
51. 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.
52. Prior to the issuance of a building permit for any lot or block within the Plan, 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 any parkland, greenway or 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.
53. 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.
54. 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.

55. The Owner shall reimburse the City for the cost of the City's peer review of the environmental site assessment report(s).
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56. 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.
57. Prior to final approval, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.
58. Prior to final approval of the Plan, the lots and/or blocks, if any, to be serviced by improvements beyond the interim allocation capacity shall remain in a Holding Zone and identified as such on the Plan.
59. 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.
60. 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.
61. Prior to final approval of the Plan, the Owner shall provide a revised Water Supply Analysis for review and approval by the City.
62. 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.
63. a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with other participating landowners within Block 40 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 40. 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 40 shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40 Developers' Group Agreement.
64. 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.
65. 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.

66. The Owner shall agree that if there is any phasing in the Plan, all disturbed lands within phases other than the first phase of the subject 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.
67. 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.
68. 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.
70.
 - 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.
71. 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 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:

- "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, may be of concern and occasionally interfere with some activities of the dwelling occupants."

c) abutting or in proximity of any open space, valleylands, woodlots or stormwater facility:

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

d) abutting or in proximity of any parkland or walkway:

- "Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park" of which noise and lighting may be of concern due to the nature of the park for active recreation."

72. 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.

73. The Owner shall agree in the subdivision agreement to implement and revise as required the approved Urban Design Guidelines and Landscape Master Plan.
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74. The Owner shall agree in the subdivision agreement that:
- a) All development shall proceed in accordance with the Council approved Architectural Design Guidelines, and revised if required.
 - b) All development shall proceed in accordance with the Council approved Architectural Design Guidelines;
 - c) 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,
 - d) 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.
75. Prior to final approval of any part of the Plan, the Owner shall prepare a detailed edge management plan study for the perimeter of the Tableland Woodlots with the study to include an inventory of all existing trees within an 8m zone inside the staked edges and areas where the woodlot is disturbed, and propose edge management and/or remedial planting to the satisfaction of the City. The Owner shall provide a report for the 20m zone within all staked woodlots to the satisfaction of the City and Toronto and Region Conservation Authority which identifies liability, and issues of public safety, recommends woodlot/forestry management practices and identifies removal of hazardous vegetation prior to assumption of the Plan. The Owner shall not remove any vegetation without written approval by the City.
76. 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 Tableland Woodlot Block 541, Elementary School Block 542 and Park Blocks 553 to 546 inclusive.
77. The Owner shall convey Tableland Woodlot Block 541 to the City, free of all cost and encumbrances, through a front-ending agreement to be entered into with the City's Special Area Woodlot Development Charge By-law, and the Owner shall convey Park Blocks 543 to 546 inclusive, free of all cost and encumbrances, to the City and/or Toronto and Region Conservation Authority.
78. The Owner shall convey all landscape buffer blocks adjacent to Weston Road, to the City of Vaughan, free of all costs and encumbrances.
79. Prior to final approval the applicant shall demonstrate to the satisfaction of the Development Planning Department that Buffer blocks 547 and 548 have been appropriately transferred.
80. 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".
81. 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.

82. 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.
83. Prior to final approval a lot be identified for the relocation of the house currently located at 3930 Major Mackenzie Drive to the satisfaction of the City.

Region of York Conditions

84. 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.
85. Prior to registration, York 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 Plan or any phase thereof. Registration of the Plan shall occur in phases based on the availability of water supply and sewage allocation.
86. 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.
87. Prior to or concurrent with draft approval for lands other than the first phase, 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.
88. The Owner shall agree that the lands within this Plan 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 Symbol "H" is removed in accordance with the provisions of The Planning Act. The Holding Symbol "H" shall be placed on any and all lands in the Plan. The Zoning By-law amendment shall specify the terms under which Council may consider the removal of the Holding Symbol "H" (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.
89. Prior to final approval of the Plan, the Owner shall undertake a Phase I Environmental Site Assessment prepared and signed by a qualified professional, covenant and certify to the Region that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the Region, which could interfere with its intended use to the satisfaction of and at no cost to the Region.

90. Prior to final approval, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment to the Region to the satisfaction of and at no cost to the Region.

91. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department, to be responsible for decommissioning any existing wells on the Plan in accordance with all the applicable Provincial legislation and guidelines to the satisfaction of the City.
92. The Owner shall submit detailed engineering drawings to the Regional Transportation and Works Department for review and approval, that include the recommendations of the traffic impact study and safety audit, subdivision storm drainage system, erosion and siltation control, 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.
93. Prior to final approval and concurrent with the submission of the servicing application (MOE) to the City, the Owner shall submit detailed engineering drawings to the Regional Transportation and Works Department for review and approval, for any works to be constructed on or adjacent to the Regional road that include plan and profile drawings for the proposed intersections, grading and servicing, any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization, erosion and siltation control and landscape plans as deemed necessary by The Regional Transportation and Works Department.
94. 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.
95. 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.
96. Prior to final approval, the Owner shall submit landscaping drawings/planting plans to the Region respecting in the Regional Road right-of-way which include all existing woody vegetation, tree protection measures, removal/relocation plans for woody vegetation, planting plan for new/relocated vegetation in accordance with the Regions' Streetscaping Policy, Regional Street Tree Planting List and Maintenance Agreement Policy.
97. 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.
98. 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.
99. 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, the following:
 - a) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;

- b) that noise fences adjacent to 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.
100. 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 Weston Road of sufficient width, as required.
101. The Owner shall agree in the subdivision agreement to advise all potential purchasers of the planned and possible future 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.
102. Prior to final approval, the Owner shall demonstrate to the satisfaction of the Regional Transportation and Works Department, that all local underground services will be installed within the area of the development and not within the Regional road allowance. If a buffer or easement is needed to accommodate the local services adjacent to the Regional right of way, then the Owner shall provide a satisfactory buffer or easement to the City, at no cost to the Region.
103. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Regional Transportation and Works Department that the Owner shall be responsible for determining the location of all utility plants within the Regional right of way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner is responsible for providing for the applicable authorities requirements for utilities and shall be responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
104. Subject to approval by the City of Vaughan and York Region, the Owner shall agree in the subdivision agreement to construct sidewalks along streets as required by the Region. 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 subject lands, in which case only this side of the street will require the sidewalk.
105. Existing YRT/Viva (core-level) transit services currently operate on the following roadways in the vicinity of the subject lands:
- Major Mackenzie Drive; and
 - Weston Road.

Any Future YRT/Viva transit service is to be determined for the area, which may affect proposed street(s) within the plan:

106. 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.
107. 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.
108. The Owner shall convey to The Regional Municipality of York a 0.3m reserve along the entire frontage of the site, adjacent to the Regional road widening and daylighting triangles, free of all costs and encumbrances, to the satisfaction of The Regional Municipality of York Solicitor.
109. 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.
110. 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.
111. 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

112. 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) That the applicant provide the recent studies for the woodlot to the TRCA, and in conjunction with the City of Vaughan and the TRCA, the applicant finalize the

assessment of the features of the woodlot and the determination of appropriate mitigation measures to maintain this feature, if required.

- c) Prior to the approval of the draft plan of subdivision, a detailed Lot Grading Plan be submitted that complies with the approved general lot grading plan and respects buffer requirements.
- d) The vegetation units in the numerous hedgerows that have been assessed for possible preservation will be subject to detailed vegetation preservation plans.
- e) That the applicant revise the draft plan to clearly indicate the Valleyland Buffer Block (10 metres) for Lot 1, to the satisfaction of the TRCA.
- f) That the Valleyland Buffer (created from the fulfillment of Condition No. 15) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
- g) That the implementing zoning by-law recognize Block 541 (woodlot block) and the associated valleyland buffer block, in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
- h) That the owner 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 other conditions of approval
 - b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourse) from the TRCA.
 - d. to erect a permanent fence adjacent to Open Space Valleyland Block for Lot 1.
- i) That the applicant submit a copy of the fully executed subdivision agreement to the TRCA, in order to expedite the clearance of conditions of draft approval.
- j) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.
- k) The Block 40 Master Environmental and Servicing Plan (MESP) be updated to address outstanding issues and that a consolidated updated Block 40 MESP be submitted incorporating any necessary revisions to the satisfaction of TRCA.
- l) That the Woodlot Block 541 and associated buffer blocks be conveyed, free of all cost and encumbrances, to the City and/or TRCA.
- m) That the Owner submit a detailed edge management plan and/or detailed restoration planting plan for the perimeter of Woodlot Block 541 incorporating comprehensive plantings of native, non-invasive species to the satisfaction of TRCA.
- n) The Plan shall be zoned open space or other suitable category to prohibit development on Woodlot Block 541 to the satisfaction of TRCA.
- o) The Draft Plan of Subdivision shall be subject to red-lined revision in order to meet these requirements, if necessary.

Canada Post Conditions

113. 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 District School Board Conditions

114. That prior to final approval, the Owner shall have made an agreement satisfactory to the York Region District School Board for the transfer of one school site. The public elementary school site, being Block 542, shall contain no less than 2.430 hectares.
115. That the Owner shall agree in the subdivision agreement in wording satisfactory to the York Region District School Board:
- a) to grade each school block and in so doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - b) to remove all trees and buildings on each school block as determined by the Board;
 - c) to provide a letter of credit pertaining to stockpiling and removal of topsoil to the satisfaction of the Board;
 - d) to remove stockpiled topsoil within 30 days of written notice by the Board, and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to the specifications determined by the Board;
 - e) to construct a galvanized chain link fence, Type II 2" mesh, 1.8 metres in height, along all boundaries of the school block(s), including road frontage(s) at the discretion of the Board;
 - f) to construct the fences prior to the issuance of building permits for any Phase of the subdivision;
 - g) to erect and maintain a sign on the Public School Board site at such time as relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
 - h) to provide the foregoing at no cost to the Board; and,
 - i) provide a geotechnical investigation, and Phase I and Phase II Environmental Site Assessments conducted by a qualified engineer. For an elementary school site a

minimum of six boreholes shall be required and for a secondary school site a minimum of twelve boreholes shall be required.

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116. That the Owner shall submit to the York Region District School Board, at no cost to the Board, a report from a qualified consultant concerning:
- a) the suitability of each school block for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and,
 - b) the availability of natural gas, electrical, water, storm sewer and sanitary sewer services.
117. That the Owner shall agree in the subdivision agreement, in wording acceptable to the York Region District School Board, that the referred to services shall be installed to the mid-point of the frontage of the elementary school site (Block 542) and positioned as designed by the Board, at no cost to the Board.
118. The Owner shall submit to the York Region District School Board a certificate concerning:
- a) the availability of a satisfactory water supply; and,
 - b) an acceptable method of sewage disposal.
119. That prior to final approval, the Owner shall submit to the York Region District School Board for review and approval, a copy of the final engineering plans as approved by the City of Vaughan which indicate the storm drainage system and the overall grading plans for the complete subdivision area.
120. That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
121. That the Owner shall make any modification to the Plan and provide any required documentation at no cost to and to the satisfaction of the Board.
122. That prior to final approval, the Owner shall have made an agreement satisfactory to the York Region District School Board for the transfer of one school site. The public elementary school site, being Block 532, shall contain no less than 2.430 hectares.
123. That the Owner shall agree in the subdivision agreement in wording satisfactory to the York Region District School Board:
- a) to grade each school block and in so doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to specifications determined by the Board;
 - b) to remove all trees and buildings on each school block as determined by the Board;
 - c) to provide a letter of credit pertaining to stockpiling and removal of topsoil to the satisfaction of the Board;
 - d) to remove stockpiled topsoil within 30 days of written notice by the Board, and in doing so compact, fill with clean material, replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands to the specifications determined by the Board;

- e) to construct a galvanized chain link fence, Type II 2" mesh, 1.8 metres in height, along all boundaries of the school block(s), including road frontage(s) at the discretion of the Board;

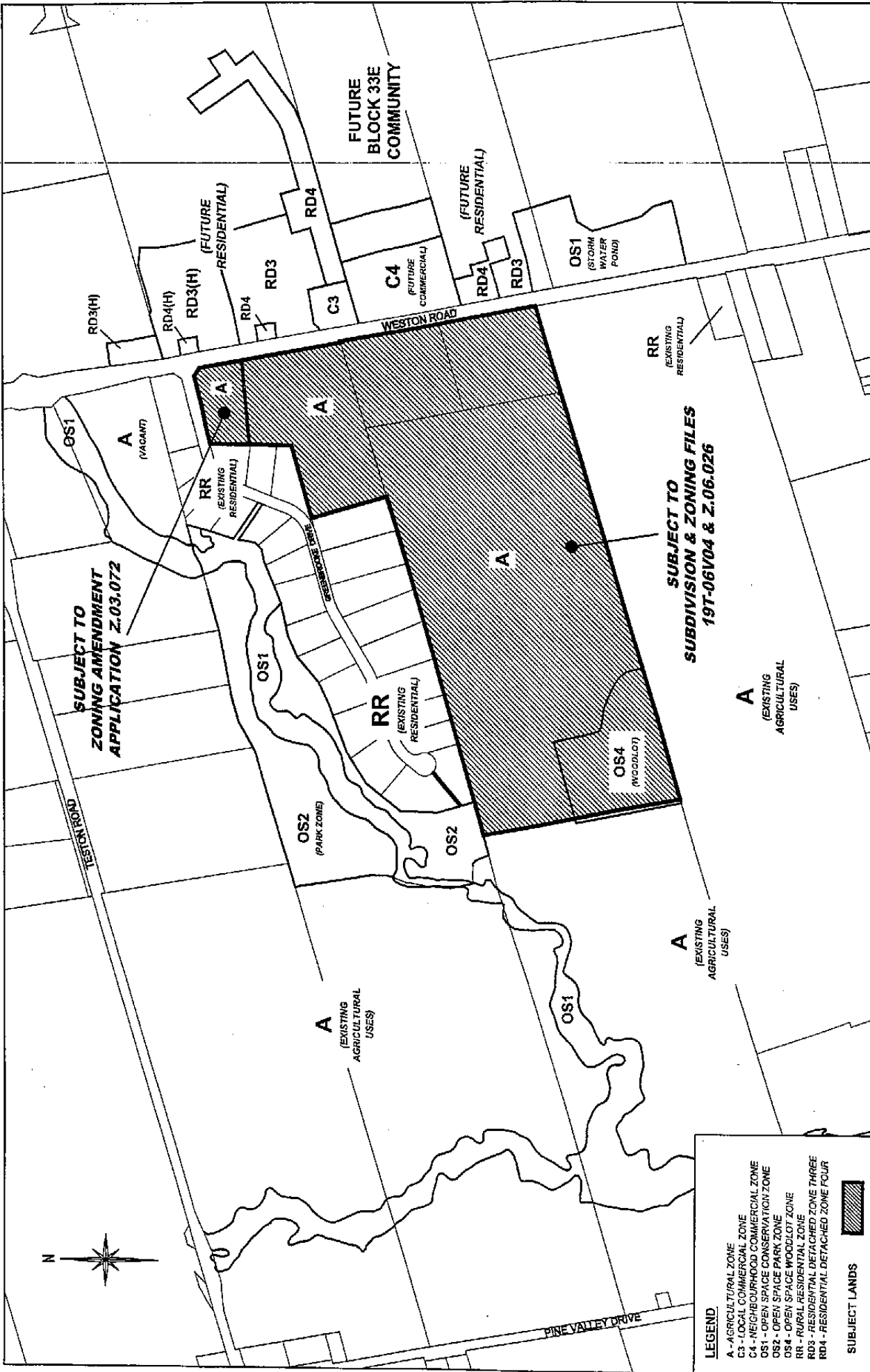
 - f) to construct the fences prior to the issuance of building permits for any Phase of the subdivision;
 - g) to erect and maintain a sign on the Public School Board site at such time as relevant access roads are constructed, indicating that the date has not been set for the construction of the school;
 - h) to provide the foregoing at no cost to the Board; and,
 - i) provide a geotechnical investigation, and Phase I and Phase II Environmental Site Assessments conducted by a qualified engineer. For an elementary school site a minimum of six boreholes shall be required and for a secondary school site a minimum of twelve boreholes shall be required.
124. That the Owner shall submit to the York Region District School Board, at no cost to the Board, a report from a qualified consultant concerning:
- a) the suitability of each school block for school construction purposes, relating to soil bearing factors, surface drainage, topography and environmental contaminants; and,
 - b) the availability of natural gas, electrical, water, storm sewer and sanitary sewer services.
125. That the Owner shall agree in the subdivision agreement, in wording acceptable to the York Region District School Board, that the referred to services shall be installed to the mid-point of the frontage of the elementary school site (Block 542) and positioned as designed by the Board, at no cost to the Board.
126. The Owner shall submit to the York Region District School Board a certificate concerning:
- a) the availability of a satisfactory water supply; and,
 - b) an acceptable method of sewage disposal.
127. That prior to final approval, the Owner shall submit to the York Region District School Board for review and approval, a copy of the final engineering plans as approved by the City of Vaughan which indicate the storm drainage system and the overall grading plans for the complete subdivision area.
128. That prior to final approval, the local hydro authority shall have confirmed in writing to the Board that adequate electrical capacity will be supplied to the school site frontage by the developer at no cost to the Board.
129. That the Owner shall make any modification to the Plan and provide any required documentation at no cost to and to the satisfaction of the Board.

Clearances

130. 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 131 to 136 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

131. The Policy Planning Department shall advise that Block Plan Conditions 1 to 24 have been satisfied; the clearance letter shall include a brief state detailing how each condition has been met;
132. The City shall advise that Conditions 25 to 83 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
133. The Region of York shall advise that Conditions 84 to 111 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
134. The Toronto and Region Conservation Authority shall advise that Condition 112 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
135. Canada Post shall advise that Condition 113 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
136. The York Region District School Board shall advise that Conditions 114 to 129 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.



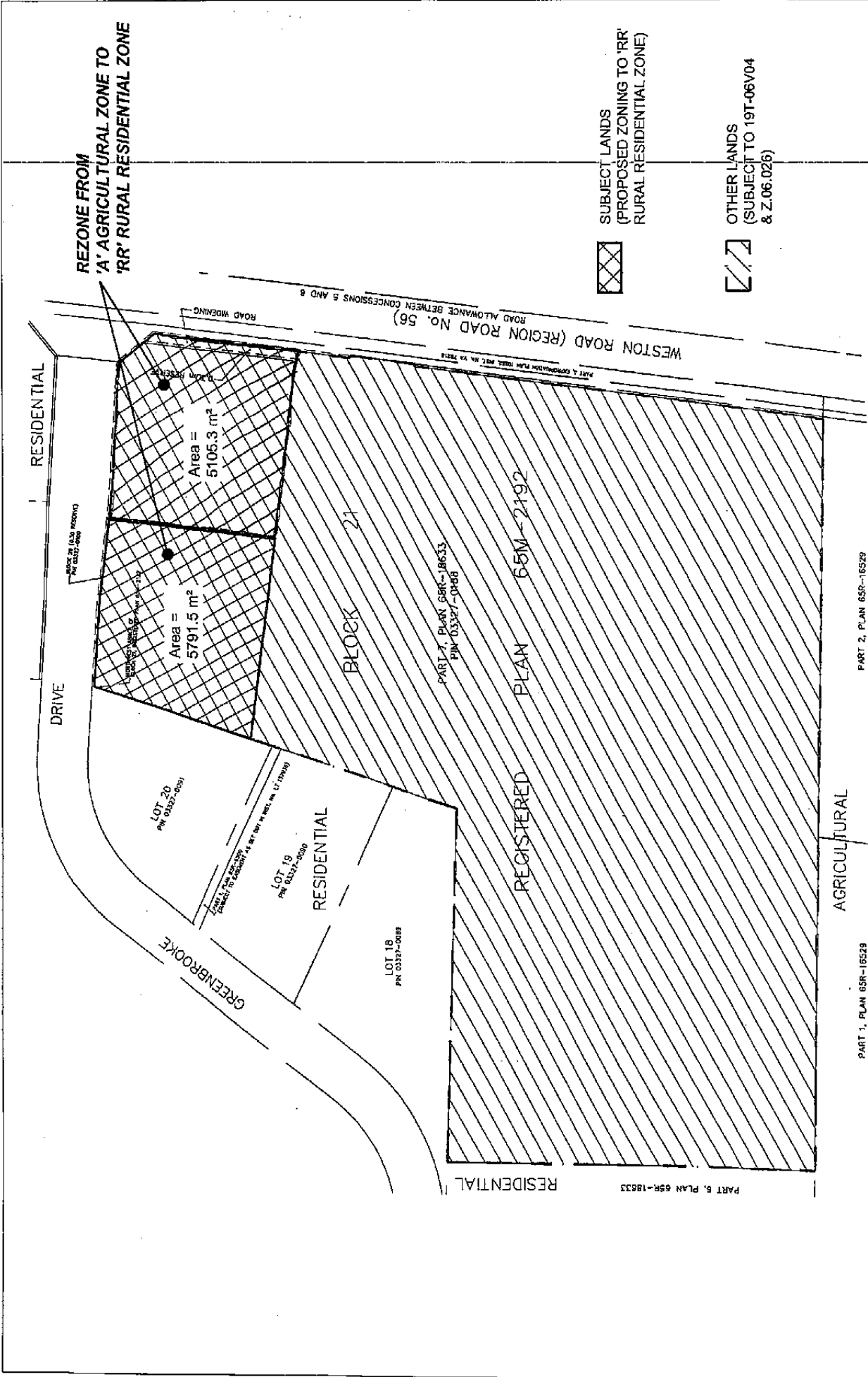
Location Map

Part of Lot 23,
 Concession 6
APPLICANT:
 GREENBROOKE DEVELOPMENTS INC.
\\s1\p1\ATTACHMENTS\19T-06V04-Z.06.026



Development Planning Department

Attachment 2
 FILE No.:
 19T-06V04 & Z.06.026
 Z.03.072
 Not to Scale
 September 14, 2006



Attachment 4

FILE No.: Z.03.072
 Not to Scale
 September 14, 2006



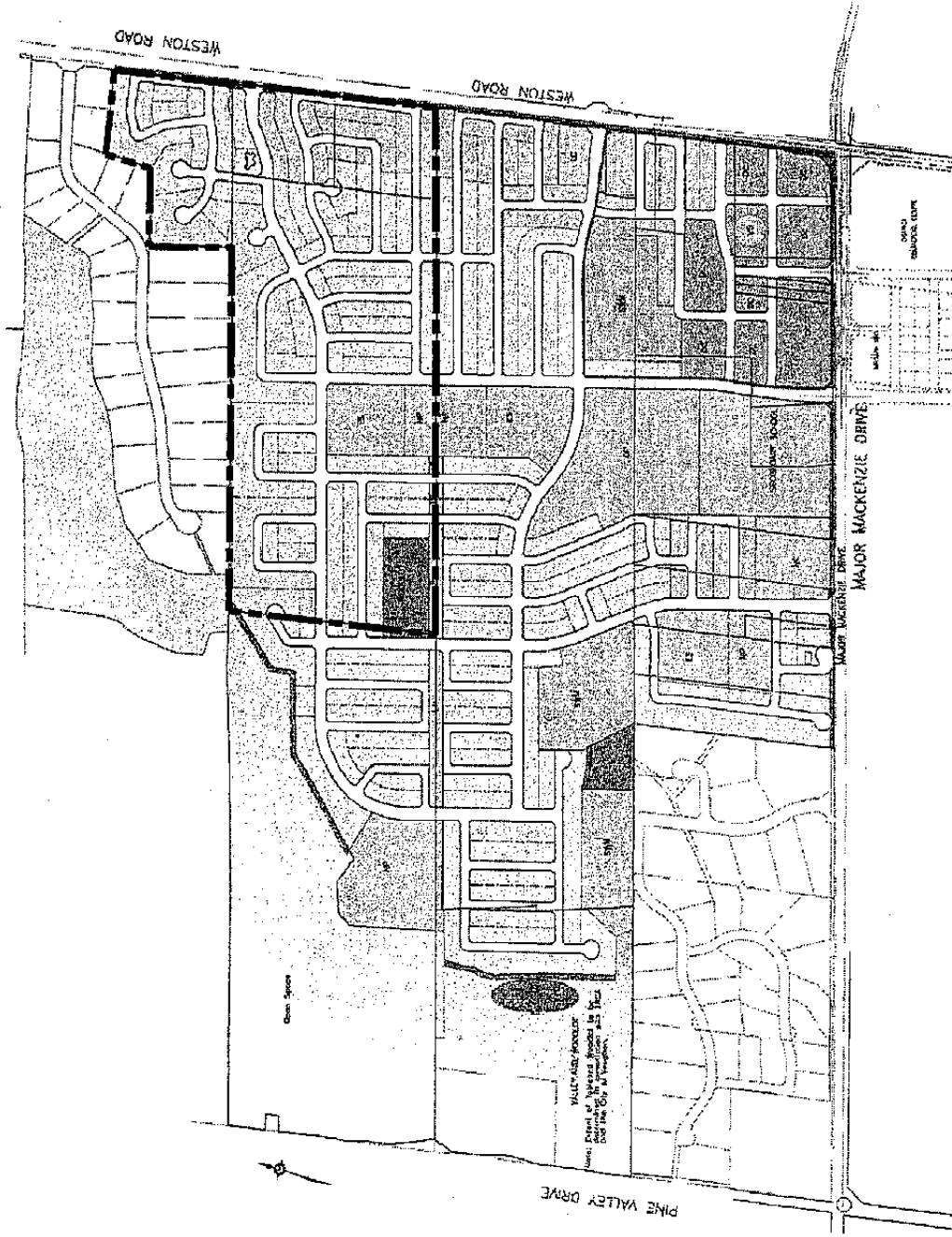
Development Planning Department

Proposed Zoning for File Z.03.072

APPLICANT: GREENBROOKE DEVELOPMENTS INC.
 Part of Lot 23, Concession 6

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BLOCK 40 COMMUNITY PLAN



LEGEND

- EXISTING ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- NC - NEIGHBOURHOOD COMMERCIAL
- LC - LOCAL COMMERCIAL
- PARK \ INSTITUTIONAL
- ES - ELEMENTARY SCHOOL
- SS - SECONDARY SCHOOL
- DP - DISTRICT PARK
- NP - NEIGHBOURHOOD PARK
- LP - LINEAR PARK
- VS - VILLAGE SQUARE
- STORM WATER MANAGEMENT
- WOODLOT \ VALLEYLAND
- BUFFERS

SUBJECT LANDS

Attachment 5
 FILE No.: 19T-06V04 & Z.06.026
 Not to Scale
 September 14, 2006

City of **Vaughan**

Development Planning Department

Block Plan - Block 40 South

Part of Lot 23, Concession 6

APPLICANT:
 GREENBROOKE DEVELOPMENTS INC.

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