

COMMITTEE OF THE WHOLE JUNE 18, 2007

**ZONING BY-LAW AMENDMENT FILE Z.06.018
DRAFT PLAN OF SUBDIVISION FILE 19T-06V01
SQUIRE RIDGE INVESTMENTS LTD.
REPORT #P.2006.28**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.018 (Squire Ridge Investments Ltd.) BE APPROVED, and that the implementing by-law:
 - a) rezone Block 1 to EM3 Retail Warehouse Employment Area Zone;
 - b) rezone Blocks 2 and 3 to EM1 Prestige Employment Area Zone;
 - c) rezone Block 4 to EM2 General Employment Area Zone;
 - d) rezone Block 5 to C7 Service Commercial Zone;
 - e) rezone Blocks 6 and 7 to OS1 Open Space Conservation Zone;
 - f) rezone Blocks 15-18, inclusive, to OSI (H) Open Space Conservation Zone with a Holding Symbol and Blocks 12-14, inclusive to EM1 (H) Prestige Employment Area Zone with a Holding Symbol, to be lifted upon the determination of the final alignment of the Highway the #427 extension, to the satisfaction of the Ministry of Transportation Ontario.
2. THAT Draft Plan of Subdivision File 19T-06V01 (Squire Ridge Investments Ltd.), prepared by KLM Planning Partners Inc., dated February 26, 2007, BE DRAFT APPROVED, subject to the conditions of approval set out in Attachment #1.
3. FOR the purpose of notice, the subdivision agreement shall contain a provision that cash-in-lieu of the dedication of parkland shall be dedicated and/or cash-in-lieu paid, within the plan in accordance with the Planning Act and conform to the City's approved "Cash-in-lieu of Parkland Policy".

Economic Impact

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

Purpose

The Owner has submitted applications to amend the Zoning By-law and for a Draft Plan of Subdivision on the subject lands shown on Attachment #1. The proposal is to rezone the lands from A Agricultural Zone and OS1 Open Space Conservation Zone to EM1 Prestige Employment Area Zone, EM2 General Employment Area Zone, EM3 Retail Warehouse Employment Area Zone, C7 Service Commercial Zone and OS1 Open Space Conservation Zone, to facilitate a 40.549 ha Draft Plan of Subdivision as shown on Attachments #2 and #3. The breakdown is as follows:

- 1 Service Commercial Block (C7 Service Commercial Zone) 1.234 ha
- 2 Prestige Employment Block (EM1 Prestige Employment Area Zone) 7.536 ha
- 1 General Employment Block (EM2 General Employment Area Zone) 1.702 ha
- 1 Retail Warehouse Block (EM3 Retail Warehouse Employment Zone) 3.074 ha
- 1 Stormwater Management Block (OS1 and OS1-H Open Space Conservation Zone with and without a Holding Provision) 1.732 ha

• 1 Open Space Block (OS1 Open Space Conservation Zone)	1.094 ha
• 4 Future Valley Corridor and Buffer Blocks (OS1-H Open Space Conservation Zone with a Holding Provision)	8.893 ha
• 2 Future Prestige Employment Blocks (EM1-H Prestige Employment Area Zone with a Holding Provision)	11.581 ha
• 1 Future General Employment Block (EM2- General Employment Area Zone with a Holding Provision)	1.663 ha
• Streets, Reserves and Road Widening	2.04 ha
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TOTAL AREA	40.549 ha

Background - Analysis and Options

The 40.549 ha site is located on the south side of Langstaff Road, and on the east side of Huntington Road, in Part of Lot 10, Concession 9, City of Vaughan as shown on Attachment #2.

The surrounding land uses are:

- North - vacant, Langstaff Road (A Agricultural Zone)
- South - vacant (A Agricultural Zone)
- East - agricultural (A Agricultural Zone)
- West - agricultural, Huntington Road (A Agricultural Zone)

On March 24, 2006, a Notice of Public Hearing was mailed to all landowners within 120m of the subject lands and to persons requesting notification and to the West Woodbridge Homeowner's Association. To date, no responses have been received. At the Public Hearing on April 18, 2006, the recommendation of the Committee of the Whole to receive the Public Hearing report and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on April 25, 2006.

Official Plan

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

a) Prestige Area

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

b) Employment Area General

The "Employment Area General" designation accommodates uses which do not require high visual exposure, provides location opportunities for industrial development which may require outside storage or be undertaken outdoors, and that facilitates a broad range of lot sizes and a diversity of building forms in order to meet the needs of any business or industry. Permitted uses include a full range of processing, warehousing and outside

storage operations, and transportation and distribution facilities. The implementing zoning is typically EM2 General Employment Area Zone, however, the owner has requested that all Blocks be zoned EM1 Prestige Employment Area Zone instead, to promote a more prestige industrial business park with no outside storage. The EM1 Zone uses are also permitted in an EM2 Zone and are more restrictive, which conforms to the policies of OPA #450.

c) Stormwater Management and Valleylands

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

Zoning

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by By-law 1-88.

The proposed zoning of the subdivision is shown on Attachment #4. Blocks 2, 3, 12 and 13 are proposed for EM1 Prestige Employment Area Zone because they are abutting Huntington Road or Langstaff Road.

The proposed OS1 Open Space Conservation Zones is for the Valley (Block 13), Open Space (Block 5) and stormwater management (Block 6). In addition, Block 17 and 18 will also be zoned OS1 Open Space Conservation Zone to accommodate the 10.0 m buffer that is consistent with the requirements set out by Council's adoption of the Block Plan (57/58) on February 27, 2006.

Block 5 is proposed for C7 Service Commercial Zone. Located at the southeast corner of Langstaff Road and Huntington Road, this location meets the criteria set out in Section 2.2.5 Service Nodes in OPA #450. Service Nodes are generally located at intersections of arterial and or collector roads and the maximum area shall be approximately 1.2 ha. As a condition of approval the Owner will have to meet the requirements for a comprehensive Urban Design Guidelines for Block 57/58 and may have to provide a traffic impact study at Site Plan Approval stage to ensure appropriate development.

Block 1 is proposed for EM3 Retail Warehouse Zone. In evaluating applications to permit retail warehouse the following criteria shall be assessed in accordance with Section 2.2.7.1 of OPA #450: availability of access to the arterial road system, traffic impacts on adjacent land uses, the adequacy of proposed accesses and the impact of the proposed use on the operation of the regional and local road system, and compatibility with adjacent land uses. The subject lands have frontage onto Huntington Road. As per the approved Block Plan (57/58) and Official Plan policies of the area, future development of the area will be primarily employment uses. In turn, there should be no compatibility issues. The Owner may be required to submit additional studies or reports at the Site Plan Approval stage to ensure appropriate development.

As shown on Attachment #4, all the Blocks west of the Highway #427 extension protection area will be subject to a Holding provision, pending the resolution of Highway #427 extension by the Ministry of Transportation Ontario.

Block Plan

The proposed draft plan of subdivision is consistent with the Huntington Business Park (Block 57/58) Plan as shown on Attachment #5 in terms of road pattern, and location of employment and stormwater management pond blocks. Street "1" will form part of a new east/west road off of the new Huntington Road realignment. The Block Plan was approved by Council on February 27, 2006.

Subdivision Design

The proposed draft plan of subdivision includes a total of 19 Blocks consisting of 2 Prestige Employment Area Blocks and 2 Future Prestige Employment Blocks, 1 General Employment Area Block and 1 Future General Employment Area Block, 1 Retail Warehouse Block, 1 Service Commercial Block, 1 Open Space Block and 4 Future Open Space Blocks (including 1 future stormwater management pond), with the remaining blocks allocated for roads, reserves and widenings as shown on Attachment #3. Access to the subdivision blocks will be from Huntington Road, with Street "I" providing access into the subdivision plan, until such time as the lands to the south develops and the extension of Landstaff Road to the north is built out, to allow for future road connections.

Servicing

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

"a) Servicing Report

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

b) Water System

The draft plan is found within the service area of Pressure District #5 of the York Water Supply System. The draft plan can be provided with a looped water supply by extending the existing 600mm diameter watermain on Zenway Boulevard and constructing the proposed 600mm diameter watermain along Langstaff Road west from Highway No. 27.

c) Sanitary Sewer

In review of the construction drawings for the Vaughan West II Industrial Subdivision 19T-03V19, a sanitary sewer has been constructed on Zenway Boulevard and New Huntington Road that can be extended to service the draft plan. The applicant shall pay its proportionate share of the costs for any external municipal services designed and oversized to develop the draft plan such as the costs in the Vaughan West West II Industrial Subdivision 19T-03V19 agreement and the special area development charges.

d) Storm Drainage

The MESP proposes a stormwater pond on the draft plan, the "SWM Facility A1", to service both the subject draft plan and abutting external developing lands within the Block Plan. Prior to subdivision approval, the applicant shall provide a storm water management report for the review and approval of the city. This report shall describe the proposed drainage system to develop the draft plan and include, but not be limited to, the following items:

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

e) Roads

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

f) Street-lighting

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

g) Environmental Site Assessment

A recommendation is provided from Environmental Engineer, dated January 16, 2007, and February 7, 2007, confirming the City requires, as a normal practice, the Record of Site Condition (RSC) to be registered with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE).

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

Region of York

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

"This subdivision is within the West Rainbow Collector drainage area of the York Durham Sewage System. Full build-out of the West Rainbow Collector drainage area will require completion of the twinning of the Rainbow Trunk Sewer east of Kipling Avenue.

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

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

Ministry of Transportation Ontario (MTO)

In a letter dated May 19, 2006, the MTO advised that sufficient land must be protected for the future Highway 427 Extension (110 m wide corridor) as well as a potential 60 m wide Transitway corridor adjacent to. The actual need for, and alignment of, such a corridor can only be determined through the EA process, which has commenced as of April 2006 and is anticipated to be completed by late 2009.

The MTO also indicated that depending on the proposed land use the noise mitigation requirements may required the need for additional blocks to be protected for berming/noise wall needs beyond the limited of the future highway/transitway requirements. This will be reviewed at the Site Plan stage. The Ministry requires that any new buildings/structures (including internal roads) above and below ground (including detention ponds) be setback a minimum distance as previously approved from the future Transitway property line and/or future Highway 427 property line. The owner must be made aware that Ministry permits are required for all buildings located within 45m from Highway 427 property line and a radius of 395m from the centrepont of Highway 427/RR7 right of way prior to any construction being undertaken.

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

City of Brampton

In a letter dated June 23, 2006, the City of Brampton indicated that they have no fundamental objection to the eventual development of the subject lands in accordance with Vaughan's plans for Block 58, but do have a concern that the area intended to be held from development under holding zone provisions for the purpose of the Highway 427 corridor protection, does not seem to adequately protect for the potential of a Brampton alignment of the Highway 427 extension.

The applicant and the Development Planning Department contacted the Ministry of Transportation who verified that they have no concerns with the proposed protection area and that this boundary was pre-determined during the approval of Vaughan's Huntingdon Block Plan (Block 57/58).

Utilities

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

Toronto and Region Conservation Authority (TRCA)

In a letter dated August 23, 2006, the TRCA confirmed that the Block 57/58 West Block Plan has been approved, and TRCA has no objections to the approval of the Draft Plan of Subdivision and Zoning Amendment Application subject to conditions of approval which have been included in Attachment #1 – Conditions of Approval.

Archaeological Assessment

To date, the Development Planning Department has not received confirmation from Cultural Services that the Archaeological Assessment has been carried out for the subject property.

Prior to final approval of any agreement of the development application, and prior to the initiation of any grading to any lands included in the development application, a preliminary archaeological evaluation of the entire area within the proposed application 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 Culture approved Archaeological Assessment Technical Guidelines, dated 1993. The archaeological assessment shall be submitted to the municipality and the said Ministry for review and approval.

Parkland

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

Relationship to Vaughan Vision

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

Conclusion

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

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

Attachments

1. Conditions of Approval
2. Location Map
3. Draft Plan of Subdivision 19T-06V01
4. Proposed Zoning
5. Huntington Business Park – Block Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION 19T-06V01
SQUIRE RIDGE INVESTMENTS LTD.
LOTS 10, CONCESSION 9, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19T-06V01, ARE AS FOLLOWS:

1. The Plan shall relate to the draft plan of subdivision, prepared by KLM Planning Partners Inc., Drawing #07:7, dated February 26, 2007.
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of The Planning Act. Particular zoning categories shall be applied as follows: Block 1 – EM3 Retail Warehousing Zone; Blocks 3 and 12 – EM1 Prestige Employment Area Zone; Blocks 12 and 13 – EM1 (H) Prestige Employment Area Zone with a Holding Symbol; Block 3 – EM2 General Employment Area Zone; Block 14 – EM2 (H) General Employment Area Zone with a Holding Symbol; Block 7 – OS1 Open Space Conservation Zone; and, Blocks 16-18 - OS1 (H) Open Space Conservation Zone with a Holding Symbol.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 89-2006.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. The road allowances included within this draft plan of subdivision shall be dedicated as public highways without monetary consideration and free of all encumbrances.
7. The road allowances included within this draft plan of subdivision shall be named to the satisfaction of the City and the Regional Planning Department.
8. The road allowances included within this draft plan of subdivision shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3m reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
9. Any dead ends or open sides of road allowances created by this draft plan of subdivision shall be terminated in 0.3m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
10. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City.
11. Easements as may be required for utility, drainage, or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.

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

13. Prior to the initiation of grading, and prior to the registration of this draft plan of subdivision or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

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

The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

14. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

15. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the development of the Plan.

16. Prior to final approval of the Plan, the Owner shall provide a hydrogeological report to the City for review and approval. The hydrogeological report is required to ensure that existing wells in the vicinity of the Plan will not be adversely affected by the subsurface construction activities. The hydrogeological report shall include the monitoring of the existing wells before, during, and after construction.

17. The timing, construction and funding of the required spine services details to the satisfaction of the Engineering Department such that all proposed development applications within the Block 57/58 West Plan may only proceed if the following infrastructure is adequately available; a sanitary outlet, a primary and secondary water supply with proper looping, and a secondary roadway access. As a result, front-end financing for the detailed design and construction of the following Development Charge projects may be required:

- a) The Pressure District 5 West Watermain works including Langstaff Road, Zenway Boulevard and Royal Group Crescent; and
- b) The reconstruction and re-alignment of Huntington Road between Highway 7 and Langstaff Road.

18. A revised Transportation Management Plan to be submitted to the satisfaction of the Engineering Department.

19. Final engineering design(s) may result in minor variations to the Plan (eg., in the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final plan to the satisfaction of the City.
20. The Owner shall agree that all blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
21.
 - a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of peer review of the reports.
 - b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
 - c) The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.
22.
 - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assigns regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a separate subdivision agreement with PowerStream Inc. which addresses the foregoing requirements.
 - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system and a street lighting system within the confines of the subdivision, and compatible with the existing and/or proposed systems in surrounding plans of subdivision, all in accordance with the latest standards and specifications of PowerStream Inc. and the City, and latest revisions.
23. Prior to final approval, the Owner shall prepare comprehensive urban design guidelines for the Block 57/58 West Huntington Business Park Plan to the satisfaction of the City. These guidelines shall include urban design principles with respect to site planning, street network, landscape architecture, built form, open space and public/private streetscape realm.
24. Prior to final approval, the Owner shall prepare a streetscape and open space master plan to the satisfaction of the City. The master plan shall comply with the urban design guidelines and address but not be limited to the following issues:
 - The use of hard and soft landscape elements to define significant street vista and generate a pleasing public/private realm street character;
 - Landscape and streetscape treatments for the Business Park campus edges including pedestrian access to arterial roads for public transit services;
 - Entry and special landscape features which express and enhance the Business Park identity;
 - Landscaping and restoration of open space lands including pedestrian trails, pedestrian access points, seating areas and naturalization;
 - Special decorative paving treatments for primary Business Park intersection nodes;
 - The landscape treatment of stormwater management facilities;
 - Special streetscape furniture, including benches, waste receptacles, bike racks and tree grates that support the character throughout the Business Park community.

25. 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.
26. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain link fence or approved equal along the limited of the lots that abut storm pond blocks 7 and 15.
27. Prior to final approval of the plan the owner shall prepare a detailed edge management plan study for the perimeter of the valley/open space blocks. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial restoration planting including along all buffers. The owner shall not remove any vegetation without written approval by the City.

The owner shall provide a report for a 20 metre zone within all staked woodlot and open space/valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.

28. Prior to final approval of the plan the Owner shall prepare a landscape naturalization plan for the channel design on Block 6 to the satisfaction of the TRCA and City.
29.
 - a) Prior to final approval and prior to commencement of any work on the site, the proponent shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the proponent shall agree to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeologically resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archeological resource concerns have met licensing and resource conservation requirements.
 - b) Prior to final approval and prior to the commencement of any work on site, the proponent shall deliver to the City (Cultural Services Division) two copies of the Archeological Assessment.
 - c) Prior to the commencement of any archaeological fieldwork, a copy of the contract information sheet which was submitted to the Ministry of Culture, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Master Plan Study for the City of Vaughan prior to commencing any fieldwork.
30. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site.
31. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual units within the subdivision as and when each unit is constructed.

Toronto and Region Conservation Authority (TRCA)

32. a) Prior to prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the the applicant shall submit a detailed engineering report for the review and approval of the Toronto and Region Conservation Authority (TRCA) that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands. This report shall include:
- i. plans illustrating how this drainage system will tie into surrounding drainage systems, *i.e.*, is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
 - ii. stormwater management techniques which may be required to control minor or major flows;
 - iii. appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - iv. proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - v. location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 158, the Authority's Fill, Construction and Alteration to Waterways Regulation;
 - vi. overall grading plans for the subject lands.
33. That this draft plan of subdivision be subject to red-line revisions in order to meet the requirements of the TRCA conditions as outlined in Condition 32 above, if necessary.
34. That the valley and stream corridor (Blocks 6 and 16) and associated buffer blocks (Blocks 17 and 18) be set aside for acquisition or dedication to either the TRCA or the City of Vaughan, free of all charges and encumbrances.
35. That the implementing zoning by-law recognize Open Space Blocks 6, 16, 17 and 18 (including any additional buffer blocks), in an open space, or other suitable zoning category, which has the effect of prohibiting development, to the satisfaction of the TRCA.
36. That the applicant prepare a detailed restoration planting plan for Blocks 16, 17 and 18 to the satisfaction of the TRCA.
37. That the applicant successfully obtain a permit under Ontario Regulation 166/06 (Development Interference with Wetlands and Alterations to Shorelines and Watercourses) for the proposed natural channel works with Open Space Block 6.
38. The Owner shall agree in the subdivision agreement, in wording acceptable to the TRCA:
- a) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Condition 32;
 - b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;

- c) to obtain all necessary permits pursuant to Ontario Regulation 166/06 (Development Interference with Wetlands and Alterations to Shorelines and Watercourses) from the TRCA; and,
 - d) to erect a permanent fence adjacent to the open space blocks for Blocks 3, 12, 13 and 14.
39. 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.

Region of York

- 40. 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.
- 41. The region shall confirm that the award of the contract for the construction of the West Rainbow Trunk Sewer has occurred and it is no earlier than six (6) months prior to the expected completion.
- 42. The Owner shall agree in the subdivision agreement to convey to The Regional Municipality of York, free of all costs and encumbrances, any additional lands required to accommodate the Langstaff Road Capital Works project on the lands identified as Blocks 16, 17 and 18.
- 43. The Owner shall convey to The Regional Municipality of York, a 0.3 metre reserve along the Langstaff Road frontage of the site, adjacent to the lands acquired for the Langstaff Road Capital Works Project, except across Blocks 16, 17 and 18, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor.
- 44. The Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the impacts this subdivision will have on the Regional road network. The report/plan, submitted to the Transportation and Works Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
- 45. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Works Department, to implement the recommendations of the functional transportation report/plan as approved by the Transportation and Works Department.
- 46. The Owner shall submit detailed engineering drawings, to the Transportation and Works Department for review and approval that incorporate the recommendations of the functional transportation report/plan as approved by the Transportation and Works Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
- 47. The Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information, shall be submitted to the Transportation and Works Department, Attention: Mrs. Eva Pulnicki, P.Eng.
- 48. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Transportation and Works Department and illustrated on the engineering drawings.

49. Any existing entrance(s) along the Langstaff Road frontage of this subdivision not approved as part of the engineering approval must be removed as part of the subdivision work, at no cost to the Transportation and Works Department.
50. The Owner shall agree in the subdivision agreement that access to Block 2 shall be via Street "1" and that direct access shall not be permitted to Langstaff Road. Access must be obtained through the internal road network.
51. The Owner shall agree in the subdivision agreement that future access to Block 12 shall be via Street "1" and that direct access shall not be permitted to Langstaff Road. Access must be obtained through the internal road network.
52. Access to Block 5 shall be via Huntington Road. Direct access shall not be permitted to the existing or proposed Langstaff Road.
53. The Owner shall agree in the subdivision agreement that development shall not proceed on lands required for the future Highway 427 extension (the alignment and right-of-way requirements to be determined by The Ministry of Transportation)
54. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation and Works Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadway(s) unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadways that have/will have transit services.

Existing YRT/Viva transit services operate on the following roadway[s] in the vicinity of the subject lands:

- Highway 7

Future YRT/Viva transit services are also planned for the following roadway[s] or sections of:

- Huntington Road, Langstaff Road and Street 1

55. Subject to approval by York Region Transit, bus passenger standing areas and shelter pads shall be provided at the following locations at no cost to the Region and concurrent with the construction of necessary sidewalks:
 - a) The intersection of Huntington Road and Street 1 southeast corner to standard YRT-1.02 or YRT-1.03
 - b) The intersection of Huntington Road and Langstaff Road southeast corner to standard YRT-1.02 or YRT-1.03

56. The passenger standing area[s]/shelter pad[s] shall be provided at no cost to York Region and concurrent with construction of necessary sidewalks.

Landscaping should not interfere with the bus stops, passenger standing areas, shelters or corner sightlines. Bus stops located in front of the employment areas shall be incorporated into the landscape design.

The bus stop location[s] determined during the design phase are subject to change. Prior to construction of the passenger standing area[s]/shelter pad[s], the Owner/consultant shall confirm with YRT the final bus stop locations/requirements. The Owner/consultant is to contact YRT Facilities Supervisor (tel. 905-762-2111) to confirm final details.

57. Street 1 shall be designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. The minimum pavement width for transit vehicles

is 3.5 m. The minimum curb radius for transit vehicles is 15 m. (These standards are according to the Canadian Transit Handbook and the Ontario Urban Transit Association).

58. As part of the subdivision agreement, the owner shall agree to advise all potential purchasers of the current and possible future introduction of transit service as identified in Condition 15. This includes potential transit routes, bus stops and shelter locations. This can be achieved through distribution of information/marketing materials (YRT route maps, Future Plan maps and providing YRT website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT route maps and Future Plan maps are available from YRT upon request.
59. The Owner shall agree in the subdivision agreement to submit plans for the Region's approval that identify the above transit requirements.
60. 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.
61. Prior to final approval the Owner shall provide a copy of the subdivision agreement to The Regional Municipality of York Transportation and Works Department, outlining all requirements of the Transportation and Works Department.

Bell Canada

62. The Owner shall agree in the Subdivision Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.
63. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

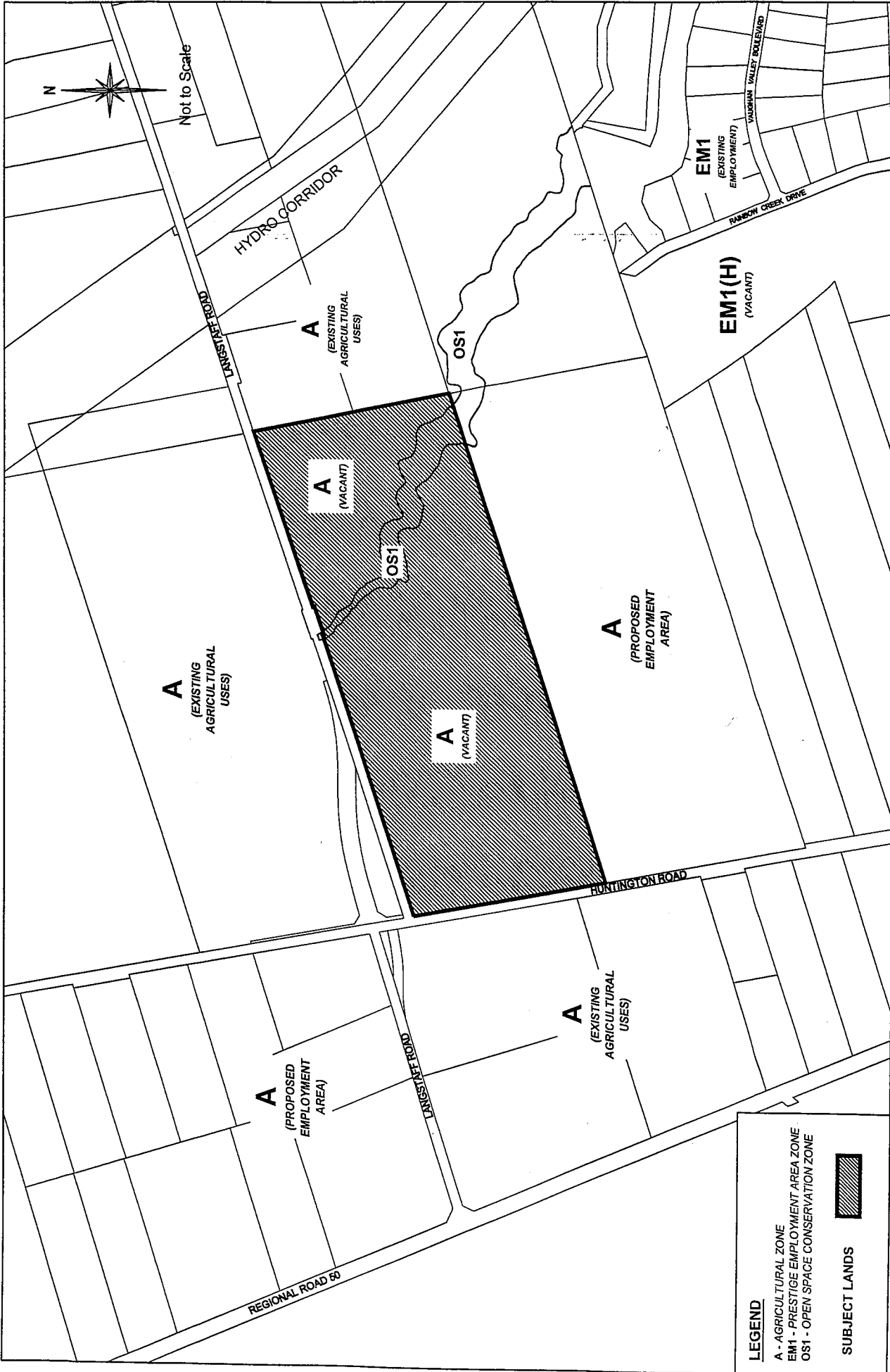
Ministry of Transportation Ontario (MTO)

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

Clearances

65. 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 66 to 70 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
66. The City shall advise that Conditions 1 to 31 inclusive and 65, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.


67. The Toronto and Region Conservation Authority shall advise that Conditions 32 to 39 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
68. The Region of York shall advise that Conditions 40 to 61 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
69. Bell Canada shall advise that Conditions 62 to 63 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
70. The Ministry of Transportation Ontario shall advise that Condition 64, has been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



LEGEND

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS



Location Map

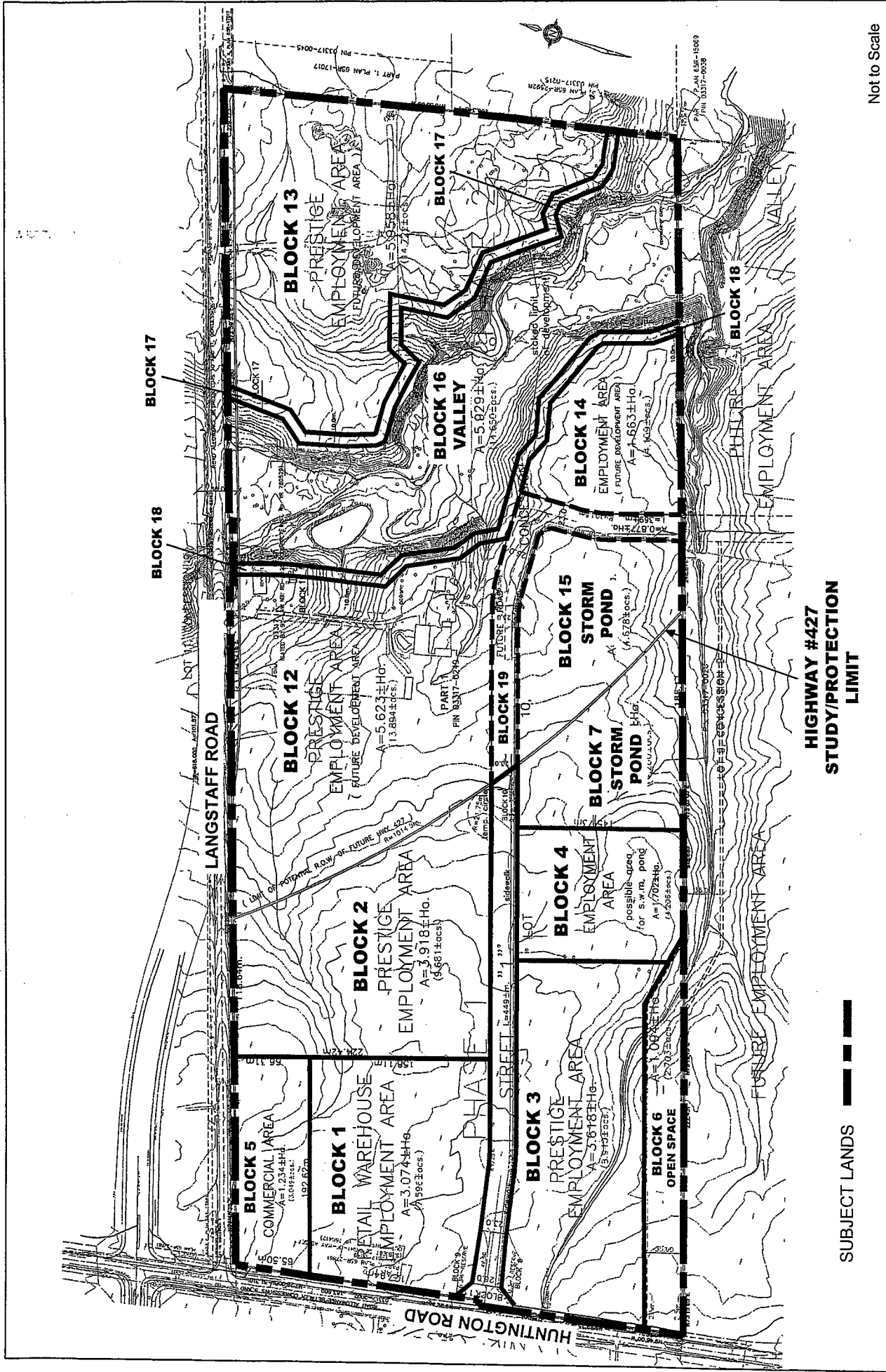
Part of Lot 10,
Concession 9
APPLICANT:
 SQUIRE RIDGE INVESTMENTS LTD.
NA:\P\1 ATTACHMENTS\191-06-01-06.018

City of Vaughan

Development Planning Department

Attachment 2

FILE No's:
 19T-06V01 &
 Z.06.018
 June 4, 2007



Not to Scale

Draft Plan of Subdivision

APPLICANT:
SQUIRE RIDGE INVESTMENTS LTD. Concession 9
PARTY 1 ATTACHMENTS \A\191-06-012-06.018



Development Planning Department

Attachment 3

FILE No's.:
19T-06V01 &
Z.06.018

June 4, 2007

**HIGHWAY #427
STUDY/PROTECTION
LIMIT**

SUBJECT LANDS

OS1(H)
Block 18

OS1(H)
Block 17

EM1(H)
Block 13

EM1(H)
Block 12

EM3
Block 1

EM1
Block 2

OS1(H)
Block 16

OS1(H)
Block 15

EM1
Block 3

OS1(H)
Block 15

EM2
Block 4

OS1
Block 7

EM1(H)
Block 14

OS1
Block 6

OS1(H)
Block 18

OS1(H)
Block 17

LEGEND

- EM1 --Prestige Employment Area Zone
- EM1(H) -- Prestige Employment Area Zone with Holding Provision
- EM2 -- General Employment Area Zone
- EM3 -- Retail Warehouse Employment Area Zone
- C7 -- Service Commercial Zone
- OS1 -- Open Space Conservation Zone
- OS1(H) -- Open Space Conservation Zone with Holding Provision

Not to Scale

Proposed Zoning

Part of Lot 10,
Concession 9

APPLICANT:
SQUIRE RIDGE INVESTMENTS LTD.

N:\DPT\1 ATTACHMENTS\191-06\012-06.018



Development Planning Department

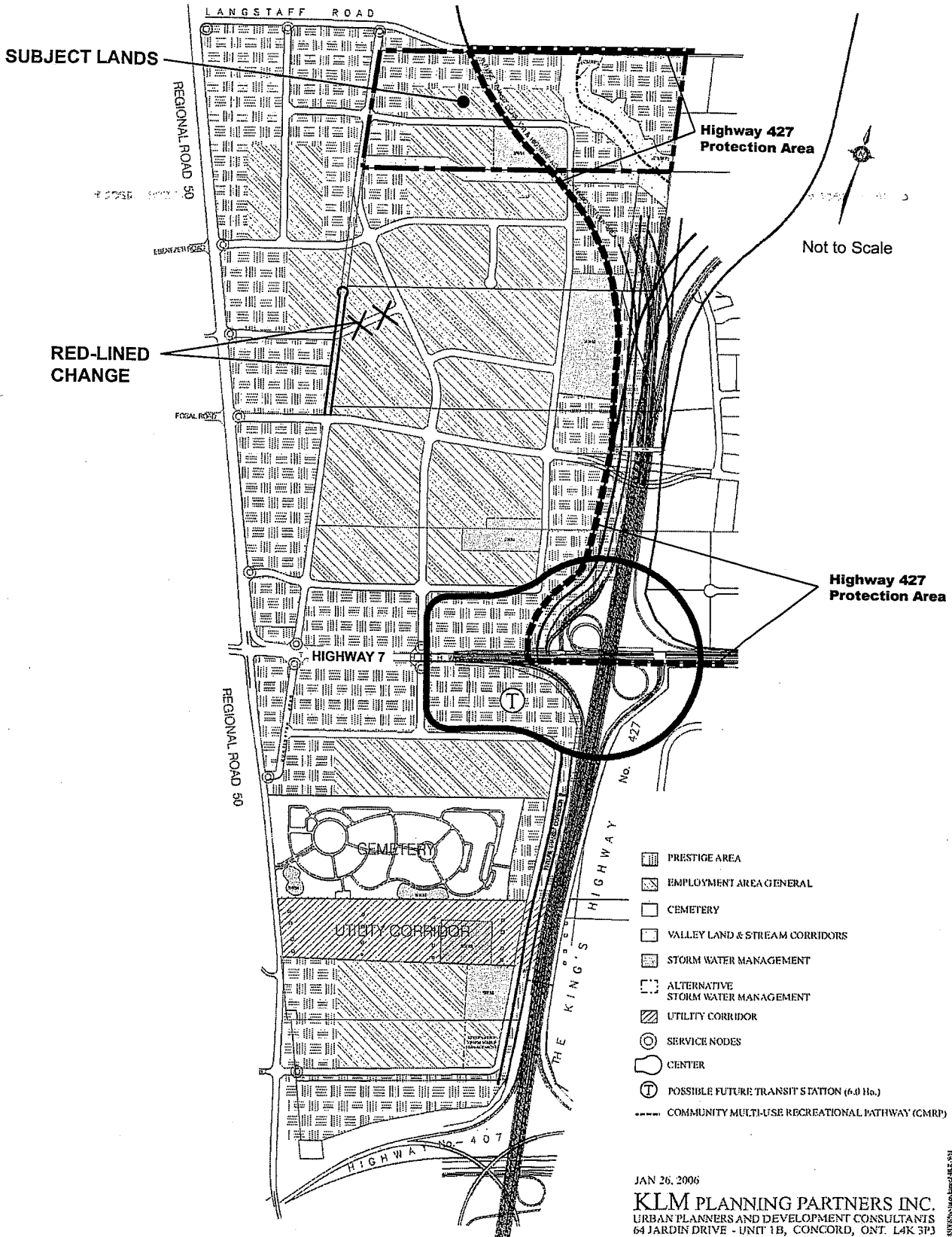
Attachment

FILE No's:
19T-06V01 &
Z.06.018

June 4, 2007

4

HUNTINGTON BUSINESS PARK - BLOCK PLAN



Not to Scale

- PRESTIGE AREA
- EMPLOYMENT AREA GENERAL
- CEMETERY
- VALLEY LAND & STREAM CORRIDORS
- STORM WATER MANAGEMENT
- ALTERNATIVE STORM WATER MANAGEMENT
- UTILITY CORRIDOR
- SERVICE NODES
- CENTER
- POSSIBLE FUTURE TRANSIT STATION (6.0 Ho.)
- COMMUNITY MULTI-USE RECREATIONAL PATHWAY (CMRP)

JAN 26, 2006
KLM PLANNING PARTNERS INC.
 URBAN PLANNERS AND DEVELOPMENT CONSULTANTS
 64 JARDIN DRIVE - UNIT 1B, CONCORD, ONT. L4K 5P3
 PHONE (905) 669-1855 FAX (905) 669-6987 design@klmplanning.com

Huntington Business Park - Block Plan

APPLICANT:
 SQUIRE RIDGE INVESTMENTS LTD.



Development Planning Department

Attachment

FILE No.:
 19T-06V01 & Z.06.018
 June 4, 2007
 Part of Lot 10,
 Concession 9

5