

**COMMITTEE OF THE WHOLE MAY 5, 2008**

**ZONING BY-LAW AMENDMENT FILE Z.06.074  
DRAFT PLAN OF SUBDIVISION FILE 19T-06V15  
1668135 ONTARIO INC.  
REPORT #P. 2007.8**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.074 (1668135 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachment #2 from A Agricultural Zone and OS1 Open Space Conservation Zone to R5 Residential Zone and OS1 Open Space Conservation Zone (valley lands, buffer, and stormwater block), together with the following zoning exceptions to implement the proposed plan of subdivision consisting of 43 lots to facilitate 86 semi-detached units as shown on Attachment #3:
  - a) permit a rear yard setback of 4.0 m for Lots 6 and 7, whereas 7.5 m is required;
  - b) permit a rear yard setback of 5.0 m for Lots 8, 33, 34 and 35, whereas 7.5 m is required;
  - c) permit a rear yard setback of 6.0 m for Lots 9 and 32, whereas 7.5 m is required;
  - d) permit a rear yard setback of 6.5 m for Lot 10, whereas 7.5 m is required;
  - e) permit a minimum lot area of 212 m<sup>2</sup> (per unit) for Lot 8, whereas 225 m<sup>2</sup> is required;
  - f) permit a minimum lot area of 215 m<sup>2</sup> (per unit) for Lot 9, whereas 225 m<sup>2</sup> is required;
  - g) permit a minimum interior side yard setback of 1.2 m, whereas 1.5 m is required; and,
  - h) require dwellings to be setback a minimum distance of 30 m from the railway right-of-way.
2. THAT Draft Plan of Subdivision File 19T-06V15 (1668135 Ontario Inc.) as shown on Attachment #3, BE APPROVED, as red-lined revised, subject to the conditions set out in Attachment #1.
3. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision Application 19T-06V15 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 86 residential units, following the execution of a subdivision agreement to the satisfaction of the City."
4. THAT the subdivision agreement shall contain a provision requiring the Owner to pay Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

## **Economic Impact**

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

## **Communications Plan**

On February 9, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands and to the West Woodbridge Homeowners' Association. No comments were received by the Development Planning Department from the public with respect to this application. At the March 5, 2007 Public Hearing, a resident addressed Council with respect to the future extension of Campania Court, which currently runs north-south and terminates at the lands located to the northwest, which are also owned by the applicant, but are not subject to these applications. The future extension of Campania Court and development of these lands will be determined at such time that development applications are filed for those lands identified as "Other Lands Owned by Applicant" on Attachment #3.

The draft plan of subdivision considered at the March 5, 2007 Public Hearing included 42 lots for 84 semi-detached units. However, through the application review process an additional one lot (2 units) is included, thereby increasing the proposed number of lots on the draft plan to 43 lots for 86 units.

## **Purpose**

The Owner has submitted the following applications:

1. An application to amend the Zoning By-law (File Z.06.074) to rezone the subject lands shown on Attachment #2 from A Agricultural Zone and OS1 Open Space Conservation Zone to R5 Residential Zone and OS1 Open Space Conservation Zone to implement the proposed residential draft plan of subdivision, as shown on Attachment #3.
2. An application for Draft Plan of Subdivision approval (File 19T-06V15) for the subject lands shown on Attachment #2, to facilitate a residential plan of subdivision, as shown on Attachment #3, consisting of the following:

• 43 lots with minimum 15.0 frontages (86 semi-detached units)	2.40 ha
• stormwater management block	1.03 ha
• noise berm block	0.74 ha
• valleyland block	0.47 ha
• buffer block	0.12 ha
• 9.0 m wide emergency access block	0.04 ha
• road widening	0.03 ha
• 0.3 m reserves	0.01 ha
• 6.0 m landscape buffers	0.06 ha
• roads	<u>0.91 ha</u>
Total Site Area	5.81 ha

## **Background - Analysis and Options**

The subject lands shown on Attachment #2 are located on the north side of Langstaff Road, west of the Canadian Pacific Rail line, in Part of Lot 11, Concession 8, City of Vaughan. The lands are currently vacant. The surrounding land uses are shown on Attachment #2.

### Official Plan

The subject lands are designated "Low Density Residential" (tableland) and "Drainage Tributary" (valleyland) by OPA #240 (Woodbridge Community Plan). The "Low Density Residential" designation permits detached and semi-detached dwelling units at a maximum gross density of 7.4 units/ha, which is calculated on a neighbourhood plan basis. The proposed draft plan of subdivision conforms to the Official Plan, as discussed in this report.

### Neighbourhood Plan

The subject lands are located within the Neighbourhood 4A Development Plan as shown on Attachment #4, which was approved by Council in October 1988 and last revised in 2006. This plan deals with land use, transportation and roads, traffic impact and density. The Neighbourhood Plan is implemented through the approval of individual plans of subdivision.

To ensure the orderly development of the Woodbridge Community, Section 12(h) in OPA #240, as amended, provides the following:

"To enable the City and the Region to co-ordinate the development of individual plans of subdivision and to establish priorities for the provision of municipal and regional services and facilities, the City shall require the preparation and adoption of detailed neighbourhood development plans prior to permitting major development to proceed in certain areas. Such neighbourhood development plans need not form an amendment to this Plan."

The proposed land use and subdivision design is generally consistent with the Council approved Neighbourhood 4A Development Plan with the exception of the road design. The Neighbourhood Plan shows a single road from Langstaff Road terminating in a cul-de-sac. The subject draft plan features a "P"-loop road with access/egress from Langstaff Road. The Neighbourhood 4A Plan will be updated with the proposed road pattern, should Council approve the subject subdivision application.

### Density

OPA #240 sets out four residential Neighbourhoods for the Woodbridge Community and provides density requirements for each. The subject lands are situated within the Neighbourhood 4A Development Plan, which permits a maximum gross density of 7.4 units/ha calculated on a neighbourhood plan basis.

The Neighbourhood 4A Development Plan permitted a maximum of 1145 units within its boundaries (Attachment #4). Based on the number of units built and approved in Neighbourhood 4A, 274 units remain for development, which will accommodate the 86 units proposed for this development.

### Zoning

The subject lands are zoned A Agricultural Zone (tableland) and OS1 Open Space Conservation Zone (valleyland) by By-law 1-88, subject to Exception 9(40) as shown on Attachment #2. To facilitate the proposed draft plan of subdivision as shown on Attachment #3, a zoning by-law amendment is required to rezone the residential tableland to R5 Residential Zone, and the valleylands, buffer block, stormwater pond, access block to the storm pond, and the noise berm to OS1 Open Space Conservation Zone as shown on Attachment #3.

The following site-specific zoning exceptions are required to facilitate the proposed draft plan of subdivision:

- a) permit a rear yard setback of 4.0 m for Lots 6 and 7, whereas 7.5 m is required;
- b) permit a rear yard setback of 5.0 m for Lots 8, 33, 34 and 35, whereas 7.5 m is required;
- c) permit a rear yard setback of 6.0 m for Lots 9 and 32, whereas 7.5 m is required;
- d) permit a rear yard setback of 6.5 m for Lot 10, whereas 7.5m is required;
- e) permit a minimum lot area of 212 m<sup>2</sup> (per unit) for Lot 8, whereas 225 m<sup>2</sup> is required;
- f) permit a minimum lot area of 215 m<sup>2</sup> (per unit) for Lot 9, whereas 225 m<sup>2</sup> is required; and,
- g) permit a minimum interior side yard setback of 1.2 m, whereas 1.5 m is required.

The implementing zoning by-law should also include CP's requirement that any dwelling be setback a minimum distance of 30 m from the railway right-of-way.

The Development Planning Department has no objections to the above-noted exceptions to By-law 1-88, which will facilitate an appropriate subdivision design.

#### Subdivision Design

The proposed draft plan of subdivision shown on Attachment #3 has been prepared in accordance with the approved Neighbourhood 4A Plan with the exception of the road design as previously discussed. The proposed lotting pattern is consistent with the plan of subdivision on the west side of the Open Space system. The proposed road allowance incorporates widths of 15.0 m and 17.5 m, with a 25.5 m wide access/egress to Langstaff Road. A total of 43 lots for 86 semi-detached units are proposed, each with a 7.5 m frontage. The appropriate open space, buffer, and stormwater management blocks are proposed, which must be dedicated to the City and/or Toronto and Region Conservation Authority.

#### Energy Star

On November 12, 2007, Vaughan Council adopted Energy Star Conditions to be included in all Draft Plan of Subdivision approvals. The subdivision plan will be subject to the Energy Star requirements, and the conditions of approval are included on Attachment #1.

#### Vaughan Engineering Department

The Vaughan Engineering Department provides the following comments:

##### a) Environmental Site Assessment

The subject site has been used for the placement of contaminated fill in the past. The Owner has submitted the requisite reports to address the proper clean-up of the lands. The City of Vaughan, with the assistance of Terrapex Environmental Ltd. as a peer reviewer, has approved a Remedial Action Plan that was submitted by the applicant. Prior to the final registration of the plan of subdivision, the Owner must demonstrate that the clean-up of the subject lands has been undertaken in conformance with the approvals.

##### b) Sewage and Water Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on March 31, 2008, formal allocation of Servicing Capacity is required for this development. The subdivision application is listed on the Priority 2 Schedule of the Protocol, and provides a reservation of servicing capacity for a total of 86 units. A formal allocation resolution is included in the recommendation of this report, in this respect.

c) Water Supply

The draft plan is located within the service area of Pressure District 5 of the York Region Water Supply System. The applicant is proposing two watermains on Street "A" with two connections to the existing 300 mm diameter watermain on Langstaff Road in order to temporarily provide a looped water supply system to the draft plan. As part of the next phase of development of the abutting lands to the north of the draft plan, the Owner is proposing to extend the proposed watermain within the stormwater management block to provide a water supply and a permanent looped system by connecting to the existing watermain on Campania Court. The Owner is proposing that once the connection to Campania Court is constructed, the double watermains on Street "A" will become redundant and the applicant will decommission one watermain at no cost to the City and to the satisfaction of the City.

d) Storm Drainage

The storm water drainage from the subject lands are tributary to the Robinson Creek Valley. The Functional Servicing Report (FSR) proposes to construct a storm water detention pond within the north area of the draft plan to accommodate the drainage from the subject draft plan, including the external tributary lands north of the draft plan.

Prior to final approval of the plan, the Owner shall provide a storm water management report for the review and approval of the City.

e) Sanitary Servicing

The draft plan can be serviced by connecting to the existing 200 mm diameter sanitary sewer on Woodcroft Lane, located south of the draft plan, on the south side of Langstaff Road.

f) Road Network

The local roads are proposed as 15 m and 17.5 m wide right-of-ways within the draft plan. The current City of Vaughan Engineering Standards recommend a 20 m cross-section on most local residential roads and 18.5 m cross-section on a cul-de-sac with less than 40 residential units. The City has supported reduced road allowances known as Alternative Design Standards (ADS) in other instances. The Engineering Department has no objection to establishing 15 m and 17.5m road allowances within this draft plan.

The subdivision also incorporates unique daylighting triangles measuring 20.0 m x 10.0 m located at the intersection of Street "A" and Langstaff Road, in order to afford additional sight lines along Langstaff Road. The deviation from the standard 15.0 m x 15.0 m daylighting triangles to the enhanced 20.0 m x 10.0 m day-lighting triangles is an exception that is supported by the Engineering Department, however is limited to the specific sight line requirements of this draft plan. In addition, the design of Street "A" as a feeder road cross-section will include two 6 m wide minimum pavement sections separated by a centre median and line painting to facilitate fire route requirements at the intersection with Langstaff Road.

Originally, this centre median restricted vehicular traffic to right-in/right-out movements only for Lot 19. However, through recent discussions between the Development Planning Department and the Engineering Department, the northerly extension of the centre median, which was to have terminated at the first east/west road, will now terminate below the southerly driveway of Lot 19, thereby allowing full unrestricted access to the two driveways on Lot 19. Appropriate line painting will replace the section of the centre median that would have extended to the first east/west road. The draft plan of subdivision shown on Attachment #3, has been red-lined to address the revisions to the centre median.

g) Noise Attenuation

Due to the proximity of the proposed draft plan of subdivision to Langstaff Road and the abutting railway, the Owner is required to submit a noise report for review and approval by the City as part of the detailed engineering submission. Despite the preliminary recommendations in the noise report, the City requires all dwelling units that abut or face an arterial road such as Langstaff Road and/or a railway be constructed with mandatory central air-conditioning. All required acoustic barriers abutting public lands shall be constructed with the required berming and/or fencing material, including foundations, completely on private lands and totally clear of any 0.3 m road reserve.

h) Streetlighting

The streetlighting design shall meet the City criteria within the proposed draft plan of subdivision and at the Langstaff Road intersection.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed draft plan of subdivision and related zoning application together with a Remedial Action Plan (RAP), prepared by Terra Firma Plus Inc., that addressed the proposed clean-up of the contaminated lands. The TRCA supports the approval of the draft plan of subdivision and related zoning application subject to the conditions of approval provided on Attachment #1.

The TRCA has noted that the Owner is required to retain a qualified environmental inspector/engineer to be on-site to ensure that the erosion and sediment control measures to be applied are maintained at all times during the construction of the remediation works on the site. As part of the Remedial Action Plan, the proponent will also use a layered approach to the removal of the site material/contaminants. The purpose of this approach is to dig up the site layer by layer in order to ensure the stability of the site and to provide the continued upkeep of the erosion and sediment control measures necessary to prevent the migration of materials or other matters during the course of construction.

The TRCA requires that the lands forming part of the valleylands and the requisite 5 m buffer be zoned into an open space zoning category that would prohibit any redevelopment of the said lands. Additionally, these lands are to be dedicated into public ownership, either to the TRCA or the City of Vaughan, in order to ensure the long term protection of these lands.

The TRCA also notes that as part of the on-going development process, the Owner has submitted a Permit Application pursuant to Ontario Regulation 166/06, in order to proceed with the remedial works.

Cultural Services Department

The Vaughan Cultural Services Department has no objection to the approval of this draft plan of subdivision, subject to the conditions of approval on Attachment #1.

Parks Development

The Vaughan Parks Development Department has no objections to the approval of the subject applications. The applicant is to provide cash-in-lieu of parkland dedication in accordance with the requirements of the Planning Act. Open Space and stormwater pond areas shall not form part of the cash-in-lieu of parkland dedication calculation.

### School Boards

The York Region District and York Region Catholic District School Boards have no objection to the approval of the draft plan of subdivision and zoning application, subject to the condition provided on Attachment #1.

### Canada Post

Canada Post has no objection to the approval of the draft plan of subdivision and zoning application, subject to the conditions provided on Attachment #1.

### Canadian Pacific Railway

Canadian Pacific Railway has no objection to the approval of the draft plan of subdivision and zoning amendment application, subject to the conditions provided on Attachment #1.

### **Relationship to Vaughan Vision 2020**

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

### **Regional Implications**

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

### **Conclusion**

The Development Planning Department has reviewed the Draft Plan of Subdivision and Zoning By-law Amendment Applications to permit a 43 lot subdivision to facilitate 86 semi-detached units, together with open space, and stormwater management and access blocks. The proposal conforms with the policies of the Official Plan, and is generally consistent with the approved Neighbourhood 4A Development Plan, and with development in the surrounding area. The proposed zoning categories and exceptions to By-law 1-88 are considered to be appropriate. Accordingly, the Development Planning Department recommends that the applications be approved, subject to the conditions provided in Attachment #1.

### **Attachments**

1. Conditions of Draft Plan Approval
2. Location Map
3. Draft Plan of Subdivision 19T-06V15, As Red-Lined
4. Neighbourhood 4A Plan

### **Report prepared by:**

Clement Messere, Planner, ext. 8409  
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning  
/CM

GRANT UYEVAMA  
Manager of Development Planning

## **ATTACHMENT NO. 1**

### **STANDARD CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF SUBDIVISION 19T-06V15  
1668135 ONTARIO INC.  
LOT 11, CONCESSION 8, 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-06V15 ARE AS FOLLOWS:**

#### **City of Vaughan Conditions**

1. The Plan shall relate to the draft plan of subdivision, prepared by Humphries Planning Group Inc., drawing #C1, dated March 18, 2008, with the following red-line revisions:
  - a) the centre median located north of Langstaff Road is to terminate below the southerly driveway of Lot 19, with appropriate line painting to extend north of the median to the first east/west road, thereby providing full unrestricted driveway access to Lot 19.
2. The lands within this Plan shall be appropriately zoned by a zoning by-law, which has come into effect in accordance with the provisions of the Planning Act. Particular zoning categories to be applied are as follows: R5 Residential Zone and OS1 Open Space Conservation Zone, together with the necessary exceptions to implement the subdivision plan.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 135-2007.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Neighbourhood 4A Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. The Owner shall enter into a subdivision agreement with the City to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, 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 Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to transfer of land.
7. 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.



8. The road allowances within this Plan shall be named to the satisfaction of the City, in consultation with the Regional Planning Department; proposed street names shall be submitted by the Owner for approval by Council and shall be included on the first engineering drawings.
9. The road allowances within the Plan shall be designed in accordance with the City's engineering standards and shall be dedicated to the City free of all charge and encumbrances. The streets, lots and blocks shall be designed to coincide with the development pattern on adjacent properties.
10. 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, to be held by the City until required for a future road allowance or development of adjacent lands.
11. Final engineering design(s) may result in minor variations to the Plan (eg., in the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final plan to the satisfaction of the City.
12. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority, prior to initiation of construction within the Plan.
13. Prior to final approval of the Plan, the Owner shall submit a soils report for review and approval by the City. The soils report shall address pavement design structure for ideal and non-ideal construction conditions. The Owner shall incorporate the recommendations contained in the soils report and ensure that adequate field inspection is provided to validate the recommendations in the soils report to the satisfaction of the City.
14. 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.
15. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
16. The Owner shall agree that no building permits will be applied for until the City is satisfied that adequate access, municipal water, and sanitary and storm services are available.
17. The Owner shall agree that on lots with flankages on a collector or primary road, as identified by the Architectural Design Guidelines and the City, a front elevation featuring a main entrance or in some cases, an upgraded elevation, shall face the flankage. The flankage elevation for such lots shall be approved by the Control Architect, and the Director of Development Planning, or his designate, prior to issuance of a building permit.

18.
  - a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit an environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of the peer review of the reports.
  - b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
  - c) The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan be dedicated to the City, and meet the applicable soil and ground water criteria noted above.
  - d) Where lands are being conveyed to the municipality for parkland purposes, the Owner shall agree that prior to issuance of any building permits, the Owner shall submit a Phase 2 environmental site assessment report(s) addressing all park blocks in the plan, in accordance with the Ministry of Environment Guideline for Use at Contaminated Sites in Ontario (June 1996 as amended), to the satisfaction of the City. On-site sampling contained in the reports shall be conducted following completion and certification of the rough grading of the park block(s). 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 reimburse the City for the cost of the peer review of the said report(s).
19.
  - 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.
20. The Owner shall agree:
- a) to obtain all necessary permits pursuant to Ontario Regulation 158 and the Lakes and Rivers Improvement Act from the Toronto and Region Conservation Authority;
  - b) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period; and,
  - c) to provide a copy of the executed subdivision agreement to The Toronto and Region Conservation Authority.
21. Prior to final approval, the Owner shall pay the 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 subject plan.
22. a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assigns regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a 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.
23. Prior to final approval, the Owner shall submit a noise and/or vibration study, prepared by a qualified consultant for approval by both the City and the Region of York. 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 implement the approved abatement measures.
24. The Owner shall convey the following lands to the City or the TRCA, where appropriate, free of all charge and encumbrances:
- a) Block 44 for an 18.0 m wide noise berm;
  - b) Block 45 for stormwater management purposes;
  - c) Block 46 for valleyland purposes;
  - d) Block 47 for buffer purposes;
  - e) Block 48 for access purposes;
  - f) Block 49 for road widening purposes;
  - g) Blocks 50-55 for 0.3 m reserves; and,
  - h) Blocks 56 & 57 for landscaping purposes.

25. The Owner shall agree to design, purchase materials and install a street lighting system, compatible with the existing and/or proposed systems in surrounding plans, all in accordance with City standards and specifications.
26. The Owner shall agree to erect fencing in the locations and of the types as shown on the approved construction drawing and as required by the City, in accordance with the Urban Design and Architectural Design Guidelines.
27. The Owner shall agree to pay the City at the time of registration of the Plan, payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
28. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees, without written approval by the City.
29. Prior to final approval, the Owner shall submit:
  - a) an Urban Design Guidelines Report which shall identify all the objectives of the approved Urban Design Guidelines for the Neighbourhood Plan.
  - b) an urban design/streetscape master plan in accordance with the approved Urban Design Guidelines, which shall address, at minimum, the following:
    - i) internal landscaping on boulevards as it relates to the road rights-of-way and the location of underground services (ie. typical road sections incorporating boulevard trees);
    - ii) co-ordination of the urban design/streetscape elements as they relate to the plan;
    - iii) landscaping, including walls and fencing, and typical cross-sections required to determine appropriate locations for buffer landscaping; and,
    - iv) the appropriate landscape treatment and configuration for the stormwater management pond Block 45; and landscaping within the community edge buffers.
30. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a fill permit issued by the City, and a development agreement, if necessary.
31. Prior to final approval, architectural design guidelines shall be submitted for Council's approval; the Owner shall agree that:
  - a) a control architect satisfactory to the City shall be retained at the cost of the Owner, to ensure that all development proceeds in compliance with the approved architectural design guidelines;

- b) all development shall proceed in accordance with the approved architectural design guidelines;
  - c) prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and,
  - d) the City may undertake periodic reviews to ensure compliance with the architectural 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.
32. Prior to final approval, the Owner shall prepare a streetscape and open space landscape master plan to the satisfaction of the City; the Plan shall address but not be limited to the following issues:
- a) co-ordination of the urban design/streetscape elements as they relate to the approved draft plan of subdivision including entrance features, parkettes, trail heads, medians and fencing;
  - b) neighbourhood edge treatments along Langstaff Road;
  - c) the appropriate configuration and landscaping for the stormpond Block 45;
  - d) the landscaping for the CPR noise berm;
  - e) the appropriate integration with the approved City of Vaughan Pedestrian and Bicycle Master Plan Study including the connection through the adjacent Rainbow Creek corridor; and,
  - f) the pedestrian urban connections between streets and within the neighbourhood.
33. Prior to final approval of the plan, the Owner shall prepare a detailed edge management plan study for the perimeter of the valley/open space block. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the woodlot/open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- The Owner shall provide a report for a 20 metre zone within all staked woodlot and open space/valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
34. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain link fence or approved equal along the limits of the residential lots that abut the open space/valley and storm pond.

35. The Owner shall convey buffer blocks along Langstaff Road, to the City, free of all cost and encumbrance for landscaping purposes.
36.
  - a) Prior to final approval and prior to commencement of any work on the site, the Owner shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the Owner shall agree to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeologically resources found. No grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements.
  - b) Prior to final approval and prior to the commencement of any work on site, the Owner shall deliver to the City (Cultural Services Division), two copies of the Archaeological Assessment.
  - c) Prior to the commencement of any archaeological fieldwork, a copy of the contract information sheet which was submitted to the Ministry of Culture, shall have been forwarded to the City; licensed consultants are urged to review the Archaeological Master Plan Study for the City of Vaughan prior to commencing any fieldwork.
37. The Owner shall agree to the ENERGY STAR® conditions as follows:
  - a) The Owner agrees that wording will be included in the subdivision agreement requiring all residential units to be built to ENERGY STAR® for New Homes Technical Specifications (Version 2.0 or most current) standards, and agrees to comply with the ENERGY STAR® for New Homes Administrative Procedures (September 2006 or most current) process requirements for design, inspection and certification.
  - b) Prior to the issuance of a building permit, the Owner/builder shall have prepared, by a Certified Energy Evaluator, an ENERGY STAR® for New Homes "Building Option Package" or develop a custom package using EnerGuide for New Houses (EGNH) software with respect to housing design and construction techniques and implementation methods to ensure that all the residential units within the draft plan are ENERGY STAR® qualified. Such package shall be prepared at the Owner's expense and submitted to the Chief Building Official for information.
  - c) Prior to the issuance of a building permit, the developer and/or builder and/or applicant for the building permit is to provide the Chief Building Official with verification that the proposed homes have been enrolled with EnerQuality Corporation in the ENERGY STAR® for New Homes program, including signing an ENERGY STAR® Participant Administrative Agreement for Builders of ENERGY STAR® Qualified New Houses.
  - d) Prior to the issuance of an occupancy permit (provisional occupancy certificate), the Owner shall provide testing verification for each dwelling unit to the City to ensure that all homes have been ENERGY STAR® qualified at the completion of construction. ENERGY STAR® labeling shall be affixed to the home.

38. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks:

a) within the entire subdivision plan:

- "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, 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 the proposed finished lot and/or block grading may not meet City of Vaughan lot grading criteria in certain areas, to facilitate preservation of existing vegetation and to maintain existing adjacent topographical conditions."
- "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 the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
- "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 where Canadian National or Canadian Pacific railway company(s), or its assigns or successors in interest, has a right-of-way within 300 metres from the subject lands, and there may be future alterations or expansions to the rail facilities or operations which may affect the living environment of the residents in the vicinity, notwithstanding any noise and vibration attenuating measures included in the development and individual dwelling(s); CNR/CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way."
- "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."

- "Purchasers and/or tenants are advised that all of the residential units within this Plan will be built to ENERGY STAR® standards, and shall be ENERGY STAR® qualified prior to the issuance of an occupancy permit (provisional occupancy certificate). The design, inspection, and certification process for the ENERGY STAR® program is the responsibility of the developer and/or builder."
- b) abutting any open space, woodlot 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."
- c) along a potential transit route:
- "Purchasers and/or tenants are advised that the following streets may be used as transit routes in the future: Streets "A", "B" and Langstaff Road."
39. 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:
- a) the Block Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.;
  - b) 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;
  - c) the location of parks, open space, stormwater management facilities and trails;
  - d) the location of institutional uses, including schools, places of worship, community facilities;
  - e) the location and type of commercial sites;
  - f) colour-coded residential for singles, semis, multiples, and apartment units; and,
  - g) 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, L6A 1T1; (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."



"All the residential units within this plan will be built to ENERGY STAR® standards, and shall be ENERGY STAR® qualified prior to the issuance of an occupancy permit (provisional occupancy certificate). The design, inspection, and certification for the ENERGY STAR® program are the responsibility of the developer and/or builder."

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

40. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a building permit.
41. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.
42. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
43. Prior to final approval of the Plan, the Owner shall submit a Water Supply Analysis for Phases 1 and 2, exploring various servicing options including a connection to the existing water distribution system on Campania Court.
44. Prior to final approval of the Plan, the Owner shall revise the Functional Servicing Report to address all outstanding Engineering Department comments.
45. Prior to the transfer of pertinent lots within the Plan, the Owner shall construct a 1.5 metre high black vinyl chain link fence along the limits of the residential lots where they abut the open space and/or stormwater management pond, to the satisfaction of the City.
46. Prior to the initiation of any grading and/or construction on the Plan, the Owner shall install an erosion and siltation fence along the top-of-bank within the Plan. The erosion and siltation fence shall be maintained in place until sufficient grass cover is established within the Plan to the satisfaction of the City.
47. The Owner acknowledges that following the extension of the watermain and connection to Campania Court, in order to provide the permanent looped supply system, the temporary double watermains on Street "A" will become redundant. The Owner shall decommission one of the watermains on Street "A" at no cost to the City and to the satisfaction of the City.

48. Prior to final approval of the Plan, the Owner shall design Street "A" as a feeder road cross-section that includes two 6 metre wide minimum pavement sections separated by a centre median to facilitate fire route requirements to the satisfaction of the City. The centre median is to terminate below the southerly driveway of Lot 19, thereby allowing full unrestricted access to the two driveways on Lot 19. Appropriate line painting is to extend north of the median to the first east/west road, to the satisfaction of the City.
49. Prior to final approval of the Plan, the Owner shall design the intersection of Street "A" and Langstaff Road to provide 10 metre x 20 metre daylight triangles and associated 0.3m reserves to the satisfaction of the City.
50. 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 payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
51. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
52. The road allowances included in this Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre 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.
53. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services that have been designed and oversized by others to accommodate the development of the Plan.
54. Prior to final approval of the Plan, the Owner shall submit a noise report for review and approval by the City. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network and railway. The Owner shall carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
55. Prior to the registration of this plan of subdivision, or any phase of it, or prior to any conveyance of land to the approval agencies, including but not limited to the City, the following shall be carried out:
  - a) Implementation of the "Final Remedial Action Plan (RAP) V2, Proposed Residential Subdivision, Phase 1 & Other Lands, 5550 Langstaff Road, Vaughan, Ontario" dated November 8, 2007, by Terra Firma Plus Inc., to the satisfaction of the City, and the Toronto and Region Conservation Authority (TRCA). The RAP includes, but not limited to, the Erosion & Sediment Control Plan as sealed by Mr. Roman T. Kerkusz of Skira & Associates Ltd. on February 12/08.

- b) The Owner shall submit the document being proof of satisfactory registration of the Record of Site Condition (RSC) with the Environmental Site Registry (ESR) of the Ministry of Environment (MOE), which includes the Acknowledgement from the MOE and a copy of the RSC signed by a Qualified Person, to the Development/Transportation Engineering Department for review and approval.
- c) The Owner shall reimburse the City for all costs associated with the peer review of the Implementation of the RAP.

#### Region of York

- 56. 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.
- 57. 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.
- 58. Prior to the final approval of any residential lands, the following shall occur:
  - a) 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 and the Southeast Collector Trunk Sewer project; or,
  - b) the City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
  - c) the Regional Commissioner of Transportation Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
- 59. For all lands, if required, 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:
  - a) 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 and the Southeast Collector Trunk Sewer project; 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 Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
60. 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.
61. Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the Transportation Services Department, outlining all requirements of the Transportation Services Department.
62. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation Services 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.
63. Prior to final approval, the Owner shall satisfy the Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of the roadways listed below unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadways that have transit services.

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

- Langstaff Road

64. Prior to final approval, the Owner shall satisfy the Transportation Services Department and the area municipality that the services to be installed by the Owner within or in conjunction with the Plan will provide a concrete pedestrian access connection from the internal roadways to the Regional roadway as follows:
- From "Street B" to "Langstaff Road" along "Street A"
65. The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.
66. Prior to final approval, the Owner shall submit drawings showing the sidewalk location and concrete pedestrian access to the satisfaction of York Region.
67. 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 63. 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.

68. The Owner shall satisfy the Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets, which have or will have sidewalks and pedestrian access locations.
69. Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the Transportation Services Department, outlining all requirements of the Transportation Services Department.
70. The Owner shall provide a solicitor's certificate of title to the Region's Corporate and Legal Services Department, to the satisfaction of the Regional Solicitor, at no cost to the Region, with respect to the conveyance of lands to The Regional Municipality of York.
71. 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

Prior to the registration of Draft Plan of Subdivision Application 19T-06V15, or any phase thereof, the following conditions shall be satisfied through the submission of the following matters:

72. A detailed engineering report that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing Study ("FSR"), which addresses the final design of the stormwater management facilities and the report must also contain pre-development and post-development hydrologic and hydraulic modeling, and shall include the following:
  - a) calculations in support of the forebay design, such as settling and dispersion calculations;
  - b) details for the outlet structures (interim and ultimate conditions) with supporting calculations, such as draw down time calculations, as well as stage-storage-discharge curves for the pond outlet structures;
  - c) the emergency spill way should be designed to convey the greater of the un-routed Regional and the 100-year peak flow assuming 50% blockage of the low flow structure;
  - d) a slope of greater than 1% should be used at the inlet and outlet of the pond;
  - e) post-development peak flows with the proposed outlet structures in place;
  - f) the storm outfall should be located outside of the 100-year erosion limit. The design of the outfalls should conform to the TRCA's Storm Outfall and Outfall Channel Design Criteria;

- g) the provision of the Operation and Maintenance manual for the proposed SWM pond;
- h) a pond inventory sheet for the proposed facility;
- i) the provision of a separate Erosion and Sediment Control plan(s) (ESC) for the proposed development. TRCA prefers separate ESC plans be prepared for each construction stage. A copy of TRCA's Erosion and Sediment Control Guideline for Urban Construction (December 2006) can be found at [www.sustainabletechnologies.ca.](http://www.sustainabletechnologies.ca.;);
- j) the confirmation of the sewer design chart showing the total uncontrolled area;
- k) confirmation from the municipality is required to verify that the quality treatment for the uncontrolled area will be addressed through a cash-in-lieu option, that is consistent with the overall SWM strategy established by the City and TRCA for this area;
- l) Page 7 of the FSR indicates that the north drainage system will service 4.02 hectares of land and the relevant details are presented in Figures 7 and 8. Please provide more details on how this area was derived. In addition, Figure 8 was not included in the report, clarification is required;
- m) Figure 12 provides a schematic for the ultimate development scenario. However, the drainage areas and hydrograph ID's shown in Figure 12 are not consistent with the OTTHYMO model, clarification is required;
- n) Page 14 of the FSR indicates that the provided active storage volume has a depth of 0.41 metres. Figure 13 shows that the actual depth of the extended detention is 0.11 metres, clarification is required;
- o) a minor flow rate of 0.036 cm/s/CB was assumed for Catchment 110. The relevant data to support this assumption must be submitted to TRCA;
- p) the relevant calculations in support of the OTTHYMO modeling need to be provided, such as the Time to Peak values. In addition, digital copies of the modeling must be submitted to TRCA;
- q) Page 11 of the FSR indicates that the north drainage should be controlled to almost zero outflows for the frequent event, such as the 2-year storm, to allow the south drainage to discharge without quantity controls. Please provide details on how this can be practically achieved as the minimum orifice size is 75 mm;
- r) best SWM practices should be used to the greatest extent possible in order to retain runoff resulting from a 5 mm rainfall. Lot level controls and infiltration measures should also be used;
- s) the proposed SWM pond block was modeled to have an imperviousness of 30%. This is low for the pond since the SWM pond is basically impervious;

- t) the top of bank should be located at least 0.5 metres above the level of the Regional Storm Flood Plain;
- u) the Regional Flood Lines should be shown on all Plans, as well as on the cross-section details, and,
- v) confirmation be provided that all restoration work is located outside the Regional Flood Line.

73. The Engineering Report/FSR or Design drawings shall include the following:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, *i.e.*, is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
- b) stormwater management techniques which may be required to control minor or major flows;
- c) appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
- d) proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
- e) location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's (*Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*) Regulation;
- f) overall grading plans and any reassessment as may be required, for the subject lands;
- g) design features to maintain hydraulic, ecological and geomorphic function of the site;
- h) details and calculations relating to proposed measures to promote infiltration and maintain a water balance for the draft plan area; and,
- i) submit finalized details and calculations on the conveyance of surface water flows.

74. A detailed Geotechnical Report on the restoration of the subject lands that addresses the post-cleanup engineered fill specifications, clean fill material and recommended degree of compaction is to be submitted for TRCA review. To enable an appropriate review, it should include four (4) critical cross-sections addressing the long-term stable slope between the watercourse and area of development while meeting a minimum factor of safety equal to 1.5 at each cross-section. Additionally, the existing and long-term stable top-of-slope lines (if not coincidental) must be provided on the draft plan or site plan.

The reconstructed top of bank should be no lower than the original ground elevation, that being the ground elevation before the contaminated fill was placed.

The valley slope must be reconstructed at a stable inclination, and should be no steeper than the existing slope to ensure that the existing valley storage and conveyance characteristics are maintained. However, the engineered fill slope inclination for the reconstructed slope should be no steeper than 3 Horizontal: 1 Vertical, and certified as stable by a licensed Geotechnical Engineer.

The reconstructed toe of slope must be located no closer to the watercourse than the existing toe of slope, but must be a minimum of 15 metres from the watercourse in order to provide adequate terrestrial passage and wildlife habitat and to provide an appropriate toe erosion allowance. Where the reconstructed slope is closer to the watercourse than the 15 metres requested, provisions to ensure that adequate bank protection is provided must be undertaken to the satisfaction of TRCA.

75. A Record of Site Condition (RSC) pursuant to the Ministry of Environment (MOE), respecting the site clean-up to an appropriate standard.
76. The proponent must contact the City of Vaughan for any proposed trail requirements to be considered in our overall site plan exercise.
77. Base mapping, drafted to TRCA standards for the entire area of analysis.
78. The approved Remedial Action Plan (RAP) be maintained in good order until the initiation of construction of the subdivision.
79. The implementing zoning by-law recognize the site's natural features and requisite buffers and that they be zoned into an open space, or other suitable zoning category, which has the effect of prohibiting development.
80. Successfully obtain a permit under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) for matters such as, but not limited to, site grading/discharge of stormwater flows from an outfall into a watercourse, associated with the development of the subdivision.
81. An Edge Management Plan for the areas adjacent to and around Rainbow Creek. This Plan must identify the species, quantities and sizes of plant material to be utilized in order to ensure the entire valley wall system is restored with native vegetation for the purpose of establishing a forest community. TRCA requires robust native woody vegetation planting to help mitigate potential impacts to the adjacent natural heritage feature(s). Additionally, the Plan must identify and protect the valleyland vegetation to be preserved, including the necessary measures to protect the said vegetation.
82. The Owner shall agree in the subdivision agreement, in wording acceptable to the TRCA:
  - a) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report(s) referenced above;



- b) to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
  - c) to obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA; and
  - d) to erect a permanent fence to the satisfaction of the TRCA for the residential component.
83. A copy of the fully executed subdivision agreement be provided to the TRCA when available, in order to expedite the clearance of conditions of draft approval.
84. All seed mixes within the site and associated linkages must be composed of native species only and according to the TRCA's "Seed Mix Guidelines" and "Seed Mix Species List".
85. A monitoring and reporting plan, as required by the ecologist and water resource manager, for both on-site and downstream impacts be prepared and shall include trigger mechanisms and contingencies based on the short and long term monitoring results.
86. The determination of groundwater quality parameters related to those contaminated areas subjected to soil stripping and replacement, which consideration should be given to the chemical testing of shallow groundwater to those areas where contaminated waste material has been excavated and is backfilled with organic-free engineered fill. This testing would be most relevant where fluids from buried drums or contaminated leachate from excavated waste(s) that have or may be encountered within those delineated areas.
87. Should the proponent determine that the vegetation beyond the erosion and sediment control area, towards the watercourse, require removal as a result of on site contamination, then the proponent is required to submit a modified proposal for TRCA approval.
88. The draft plan establish a minimum buffer area of 5 metres for all lots from the features, and no encroachment of private lands/rear yards within this buffer shall be permitted.
89. A Record of Completion detailing that all TRCA conditions have been fulfilled in a satisfactory manner be submitted by an independent certified professional and that said professional be on-site regularly during the grading and construction phases to ensure adherence to the TRCA conditions. The certified professional shall be subject to TRCA approval and at the cost of the Owner.
90. The Owner is required and must agree to hire a qualified environmental inspector/engineer to be on-site to ensure that the erosion and sediment control measures to be applied are maintained at all times during the construction of the remediation works on the site.

91. As part of the layered approach to the removal of site material/contaminant during the remedial works, the Owner shall ensure the continued provision of maintenance and upkeep of the erosion and sediment control measures necessary to prevent the migration of materials or matters during the course of construction.
92. The draft plan of subdivision shall be modified to clearly identify the valley land, buffer and stormwater management blocks.
93. The Owner is required to delineate the private property (individual lots) with appropriate fencing along the rear yard, adjacent to the buffer block. The purchase and sale agreement should include a clause advising home buyers that the fence shall not be removed, nor should gates be permitted, thereby restricting private access and entry into the buffer and valley system, as well as the private use of the said buffer.
94. This draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of the Conditions listed, as and if necessary.

#### York Region School Boards

95. 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).

#### Canadian Pacific Railway

96. Berm, or combination berm and noise attenuation fence, having extensions or returns at the ends, shall be erected on adjoining property, parallel to the railway right-of-way with construction according to the following:
  - a) minimum total height 5.5 metres above top-of-rail or as otherwise recommended;
  - b) berm minimum height 2.5 metres and side slopes not steeper than 2.5 to 1'; and,
  - c) fence, or wall, to be constructed without any openings and of durable material weighing no less than 20 kg. per square metre (4 lb/sq.ft.) of surface area.

Note: No part of the berm/noise barrier is to be constructed on railway property. Full height berm not required adjacent to the Stormwater Management Pond. Suitable protection in the form of a ditch or swale is satisfactory.

A clause should be inserted in all offers of purchase and sale or lease, and be registered on title or included in the lease for each dwelling affected by any noise and vibration attenuation measures, advising that any berm, fencing, or vibration isolation features implemented are not tampered with or altered, and further that the Owner shall have the sole responsibility for and shall maintain these features.

97. The recommendations presented by S.S. Wilson Associates in their Detailed Noise Control Study of March 30, 2007 are satisfactory to the railway and are to be implemented in the design end of the subdivisions and the individual dwellings.

98. The setback of any dwelling from the railway right-of-way shall be a minimum of 30 metres as depicted on the submission. While no dwelling should be closer to the right-of-way than the specified setback, an unoccupied building, such as a garage, may be built closer. The 2.5 metre high earth berm adjacent to the right-of-way must be provided in all instances.
99. A clause should be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease of each dwelling within 300 m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way, the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from the uses of its facilities and/or operations.
100. Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway, and be substantiated by a drainage report to be reviewed by the Railway.
101. A 1.83 metre high chain-link fence shall be constructed and maintained along the common property line of the Railway and the development by the Owner at his expense, and the Owner is made aware of the necessity of including a covenant running with the lands, in all deeds, obliging the purchasers of the land to maintain the fence in a satisfactory condition at their expense.
102. Any proposed utilities under or over railway property to serve the development must be approved prior to their installation and be covered by the Railway's standard agreement.

#### Canada Post

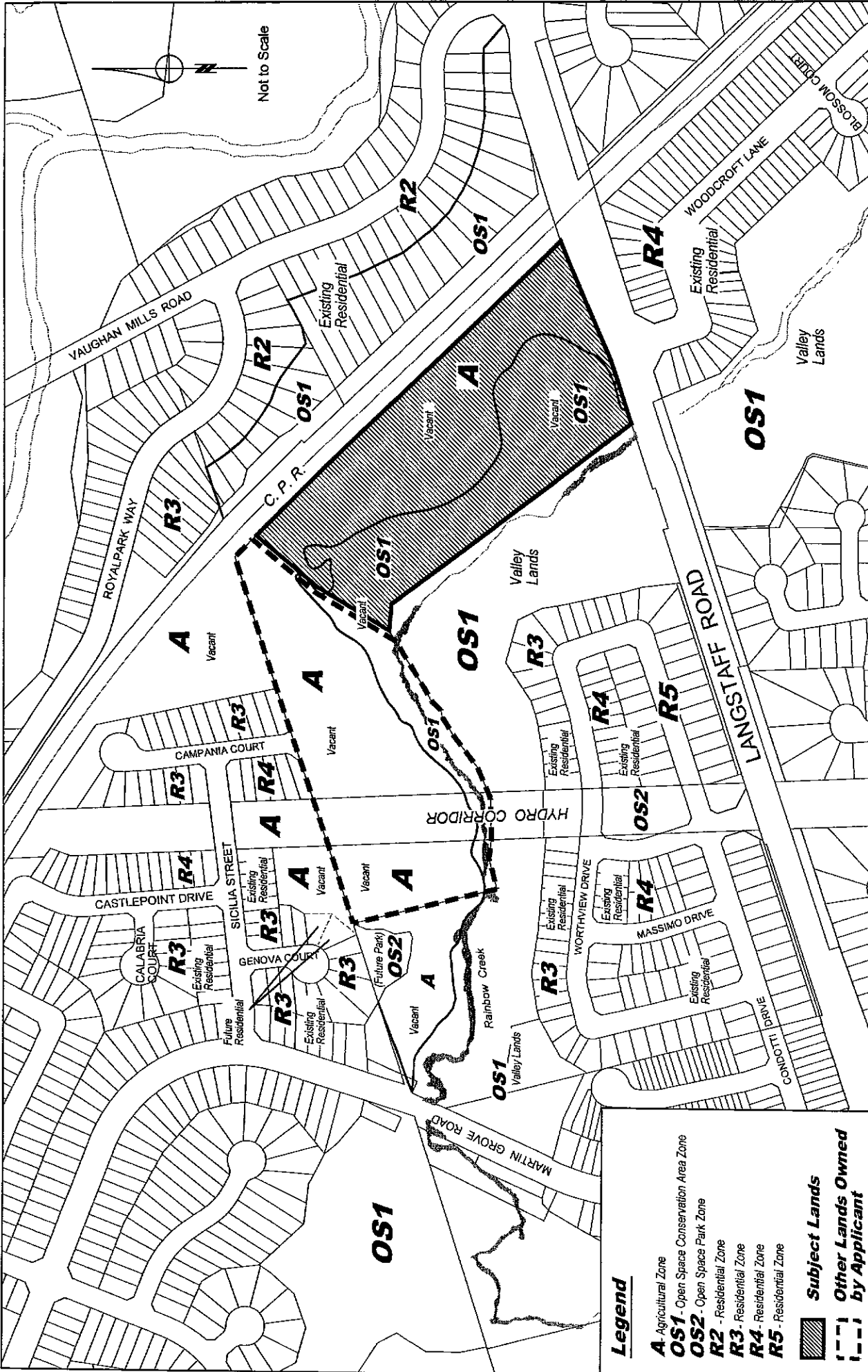
As a condition of draft approval, Canada Post requires that the Owner/Developer comply with following conditions:

103. The Consulting Engineers will send Canada Post 2 copies of the Utility co-ordination plan/site plan, for use in identifying the Community Mailbox location(s).
104. The Owner/Developer agrees to include on all offers of purchase/rental agreement (if applicable) and sale, a statement which advise the prospective purchaser that mail delivery will be from a designated Community Mailbox.
105. The Owner/Developer will be responsible for notifying the purchaser/renter of the exact Community Mailbox locations prior to the closing of any home sale.
106. The Owner/Developer will consult with Canada Post Corporation to determine suitable locations for the placement of the Community Mailbox and to indicate these locations on the appropriate servicing plans.
107. The Owner/Developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- a) appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on;
  - b) any required walkway across the boulevard, as per municipal standards; and,
  - c) any required curb depressions for wheelchair access.
108. The Owner/Developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed for the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

#### Other Conditions

109. 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 1 to 108 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
110. The City shall advise that Conditions 1 to 55 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
111. The Region of York shall advise that Conditions 56 to 71 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
112. The Toronto and Region Conservation Authority shall advise that Conditions 72 to 94 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
113. The School Boards shall advise that Condition 95 has been satisfied; the clearance letter shall include a brief statement detailing how this condition has been met.
114. Canadian Pacific Railway shall advise that Conditions 96 to 102 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
115. Canada Post shall advise that Conditions 103 to 108 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.



**Legend**

- A - Agricultural Zone
- OS1 - Open Space Conservation Area Zone
- OS2 - Open Space Park Zone
- R2 - Residential Zone
- R3 - Residential Zone
- R4 - Residential Zone
- R5 - Residential Zone

-  Subject Lands
-  Other Lands Owned by Applicant

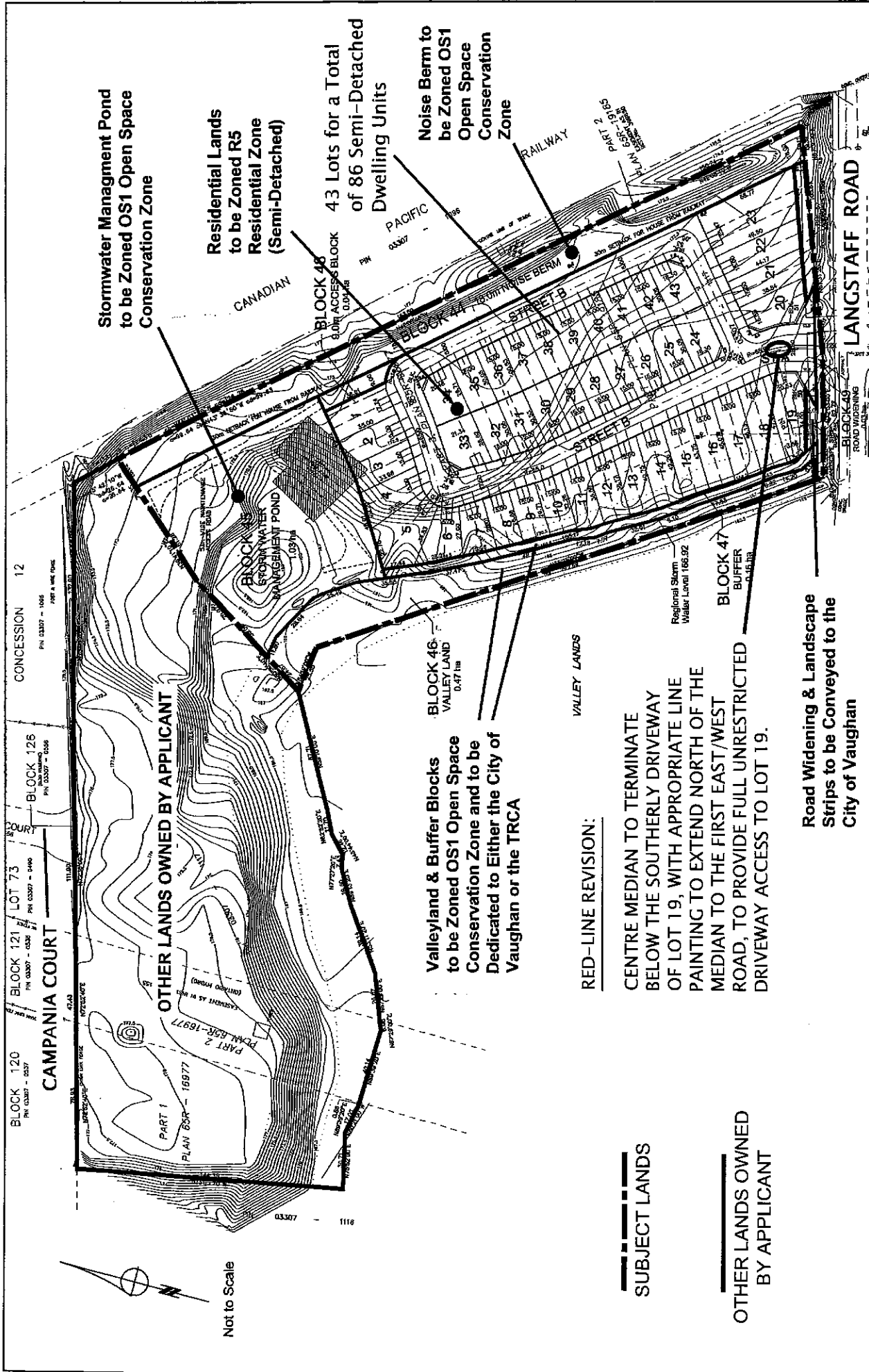
**Location Map**

Part of Lot 11,  
Concession 8  
APPLICANT:  
1668135 ONTARIO INC.  
NOPTV1 ATTACHMENTS\8158135\152.08/074



*The City Above Toronto*

Development Planning Department



# Attachment 3

FILE No's:  
19T-06V15 &  
Z.06.074

April 28, 2008



The City Above Toronto

Development Planning Department

## Draft Plan of Subdivision 19T-06V15, As Red-Lined

APPLICANT:  
1668135 ONTARIO INC.

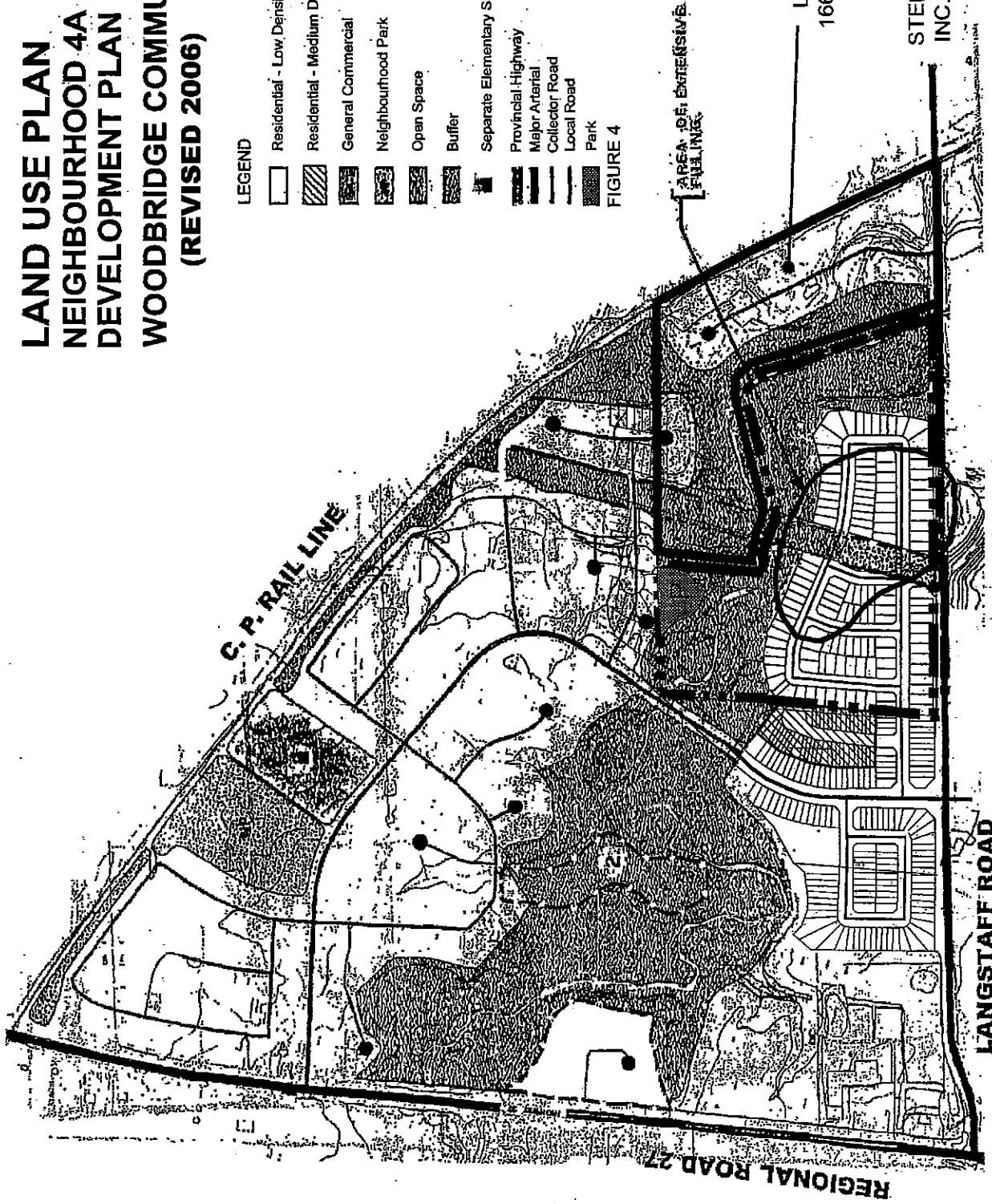
Part of Lot 11,  
Concession 8

NOTES ATTACHED TO THIS PLAN

**LAND USE PLAN  
NEIGHBOURHOOD 4A  
DEVELOPMENT PLAN  
WOODBIDGE COMMUNITY  
(REVISED 2006)**

- LEGEND**
- Residential - Low Density
  - Residential - Medium Density
  - General Commercial
  - Neighbourhood Park
  - Open Space
  - Buffer
  - Separate Elementary School
  - Provincial Highway
  - Major Arterial
  - Collector Road
  - Local Road
  - Park

**FIGURE 4**



Not to Scale

**Attachment 4**

FILE No's:  
19T-06V15 &  
Z.06.074

April 14, 2008



*The City Above Toronto*

Development Planning Department

**Neighbourhood 4A Plan**

Part of Lot 11,  
Concession 8

APPLICANT:  
1668135 ONTARIO INC.

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