

## **COMMITTEE OF THE WHOLE JUNE 16, 2008**

### **ZONING BY-LAW AMENDMENT FILE Z.07.055 DRAFT PLAN OF SUBDIVISION FILE 19T-07V05 SANTANA DEVELOPMENT INC., MAVONE HOLDINGS INC., 1585642 ONTARIO LIMITED REPORT #P.2008.3**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.07.055 (Santana Development Inc., Mavone Holdings Inc., 1585642 Ontario Limited) BE APPROVED, and that the implementing by-law:
  - a) rezone the southerly portion of Block 1, and Blocks 2 and 3, from A Agricultural Zone to EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone, in the manner shown on Attachment #3;
  - b) permit accessory outside storage on corner lots, in the rear and interior side yards only in the EM2 General Employment Area Zone, whereas By-law 1-88 does not allow accessory outside storage to be situated on corner lots;
2. THAT Draft Plan of Subdivision File 19T-07V05 (Santana Development Inc., Mavone Holdings Inc., 1585642 Ontario Limited) BE APPROVED, as redlined on June 16, 2008, subject to the conditions of approval set out in Attachment #1.
3. THAT for the purpose of notice, the subdivision agreement shall contain a provision that parkland shall be dedicated and/or cash-in-lieu paid in accordance with the Planning Act and conform to the approved "Cash-in-lieu of Parkland Policy".
4. THAT Council pass the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated February 26, 2007:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision Application 19T-07V05 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total gross developable area of 16.3 ha for employment lands, subject to the execution of a subdivision agreement to the satisfaction of the City."

#### **Economic Impact**

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

#### **Communications Plan**

On December 21, 2007, a Notice of Public Hearing was circulated to all property owners within 120m of the subject lands, and to the Ministry of Transportation, City of Brampton, Region of Peel, York Region, and to the West Woodbridge Homeowner's Association. Through the circulation, no comments were received, and no members of the public appeared at the Public Hearing on January 21, 2008. The recommendation of the Committee of the Whole to receive the Public Hearing report and forward a comprehensive report to a future Committee of the Whole meeting, was ratified by Council on January 28, 2008.

## **Purpose**

The Owner has submitted applications to amend the Zoning By-law and for Draft Plan of Subdivision approval on the subject lands shown on Attachment #2. More specifically, to rezone the lands shown as Part "A" on Attachment #3 from A Agricultural Zone to EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone in the manner shown on Attachment #3, and Draft Plan of Subdivision approval pertaining to the lands shown as Area "A" and Area "B" on Attachments #3 and #4.

The rezoning of Area "B" was applied for through Zoning By-law Amendment File Z.06.071, and was approved by Council on June 25, 2006, however, the implementing zoning by-law amendment has not been enacted. The approved zoning for Area "B" as shown on Attachment #3 is consistent with the proposed zoning on the subject lands to the south of Area "B" as shown on Attachment #3.

A Zoning exception to permit accessory outside storage on corner lots in the EM2 General Employment Area Zone has also been requested, to be consistent with the zoning permission approved for the subdivision to the north (Boca East, Files 19T-06V13 and Z.06.07).

The breakdown of the land uses are as follows:

- 3 Mixed Prestige and General Employment Area Blocks (split EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone)	15.526 ha
- <u>Road widening, reserve blocks, streets</u>	<u>0.733 ha</u>
<b>TOTAL</b>	<b>16.259 ha</b>

## **Background - Analysis and Options**

The 16.259 ha site is located on the east side of Regional Road 50 through to Huntington Road, and south of Rutherford Road, in Part of Lot 12, Concession 10, City of Vaughan, as shown on Attachment #2. The surrounding land uses are shown on Attachment #2.

### **Official Plan**

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450 (Employment Area Plan), as amended by OPA #631, and also subject to the Block 64 Plan as shown on Attachment #5. The Block Plan shows the delineation of the "Prestige" and "General Employment" areas. The proposed draft plan is also subject to the following Official Plan policies:

#### **a) Prestige Area**

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

#### **b) Employment Area General**

The "Employment Area General" designation accommodates uses which do not require high visual exposure, provides locational opportunities for industrial development which may require

outside storage or be undertaken outdoors, and that facilitates a broad range of lot sizes and a diversity of building forms in order to meet the needs of any business or industry. Permitted uses include a full range of processing, warehousing and outside storage operations, and transportation and distribution facilities. The implementing zoning is EM2 General Employment Area Zone.

#### Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88, which does not permit the proposed employment uses. The proposed rezoning categories for the subdivision are shown on Attachment #3.

The Owner is proposing EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone categories for the southerly portion of Block 1, and on Blocks 2 and 3. The rezoning of the three blocks would result in a split zoning for each block, however, the resulting split zoning would conform to the Official Plan and Block Plan designations for the subject lands.

The outside storage requirements in Subsection 6.3.2 (vi) of By-law 1-88 states that in an EM2 General Employment Area Zone, "no outside storage shall be permitted on any corner lot". Also, Subsection 6.3.2(iii) states that "no outside storage shall be located between any main building and a street line". The Owner is requesting that these requirements be eliminated in order to provide consistent zoning exceptions on the EM2 blocks when combined with the part blocks zoned EM2 in the northerly Boca subdivision, which has been approved with this exception by Vaughan Council on June 25, 2007. Given the large size of the proposed blocks, particularly when combined with the part blocks in the northerly Boca Subdivision, Development Planning Staff have no objection to these exceptions, subject to any outside storage being located in the rear and interior side yards only. This would ensure that the building is located close to the front lot line, and that the outside storage does not become the prominent feature on the property. The EM2 Zone restricts outside storage to a maximum of 30% of the lot area, and there must be a building not less than 550 m<sup>2</sup> located on the property. All other outside storage requirements in Subsection 6.3.2 will still apply at the site plan and/or building permit stage.

#### Block Plan

The proposed draft plan of subdivision is consistent with the Block 64 Plan as shown on Attachment #5, in terms of road pattern and the location of employment blocks. The Block 64 Plan was approved by Council on June 26, 2006. Street "1" (north-south) will form part of the ultimate build-out connection to Rutherford Road to the north and Langstaff Road to the south. The east/west road located in the northerly approved Subdivision 19T-06V13 to the north, will form the connection between Regional Road #50 to the west and Huntington Road to the east.

#### Subdivision Design

The proposed draft plan of subdivision includes a total of 3 Blocks for Prestige Employment and General Employment uses. Street "1" runs north-south and bisects the subdivision, with Highway #50 to the west and Huntington Road to the east, as shown on Attachment #4.

#### Servicing

The City Engineering Department has provided the following comments:

##### a) Servicing Report

In support of the draft plan, the applicant has submitted a Master Environmental Servicing Plan (Addendum) prepared by Schaeffers & Associates, dated November 2006 (the "MESP"), confirming the availability of water, sanitary, and storm sewers to develop

the lands. The MESP identifies that the municipal services are external and sized to service the draft plan.

b) Water System

The draft plan is located within the service area of Pressure District #6 of the York Water Supply System. The draft plan can be provided with a looped water supply by constructing the proposed 400 mm diameter watermain on Huntington Road south from the existing 1800mm diameter watermain on Rutherford Road and constructing the proposed 300mm diameter watermain on the internal roads.

c) Sanitary Sewer

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

d) Storm Drainage

The MESP proposes to service both the subject draft plan and abutting external developing lands to storm water management pond (SWM) 3 within the Block Plan. Prior to subdivision approval, the applicant shall provide a storm water management report for the review and approval of the City. This report shall describe the proposed drainage system to develop the draft plan and include, but not be limited to, the following items:

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

e) Roads

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

f) Street-Lighting

The street-lighting shall meet the City criteria within the draft plan.

g) Environmental Site Assessment

Prior to any grading, stripping of topsoil and initiation of construction, the Owner is required to submit the ESA reports to the City for review and approval.

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

### Region of York

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

"This subdivision is within the West Rainbow Collector drainage area of the York Durham Sewage System. Full build-out of the West Rainbow Collector drainage area will require completion of the twinning of the Rainbow Trunk Sewer, east of Kipling Avenue. The Rainbow Trunk Sewer twinning is expected to be completed in late 2008.

Based on contours provided on the draft plan of subdivision, this site will be serviced from Pressure District No.5 or No.6. There are no concerns regarding water supply to this area."

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

### Region of Peel

The Region of Peel has reviewed the subdivision application and provides the following comments:

#### a) "Water and Sanitary Sewer Facilities"

The applicant is advised that Region of Peel water and sanitary sewer facilities are not available to service the proposed development/subject site.

Please note that York Region, City of Vaughan and the developer should be aware of requirements for the protection of private wells within the zone of influence of the subject lands. The developer should provide York Region or the City of Vaughan with adequate securities, to be determined by the municipality, for the protection of private wells.

#### b) Region of Peel Roads

The proposed development abuts Highway 50, which is under the jurisdiction of the Region of Peel. Please note that the Draft Plan of Subdivision drawing (No. 07:01) does not clearly identify access to Highway 50.

The developer/applicant is required to submit a detailed Traffic Impact Study (TIS) acceptable to the Region of Peel detailing the impact on the Regional road network and identifying any mitigation measures. Until such time that the TIS is finalized and acceptable to the Region of Peel, any proposed road/access connections to Regional roads will not be permitted.

Please note that all proposed road and access connections to Highway 50 are subject to further review and will only be approved in conjunction with an approved Traffic Impact Study.

Prior to final acceptance, the applicant's engineer is required to submit to the Region of Peel, Environment, Transportation and Planning Services Department all Engineering Drawings in Micro-Station format as set out in the latest version of the Region of Peel "Development Procedure Manual".

#### c) Waste Management

Please note that waste collection will not be provided by the Region of Peel."

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

#### Utilities

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

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

In a letter dated March 10, 2008, the TRCA indicated that they have no objections to the approval of the draft plan of subdivision and zoning by-law amendment applications, subject to the conditions in Attachment #1.

#### Vaughan Cultural Services

The Cultural Services Division has no objections to the approval of the proposed draft plan of subdivision provided an Archaeological Assessment is submitted to their satisfaction.

#### Parkland Dedication

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

#### 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 provided conditions of subdivision approval on Attachment #1.

#### Conclusion

The Development Planning Department has reviewed the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications in accordance with the policies of OPA #450, as amended by OPA #631, the approved Block 64 Plan, the provisions of By-law 1-88, and the existing and proposed developments in the surrounding area. The Development Planning Department considers the proposed subdivision development to facilitate industrial employment uses to be desirable and appropriate, and in keeping with the approved Block Plan.

The proposed EM1 Prestige Employment Area and EM2 General Employment Area Zones will implement the designations in the Official Plan and Block Plan. The proposed exception to permit accessory outdoor storage on a corner lot in the EM2 Zone can also be supported, subject to the outside storage being located in the rear and interior side yards only, thereby ensuring the

building is located close to the front lot line. This exception is also consistent with the exception granted to the northerly Boca East Subdivision.

For these reasons, the Development Planning Department can support the approval of the Zoning By-law Amendment Applications, and the Draft Plan of subdivision shown on Attachment #4, subject to the conditions of approval outlined in Attachment #1.

**Attachments**

1. Conditions of Approval
2. Location Map
3. Proposed Zoning
4. Draft Plan of Subdivision 19T-07V05 (Red-Lined)
5. Approved Block 64 Plan

**Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEHAMA  
Manager of Development Planning

/LG

## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF SUBDIVISION 19T-07V05  
SANTANA DEVELOPMENTS INC., MAVONE HOLDINGS INC. &  
1585642 ONTARIO LIMITED  
PART OF LOT 12, CONCESSION 10, 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-07V05, ARE AS FOLLOWS:**

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

1. The Plan shall relate to the draft plan of subdivision, prepared by KLM Planning Partners Inc., drawing #07:1, dated October 30, 2007, and red-lined on June 16, 2008, to incorporate the following revisions:
  - a) Temporary turning circle to be provided at the south end of Street "1".
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:
  - EM1 Prestige Employment Area Zone
  - EM2 General Employment Area Zone
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 135-2007.
4. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, if required, to reflect any significant alterations caused from this draft plan approval.
5. The Owner shall enter into a subdivision agreement with the City 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.
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. Prior to application for building permit, site plan approval may be required for certain types of development under the City's Site Plan Control By-law, for draft approved Blocks 1, 2 and 3.



9.
  - a) The road allowances included within this draft plan of subdivision shall be dedicated as public highway without monetary consideration and free of all encumbrances.
  - b) 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.
10. The road allowances within the Plan shall be designed in accordance with the City's engineering 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 dedicated to the City free of all charge and encumbrances. The streets and blocks shall be designed to coincide with the development pattern on adjacent properties.
11. Any dead end or open sides of a road allowance within the Plan shall be terminated in a 0.3m reserve, to be conveyed to the City without monetary consideration and free of all charge and encumbrances, to be held by the City until required for a future road allowance or development of adjacent lands.
12. Final engineering design(s) may result in minor variations to the Plan (eg., in the configuration of road allowances and number of blocks, etc.), which may be reflected in the final plan to the satisfaction of the City.
13. The Owner shall agree that the location and design of the construction access shall be approved by the City and/or the appropriate authority.
14. Prior to final approval, the Owner shall submit a soils report prepared at the Owner's expense for review and approval. 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.
15. 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.
16. The Owner shall agree that Blocks 1, 2 and 3 shall only be developed in conjunction with the adjacent lands; in the interim, such blocks will be subject to an "H" Holding Zone provision, if required.
17. 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.
18. The Owner shall agree that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water, sanitary sewers, and storm drainage facilities are available to service the proposed development.

19. 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.
20. Prior to final approval of the Plan, the Owner shall provide a hydrogeological report to the City for review and approval. The hydrogeological report is required to ensure that existing wells in the vicinity of the Plan will not be adversely affected by the subsurface construction activities. The hydrogeological report shall include the monitoring of the existing wells before, during, and after construction.
21. The design of all proposed valley crossings shall be finalized to the satisfaction of the TRCA and Engineering Department.
22. A revised Water Supply Analysis shall be provided to the satisfaction of the City of Vaughan Engineering Department demonstrating that adequacy of supply and proper looping is available and provided for both at the regional and local level, to satisfy all City design criteria.
23. The Block Plan Report, together with supporting reports must be revised, updated and submitted in final form to reflect all modifications arising from the resolution of all conditions.
24. The timing for infrastructure/transportation improvements required for development in Block 64 including the reconstruction and widening of Huntington Road and Langstaff Road must be established to the satisfaction of the City of Vaughan.
25. All Regional infrastructure work including road widening, water and wastewater system improvements necessary to support development in Block 64 shall be completed to the satisfaction of the City and Region.
26. The stormwater management pond shall be designed in conformance with City of Vaughan Design Criteria (Engineering and Urban Design), Standard Drawings and Specifications.
27. External municipal services (sanitary and storm sewers/ stormwater management pond, and watermain) are required and shall be constructed to accommodate this plan to the satisfaction of the City.
28.
  - a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of peer review of the reports.
  - b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
  - c) The Owner shall provide a certificate by a qualified professional that all lands

within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.

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

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

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

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

30. Prior to final approval, the Owner shall prepare comprehensive urban design guidelines for the Block 64 Block Plan to the satisfaction of the City. These guidelines shall include urban design principles with respect to site planning, street network, landscape architecture, built form, open space and public/private streetscape realm.
31. Prior to final approval, the Owner shall prepare a streetscape and open space master plan to the satisfaction of the City. The master plan shall comply with the urban design guidelines and address but not be limited to the following issues:
- The use of hard and soft landscape elements to define significant street vista and generate a pleasing public/private street character.
  - Landscape and streetscape treatments for the Business Park campus edges including pedestrian access to arterial roads for public transit services;
  - Entry and special landscape features which express and enhance the Business Park identity;
  - Landscaping and restoration of open space lands including pedestrian trails, pedestrian access points, seating areas and naturalization;
  - Pedestrian linkages throughout the block including valley/open space blocks and stormpond facilities;
  - Special decorative paving treatments for primary Business Park intersection nodes;
  - The landscape treatment of stormwater management facilities;

- The appropriate streetscape design of the stormpond/open space crossing for Street "1";
  - Special streetscape furniture, including benches, waste receptacles, bike racks and tree grates that support the character throughout the Business Park community.
32. 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.
33. The Owner shall agree in the subdivision agreement that:
- a) Prior to final approval, architectural 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 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 drawings certifying compliance with the approved architectural guidelines.

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.

34. 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 Distribution Inc. and the City.
35. a) Prior to final approval and prior to commencement of any work on the site, the proponent shall carry out an archaeological assessment of the subject property to the satisfaction of the City and the Ministry of Culture; and the proponent shall agree to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological 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 proponent 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.

Toronto and Region Conservation Authority

- 36. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Master Environmental Servicing Plan (MESP) for this area. This report shall include:
  - 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 methods of controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
  - e) overall grading plans for the subject lands; and
  - f) 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).
- 37. That this draft plan of subdivision be subject to red-line revision in order to meet the requirements of Condition 36, if necessary.
- 38. That the applicant submit a comprehensive erosion and sediment control plan that adheres to the Greater Golden Horseshoe Conservation Authorities Erosion and Sediment Control Guidelines for Urban Construction (December 2006) ([www.sustainabletechnologies.ca](http://www.sustainabletechnologies.ca)).

39. That the Owner in the subdivision agreement, in wording acceptable to the TRCA agrees:
- a) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Condition 36;
  - 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 158 from the TRCA;
  - d) to implement appropriate runoff reduction measures at the site level, where feasible and to the satisfaction of the TRCA;
  - e) to incorporate the following clause in the Agreement of Purchase and Sale for individual sites within the Block Plan area:  
  
*Purchasers are advised that runoff reduction measures to be implemented on site will be required, where feasible and subject to the satisfaction of the Toronto and Region Conservation Authority.*
40. That the applicant submit a copy of the fully executed subdivision agreement, when available, in order to expedite the clearance of conditions of draft plan.

Region of York

41. 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.
42. Prior to final approval, the Region shall confirm the construction of the West Rainbow Trunk is completed to the satisfaction of York Region.
43. The Owner shall agree in the Subdivision Agreement that all unused wells shall be decommissioned according to Ontario Regulation 903, prior to any construction works occurring on the site.
44. Prior to final approval, the Owner shall provide a set of Engineering drawings, approved by the area municipality, which indicate the storm drainage system, the overall grading plans and all proposed accesses onto York Region roads, for all lands within this plan of subdivision, to the Transportation Services Department for verification that all York Region's concerns have been satisfied.
45. 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 York Region

Transportation Services Department, Attention Eva Pulnicki, P. Eng.

46. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation Services 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.
47. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation Services Department that the elevations along the Highway 50 streetline shall be 0.1 metres above the future centreline elevation of Highway 50, unless otherwise specified by the Transportation Services Department.
48. 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.
49. 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 road right-of-way to protect right-of-way vegetation identified for preservation;
  - c) Any wood 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-of-ways shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal;
  - d) A planting plan for all new and relocated vegetation to be planted within the 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 Regional Street Tree Planting List. These documents may be obtained from the Forestry Section. If any landscaping or features other than tree planting (e.g. flower beds, shrubs) are required, as a condition of approval set out by the City of Vaughan, it is our explicit understanding that the City of Vaughan will assume responsibility for the maintenance for the enhanced landscaping.
50. Prior to final approval, the Owner shall agree to convey to the Regional Municipality of York, a 0.3 metre reserve along the entire frontage of the site free of all costs and encumbrances, to the satisfaction of the Regional Solicitor.
51. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to the York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
52. Prior to final approval, the Owner shall agree that the following lands will be conveyed to



The Regional Municipality of York for a temporary easement for grading purposes over, along and upon the lands, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor:

- a) Parts 3, 4, 5 and 6 of draft reference plan 07-B5677-V-3 prepared by Young & Young Surveying Inc.
53. 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 1 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 be addressed to York Region, containing 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.
54. Prior to final approval, the Owner shall certify, in wording satisfactory to the Transportation Services 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):
- a) 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;
  - b) In such a manner, condition or emanation 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.
55. The Owner shall agree, prior to site plan approval for Blocks 2 and 3 that access to Blocks 2 and 3 shall be via Street "1". Direct access shall not be permitted to Highway 50.
56. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation Services Department, that all local underground services will be installed within the area of the development lands and not within the Highway 50 right-of-way. 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.
57. The Owner shall agree in the Subdivision Agreement, in wording satisfactory to the Transportation Services 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.

58. 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 will have transit services.

Future YRT transit services are planned for the following roadways or sections of:

- Highway 50
- Huntington Road

The Owner shall submit drawings showing the sidewalk locations to the satisfaction of York Region.

59. 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. 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 purchasers agreements. The YRT route maps and the Future Plan maps are available from YRT upon request.
60. 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 will have transit services, sidewalks, pedestrian access and/or bus stop locations.
61. Prior to final approval, the Owner shall submit engineering plans for York Region's approval that identify the Transit requirements.
62. Prior to final approval, the Owner shall provide a copy of the duly executed local subdivision agreement to the Transportation Services Department outlining all Regional requirements.
63. Prior to final approval, the Owner shall provide a copy of the duly executed local subdivision agreement to the transportation Services Department outlining all Regional requirements.
64. The Owner shall enter into an agreement with the Region of York, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law DC-0007-2007-040.

#### Region of Peel

65. The applicant shall submit a detailed Traffic Impact Study acceptable to the Region of Peel detailing the impact on the Regional road network and identifying any mitigation measures. Until such time that the Traffic Impact Study is finalized and acceptable to the Region of Peel, road/access connections to Regional roads will not be approved.
66. The applicant's engineer is required to submit to the Region of Peel, Public Works Department, all engineering Drawings in Micro-Station Format as set out in the latest version of the Region of Peel "Development Procedure Manual".

#### Bell Canada

67. The Owner is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner/Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/ telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).
68. The Owner shall agree in the agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for the relocation of such facilities or easements.
69. Bell Canada requires one or more conduit or conduits of sufficient size from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.

#### Other Conditions

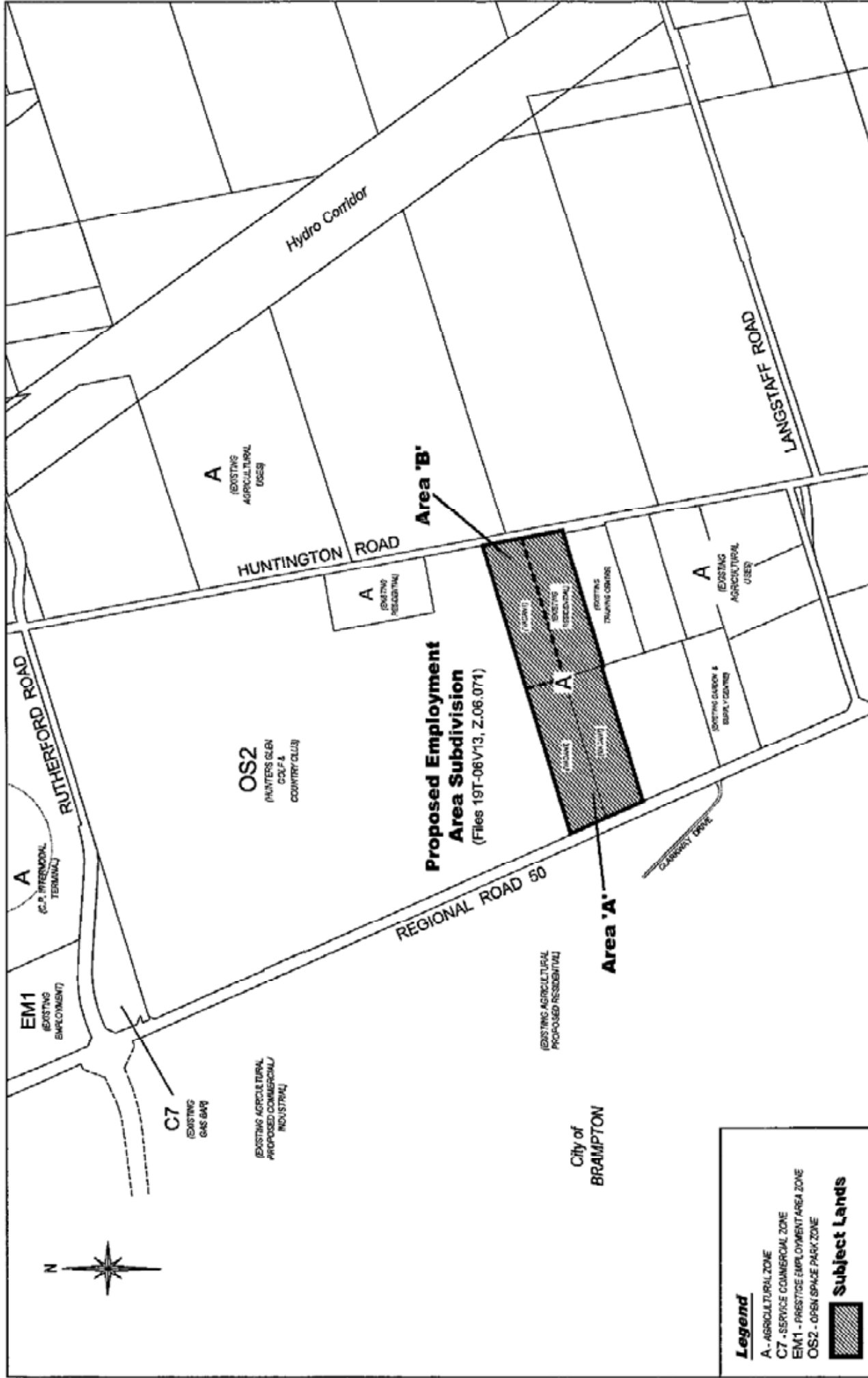
70. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, and other essential services; and
  - b) all government agencies agree to registration by phases and provide clearances,

as required in Conditions 1 to 69 inclusive, for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

71. The City shall advise that Conditions 1 to 35 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
72. The Toronto and Region Conservation Authority shall advise that Conditions 36 to 40 inclusive have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met
73. The Region of York shall advise that Conditions 41 to 64 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
74. The Region of Peel shall advise that Conditions 65 and 66, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
75. Bell Canada shall advise that Conditions 67 to 69 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

6/10/2008 - Revised (LG)

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**Legend**

- A - AGRICULTURAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS2 - OPEN SPACE PARK ZONE

**Subject Lands**

(Shaded box icon)

# Location Map

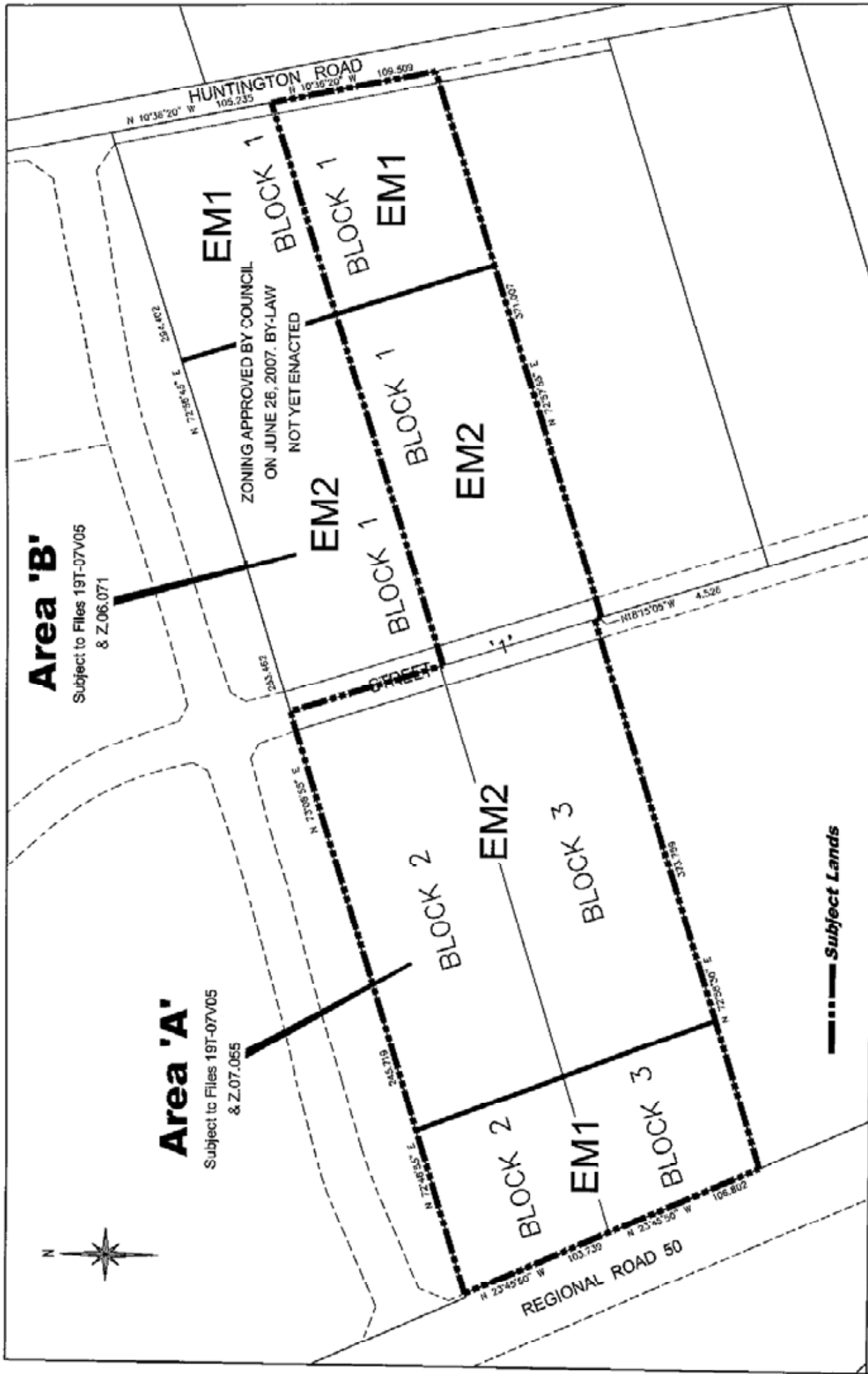
Part of Lot 12,  
Concession 10  
APPLICANT: SANTANA DEVELOPMENT INC./  
MAYONE HOLDINGS INC./1585642 ONTARIO LIMITED  
MAYONE ATTACHMENT 15/10/06-07/05/07 655



*The City Above Toronto*  
Development Planning Department

# Attachment 2

FILE No(s):  
19T-07V05 & Z.07.055  
Not to Scale  
June 9, 2008



## Proposed Zoning

Part of Lot 12,  
Concession 10

APPLICANT: SANTANA DEVELOPMENT INC./  
MAVONE HOLDINGS INC./1585642 ONTARIO LIMITED

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**City of Vaughan**

*The City Above Toronto*

Development Planning Department

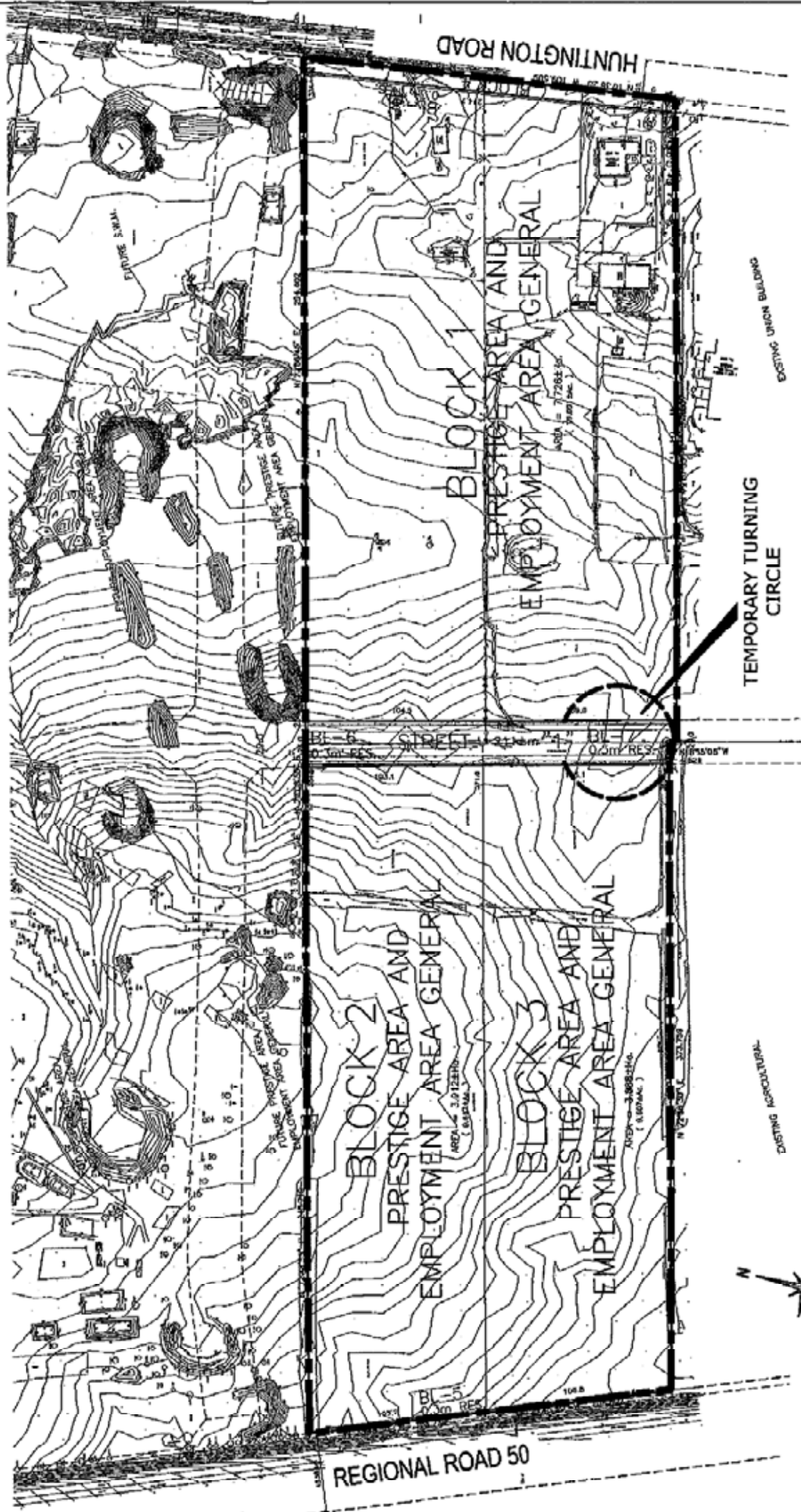
## Attachment

**3**

FILE No(s):  
19T-07V05 & Z.07.055

Not to Scale

June 9, 2008



SUBJECT LANDS ———

CITY OF VAUGHAN RED-LINE PLAN  
JUNE 16, 2008

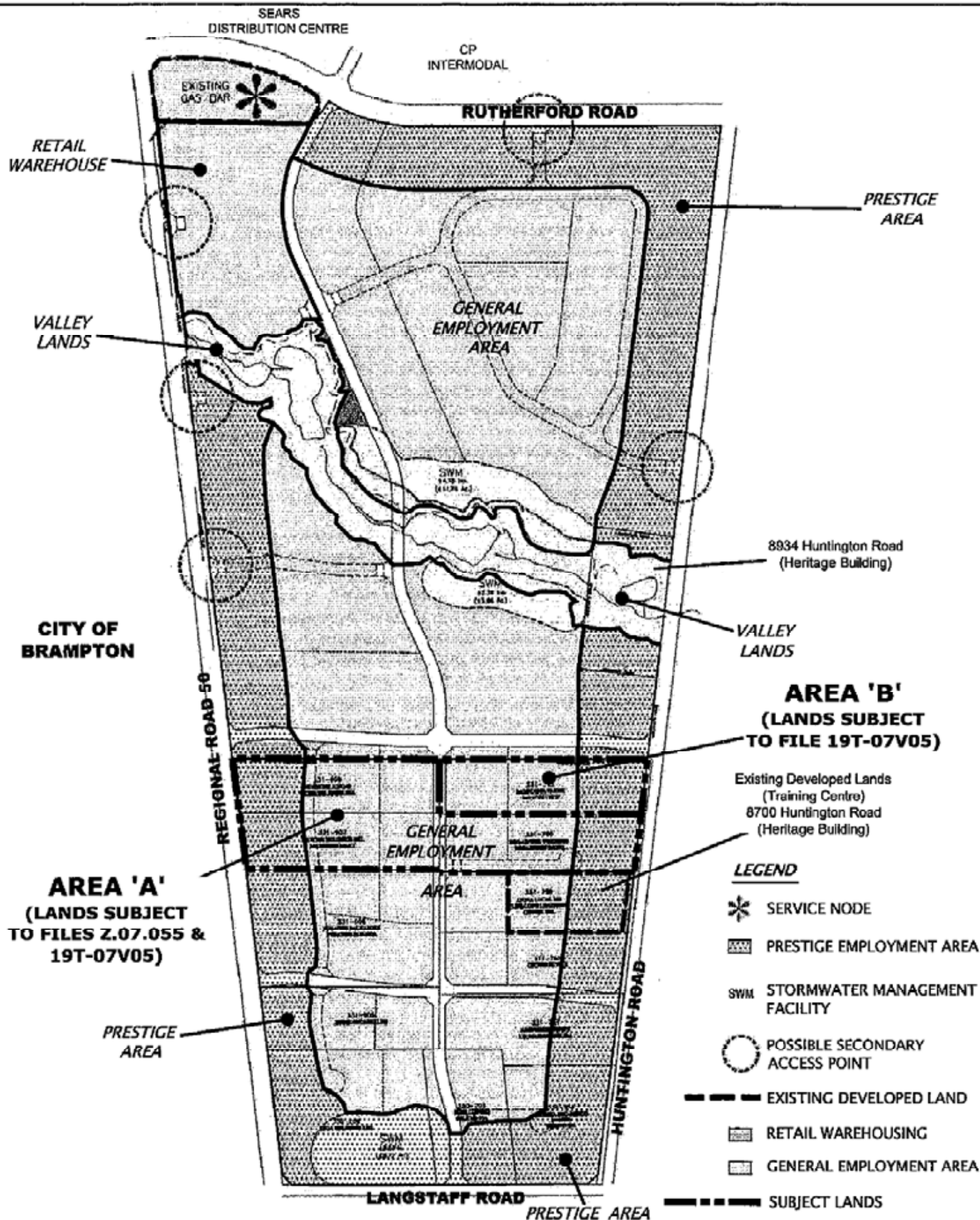
# Draft Plan of Subdivision 19T-07V05 (Red-Lined)

APPLICANT: SANTANA DEVELOPMENT INC./ MAVONE HOLDINGS INC./ 1585642 ONTARIO LIMITED  
Part of Lot 12, Concession 10  
N:\2007\1 ATTACHMENTS\19T-07V05-07.dwg



Development Planning Department





## Approved Block 64 Plan

Part of Lot 12,  
Concession 10

APPLICANT: SANTANA DEVELOPMENT INC./  
MAVONE HOLDINGS INC./1585642 ONTARIO LIMITED

15/07/13 17:00:00/15/07/13 17:00:00/07/08

City of  
**Vaughan**

*The City Above Toronto*

Development Planning Department

## Attachment

FILE No(s):  
19T-07V05 & Z.07.055

Not to Scale

June 8, 2008

**5**