

**COMMITTEE OF THE WHOLE JUNE 18, 2007**

**ZONING BY-LAW AMENDMENT FILE Z.06.045  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V07  
BELMONT PROPERTIES  
REPORT # P.2006.55**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.045 (Belmont Properties) BE APPROVED, specifically to amend By-law 1-88 for the subject lands shown on Attachment #3, as follows:
  - a) rezone Lots 537 to 554 inclusive, from A Agricultural Zone to RD2(H) Residential Detached Zone Two with the Holding Symbol "H" to facilitate 18 lots with a minimum lot frontage of 15 m, a minimum lot area of 450 m<sup>2</sup> and a minimum lot depth of 30 m, for detached dwelling units;
  - b) rezone Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 536 inclusive, Lots 555 to 655 inclusive, Blocks 656 to 670 inclusive and Blocks 673 to 681 inclusive, from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to facilitate 623 lots with a minimum lot frontage of 12 m, a minimum lot area of 324 m<sup>2</sup> and a minimum lot depth of 27 m, for detached dwelling units;
  - c) rezone Blocks 32 to 37 inclusive, Blocks 100 to 119 inclusive, Block 671 and Block 672, from A Agricultural Zone to RT1(H) Residential Townhouse Zone with the Holding Symbol "H" to facilitate 28 blocks for 145 lots with minimum lot frontages of 6 m per unit, with minimum lot areas of 16 2m<sup>2</sup> per unit and minimum lot depths of 27 m, for street townhouses dwelling units;
  - d) rezone Block 682, from A Agricultural Zone to C3(H) Local Commercial Zone with the Holding Symbol "H" to facilitate a 0.773 ha commercial block;
  - e) rezone Block 684, from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to facilitate a 2.432 ha proposed elementary school site;
  - f) require that prior to the removal of the Holding Symbol "H" from any Residential Zone for Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 655 inclusive, Blocks 656 to 670 inclusive, Blocks 673 to 682 inclusive and Block 684, that water supply and sewage servicing capacity shall be identified and allocated by the City and that prior to the removal of the Holding Symbol "H" from the C3(H) Local Commercial Zone that a Site Development Application be approved by the Council of Vaughan;
  - g) 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 671 to 681 inclusive with the Holding Symbol "H" where the Holding Symbol "H" can only be lifted when the Blocks are developed with the adjacent lands to the east and south;
  - h) rezone Blocks 686 to 688 inclusive from A Agricultural Zone to OS1 Open Space Conservation Zone to facilitate 3 blocks totaling 9.593 ha for stormwater management pond facilities;

- i) rezone Block 689 from A Agricultural Zone to OS1 Open Space Conservation Zone to facilitate the 0.995ha valleylands;
  - j) rezone Block 683 from A Agricultural Zone to OS2 Open Space Park Zone to facilitate a 1.581 ha neighbourhood park block;
  - k) rezone Block 685 from A Agricultural Zone to OS2 Open Space Park Zone to facilitate a 2.426 ha district park block;
  - l) rezone Blocks 690, 691, 693 and 694 from A Agricultural Zone to OS2 Open Space Park Zone to facilitate 4 linear park blocks;
  - m) rezone Block 692 from A Agricultural Zone to OS4 Open Space Woodlot Zone for the existing woodlot; and,
  - n) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
2. THAT prior to the enactment of the implementing zoning by-law, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.
  3. THAT Draft Plan of Subdivision 19T-06V07 (Belmont Properties), as red-lined (June 18, 2007), and shown on Attachment #3, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
  4. THAT for the purposes of notice, the implementing subdivision agreement for Draft Plan of Subdivision 19T-06V07 (Belmont Properties), shall contain a provision that 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 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 the following street names for Phase 1 of Draft Plan of Subdivision 19T-06V07 (Belmont Properties), as shown on Attachment #5, BE APPROVED:

<u>Street</u>	<u>Proposed Name</u>
Street "1"	Chatfield Drive
Street "2"	Lawford Road
Streets "4" & "6"	Wardlaw Place
Street "5"	Trammel Drive
Street "7"	Lindbergh Drive
Street "8"	Sedgewick Place
Street "9"	Dundonnell Place
Street "10"	Gorman Avenue

## **Economic Impact**

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

## **Communications Plan**

N/A

## **Purpose**

The Owner has submitted the following 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:
  - RD2(H) Residential Detached Zone Two with the Holding Symbol “H” for Lots 537 to 554 inclusive for detached dwelling units;
  - RD3(H) Residential Detached Zone Three with the Holding Symbol “H” for Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 536 inclusive, Lots 555 to 655 inclusive, Blocks 656 to 670 inclusive and Blocks 673 to 681 inclusive for detached dwelling units;
  - RT1(H) Residential Townhouse Zone with the Holding Symbol “H” for Blocks 32 to 37 inclusive, Blocks 100 to 119 inclusive, Block 671 and Block 672 for street townhouse dwelling units;
  - C3(H) Local Commercial Zone with the Holding Symbol “H” for Block 682 for commercial uses;
  - RD3(H) Residential Detached Zone Three with the Holding Symbol “H” for Block 684 for a proposed elementary school site;
  - OS1 Open Space Conservation Zone for Blocks 686 to 688 inclusive for 3 stormwater management pond facilities;
  - OS1 Open Space Conservation Zone for Blocks 689 for the valleylands;
  - OS2 Open Space Park Zone for Block 683 for a neighbourhood park;
  - OS2 Open Space Park Zone for Blocks 685 for a district park;
  - OS2 Open Space Park Zone for Blocks 690, 691, 693 and 694 for linear parks;
  - and,
  - OS4 Open Space Woodlot Zone for Block 692 for the existing woodlot.
  
2. Approve a Draft Plan of Subdivision shown on Attachment #3 consisting of the following:
  - 18 lots for detached dwelling units with frontages ranging from 16.6 m to 18.3 m and 623 lots for detached dwelling units with frontages of 12.2 m and 145 street townhouse units for a total of 786 residential units on an area of 30.94 ha;
  - 1 local commercial block of 0.773 ha;
  - 1 elementary school block of 2.432 ha;
  - 1 neighbourhood park block of 1.581 ha;
  - 1 district park block of 2.426 ha;
  - 1 existing woodlot and 3 linear park blocks of 1.024 ha;
  - 3 stormwater management pond blocks of 9.593 ha;
  - 1 valleyland block of 0.995 ha;
  - road widening block of 0.156 ha; and,
  - 0.3 m reserves, buffers and streets of 13.787 ha.

## **Background - Analysis**

The subject lands shown on Attachment #2 are located on the west side of Weston Road, north of Major Mackenzie Drive, in Part of Lot 22, Concession 6, City of Vaughan. The subject lands have an area of 63.70 ha, with 384.74 m of frontage along Weston Road and a depth of 1,483.48m.

The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial", "Elementary School", "Greenway System", "Neighbourhood Park", "District Park", "Storm Water Management" and "Valley Lands", and are within the "Passer Estates Waste Disposal Assessment Area" by OPA #600, as shown on Attachment #5, and "Low-Rise Residential" and "Storm Water Management Pond" by OPA #650 (Vellore Village District Centre Plan), as shown on Attachment #6. On April 24, 2006, Council approved the Block 40 South Block Plan, as shown on Attachment #7, subject to conditions. The subject lands are zoned A Agricultural Zone by By-law 1-88, as shown on Attachment #2. The subject lands currently consist of agricultural lands. The surrounding land uses are:

- North - agricultural, Draft Plans of Subdivision 19T-06V04 and 19T-06V10 (A Agricultural Zone)
- South - agricultural (A Agricultural Zone); residential (RR Rural Residential Zone)
- West - agricultural (A Agricultural Zone); woodlot (OS4 Open Space Woodlot Zone)
- East - Weston Road; stormwater management pond facility (OS1 Open Space Conservation Zone); residential (RD3 Residential Detached Zone Three)

## **Public Hearing**

On August 11, 2006, a Notice of Public Hearing was mailed to all property owners within 120 metres of the subject lands, and to the Purpleville Ratepayers' Association and the Kleinburg and Area Ratepayers' Association. As of June 14, 2007, no written comments have been received.

The recommendation of the Committee of the Whole to receive the Public Hearing report on September 5, 2006, and to forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on September 11, 2006.

## **Block 40 South**

### **a) Background**

Council, at its April, 24 2006, meeting, approved the Block Plan for Block 40 South, as shown on Attachment #7, subject to conditions. The Block Plan conditions for the Block 40 South Plan respecting the Regional infrastructure including wastewater and water system improvements, reconstruction of Major Mackenzie Drive and road widenings, and City infrastructure including sanitary, water and stormwater management are to be identified, and a servicing phasing plan for the Block 40 South lands is to be established to the satisfaction of the City.

The final Block 40 South Plan and the required technical reports are to be revised and/or prepared respecting the master environmental and servicing plan, noise report, transportation/traffic management report, heritage/archaeological report, monitoring plan, woodland and edge management report, restoration plan for the valley and stream lands, erosion study, urban design guidelines and architectural guidelines, to address outstanding issues. Conditions of draft approval with respect to the Block Plan requirements have been included in Attachment #1.

## Official Plan

### a) Land Use Designation

The subject lands are designated “Low Density Residential”, “Medium Density Residential/Commercial”, “Elementary School”, “Greenway System”, “Neighbourhood Park”, “District Park”, “Storm Water Management” and “Valley Lands”, and are within the “Passer Estates Waste Disposal Assessment Area” by OPA #600, as shown on Attachment #5, and “Low-Rise Residential” and “Storm Water Management Pond” by OPA #650 (Vellore Village District Centre Plan), as shown on Attachment #6. The uses proposed in the plan conform to the Official Plan.

### b) Residential Density/Uses

OPA #600 permits in the “Low Density Residential” designation a net density of a maximum of 22 units per hectare on a site and within a block plan area a maximum average net density between 16 to 18 units per hectare. OPA #650 permits in the “Low-Rise Residential” designation a net density of between a minimum of 17 units per hectare to a maximum of 40 units per hectare on a site and within each District Centre quadrant a minimum average net of 25 units per hectare. The proposal provides a density of approximately 17 units per hectare.

The Official Plan permits in the “Medium Density Residential/Commercial” designation a net residential density of between a minimum of 17 units per ha to a maximum of 40 units per ha on a site, and within a block plan area a maximum average net density between a minimum of 25 units per ha to a maximum of 35 units per ha, with the proposal providing a density of approximately 32 units per hectare.

The density calculation includes the lands for local and primary roads, and residential units. The “Low Density Residential” and “Low-Rise Residential” designations permit detached dwelling units, street townhouses, schools and parks. The “Medium Density Residential/Commercial” designation permits street townhouses and commercial uses. The proposed plan of subdivision conforms to the density requirements of the Official Plan.

### c) Commercial Use

The “Medium Density Residential/Commercial” designation permits small-scale retail and office uses provided the uses face a primary street or arterial road. In the Official Plan, the gross floor area for the local commercial use cannot exceed 1200 m<sup>2</sup>. The gross floor area will be provided when the site development application is submitted for the development of the commercial block.

## Zoning

The subject lands are currently zoned A Agricultural Zone by By-law 1-88. To facilitate the proposed plan of subdivision, as shown on Attachment #3, a by-law amendment, as shown on Attachment #4, is required to rezone the subject lands.

### a) Residential Lands

The draft plan of subdivision will be developed in accordance with Schedule “A3” and the RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three and RT1 Residential Townhouse Zone to By-law 1-88 of Schedule “A3”:

- i) Lots 537 to 554 inclusive, as shown on Attachment #3, are proposed to be zoned RD2(H) Residential Detached Zone Two with the Holding Symbol “H” to facilitate the development of 18 lots for detached dwelling units;

- ii) Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 536 inclusive, Lots 555 to 655 inclusive, Blocks 656 to 670 inclusive and Blocks 673 to 681 inclusive, as shown on Attachment #3, are proposed to be zoned RD3(H) Residential Detached Zone Three with the Holding Symbol “H” to facilitate the development of 623 lots for detached dwelling units; and,
- iii) Blocks 32 to 37 inclusive, Blocks 100 to 119 inclusive, Block 671 and Block 672, as shown on Attachment #3, are proposed to be zoned RT1(H) Residential Townhouse Zone with the Holding Symbol “H” to facilitate the development of 28 blocks for 145 lots for street townhouse dwelling units.

Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 655 inclusive, Blocks 656 to 670 inclusive, Blocks 673 to 682 inclusive and Block 684 will be zoned with addition of the Holding Symbol “H” and the implementing Zoning By-law will require that prior to the removal of the “H” Holding Symbol from any Residential Zone that water supply and sewage servicing capacity shall be identified and allocated by the City. Blocks 671 to 681 inclusive will also be zoned with addition of the Holding Symbol “H” which can only be removed when the Blocks are developed with the adjacent lands to the east and south.

b) Non-Residential Lands

The draft plan of subdivision will be developed in accordance with Schedules “A1” and “A3” in By-law 1-88. The proposed draft plan, as shown on Attachment #4, provides for commercial, open space and elementary school uses, which will be zoned as follows:

- i) Block 682, as shown on Attachment #3, is proposed to be zoned to C3(H) Local Commercial Zone with the Holding Symbol “H” to facilitate the development of a 0.773 ha commercial block;
- ii) Block 684, as shown on Attachment #3, is proposed to be zoned to RD3(H) Residential Detached Zone Three with the Holding Symbol “H” to facilitate a 2.432 ha proposed elementary school site;
- iii) Blocks 686 to 688 inclusive, as shown on Attachment #3, are proposed to be zoned to OS1 Open Space Conservation Zone to facilitate 3 blocks totaling 9.593 ha for stormwater management pond facilities;
- iv) Block 689, as shown on Attachment #3, are proposed to be zoned to OS1 Open Space Conservation Zone to facilitate a 0.995 ha valleyland block;
- iii) Block 683, as shown on Attachment #3, is proposed to be zoned to OS2 Open Space Park Zone to facilitate the development of a 1.581 ha neighbourhood park block;
- iv) Block 685, as shown on Attachment #3, is proposed to be zoned to OS2 Open Space Park Zone to facilitate the development of a 2.426 ha district park block;
- v) Blocks 690, 691, 693 and 694, as shown on Attachment #3, is proposed to be zoned to OS2 Open Space Park Zone to facilitate the development of 4 linear park blocks; and,
- vi) Block 692, as shown on Attachment #3, is proposed to be zoned to OS4 Open Space Woodlot Zone for the existing woodlot.

The implementing Zoning By-law will require that prior to the removal of the “H” Holding Symbol from any Residential Zone that water supply and sewage servicing capacity shall be identified

and allocated by the City. The Holding Symbol “H” will also be placed on the commercial block (Block 682) which will be zoned C3(H) Local Commercial Zone and that prior to the removal of the Holding Symbol “H” from the C3(H) Local Commercial Zone, a Site Development Application will have to be approved by the Council.

The Owner identifies the existing woodlot (Block 692), as forming part of the linear park system which would be zoned OS2 Open Space Park Zone. However, as the lands are being reviewed and identified by the Toronto and Region Conservation Authority as being part of the tableland woodlot system, the proposed zoning will be OS4 Open Space Woodlot Zone, unless otherwise advised that it can be zoned OS2 Open Space Park Zone. The appropriate zoning provisions shall be provided, to address any required buffers for valleylands, stormwater management pond facilities and park lands/open space.

### Subdivision Design

The 63.70 ha draft plan of subdivision shown on Attachment #3 is comprised of the following:

- 18 lots for detached dwelling units with frontages ranging from 16.6 m to 18.3 m and 623 lots for detached dwelling units with frontages of 12.2 m and 145 street townhouse units for a total of 786 residential units on an area of 30.94 ha;
- 1 local commercial block of 0.773 ha
- 1 elementary school block of 2.432 ha
- 1 neighbourhood park block of 1.581 ha
- 1 district park block of 2.426 ha
- 1 existing woodlot block and 3 linear park blocks of 1.024 ha
- 3 stormwater management pond blocks of 9.593 ha;
- 1 valleyland block of 0.995 ha;
- road widening block of 0.156 ha; and,
- 0.3 m reserves, buffers and streets of 13.787 ha.

The draft plan includes an east-west traversing 26 m wide collector road identified as Street “1”, which will align with Retreat Boulevard in Block 33 West, and will intersect with Weston Road. Two north-south traversing 23 m wide primary roads, being Street “2” and Street “3” in the draft plan will connect with the lands to the north and south.

The draft plan proposes the development of 3 stormwater management pond facilities (Blocks 686 to 688 inclusive), along the southern limits of the plan, being which are to be developed with the adjacent lands to the south. The existing 0.995ha valleylands (Block 689) is located between the two stormwater management pond facilities at the south-west portion of the draft plan.

The proposed district park (Block 685), which is centrally located within Block 40 South, will also be developed with the lands to the south. A proposed neighbourhood park (Block 683), which will develop with the lands to the north in Plan of Subdivision 19T-06V04, and elementary school (Block 684) campus are proposed for the draft plan. The northerly part of the draft plan contains an existing woodlot. Linear park connections from the west limits of the draft plan along the southern edge of the woodlot to the neighbourhood park/school campus blocks are proposed.

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

786 Dwelling Units	30.940ha
1 Elementary School (Block 684)	2.432ha
1 Local Commercial Site (Block 682)	0.773ha
4 Linear Parks /1 Woodlot (Blocks 690-694)	1.024ha
1 Neighbourhood Park (Block 683)	1.581ha
1 District Park (Block 685)	2.426ha

3 Stormwater Ponds (Blocks 686-688)	9.593ha
Valley Area (Block 689)	0.995ha
Buffer (Block 696)	0.098ha
Road Widening (Block 695)	0.156ha
Roads	13.666ha
0.3m Reserves (Blocks 697-787)	<u>0.023ha</u>
Total Site Area	63.707ha

All development within the Block 40 South 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 in this respect is included in Attachment #1.

Prior to final approval, the Owner is required to submit a streetscape and open space landscape master plan in accordance with the approved Block 40 South Design Guidelines and OPA #600 policies which are to address items such as the streetscape element, community edge treatment along Weston Road, valleylands edge management rehabilitation treatment and pedestrian connections to Weston Road for access to public transit.

The Development Planning Department has reviewed the proposal and requires the following red-lined revisions to the proposed draft plan of subdivision, as shown on Attachment #3:

- i) Lot 541 has been red-lined to provide for a 9 m wide pedestrian/access road block which shall provide access to the stormwater management pond facilities;
- ii) Street "1", where it intersects with Weston Road, shall be of an appropriate width to include a 4 m wide landscape median as a community entry feature element;
- iii) Block 681 shall be revised to accommodate additional lands for the buffer; and,
- iv) the telecommunication and hydro utility buildings/easements shall be identified on the draft plan;

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

### Street Names

The Owner has proposed the following street names as shown on Attachment #3 for the Phase 1 lands:

<u>Street</u>	<u>Proposed Name</u>
Street "1"	Chatfield Drive
Street "2"	Lawford Road
Streets "4" & "6"	Wardlaw Place
Street "5"	Trammel Drive
Street "7"	Lindbergh Drive
Street "8"	Sedgewick Place
Street "9"	Dundonnell Place
Street "10"	Gorman Avenue

The Planning Department for the Region of York does not have any objection to the proposed street names. The Vaughan Fire Department and the Development Planning Department have also reviewed the proposed street names, which are considered to be satisfactory and are to be provided on the draft plan in accordance with the conditions of approval in Attachment #1.



### City Engineering Department

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

a) Environmental Site Assessment (ESA)

The subject lands are subject to the Waste Disposal Assessment Area (Passer Estate) policies of OPA #600. The City will require a Record of Site Condition, which is to be registered with the Environmental Site Registry, prior to any zoning being enacted to implement the plan or final approval of any portion of the plan. The Phase 1 Environmental Site Assessment is required. Conditions of draft approval have been included in this report to address these requirements.

b) Engineering Services

The Engineering Department requires that the outstanding issues respecting the Block 40 South Master Environmental Service Plan (MESP) be addressed. The draft plan will be zoned with the addition of the Holding Symbol "H" and that prior to the removal of the Holding Symbol "H" from Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 655 inclusive, Blocks 656 to 670 inclusive, Blocks 673 to 682 inclusive and Block 684, water supply and sewage servicing capacity shall be identified and allocated by the City. Conditions of draft approval with respect to the Engineering Department's requirements have been included in Attachment #1.

c) Transportation

The Engineering Department requires that a transportation management plan and a revised traffic study be submitted for review. Conditions of draft approval with respect to the Engineering Department's requirements have been included in Attachment #1.

### Parkland/Cash-in-Lieu

The parkland dedication for the draft plan of subdivision shall be dedicated and/or cash-in-lieu of the dedication of parkland paid, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". The subject lands include 4 linear parks and 1 woodlot (Blocks 690 to 694 inclusive) on 1.024 ha, a neighbourhood park (Block 683) on 1.581 ha and a district park (Block 685) on 2.426 ha. Therefore, parkland shall be dedicated and/or cash-in-lieu of the dedication of parkland will be required for the subject lands. The Parks Department has no objections to the approval of the draft plan, subject to the conditions of approval in Attachment #1.

### 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.

### York Catholic District School Board

The York Catholic District School Board has advised that the Board requires an elementary school site (Block 684), which is 2.432 ha in size. The proposed school site is adjacent to a proposed neighbourhood park. As part of a park/school campus block, the School Board advises that the feasibility of a hard surface walkway connection from the school site to the park be examined in the context of the park design. The location of the proposed school site meets the School Board's requirements with respect to the lands abutting two street frontages and a site

area of 2.4 ha. The York Catholic District School Board is satisfied with the proposed site, subject to the conditions of approval in Attachment #1.

#### The Region of York

The Region of York advised that on June 23, 2005, Regional Council approved additional interim servicing capacity of 5,300 units to the City of Vaughan and that the City assigned future servicing capacity of 600 units to the Block 40 South Plan. The Block 40 South Landowners' Agreement provides Draft Plan of Subdivision 19T-06V07 a 300 unit share of the future servicing capacity from the Block 40 South assignment. The Region advises that in order to get the servicing, the Bathurst Langstaff Trunk Sewer is required.

The estimated completion date for the trunk sewer is in the fourth quarter of 2008, and as this is an estimate, subject to change, the Region, prior to the registration of this development, or any phase thereof, the Region must confirm that the required infrastructure has been completed to a satisfactory point that ensures servicing will be online upon occupancy and that sufficient water and wastewater servicing capacity has been allocated by the City of Vaughan.

The development is to be in phases as the Regional infrastructure (servicing capacity) is required to accommodate the draft plan and future developments post 2010. The Region advises that, "On the basis of this report and its finalization, which is pending June 2007, draft plan approval for the entire plan of subdivision may be considered provided it is phased so that no more than 300 units can be registered in the first phase and the City of Vaughan assigns a portion of its post 2010 draft approval supply to the remainder of the plan."

The Region further advises that the estimated completion date, which is subject to change, for Regional infrastructure for servicing allocation for units beyond Phase 1 to be occupied is as follows:

- Bathurst Langstaff Trunk Sewer - fourth quarter 2008
- Duffin Creek WPCP – fourth quarter 2010
- Southeast Collector Trunk Sewer - fourth quarter 2012

In accordance with the Region's servicing protocol, where draft plan approval is provided prior to servicing allocation being available, the Holding Symbol "H" shall be placed on all residential lands which shall also be subject to a "no pre-sale agreement" in order to ensure that servicing allocation is available prior to occupancy. The Region advised that Owner of the draft plan and the owner of Draft Plan of Subdivision 19T-06V04 to the north have entered into an indemnity agreement with the Region respecting servicing.

The Region has advised that there is no objection to the draft plan, subject to pre-conditions and conditions of draft plan approval in Attachment #1.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposal, including the Block 40 South Plan and Master Environmental Servicing Plan (MESP). The TRCA requires the addendums/revisions to the MESP to address outstanding issues which include the water balance and groundwater analysis, the monitoring plan, the Marigold Creek restoration requirements and mitigation costs, woodlot assessment and mitigation plans, the appropriate buffers for the valleylands, including the 10 m buffer for residential lots abutting the valleylands, the detailed erosion study and stormwater pond configurations and designs. The TRCA has provided conditions of draft plan approval in Attachment #1.

### Agency Comments

Canada Post, Power Stream, York Region District School Board and Le Conseil Scolaire De District Catholique Centre-Sud 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".

### Regional Implications

The Region has advised that there is no objection to the proposed subdivision subject to conditions which have been included in the conditions of approval.

### Conclusion

The Development Planning Department has reviewed the proposed applications to amend By-law 1-88 and for approval of Draft Plan of Subdivision 19T-06V07 (Belmont Properties) in accordance with the applicable policies of the Official Plan and the requirements of the Zoning By-law, the Block 40 South Plan and the area context. The proposed draft plan of subdivision consisting of 786 residential units, an elementary school site and a commercial site on approximately 63.7 ha, as shown on Attachment #3 is an appropriate form of development for the subject lands and conforms to the policies of OPA #600. The Development Planning Department has no objection with the proposed street names for Draft Plan of Subdivision 19T-06V07. Furthermore, the proposed plan is consistent with the overall pattern of development for the Block 40 South Planning Area.

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

### Attachments

1. Conditions of Approval
2. Location Map
3. Red-lined Draft Plan of Subdivision 19T-06V07
4. Proposed Zones - Draft Plan of Subdivision 19T-06V07
5. OPA #600 - Vellore Urban Village 1 Land Use Schedule
6. OPA #650 - Vellore Village District Centre Plan
7. Block 40 Community Plan

### Report prepared by:

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning  
/CM

MARCO RAMUNNO  
Director of Development Planning

# ATTACHMENT NO. 1

## CONDITIONS OF APPROVAL

### **DRAFT PLAN OF SUBDIVISION 19T-06V07 BELMONT PROPERTIES PART OF LOT 22, 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-06V07, ARE AS FOLLOWS:**

#### City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated January 31, 2007, incorporating red-line revisions as follows:
  - i) Lot 541 has been red-lined to provide for a 9 m wide pedestrian /access road block, which shall provide access to the stormwater management pond facilities;
  - ii) Street "1", where it intersects with Weston Road, shall be of an appropriate- width to include a 4 m wide landscape median as a community entry feature element;
  - iii) Block 681 shall be revised to accommodate additional lands for the buffer; and,
  - iv) the telecommunication and hydro utility buildings/easements shall be identified on the draft plan.
  
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 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:
  - a) rezone Lots 537 to 554 inclusive, from A Agricultural Zone to RD2(H) Residential Detached Zone Two with the Holding Symbol "H" to facilitate 18 lots with a minimum lot frontage of 15 m, a minimum lot area of 450 m<sup>2</sup> and a minimum lot depth of 30 m, for detached dwelling units;
  - b) rezone Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 536 inclusive, Lots 555 to 655 inclusive, Blocks 656 to 670 inclusive and Blocks 673 to 681 inclusive, from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to facilitate 623 lots with a minimum lot frontage of 12 m, a minimum lot area of 324 m<sup>2</sup> and a minimum lot depth of 27 m, for detached dwelling units;
  - c) rezone Blocks 32 to 37 inclusive, Blocks 100 to 119 inclusive, Block 671 and Block 672, from A Agricultural Zone to RT1(H) Residential Townhouse Zone with the Holding Symbol "H" to facilitate 28 blocks for 145 lots with minimum lot frontages of 6 m per unit, with minimum lot areas of 162 m<sup>2</sup> per unit and minimum lot depths of 27 m, for street townhouse dwelling units;
  - d) rezone Block 682, from A Agricultural Zone to C3(H) Local Commercial Zone with the Holding Symbol "H" to facilitate a 0.773 ha commercial block;
  - e) rezone Block 684, from A Agricultural Zone to RD3(H) Residential Detached Zone Three with the Holding Symbol "H" to facilitate a 2.432 ha proposed elementary school site;

- f) require that prior to the removal of the Holding Symbol "H" from any Zone for Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 655 inclusive, Blocks 656 to 670 inclusive, Blocks 673 to 682 inclusive and Block 684, that water supply and sewage servicing capacity shall be identified and allocated by the City; and, that prior to the removal of the Holding Symbol "H" from the C3(H) Local Commercial Zone that a Site Development Application be approved by the Council of Vaughan;
  - g) 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 671 to 681 inclusive with the Holding Symbol "H" where the Holding Symbol "H" can only be lifted when the Blocks are developed with the adjacent lands to the east and south;
  - h) rezone Blocks 686 to 688 inclusive from A Agricultural Zone to OS1 Open Space Conservation Zone to facilitate 3 blocks totaling 9.593 ha for stormwater management pond facilities;
  - i) rezone Block 689 from A Agricultural Zone to OS1 Open Space Conservation Zone to facilitate a 0.995 ha valleyland block;
  - j) rezone Block 683 from A Agricultural Zone to OS2 Open Space Park to facilitate a 1.581ha neighbourhood park block;
  - k) rezone Block 685 from A Agricultural Zone to OS2 Open Space Park to facilitate a 2.426 ha district park block;
  - l) rezone Blocks 690, 691, 693 and 694 from A Agricultural Zone to OS2 Open Space Park to facilitate 4 linear park blocks;
  - m) rezone Block 692 from A Agricultural Zone to OS4 Open Space Woodlot Zone for the existing woodlot; and,
  - n) include any necessary zoning exceptions required to implement the approved Draft Plan of Subdivision.
3. Lots 1 to 31 inclusive, Lots 38 to 99 inclusive, Lots 120 to 655 inclusive, Blocks 656 to 670 inclusive, Blocks 673 to 682 inclusive and Block 684 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.
  4. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 135-2007.
  5. The Owner shall enter into a subdivision agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
  6. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
  7. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning and Development Services Department. Proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.

8. The road allowances included in the Plan shall be designed in accordance with City standards for road and intersection design, temporary turning circles, daylighting triangles and 0.3 m reserves. The pattern of streets, and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
9. That collector and/or primary roads in Block 40 South and the Plan be located so as to intersect and connect with the approved location of roads in abutting Blocks, to the satisfaction of the City.
10. The Owner agrees that all part blocks within the Plan shall only be developed in conjunction with abutting part blocks of adjacent draft plans.
11. Any dead end or open side of a road allowance within the Plan shall be terminated in a 0.3 m reserve, to be conveyed to the City free of all charge and encumbrances, until required for a future road allowance or development of adjacent lands.
12. 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.
13. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan for Planning Block 40 South and all associated reports, if required, to reflect any significant alterations to the satisfaction of the City.
14. The timing for the necessary Regional infrastructure/transportation improvements required, including the reconstruction and widening of Major Mackenzie Drive to provide for the development in Block 40 South, must be established to the satisfaction of the City.
15. 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 be placed in a Holding Zone and identified as such on the Plan.
16. Prior to final approval, the Owner shall submit a development and infrastructure phasing plan to identify the infrastructure required to adequately service all phases of Block 40 South, including water supply, sanitary sewers and stormwater management, and regional infrastructure as road widenings 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 Block 40 South, and what interim servicing measures will be required. Details of each phase are to be outlined on the phasing plan.
17. Prior to final approval, the Owner shall submit an updated Master Environmental Service Plan (MESP) and any other required study and/or documentation for review and approval, to address, but not limited to, lot and road grading, valleyland and environmental land protection, stormwater management pond block sizing/configuration, water supply, sanitary sewers and stormwater management, and shall implement the findings to the satisfaction of the City.
18. The post-development hydrologic modeling be revised to reflect future development conditions for the Block 39 lands to the south.
19. That additional information be provided 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 to the satisfaction of the City. A future water distribution system for these existing areas shall be identified such that all City criteria may be achieved.

20. The location of the proposed sanitary pumping station and all required servicing related to valleyland crossings shall be approved by the Toronto and Region Conservation Authority (TRCA), and coordinated with the Block 40 North/47 MESP.
21. Prior to final approval, the Owner shall submit a transportation management plan and a traffic calming and control analysis, and an updated traffic study for review and approval, and shall implement the findings to the satisfaction of the City.
22. Prior to final approval of the Plan, an environmental noise analysis be updated 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.
23. Prior to the 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.
24. 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.
25. Prior to final approval of the Plan, the Owner shall provide a water supply analysis for review and approval by the City.
26. Prior to final approval of the Plan, 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.
27. 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. Direct access to Weston Road shall not be permitted.
28. The Owner shall ensure that the final Plan shall depict all telecommunication structure locations and hydro switch gear easements.
29. 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.
30. 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.
31. 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 South 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.

- 32. 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.
- 33. 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.
- 34. 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.
- 35. 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.
- 36. Prior to the issuance of a building permit for any lot or block, the Owner's consulting engineer 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.
- 37. 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.]*

38. 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.
39. 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.
40. 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 I Environmental Site Assessment in accordance with the Ministry of Environment’s Ontario Regulation 153/04, “Soil, Ground Water and Sediment Standards” and the City’s “Policy and Procedures for Contaminated or Potentially Contaminated Sites”, and if necessary, a Phase II Environmental Site Assessment to the satisfaction of the City.
41. Prior to the issuance of a building permit for neighbourhood park (Block 683), district park (Block 685) and linear parks/woodlot (Blocks 690 to 694 inclusive) within the Plan, the Owner shall submit for review and approval a Phase II Environmental Site Assessment in accordance with the Ministry of Environment’s Ontario Regulation 153/04, “Soil, Ground Water and Sediment Standards” and the City’s Guideline, Phase II Environmental Assessment, Proposed Parkland, City of Vaughan for 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. 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.
42. In the event that remediation is required, a Remediation Action Plan will be submitted for review and approval by the City.
43. The Owner shall reimburse the City for the cost of the City’s peer review of any Environmental Site Assessment report(s).

44. 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.
45. Prior to final approval, the Owner shall submit a Record of Site Condition acknowledged by an Officer of the Ministry of the Environment.
46. 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.
47.
  - a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with other participating landowners within Block 40 South 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 South. 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 South shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 39 Developers' Group Agreement.
48. 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.
49. 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.
50. 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 100 mm, seeded, maintained and signed to prohibit dumping and trespassing, to the satisfaction of the City.
51. 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.
52. 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.

53. 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.

54. 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 traffic calming measures may have been incorporated into the road allowances."
  - "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 collector and 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 9 m 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 – 6.99 m	3.5 m
7.0 – 8.99 m	3.75 m
9.0 – 11.99 m <sup>1</sup>	6.0 m
12.0 m and greater <sup>2</sup>	9.0 m

<sup>1</sup>The 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.

<sup>2</sup>The 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 0.3 m 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 a park block:
- “Purchasers and/or tenants are advised that the lot abuts a "Neighbourhood Park" or a "District Park", and that noise and lighting should be expected from the designed active use of the park.”
- e) abutting a public highway, laneway, walkway, park, open space, valleylands, woodlots or stormwater facility other similar public space:
- “Purchasers and/or tenants are advised that fencing along the lot lines of lots and blocks abutting public lands 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 0.3 metre reserve, as shown on the Construction Drawings.

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

55. 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.
56. 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 limited to, the following:

- a) 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;
  - b) community edge treatments along Weston Road;
  - c) the appropriate integration with the urban design policies outline in the Vellore District Centre Plan;
  - d) valleylands edge management rehabilitation plantings, trails, bridge crossings, erosion repair sites and pedestrian access points into the valley;
  - e) the pedestrian urban connections between streets and within the neighbourhood, including throughout stormwater management facility ponds (Blocks 686 to 688 inclusive).
  - f) the appropriate pedestrian access connections to Weston Road for access to public transit.
57. The Owner shall agree in the subdivision agreement that:
- a) prior to final approval, architectural design guidelines shall have been prepared in accordance with Council Policy and approved by Council;
  - b) all development shall proceed in accordance with the Council approved architectural design guidelines;
  - c) a control architect be retained at the cost of the Owner with concurrence of the City to ensure compliance with the architectural design guidelines;
  - d) 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,
  - e) 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.
58. 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 valleylands/open space lands and tableland woodlot with the study to include an inventory of all existing trees within an 8 m zone inside the staked edges and areas where the valleylands/open space lands and tableland woodlot is disturbed, an assessment of significant trees to be preserved and propose methods of edge management and/or remedial plantings to the satisfaction of the City. The Owner shall provide a report for the 20 m zone within all staked valleylands/open space lands and tableland woodlot 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.
59. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 m high black vinyl chain link fence or approved equal along the limits of the residential lots that abut the tableland woodlot, valleylands, stormwater management pond facilities, parks, linear parks and open space.

60. The Owner shall convey the neighbourhood park (Block 683), district park (Block 685) and linear parks (Blocks 690 to 694 inclusive) for parkland purposes, free of all cost and encumbrances, to the City.
61. The Owner shall convey the buffer (Block 696) for landscaping purposes, free of all cost and encumbrances, to the City.
62. The Owner shall convey the valleylands (Block 689) and stormwater management facilities (Blocks 686 to 688 inclusive), free of all cost and encumbrances, to the City and/or Toronto and Region Conservation Authority.
63. In the event that the Owner and the City agree that the Owner will develop neighbourhood park (Block 683) or linear parks (Blocks 690 to 694 inclusive), the Owner shall agree that the design, securities and construction for the park(s) will be addressed through an amending agreement in accordance with the "City Developer Build/Parks Development Policy".
64. Prior to final approval, the Owner shall pay to the City, a woodlot acquisition payment at the rate of \$1000.00 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 "Special Area Woodlot Development Charge By-law".
65. That prior to final approval of a plan of subdivision, and prior to the initiation of any grading on 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.
66. Prior to final approval or registration of the development application or plan of subdivision, the Owner by way of development application or subdivision agreement, shall agree that no development or grading shall occur on any site identified as being archaeologically significant as a result of the archaeological evaluation carried out on the property, until such time as protective and mitigative measures of all significant archaeological sites have been fulfilled to the satisfaction of the Ministry of Citizenship, Culture and Recreation (Archaeological Unit) and the municipality.

Region of York Conditions

67. Pre-Conditions which are to be satisfied prior to or concurrent with draft plan approval:
  - a) Prior to, or concurrent with draft plan approval for Phase 1, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner not to enter into any agreements of purchase and sale with end users, for the subject lands until such time as:
    - i. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of the Bathurst Langstaff Trunk Sewer; and,
    - ii. The Council of the City of Vaughan has allocated available water supply and sewage servicing capacity associated with the completion of the above infrastructure to the subject development; or

- the City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure; or,
  - the Regional Commissioner of Transportation and Works confirms servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates sufficient capacity to this development.
- b) Prior to, or concurrent with draft plan approval for phases beyond Phase 1, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner to:
- A. Not enter into any agreements of purchase and sale with end users (\*) for the subject lands until such time as:
- a) i. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of the Duffin Creek Water Pollution Control Plant expansion project, the Bathurst Langstaff Trunk Sewer and the Southeast Collector Trunk Sewer project; and,
  - ii. The Council of the City of Vaughan has allocated adequate available water supply and sewage servicing capacity to the subject development; or,
  - b) the City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure; or,
  - c) the Regional Commissioner of Transportation and Works confirms servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.

AND

- B. Not enter into any agreements of purchase and sale with non end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner to the same terms as set out in item A above.

(\*) The term "end users" for the purpose of the above noted pre-condition is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

- c) Prior to draft plan approval for phases beyond Phase 1, the Owner shall enter into an agreement with York Region, which agreement shall be registered on title, agreeing to save harmless York Region and the City of Vaughan from any claim or action as a result of water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires subsequent purchasers of the subject lands to enter into a separate "save harmless" agreement with York Region as a condition of the agreement of purchase and sale.

68. Prior to final approval, 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 draft plan of subdivision or any phase thereof. Registration of



the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.

69. Prior to final approval of any residential lands within Phase 1 the following shall occur:
- York Region has advised in writing that it is no earlier than six (6) months prior to the expected completion of the Bathurst Langstaff Trunk Sewer; or,
  - the City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
  - the Regional Commissioner of Transportation and Works confirms servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates sufficient capacity to this development.
70. The Owner shall agree in the subdivision agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
71. That all residentially zoned lands within Phase 1 shall be placed under a Holding Symbol "H" pursuant to the provisions of Section 36 of the Ontario Planning Act, which shall prohibit the development of the lands until the Holding Symbol "H" has been lifted. The conditions for lifting the Holding Symbol "H" symbol shall include:
- York Region advises in writing that it is no earlier than six (6) months prior to the expected completion of the Bathurst Langstaff Trunk Sewer; or,
  - the City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure; or,
  - the Regional Commissioner of Transportation and Works confirms servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates sufficient capacity to this development.
72. Prior to the final approval of any residential lands beyond Phase 1 the following shall occur:
- York Region has advised in writing that it is no earlier than six (6) months prior to the expected completion of the Duffin Creek Water Pollution Control Plant expansion project, the Bathurst Langstaff Trunk Sewer and the Southeast Collector Trunk Sewer project; or,
  - the City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
  - the Regional Commissioner of Transportation and Works confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
73. For all lands beyond Phase 1, the Holding Symbol "H" provisions of Section 36 of the Ontario Planning Act shall be used in conjunction with all residential zone categories in order to ensure that development of these lands does not occur until such time as the Holding Symbol "H" is removed in accordance with the provisions of the Ontario Planning Act. The Zoning By-law shall specify the terms under which Council may consider the removal of the Holding Symbol "H". Said terms shall include a minimum of the following:

- York Region advises in writing that it is no earlier than six (6) months prior to the expected completion of the Duffin Creek Water Pollution Control Plant expansion project, the Bathurst Langstaff Trunk Sewer and the Southeast Collector Trunk Sewer project; or,
  - the City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure; or,
  - the Regional Commissioner of Transportation and Works confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
74. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required York Region road improvements for this subdivision. 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.
75. Prior to final approval, the Owner shall provide a written undertaking, to the satisfaction of York Region Transportation and Works Department, that the Owner agrees to implement the recommendations of the functional transportation report/plan as approved by York Region Transportation and Works Department.
76. Prior to final approval, 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, landscape plans and transit facilities.
77. Prior to final approval, 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.
78. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Works Department, that all existing driveway(s) along the Regional road frontage of this subdivision will be removed as part of the subdivision work, at no cost to York Region.
79. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Works Department, that the Owner will provide the installation of visual screening between Street "6" and Weston Road, consisting of either a screening fence or a combination of a berm and appropriate planting, to a minimum of 1.8 metres in height, to be located entirely within Block 696. The Owner shall submit to the Transportation and Works Department for review and approval, landscape plans showing the proposed planting for headlight screening purposes.
80. Prior to final approval, the Owner shall submit drawings depicting the following to the satisfaction of York Region staff:
- a) all existing woody vegetation within the York Region Road right of way;

- b) tree protection measures to be implemented on and off the York Region right-of-way to protect vegetation within right-of-way;
- c) any woody vegetation within the York Region Road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region Road right's of way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal; and,
- d) a planting plan for all new and relocated vegetation to be planted within the York Region Road right of way, based on the following general guideline:

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

- 81. Prior to final approval, 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 Transportation and Works Department recommending noise attenuation features.
- 82. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Works Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Transportation and Works Department.
- 83. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Works Department, that where a berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
- 84. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:
  - “Purchasers and/or tenants are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants.”
- 85. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Works Department, as follows:
  - a) that no part of any noise attenuation feature shall be constructed on or within the Regional right-of-way;
  - b) that noise fences adjacent to York Region roads shall be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;

- c) that maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region; and,
  - d) that any landscaping provided on the Regional right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Transportation and Works Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
86. Prior to final approval, the Owner shall agree that the following lands will be conveyed to The Regional Municipality of York for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) a widening across the full frontage of the site where it abuts Weston Road of sufficient width to provide a minimum of 18 metres from the centreline of construction of Weston Road;
  - b) a 15.0 metre by 15.0 metre daylight triangle at the southwest and northwest corners of Weston Road and Street "1"; and,
  - c) an additional 2.0 metre widening, 40.0 metres in length, together with a 60.0 metre taper for the purpose of a southbound right turn lane at the intersection of Weston Road and Street "1".
87. Prior to final approval, the Owner shall agree that the following lands will be conveyed to The Regional Municipality of York, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:
- a) a 0.3 metre reserve across the full frontage of the site where it abuts Weston Road and adjacent to the above noted widenings, except adjacent to Block 698.
88. Prior to final approval, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I environmental site assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.
89. Prior to final approval, the Owner shall certify, in wording satisfactory to the Transportation and Works Department, that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous good, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under all lands to be conveyed to York Region (including soils, substrata, surface water and groundwater, as applicable): (i) at a level or concentration that exceeds the *Environmental Protection Act* O. Reg. 153/04 full depth generic site condition standards applicable to the intended use that such lands will be put by York Region at the time of conveyance or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.

90. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Works Department, to be responsible to decommission any existing wells on the Owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
91. The Owner shall agree that prior to the development approval of Block 682, vehicular access to Block 682 shall be via Street "1". Direct access shall not be permitted to Weston Road.
92. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Works Department, that Street "1" shall be designed to intersect Weston Road with Retreat Boulevard on a direct and common tangent with Retreat Boulevard. No intersection or non-residential access shall be permitted on Street "1" within 60.0 metres of the widened limit of Weston Road.
93. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Works Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's right-of-way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
94. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Works Department that the Owner will be responsible for determining the location of all utility plants within the York Region 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 must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
95. The Owner shall satisfy the Transportation and Works Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks, which meet City standards along the subject lands' frontage onto roadways that have/will have transit services.
96. Existing YRT/Viva transit services operate on the following roadway(s) in the vicinity of the subject lands:
  - Weston Road (south of Major Mackenzie Drive)
 Future YRT/Viva transit services are planned for the following roadway(s) or sections of:
  - Weston Road (north of Major Mackenzie Drive)
97. The Owner shall satisfy the Transportation and Works Department that the services to be installed within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadway(s) to the Regional roadway as follows:
  - Connecting Street "6" with Weston Road, opposite the eastern end of Street "7"

The concrete pedestrian access connection shall meet City standards for sidewalks, provided such pedestrian access connection shall not be a service to be assumed by the City and shall either be owned and/or maintained by the Region or the Owner. The subdivision agreement shall provide that such pedestrian access connection shall be retained by the Owner unless the Region (prior to final approval of the Plan) enters into an agreement with the Owner providing ownership is to be transferred to the Region. The concrete pedestrian access shall be provided at no cost to the Regional Municipality of York.

98. The Owner shall satisfy the Transportation and Works Department that the services to be installed within or in conjunction with the Plan will provide the passenger standing areas/shelter pads identified below and shall be installed to the satisfaction of the City and York Region Transit, provided that the Region shall confirm to the City that all such passenger standing areas/shelter pads shall be owned and maintained by the Region and that the City shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.
99. Subject to approval by YRT, passenger standing areas and shelter pads shall be provided at the following locations:

ON Street	AT Street	Location	Standard	Traffic Signal Request
Weston Road (southbound)	Street 1	Near-side (NW corner), adjacent to 'BLOCK 684'	YRT-1.02 or YRT-1.03	Y
Street 3 (northbound)	Street 1	Near-side (SE corner), adjacent to Lot 251	YRT-1.01	N
Street 3 (southbound)	Street 1	Near-side (NW corner), adjacent to 'BLOCK 689'	YRT-1.01	N

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 stops determined during the design phase are subject to change. Prior to construction of the passenger standing area/shelter pad, the consultant shall confirm with YRT the final bus stop locations/requirements. The consultant is to contact YRT Facilities Supervisor 905-762-1282 to confirm final details.

100. Prior to final approval, the Owner shall submit to the Transportation and Works Department, drawings showing the sidewalk location(s), concrete pedestrian access, passenger standing areas and shelter pad to the satisfaction of York Region.
101. Street "3" 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.
102. The Owner shall agree in the subdivision agreement to advise all potential purchasers of the existing and future introduction of transit services in this development as identified in Condition 29. This includes potential transit routes, bus-stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT route maps, Future Plan maps & providing YRT website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT route maps and the Future Plan maps are available from YRT upon request.
103. The Owner shall satisfy the Transportation and Works Department that the services include illumination in accordance with City design standards along all streets, which have or will have transit services, sidewalks, pedestrian access and bus stop locations.

104. The Owner shall agree in the subdivision agreement to contact the owner of the lands to the south of the proposed development, in order to make arrangements to relocate the existing driveway adjacent to the intersection of Weston Road and Street '1' to Street 1 or an alternate location to be approved by York Region. The owner must send a proposal, in writing, to the adjoining owner that outlines the proposed relocation. The owner shall agree to be responsible for the relocation of the driveway. This letter shall be copied to the Region and should contain a reasonable deadline for response from the adjoining landowner. The owner must then follow up and send to the Region confirmation, in writing, of the outcome of the negotiation with the adjacent landowner.
105. 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.
106. 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-laws DC-0005-2003-050 and DC-0005(a)-2005-060.

Toronto and Region Conservation Authority Conditions

107. a) Prior to final approval and prior to any works commencing on the site, the Owner shall submit for approval by the City and the Toronto and Region Conservation Authority (TRCA), a detailed engineering report(s) that describes the storm drainage system for the proposed development, which shall include:
  - i) plans illustrating how this drainage system will be tied into the surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, the design capacity of the receiving system and how external flows will be accommodated;
  - ii) the location and description of all outlets and other facilities;
  - iii) stormwater management techniques, which may be required to control minor and major flows;
  - iv) proposed methods of controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction;
  - v) overall grading plans for the subject lands; and,
  - vi) stormwater management practices to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat.
- b) The Owner shall agree to implement the recommendations set out in the aforementioned report(s) to the satisfaction of the City and TRCA.
- c) The updated Block 40 South Plan Master Environmental and Servicing Plan (MESP) be updated to address outstanding issues and that a consolidated updated Block 40 South Plan MESP be submitted incorporating any necessary revisions to the satisfaction of TRCA and shall address the TRCA concerns as outlined in the letter dated September 12, 2006, which shall include the water balance and groundwater, monitoring plan, Marigold Creek, central tableland woodlot, sanitary servicing, streambank erosion criteria, stormwater management and emergency overflow issues.

- d) That the valleylands (Block 689) and woodlot (Block 692) and associated buffer blocks be conveyed, free of all cost and encumbrances, to the City and/or TRCA.
- e) That the Owner submit a detailed mitigation measures plan, edge management plan, and/or detailed restoration planting plan for the perimeter of valleylands (Block 689) and woodlot Block 692 incorporating comprehensive plantings of native, non-invasive species to the satisfaction of TRCA.
- f) The Plan shall be zoned open space or other suitable category to prohibit development on valleylands (Block 689) and woodlot (Block 692) and associated buffer blocks to the satisfaction of TRCA.
- g) The Draft Plan of Subdivision shall be subject to red-lined revision in order to meet these requirements, if necessary.

#### Canada Post Conditions

108. The Owner shall agree to:
- a) consult with Canada Post to determine the locations of the community mailboxes and indicate the indicate the community mailbox locations on the appropriate servicing plans and provide Canada Post with 2 copies of the utility co-ordination plan for use in identifying the community mailbox location;
  - b) 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;
  - c) provide a suitable temporary community mailbox location(s) until the curbs, sidewalks and final grading have been completed at the permanent location(s);
  - d) notify the purchasers and/or tenants of the exact community mailbox locations prior to the closings of any dwelling unit; and,
  - e) provide a copy of the executed subdivision agreement to Canada Post.

#### York Catholic District School Board Conditions

109. Prior to final approval, the City shall be advised by the School Board(s) that satisfactory arrangements regarding the adequate provision and distribution of educational facilities have been made between the Owner and the School Board(s).
110. That the Owner shall enter into an agreement satisfactory to the York Catholic District School Board for the transfer of Block 684 (2.432 ha.) in Draft Plan of Subdivision 19T-06V07 dated August 10, 2006, and revised on in Draft Plan of Subdivision 19T-06V07 dated January 31, 2007.
111. That the Owner shall agree in the subdivision agreement in wording satisfactory to the York Catholic District School Board that prior to final approval:



- a) to grade the school site to conform to the overall grade plan of the subdivision and in doing so shall replace any topsoil disturbed in the grading process and at the same time sod/seed the same lands, and if, in compliance with this clause, the addition of fill, the removal of existing soil, or, in any way, the alteration of existing grading results in increased costs of construction to the Board, then, and in that event, the Owner shall, upon demand, reimburse the Board for such additional costs;
  - b) to remove all trees and structures on Block 684, as determined by the Board;
  - c) there shall be no stockpiling of topsoil on Block 684;
  - d)
    - i) to construct the temporary post and wire fence in locations as determined by the Board prior to the issuance of building permits for phase 1 of the subdivision; and,
    - ii) to construct the galvanized chain link fence, 1.8 metres in height in locations as determined by the Board; the fence will be constructed prior to the occupancy of the adjoining units;
  - e) to erect on the school site at such time as the school access street is constructed a visible sign with the dimensions and containing the words in the order, form and configuration as duly required by the Board, which shall include:
 

“The York Catholic District School Board

Catholic Elementary School Site

A School In This Location Is Not Guaranteed  
Students May Be Accommodated  
In Facilities Elsewhere”
  - f) to post “No Dumping” signs along the perimeter fence as required by the Board; and,
  - g) to provide the foregoing at no cost to the Board.
112. That the Owner shall submit, at no cost to the Board, a report from a qualified consultant concerning:
- a) the suitability of Block 684 for construction purposes relating to soil bearing factors, surface drainage and topography and or grading plan; and there shall be a minimum of 12 boreholes on the school site, in locations as approved by the Board;
  - b) both Phase 1 and Phase 2 Environmental Testing reports for the school site to ensure the site is clear and free of all contaminates and unfit soil; and,
  - c) the availability of natural gas, electrical, water, storm sewer, sanitary sewer, telephone, fibre optic cable and cable television services in a location along the property line, as determined by the Board. All services must meet Board specifications and approval.
113. That the Owner shall submit, at no cost to the Board, a certificate from the City of Vaughan confirming the following as they relate to a new school facility:
- a) the availability of a satisfactory water supply (both domestic and fire);
  - b) an acceptable method of sewage disposal;

- c) adequacy of electrical services;
  - d) the availability of a satisfactory natural gas supply; and,
  - e) that an adequate stormwater management facility has been designed to accommodate a school site and ensure that water retention will not be required on this site.
114. The Owner shall supply the Board a certificate, from the local hydro authority, confirming an adequate capacity for a new school and that the Board will not incur future upstream costs.
115. That the Owner shall agree in words acceptable to the York Catholic District School Board, that the services referred to in Condition 113 complete with inspection manholes shall be installed at the property line of said school site and positioned as designated by the Board, at no cost to the Board, allowing time for Board approval of the design of said services prior to the registration of the plan.
116. That the Owner confirms, prior to registration, that there are no easements, walkways or storm water management facilities existing, or planned for the school site.
117. That the Owner covenants and agrees to insert in every transfer of lands abutting the Lands a Restrictive Covenant running with the lands which prohibits the installation and use of any gate or access point from such abutting lands to the Lands.
118. That the Owner covenants and agrees that a clause will be inserted in all Agreements of Purchase and Sale of residential lots and units within the subdivision, a clause providing as follows:

“The construction of a Catholic School on a designated site is not guaranteed. Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. The Board will in its discretion designate pick-up points for students who qualify for transportation.”

119. That the Owner covenants and agrees that a clause will be inserted in all Agreements of Purchase and Sale for residential lots and units abutting the Lands stating that “temporary facilities/portables may be placed on the Lands in order to accommodate students in excess of the capacity of the school building”.

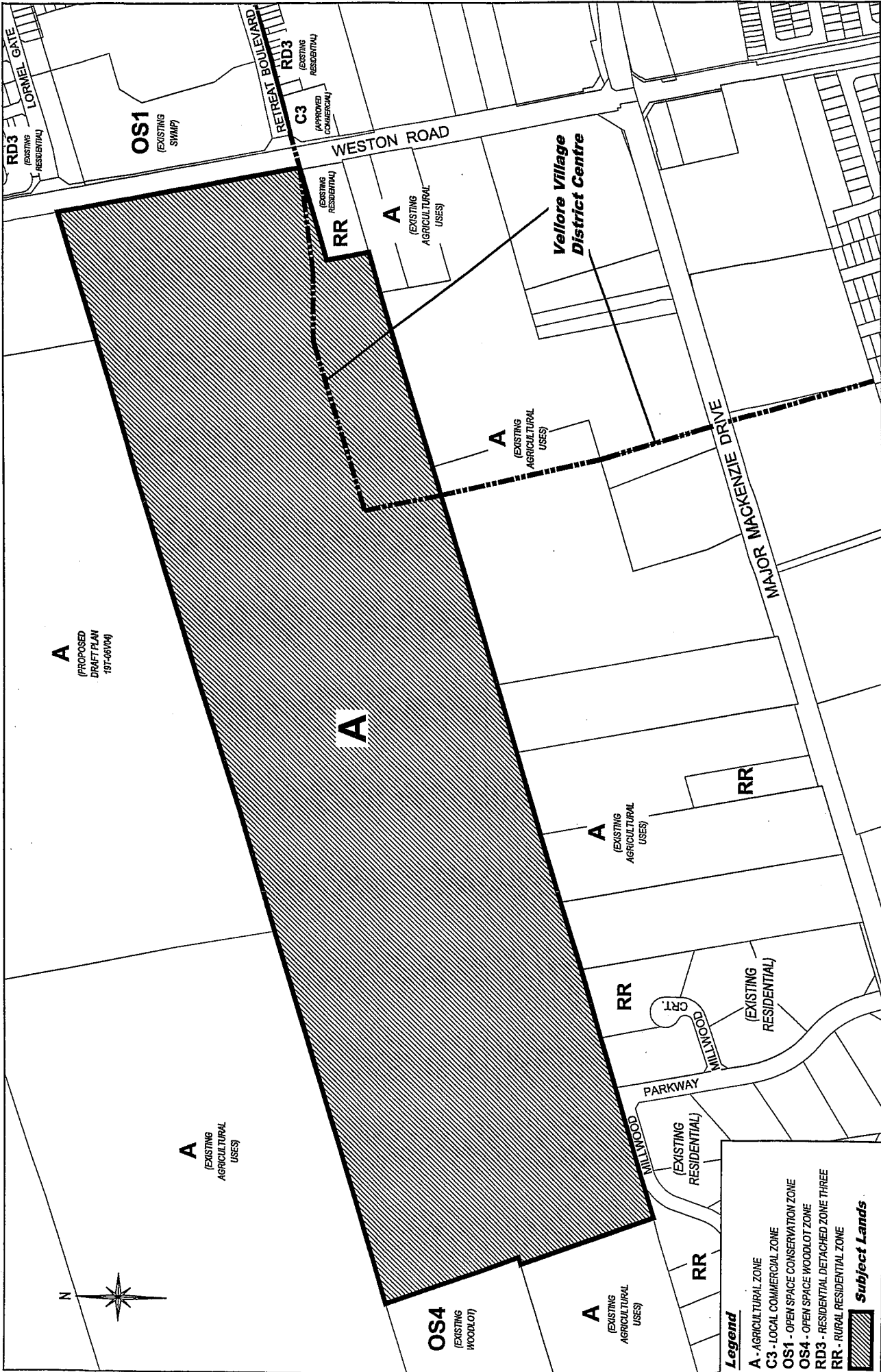
York Region School Board Conditions

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


Clearances

121. 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 122 to 127 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

122. The City shall advise that Conditions 1 to 66 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
123. The Region of York shall advise that Conditions 67 to 106 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
124. The Toronto and Region Conservation Authority shall advise that Condition 107 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
125. Canada Post shall advise that Condition 108 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
126. The York Catholic District School Board shall advise that Conditions 109 to 119 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.
127. The York Region District School Board shall advise that Condition 120 has been satisfied; the clearance letter shall include a brief statement detailing how the condition has been met.



**Legend**

- A - AGRICULTURAL ZONE
- C3 - LOCAL COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS4 - OPEN SPACE WOODLOT ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RR - RURAL RESIDENTIAL ZONE
-  **Subject Lands**

# Location Map

Part of Lot 22,  
Concession 6

APPLICANT:  
BELMONT PROPERTIES

\\SFTL\ATTACHMENTS\19T-06V07-06-045.jpg



Development Planning Department

# Attachment 2

FILE No.:  
19T-06V07 &  
Z.06.045

Not to Scale  
June 15, 2007

**BELMONT PROPERTIES STATS.**

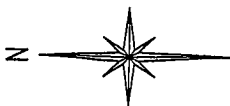
**LAND USE SCHEDULE**

**RESIDENTIAL UNITS:**

DETACHED 641  
STREET TOWNHOUSES 756  
TOTAL 1397

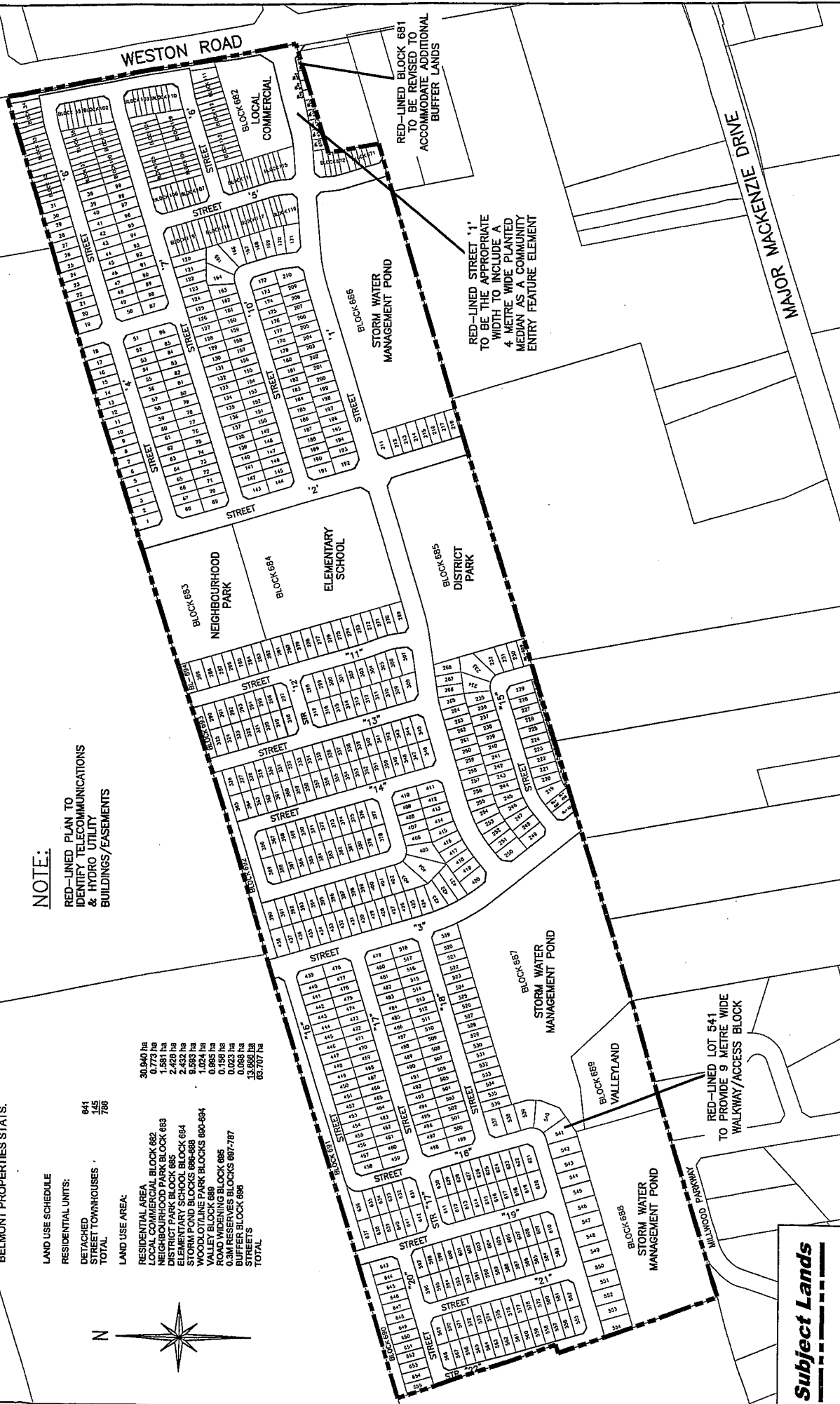
**LAND USE AREA:**

RESIDENTIAL AREA 30,940 ha  
NEIGHBOURHOOD PARK 0,773 ha  
DISTRICT PARK 1,588 ha  
ELEMENTARY SCHOOL 2,432 ha  
STORM POND BLOCKS 886-888 9,593 ha  
WOODLOT LINE PARK BLOCKS 884-884 1,024 ha  
VALLEY BLOCK 889 0,985 ha  
0.3M RESERVE BLOCKS 891-891 0,198 ha  
BUFFER BLOCK 888 0,063 ha  
TOTAL 47,093 ha



**NOTE:**

RED-LINED PLAN TO IDENTIFY TELECOMMUNICATIONS & HYDRO UTILITY BUILDINGS/EASEMENTS



RED-LINED STREET '1' TO BE THE APPROPRIATE WIDTH TO INCLUDE A 4 METRE WIDE PLANTED MEDIAN AS A COMMUNITY ENTRY FEATURE ELEMENT

RED-LINED BLOCK 681 TO BE REVISED TO ACCOMMODATE ADDITIONAL BUFFER LANDS

RED-LINED LOT 541 TO PROVIDE 9 METRE WIDE WALKWAY/ACCESS BLOCK

**Subject Lands**

# Red-Lined Draft Plan of Subdivision 19T-06V07

APPLICANT:  
BELMONT PROPERTIES

Part of Lot 22,  
Concession 6



Development Planning Department

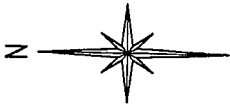
# Attachment 3

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19T-06V07 &  
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June 15, 2007

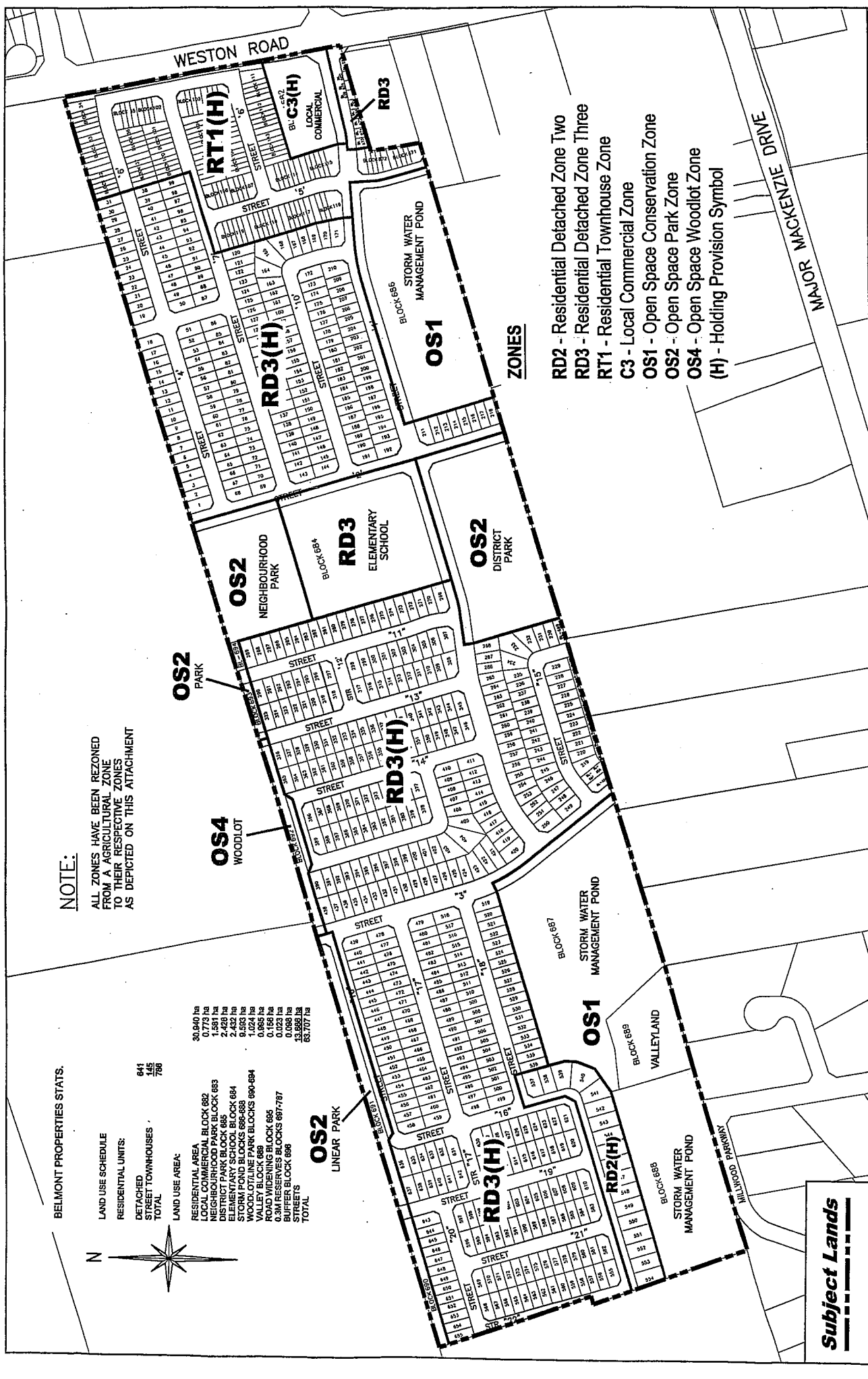
**BELMONT PROPERTIES STATS.**

LAND USE SCHEDULE  
 RESIDENTIAL UNITS: 841  
 DETACHED STREET TOWNHOUSES: 745  
 TOTAL: 786

LAND USE AREA:  
 RESIDENTIAL AREA: 30,840 ha  
 LOCAL COMMERCIAL BLOCK 682: 0.773 ha  
 NEIGHBOURHOOD PARK BLOCK 683: 1.581 ha  
 PARK BLOCK 685: 2.428 ha  
 ELEMENTARY SCHOOL BLOCK 684: 1.553 ha  
 STORM POND BLOCKS 686-688: 1.024 ha  
 WOODLOTLINE PARK BLOCKS 690-694: 0.865 ha  
 VALLEY BLOCK 689: 0.156 ha  
 ROAD WIDENING BLOCK 685: 0.023 ha  
 0.3M RESERVES BLOCKS 687-717: 0.688 ha  
 STREETS: 43.707 ha  
 TOTAL: 63,707 ha



**NOTE:**  
 ALL ZONES HAVE BEEN REZONED FROM AN AGRICULTURAL ZONE TO THEIR RESPECTIVE ZONES AS DEPICTED ON THIS ATTACHMENT



**ZONES**

- RD2 - Residential Detached Zone Two
- RD3 - Residential Detached Zone Three
- RT1 - Residential Townhouse Zone
- C3 - Local Commercial Zone
- OS1 - Open Space Conservation Zone
- OS2 - Open Space Park Zone
- OS4 - Open Space Woodlot Zone
- (H) - Holding Provision Symbol

**Subject Lands**

**Proposed Zones  
 Draft Plan 19T-06V07**

APPLICANT:  
 BELMONT PROPERTIES

Part of Lot 22,  
 Concession 6



Development Planning Department

**Attachment 4**

FILE No.:  
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 June 15, 2007

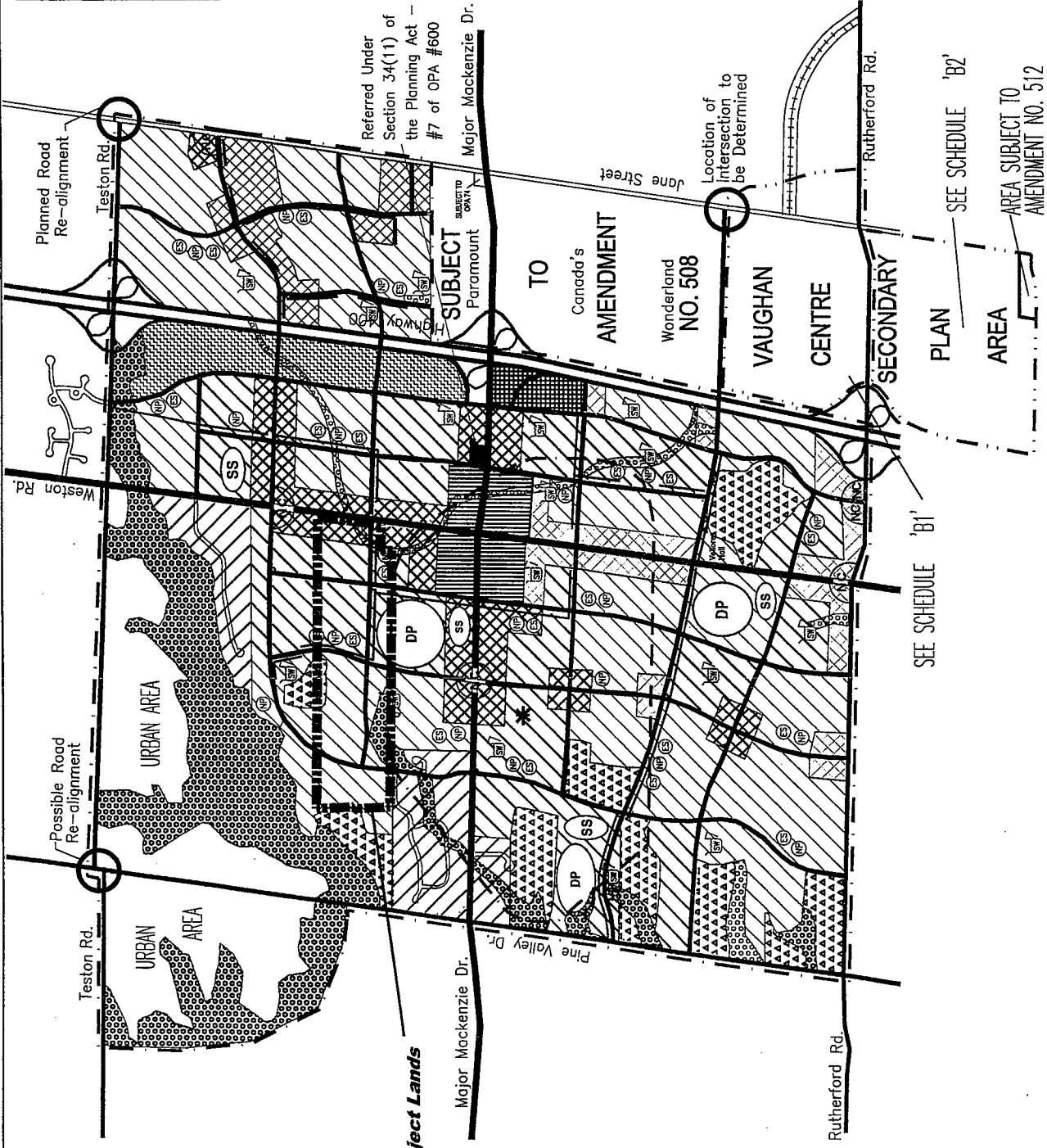
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**VELLORE URBAN VILLAGE 1**

**LEGEND**

(E)	Elementary School
(SS)	Secondary School
(NP)	Neighbourhood Park
(DP)	District Park
(NC)	Neighbourhood Commercial Cen.
(L)	Lands Subject to Vellore - Urban Village Area #1
(LD)	Low Density Residential
(MD)	Medium Density Residential/Commercial
(V)	Vellore Village Centre
(ER)	Estate Residential
(U)	Urban Area
(HPE)	High Performance Employment Area
(VL)	Valley Lands
(SC)	Stream Corridor
(GS)	Greenway System
(TW)	Tableland Woodlots
(GC)	General Commercial
(SM)	Storm Water Management
(VC)	Vaughan Centre
(WDA)	Waste Disposal/Assessment Area (Passer Estate)

THIS IS SCHEDULE 'B' TO AMENDMENT #600



**OPA 600 - Schedule 'B' Vellore Urban Village 1**

APPLICANT:  
BELMONT PROPERTIES  
Part of Lot 22,  
Concession 6  
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



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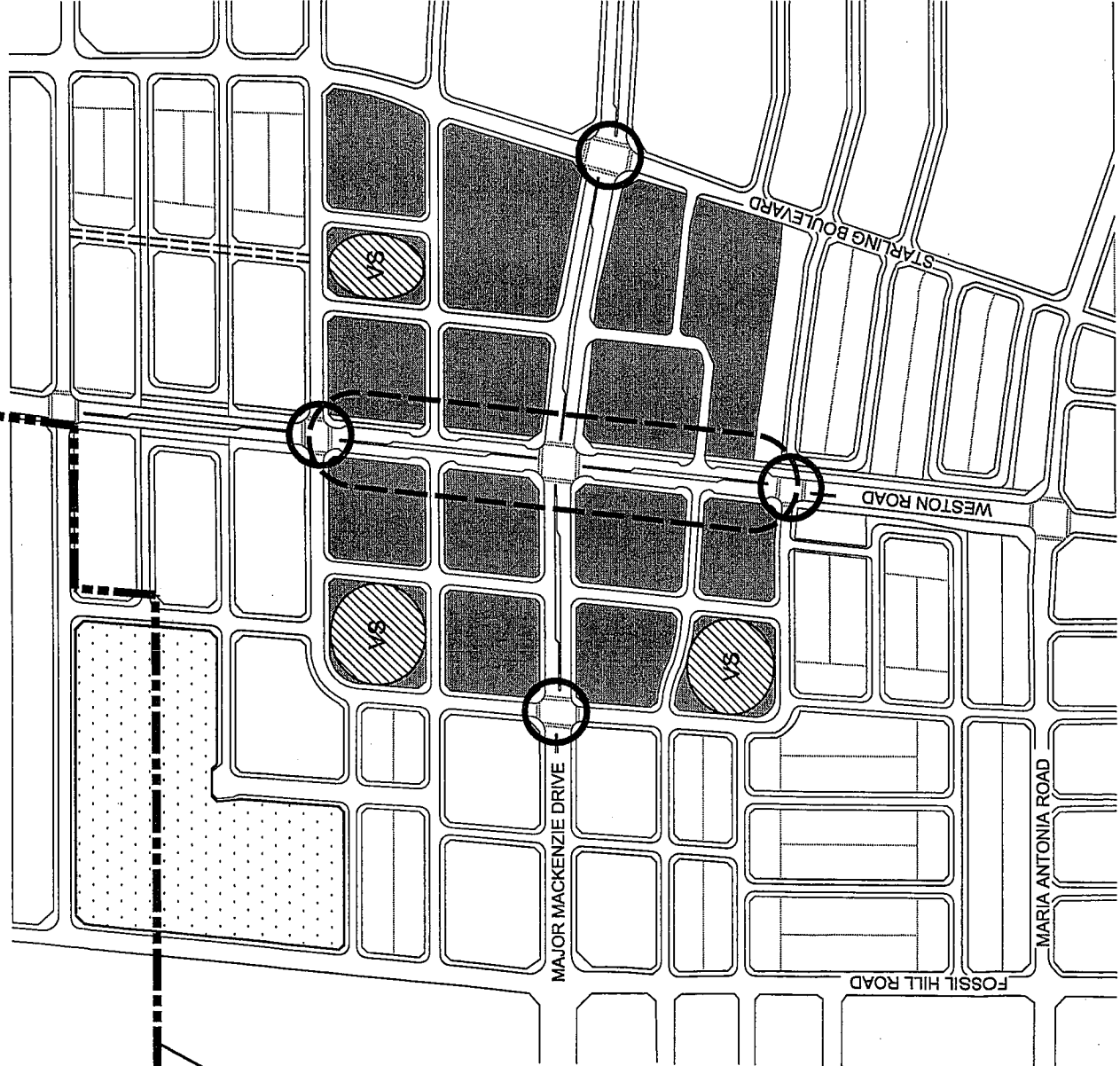
**Attachment 5**

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June 15, 2007



**LEGEND**

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



*Subject Lands*

**OPA 650 Vellore Village  
District Centre Plan**

APPLICANT:  
BELMONT PROPERTIES  
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Part of Lot 22,  
Concession 6

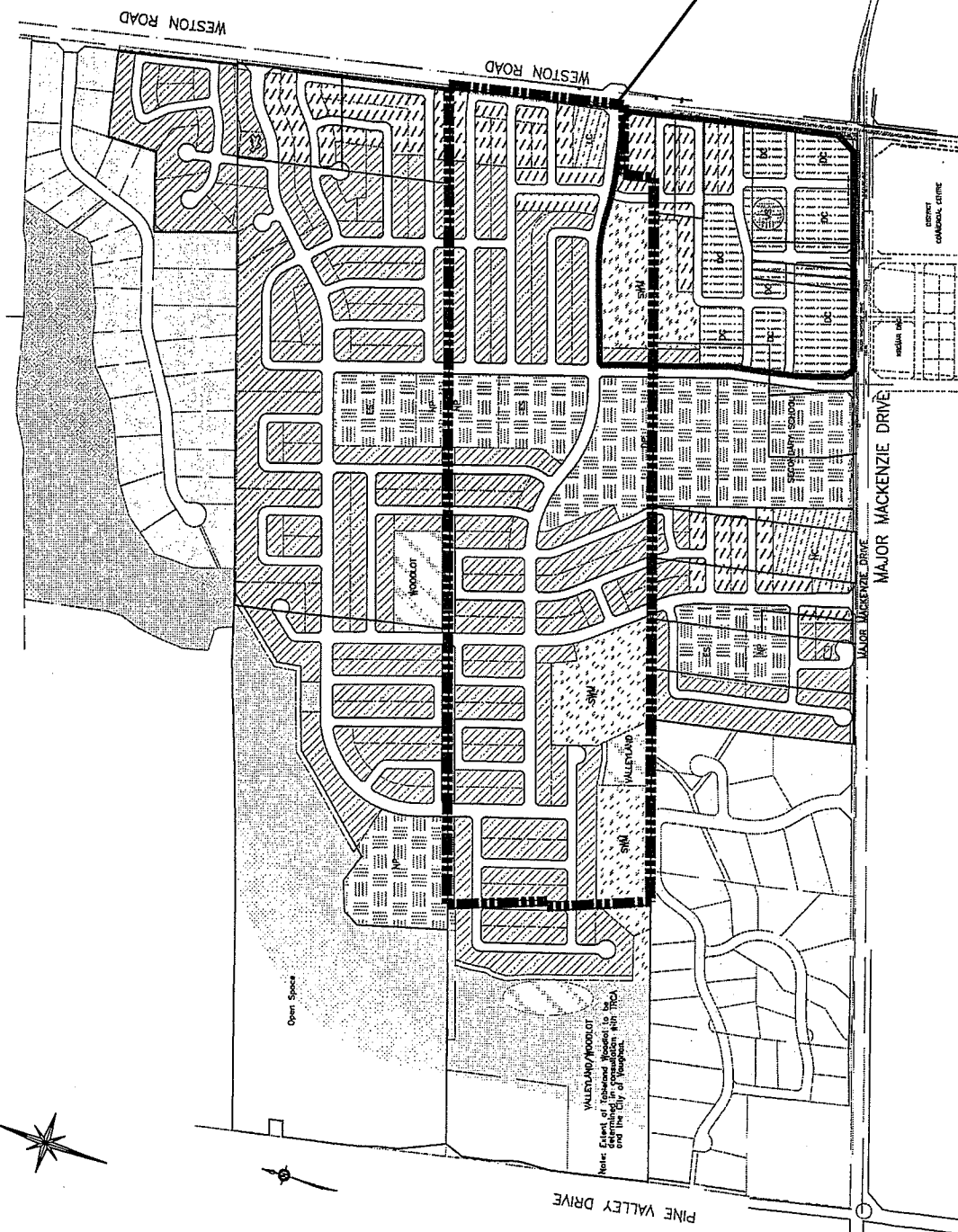


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**Attachment 6**

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June 15, 2007





**LEGEND**

- EXISTING ESTATE RESIDENTIAL
- ▨ LOW DENSITY RESIDENTIAL
- ▧ MEDIUM DENSITY RESIDENTIAL
- ▩ COMMERCIAL
- NC - NEIGHBOURHOOD COMMERCIAL
- LC - LOCAL COMMERCIAL
- DISTRICT CENTRE
- ▩ 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

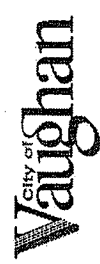
*Subject Lands*

**Block 40 South - Block Plan**

Part of Lot 22,  
Concession 6

APPLICANT:  
BELMONT PROPERTIES

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**Attachment 7**

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June 15, 2007