

**COMMITTEE OF THE WHOLE AUGUST 31, 2010**

**ZONING BY-LAW AMENDMENT FILE Z.10.013  
DRAFT PLAN OF SUBDIVISION FILE 19T-10V03  
SITE DEVELOPMENT FILE DA.10.017  
DRAFT PLAN OF CONDOMINIUM 19CDM-10V01  
ELM THORNHILL WOODS (2010) INC.  
WARD 4**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.013 (Elm Thornhill Woods (2010) Inc.) BE APPROVED, to rezone the subject lands shown on Attachments #3 and #4 from A Agricultural Zone to RVM2 Residential Urban Village Multiple Dwelling Zone Two to facilitate the development of 52 freehold townhouse dwellings on a common element private road as shown on Attachment #7 with the site-specific exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision 19T-10V03 (Elm Thornhill Woods (2010) Inc.) shown on Attachment # 5, BE APPROVED, subject to the conditions set out in Attachment #1, to facilitate the creation of one(1) block.
3. THAT Site Development File DA.10.017 (Elm Thornhill Woods (2010) Inc.) BE APPROVED subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the final site plan, building elevations including significantly upgraded rear elevations which shall be submitted by the Owner, landscape plan/details, tree inventory assessment, tree preservation and removal plan, lighting plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
    - ii) the final site servicing and grading plan, stormwater management report, traffic impact and site access study, and noise attenuation report, shall be approved by the Vaughan Engineering Department;
    - iii) the Owner shall provide the City with written confirmation that satisfactory arrangements for cost sharing for servicing have been made;
    - iv) the Owner shall pay to Vaughan as applicable, Special Service Area Development Charges in accordance with the City of Vaughan Development Charges By-law;
    - v) the Owner shall pay to Vaughan, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the City's Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-End Agreement;
    - vi) the Owner shall receive a Clearance of Archaeological Resource Concerns from the Ministry of Tourism and Culture (Archaeological Unit); and,

- vii) the implementing subdivision (File 19T-10V03) shall have been registered and implementing zoning by-law (File Z.10.013) shall be in full force and effect.
4. THAT the Owner shall pay Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units 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.
  5. THAT Draft Plan of Condominium (Common Elements) File 19CDM-10V01 (Elm Thornhill Woods (2010) Inc.) BE APPROVED, subject to the conditions set out in Attachment #2.
  6. IT IS HEREBY RESOLVED THAT Site Development Application (File DA.10.017) is allocated sanitary sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 52 residential units, subject to the execution of a Site Plan Letter of Undertaking to the satisfaction of the City.

#### **Contribution to Sustainability**

The Owner has advised that the following sustainable features will be provided within the site and building design:

- Permeable pavers for the walkway within the amenity area;
- Bioswales in the rear yards consisting of a 1m x 1m trench filled with clear stone wrapped with a filter blanket and grassed over;
- Energy efficient appliances;
- Low flush toilets;
- Energy star heating and air conditioning units;
- Energy efficient Low-E Argon windows;
- Additional insulation in the attics; and,
- Fully insulated basements.

#### **Economic Impact**

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

#### **Communications Plan**

On April 16, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. Letters of concern were received by the Development Planning Department, which are discussed in the background section of this report. The recommendation to receive the Public Hearing report of May 11, 2010, was ratified by Council on May 18, 2010.

#### **Purpose**

The Owner has submitted the following applications on the subject lands shown on Attachment #3 and #4:

1. A Zoning By-law Amendment Application (File Z.10.013) to rezone the subject lands from A Agricultural Zone to RVM2 Residential Urban Village Multiple Dwelling Zone Two to facilitate the development of 52 freehold townhouse units

on a common element private road, with the required zoning exceptions identified on Table 1 of this report.

2. A Draft Plan of Subdivision Application (File 19T-10V03) to facilitate the creation of one block, under a single registered M-Plan, which would permit the application for Draft Plan of Condominium (Common Elements) File 19CDM-10V01.
3. A Site Development Application (File DA.10.017) to permit the development of 52 townhouse units as shown on Attachment #7.
4. A Draft Plan of Condominium Application (Common Elements, File 19CDM-10V01) to create common elements, including a private road, visitor parking, walkways, and landscaped amenity areas to serve 52-unit freehold townhouse units as shown on Attachment #6.

## **Background - Analysis and Options**

### Location

The subject lands shown on Attachments #3 and #4 are located on the east side of Dufferin Street north of Summeridge Drive in Part of Lot 13, Concession 2, City of Vaughan. The 1.52 ha site has an 82.m frontage along Dufferin Street and is developed with a 2-storey frame building (to be demolished). The surrounding land uses are shown on Attachment #4.

### Concerns Raised through the Public Hearing Process

Letters of concern were received prior to the Public Hearing meeting, which reference the original development concept which proposed 53 townhouse units, a driveway parallel to the east (rear) property line with parallel visitor parking spaces, and no outdoor private parkette. The following concerns were raised with respect to the original proposal:

- The access and driveway from Dufferin Street into the development will cause light disturbance into the backyards and rear windows of the existing homes along Gauguin Avenue;
- Access from Dufferin Street offers an opportunity for vehicular traffic to avoid perceived delays at the signalized intersection of Dufferin Street and Summeridge Drive;
- The provision of two parking spaces per unit is not adequate;
- The Owner cut down trees without permission, which demonstrates their willful neglect for this valuable resource in the community;
- The adjacent Cober-Baker Mennonite cemetery, church and stable will lose its natural vista when the trees are removed for this development and the cemetery will lose its visual and noise buffer. Cemeteries are an atmosphere of peace and quiet;
- The property contains several large and old trees that appear to fit the Trees Ontario definition of a heritage tree. Namely those trees over 700 years old that represent or relate to something of cultural and historical significance. The trees in question are next to this pioneer Mennonite cemetery where the earliest known burial is 1839. There appear to be few trees over 100 years and there is at least one tree that appears to be a 200 year old oak tree;

- Protection of ecological systems and natural areas (e.g. trees) are encouraged by the Ontario Planning Act through the site plan process and negotiation with the developer. Since 5% park dedication is required, this should be used to protect a portion of the trees in negotiations with the developer rather than the traditional cash-in-lieu payment;
- The trees in this small woodlot absorb carbon and remove air pollutants;
- A townhouse development that retains many of the trees will result in lower heating requirements in the winter and lower cooling requirements in summer provided by the trees on the south and west sides;
- Trees will also provide effective noise attenuation as well as a visual buffer from Dufferin Street; and,
- The adjacent properties include a district park to the north that would benefit from a shady woodlot to the south. The trees would have a cooling effect and provide shade for park users.

As a result of the comments received in writing and concerns raised at the Public Hearing, the Owner revised the proposal, resulting in a reduction of 1 (one) townhouse unit, re-configuration of the site to include a private parkette, and has oriented the rear yards of the proposed townhouse units to back onto the rear yards of the existing residences fronting on Gauguin Avenue. With respect to concerns regarding the existing treed lot, the subject lands are not a designated woodlot, as such, there are no measures to protect the trees on the subject lands through the provisions of the Zoning By-law or Official Plan. The Development Planning Department, however through its review, has requested a tree inventory plan, and is discussing with the Owner the possibility of preserving existing trees where applicable. Also, to ensure there is no cut-through traffic between Dufferin Street and Summeridge Drive, the applicant is proposing to place an access control at the southwest corner of the property (Attachment #7). In addition, signs will be posted at both the Dufferin and Summeridge accesses warning of the access controlled gate, which can only be used by owners of the subject townhouse phase.

#### Official Plan

The subject lands are designated "Medium Density Residential/Commercial" by OPA #600, which permits townhouse units with a net density between 17-40 units/ha. The proposed development has a net density of 34.2 units/ha and therefore conforms to the Official Plan.

#### Zoning

The subject lands are currently zoned A Agricultural Zone and further subject to Exception 9(1210), which permits zone standards for a place of worship (File Z.04.012 Temple Kol Ami). The application was completed, but the subject lands were never developed with a place of worship, and were eventually sold to the current Owner.

The A Agricultural Zone does not permit the townhouse development proposal. The Owner submitted a Zoning By-law Amendment Application (File Z.10.013) to rezone the subject lands from A Agricultural Zone to RVM2 Residential Urban Village Multiple Dwelling Zone. The rezoning will permit the 52 townhouse dwelling units with the following exceptions:

**Table 1**

	<b>By-law Standard</b>	<b>By-law 1-88 RVM2 Zone requirements</b>	<b>Proposed Exception to the RVM2 Zone</b>
a.	Frontage on a Public Street, By-law 1-88)	No person shall erect any building or structure in any zone except electric power facilities unless the lot upon which such building or structure is to be erected fronts upon an improved public street.	No person shall erect any building or structure unless the lot upon which such building or structure is to be erected fronts upon a public street or a private common elements roadway.
b.	Minimum interior side yard (end unit)	1.2m for each end unit	0.85m for each end unit
c.	Minimum dimension for parking spaces	2.7m x 6.0	Visitor Lay-By Parking 2.5m x 7.3m (interior spaces) and 2.5 m x 6.7m (end spaces)

By-law 1-88 does not provide specific zoning requirements for townhouse dwellings units developed on a common element road, thereby resulting in the proposed exception to permit buildings to front onto a private common element road which is necessary to establish a Common Element Condominium Corporation. The proposed reductions to the interior side yard for end units and the reduced parking space dimensions are considered minor in nature and appropriate for the development of the subject lands. Accordingly, the proposed exceptions can be supported by the Development Planning Department.

**Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan Design**

The proposed draft plan of subdivision shown on Attachment #5, consist of one (1) block fronting onto Dufferin Street. The proposed draft plan of condominium (Attachment #6) shows the proposed 52 townhouse lots and all common elements including, a private road, visitor parking spaces, walkways and landscaped amenity areas. The site plan (Attachment #7) consist of 52 townhouse units, which are served by a full movement access from Dufferin Street and a gated entrance in between the Phase 1 and Phase 2 developments. The private common element road creates a loop around townhouse Blocks "E" and "F" as well as the outdoor private parkette situated east of townhouse Block "E". Visitor parking has been provided throughout the development along the private road. The Owner shall fulfill the conditions of approval for the draft plan of subdivision (19T-10V03) and draft plan of condominium (19CDM-10V01) as outlined in Attachments #1 and #2, respectively. The final site plan shall be approved to the satisfaction of Vaughan Development Planning Department, of which a condition to this effect has been included in the recommendation of this report.

**Building Elevations**

The Vaughan Development Planning is generally satisfied with the proposed building elevations for the 52 townhouse units as shown on Attachments #9 and #10. The building materials consist

of red/brown masonry brick with a stone base and black/brown asphalt shingles. The Owner has submitted rear elevations (Attachment #11) which must be significantly upgraded to diversify the materials used on the rear elevation (precast stone base), articulate the roof-line, provide upgraded window mullions and sills, and garden doors. The Department will continue to work with the Owner to finalize the details of the building elevations. The final building elevations shall be approved by the Development Planning Department, a condition to this effect has been included in the recommendation of this report.

### Landscape Plan

The landscape plan (Attachment #8) shows a mix of trees and shrubs in the front and rear yards of the proposed townhouse units and within the private parkette. The Development Planning Department is generally satisfied with the proposed landscape plan and will continue to work with the Owner to finalize the details. The Owner shall submit landscape details for the private parkette, a tree inventory assessment to ensure preservation of existing trees along Dufferin Street and a landscape buffer between the adjacent cemetery and church. The final landscape plan/ details, tree inventory assessment and lighting plan shall be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the recommendation of this report.

### Vaughan Engineering Department

The Vaughan Engineering Department has no objections to the proposal and provides the following comments:

1. Draft Plan of Subdivision:
  - a. Servicing Allocation: Council reserved water supply and sewage allocation for 53 townhouse units through the City's Servicing Capacity Distribution Protocol in effect as of June 8, 2010. As a result of comments respecting the site layout, the development was reduced by 1 unit and now proposes a total of 52 units. The Engineering Department recommends that Council resolve that Site Development Application DA.10.017 is allocated sanitary sewage capacity from the York Sewage Servicing System and Water Supply capacity from the York Supply System for a total of 52 residential townhouse units.
  - b. Noise Impact: The subject lands abut Dufferin Street, therefore the Owner shall submit a noise report for review and approval by the Vaughan Engineering Department. Vaughan Engineering requires all dwelling units that abut or front onto an arterial road be constructed with central air conditioning units. All required acoustic barriers, including landscape berms and/or fencing material and foundations abutting public lands shall be constructed completely on private lands and totally clear of any 0.3m reserves.
2. Site Development Application:
  - a. Access: The site is served by a full-movement ingress/egress driveway from Dufferin Street and will also have access to the 7.5m wide full-movement access on Summeridge Drive, also intended for use by the residents of the development to the south. An easement in favour of the subject lands for access to a right-of-way was granted through negotiations held at the Ontario Municipal Board (OMB) prior to the commencement of the scheduled OMB hearing. The final design details of the driveway access along Dufferin Street will be subject to the approval of the Region of York and details of the gated access from Summeridge Drive via the existing development to the south will be subject to the approval of the Vaughan Engineering Department.

- b. **Parking:** The required number of residential parking spaces for the townhouse units is 2 spaces/unit, plus 0.25 spaces/unit for visitor parking. Each townhouse unit will be developed with 2 parking spaces, one in the driveway and the other in the garage. The site plan shows a total of 19 visitor parking spaces located throughout the development (13 are required). The scattered arrangement of the visitor parking spaces will also contribute to traffic calming as on-street parking tends to encourage reduced driving speeds. The proposed development meets the minimum parking requirements of the Zoning By-law. The final parking layout and reduced parking stall dimensions are subject to the approval of the City of Vaughan Engineering Department.
- c. **Servicing:** The Owner has submitted servicing and grading plans and a storm water management report. The final drawings/report shall be approved to the satisfaction of the Vaughan Engineering Department.

#### Cultural Services

The Owner has submitted an Archaeological Assessment for the subject property, which shall be approved by Vaughan Cultural Services and the Ministry of Tourism and Culture (Archeological Unit), prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

#### Vaughan Finance Department

The Vaughan Finance Department has advised that the Owner shall pay a woodlot fee for each townhouse dwelling unit proposed on site, which is payable at the site plan stage. In addition, development charges shall be paid, prior to the issuance of a building permit.

#### Parkland Dedication

The Vaughan Real Estate Division has advised that Cash-in-Lieu of Parkland dedication was included in the overall calculations for Block 10, and shall be paid at a rate of 5% or 1 ha per 300 units of the value of the subject lands through the site plan approval process (File DA.10.017).

#### Waste Collection/Snow Removal

Garbage and recycling pick-up and snow removal will be administered privately by the condominium corporation.

#### School Boards

The York Region District School Board, York Catholic District School Board, and the Conseil Scolaire de District Catholique Centre-Sud have no objections to the proposed development and no conditions of approval.

#### Canada Post

Canada Post has no objections to the proposed development, and has provided conditions of approval, which have been included in Attachment #1.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

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 completed its review of the proposed draft plan of subdivision, zoning by-law amendment, site development application and draft plan of condominium and has no objections to the development, subject to the conditions of approval outlined in Attachments #1 and #2.

## **Conclusion**

The Draft Plan of Subdivision, Zoning By-law Amendment, Draft Plan of Condominium, and Site Development Applications have been reviewed in accordance with the Official Plan, By-law 1-88, comments from City Departments and external public agencies and the area context. The Development Planning Department is satisfied that the proposed development for 52 freehold townhouse units on a private common element road, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Draft Plan of Subdivision File 19T-10V03, Zoning By-law Amendment File Z.10.013, Site Development File DA.10.017 and Draft Plan of Condominium File 19CDM-10V01, subject to the conditions set out in Attachments #1 and #2, and in the recommendation section of this report.

## **Attachments**

1. Conditions of Approval Draft Plan of Subdivision
2. Conditions of Approval Draft Plan of Condominium
3. Context Location Map
4. Location Map
5. Proposed Draft Plan of Subdivision and Zoning
6. Draft Plan of Condominium Common Elements
7. Site Plan
8. Landscape Plan
9. Typical Elevations (Blocks "A" and "H")
10. Typical Elevations (Blocks "F" and "D")
11. Typical Rear Elevation (to be upgraded)

## **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Director of Development Planning

/LG



## **ATTACHMENT NO. 1**

### **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION 19T-10V03  
ELM THORNHILL WOODS (2010) INC.  
PART OF LOT 12, CONCESSION 2, 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-10V03, 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 #10:01, dated February 5, 2010.
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.
3. The Owner shall pay any and all outstanding application fees to the Development Planning Department, in accordance with Tariff of Fees By-law 170-2009.
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 conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payment of development levies, the provisions of roads and municipal services, landscaping and fencing and the woodlot development charge. The said agreement shall be registered against the lands to which it applies.
6. Prior to final approval, easements required for utility, drainage and/or construction purposes shall be created and granted to the appropriate authority(ies), free of all charge and encumbrances.
7. The Owner shall advise that satisfactory arrangements have been made with the land owner to the south to provide a private easement for service connections at the approved locations to the satisfaction of the City.
8. Prior to final approval of the Plan, the City and Region of York Transportation Services Department Water and Wastewater Branch shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development.
9. Prior to final approval of the Plan, the Owner shall submit a functional servicing report indicating how the subject site will be serviced, to the satisfaction of the Vaughan Engineering Department.
10. Prior to final approval of the Plan, or any phase thereof, and prior to the initiation of any grading or any phase thereof, the Owner shall submit for review and approval of the City, the following:
  - a) A detailed engineering report(s) that describes the storm drainage system for the proposed development. The report shall include:

- i) plans illustrating how this drainage system will be tied 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;
    - ii) stormwater management techniques which may be required to control minor or major flows;
    - iii) appropriate stormwater management practices (SWMPs) to be used to treat stormwater, to ensure no negative impact on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
    - iv) the location and description of all outlets and other facilities which may require permits under Ontario Regulation 166/06 and/or the Lakes and Rivers Improvement Act;
    - v) proposed methods of controlling and preventing erosion and siltation on-site and in downstream areas during and after construction; and,
    - vi) retain an environmental monitor and report on the implementation and on-going maintenance of erosion and sediment controls.
  - b) Overall grading plans for the subject lands. The Owner shall agree to carry out or cause to carry out, the recommendations set out in any and all aforementioned reports to the satisfaction of the City.
11. Prior to final approval of the Plan, and/or any conveyance of Land, and/or any initiation of grading or construction, the Owner shall submit the Environmental Site Assessment (ESA) Phase 1 Report and if required, Phase 2 Report and the Remedial Action Plan for the lands within the Plan, in accordance with the Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. In addition, for park blocks and open space blocks, a Phase II Environmental Site Assessment (ESA) report is to be carried out in accordance with the "Guideline Phase II Environmental Assessment, Proposed Parkland, City of Vaughan" and submitted to the City for review and approval. This ESA is to be conducted following the completion of rough grading, but prior to the placement of topsoil and landscaping. Prior to final approval of the Plan, and/or any conveyance of lands, and /or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
- a) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above noted regulation, the Owner shall submit to the City the report delineating the successful implementation of the approved Remediation Action Plan with verifying samplings and chemical analysis for review and approval by the Development/Transportation Engineering Department;
  - b) 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 and the Region, meet the applicable soil and groundwater criteria noted above;
  - c) Documented proof of the 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 MOE and a signed copy of the RSC by a qualified person, has to be submitted to the Development/Transportation Engineering Department for review and approval; and,
  - d) Reimburse the City for the costs of peer review of the above-noted reports.
12. Prior to final approval of the Plan and/or commencement of the construction within the Plan, the Owner shall submit a detailed hydrogeological impact study that identifies, if any, local wells that may be influenced by construction and, if necessary, outline a monitoring program to be undertaken before, during and after construction of the subdivision as follows:

- a) a base line well condition and monitoring report shall be submitted to the City prior to the pre-servicing or registration of the Plan (whichever occurs first) and shall include as a minimum requirement the following tests:
  - i) Bacteriological Analysis – total coliform and E-coli counts;
  - ii) Chemical Analysis – Nitrate Test; and
  - iii) Water level measurement below existing grade.
- b) In the event that the test results are not within the Ontario Drinking Water Standards, the Owner shall notify in writing, the Purchaser, the Regional Health Department and the City within twenty-four (24) hours of the test results.
- c) Well monitoring shall continue during construction and an interim report shall be submitted to the City for record purposes.
- d) Well monitoring shall continue for one year after the completion of construction and a summary report shall be submitted to the City prior to completion approval.

The Owner shall provide temporary water supply to the affected residents upon notice by the City. If the quantity of water in the existing wells is not restored to its original condition within a month after the first identification of the problem, the Owner will engage the services of a recognized hydrogeologist to evaluate the wells and recommend solutions including deepening the wells or provide a permanent water service connection from the municipal watermain system.

- 13. Prior to initiation of grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall prepare and implement a detailed erosion and sediment control plan(s) addressing all phases of the construction of the municipal services and house building program including stabilization methods, topsoil storage locations and control measures to the satisfaction of the City. The Owner shall prepare the erosion and sediment control plan(s) for each stage of construction (pre-stripping, earthworks, pre-servicing, post servicing) in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, December 2006 and implement a monitoring and reporting program to the satisfaction of the City.
- 14. Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc. (former Hydro Vaughan Distribution Inc.), its successors and assigns, regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with PowerStream Inc. which addresses the foregoing requirements.
- 15. Prior to final approval, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of the Lot and Block Areas, Lot Frontage and Lot Depth in accordance with the approved Zoning By-law for the Lots and Blocks within the Plan.
- 16. The Owner shall agree to erect fencing in the locations and of the types shown on the approved construction drawing and as required by the City, in accordance with Urban Design and Architectural Guidelines.
- 17. The Owner shall enter into a Site Plan Letter of Undertaking, to satisfy all conditions, financial or otherwise of the City with respect to the development of the townhouse common element condominium. The Site Plan Letter of Undertaking shall include, but not be limited to the following: engineering matters; municipal services; road widening; construction and reconstruction; signals; grading; fencing; noise mitigation and warning clauses; financial issues, such as cash contributions, levies (Development charges); land dedications or reserves; securities, or letters of credit; planning matters such as residential reserve blocks, buffer blocks, site plan and landscape plan approvals, and conservation heritage matters.

18. Prior to final approval of the Plan, the Owner shall forward a copy of the Noise Report to the City. The Owner shall satisfy all requirements with respect to noise attenuation measures within the Plan and include the necessary warning clauses in the Offers of Purchase and Sale for those lots affected. The warning clauses pertain to noise levels from traffic and construction and building activities.

19. The following warning clause shall be included in all Offers of Purchase and Sale or Lease:

“The Owner shall inform the public and all purchasers and tenants that this development will function as a common element condominium and all details and associated costs shall be presented in the sales office, and through marketing etc.”

20. The Owner shall maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis as determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program, as per Schedule “I”.

The Owner shall provide the City with a report showing the chlorine residual results on a weekly basis. If at any time the water quality test results do not comply with the Safe Drinking Water Act, the Owner shall notify the City immediately and take corrective action as directed by the City and prepare a report of all actions taken.

The City will charge the Owner current retail water and sewer rates for the water consumed in this program. The Owner’s licensed water operator will meter the consumption of water for each flush and report the readings to the City on a monthly basis. The City will audit the consumption reports and inspect the flushing points periodically to ensure that the water consumption reported accurately reflects the program.

21. The Owner shall agree in the subdivision agreement to the following:

- 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 design guidelines;
- c) A control architect shall 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; and,
- e) The City may undertake periodic reviews to ensure compliance with the architectural design guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.

22. 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.

## Region of York

23. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the area municipality and the Regional Planning and Development Services Department.
24. Prior to final approval, the 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.
25. 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.
26. Prior to approval, the Infrastructure Planning Department requires the Owner to agree that additional lands required to provide 22.5 metres (or 45.0 metres right-of-way) from the centreline of construction on Dufferin Street and any additional lands required with respect to any permitted access will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.
27. Adequate provisions, including sidewalks, shall be provided to ensure pedestrian and cycling connections from the proposed subdivision to existing/ future facilities on Dufferin Street.
28. Direct pedestrian connections shall be provided to existing/ future transit stops/ stations.
29. Prior to final approval, the Owner shall have prepared, by a qualified professional transportation consultant, a functional transportation report/plan outlining the required Regional road improvements for this subdivision. The report/plan, submitted to the Transportation Services Department for review and approval, shall explain all transportation issues and shall recommend mitigative measures for these issues.
30. Prior to final approval, the Owner shall provide a written undertaking, to the satisfaction of the Transportation Services Department that the Owner agrees to implement the recommendations of the functional transportation report/plan as approved by the Transportation Services Department.
31. Prior to final approval, the Owner shall submit detailed engineering drawings, to the Transportation Services Department for review and approval, that incorporate the recommendations of the functional transportation report/plan as approved by the Transportation Services Department. Additionally, the engineering drawings shall include the subdivision storm drainage system, erosion and siltation control plans, site grading and servicing, plan and profile drawings for the proposed intersections, construction access and mud mat design, utility and underground servicing location plans, pavement markings, electrical drawings for intersection signalization and illumination design, traffic control/construction staging plans and landscape plans.
32. Prior to final approval, the Owner shall provide a set of engineering drawings, approved by the area municipality, which indicates 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.
33. Prior to final approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any

works to be constructed on or adjacent to the York Region road, to the Roads Branch, Attention: Manager, Development Approvals, that includes the following drawings:

- a) Grading and Servicing;
  - b) Construction Access Design;
  - c) Utility and underground services Location Plans;
  - d) Illumination Designs;
  - e) Traffic Control/Management Plans;
  - f) Erosion and Siltation Control Plans;
  - g) Landscaping Plans, including tree preservation, relocation and removals; and,
  - h) Requirements of York Region Transit/Viva
34. Prior to final approval, the location and design of the construction access for the subdivision work shall be completed to the satisfaction of the Transportation Services Department and illustrated on the Engineering Drawings.
35. 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.
36. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation Services Department that elevations along the streetline shall be set by striking a 2 to 4 % positive grade from the top of curb to the property line.
37. 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.
38. 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 to be preserved,
  - c) any woody vegetation within the York Region road right of way that is proposed to be removed or relocated. However, it is to be noted that tree removal within York Region road right's of way shall be avoided to the extent possible/practical. Financial or other compensation may be sought based on the value of trees proposed for removal.
  - 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.

39. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Transportation Services Department recommending noise attenuation features.
40. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation Services Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Transportation Services Department.
41. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation Services Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
42. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
43. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to York Region's Transportation Services Department, as follows:
  - a) that no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
  - b) that noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
  - c) that maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region; and
  - d) that any landscaping provided on York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Transportation Services Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
44. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor:
  - a) a widening across the full frontage of the site where it abuts Dufferin Street of sufficient width to provide a minimum of 22.5 metres from the centreline of construction of Dufferin Street;
  - b) 5.0 metre by 5.0 metre daylight triangle easements at the northeast and southeast corners of Dufferin Street and the proposed access;
  - c) a 0.3 metre reserve across the full frontage of the site, where it abuts Dufferin Street except at the approved Dufferin Street access location.

45. Prior to final approval, in order to determine the property dedications (if any) required to achieve the ultimate right-of-way width of Dufferin Street abutting the subject site, the applicant shall submit a recent plan of survey for the property that illustrates the existing centre line of construction of Dufferin Street.
46. Prior to final approval, York Region requires the Owner to submit to it, in accordance with the requirements of the *Environmental Protection Act* and O. Reg. 153/04 *Records of Site Condition Part XV.1 of the Act* (as amended), a Phase I Environmental Site Assessment prepared and signed by a qualified professional, of the Owner's lands and more specifically of the lands to be conveyed to York Region (the "Assessment"). Based on the findings and results of the Assessment, York Region may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required. The Assessment and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands to be conveyed must to be addressed to York Region, contain wording to the effect that York Region shall be entitled to rely on such reports or documentation in their entirety, and such reports or documentation shall be satisfactory to York Region.
47. 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; and
  - b) in such a manner, condition or emanating from such lands in such a way, that would result in liability under applicable environmental laws. The Assessment, any subsequent environmental reports or other documentation and the Owner's certification shall be done at no cost to York Region.
48. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation Services Department, that the access to Dufferin Street shall be designed to intersect Dufferin Street at a right angle.
49. 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 York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.
50. 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 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.



51. 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.
52. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
53. The Owner shall enter into an agreement with York Region, 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. The following warning clauses shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the the individual building units, noise levels will continue to increase, occassionally interfering with some activities of the building's occupants."

#### Canada Post

54. The Consulting Engineers shall send Canada Post, two (2) copies of the Utility co-ordination plan/site plan, for use in identifying the Community Mailbox location(s).
55. The Owner/Developer shall agree to include in all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
56. The Owner/Developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
57. The Owner/Developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
  - a) An 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.
  - c) Any required curb depressions for wheelchair access.
58. The Owner/Developer shall further agree to determine and provide and fit up a suitable temporary Community Mailbox Location(s) which may be utilized by Canada Post until curbs, sidewalks and final grading have been completed at the permanent Community Mailbox Locations. This will enable Canada Post to provide mail delivery to new residences as soon as the homes are occupied.

#### Clearances

59. The City shall advise that Conditions 1 to 22 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
60. The Region of York shall advise that Conditions 23 to 53 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.
61. Canada Post shall advise that Conditions 54 to 58 inclusive, have been satisfied; the clearance letter shall include a brief statement detailing how each condition has been met.

## ATTACHMENT NO. 2

### CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM 19CDM-10V01  
ELM THORNHILL WOODS (2010) INC.  
PART OF LOT 12, CONCESSION 2, 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 CONDOMINIUM 19CDM-10V01, ARE AS FOLLOWS:**

#### City of Vaughan Conditions

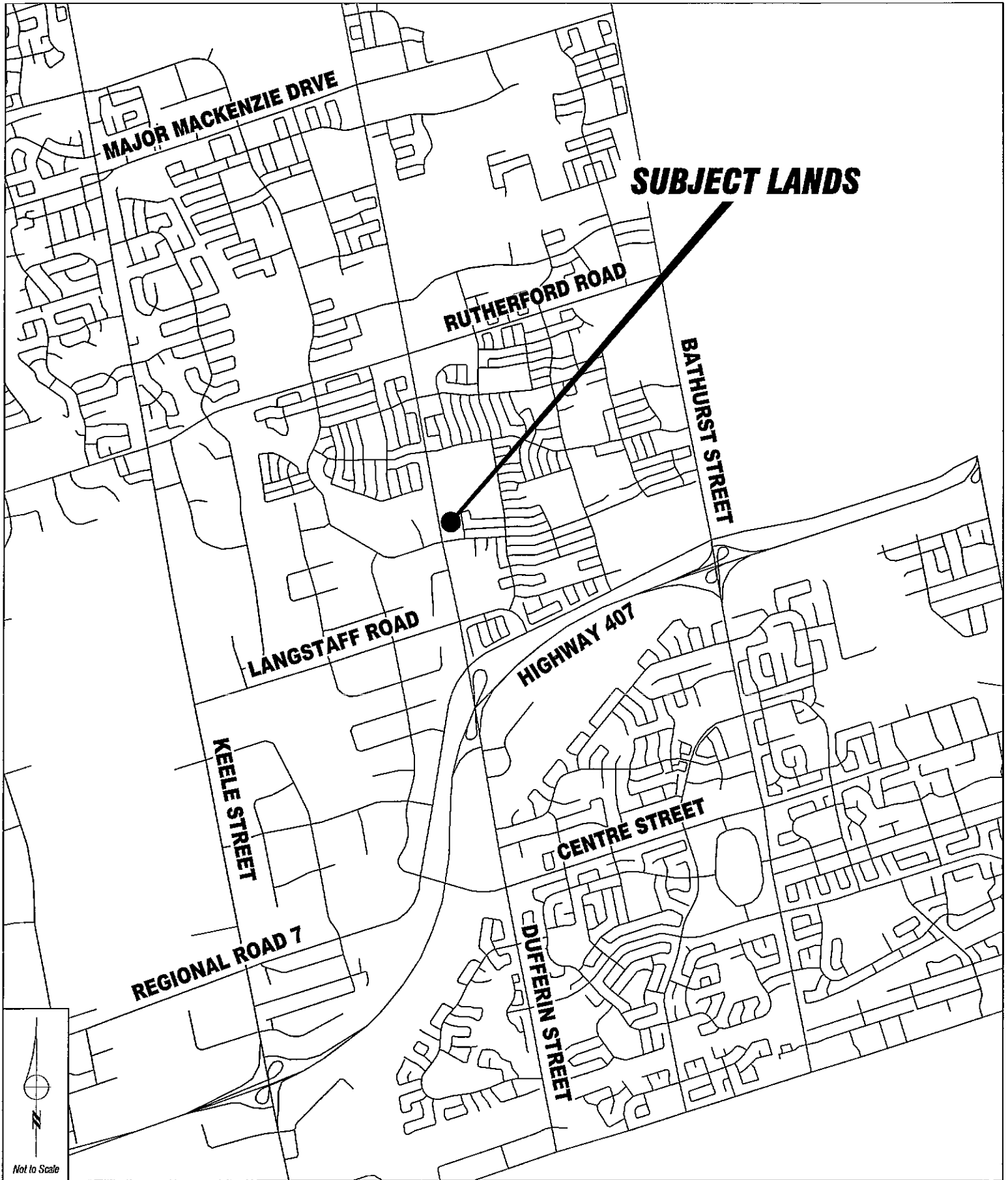
1. The Plan shall relate to a draft plan of condominium, prepared by Schaeffer Dzaldov Bennett Ltd., drawing #09-639-02A, dated July 14, 2010.
2. Prior to the execution of the condominium agreement, the Owner shall submit a pre-registered plan of condominium to the Development Planning Department, and the related Subdivision Agreement (File 19T-10V03) shall have been registered on title and the related Site Plan Letter of Undertaking (File DA.10.017) shall have been executed.
3. The Owner shall enter into a condominium agreement with the City of Vaughan, and shall agree to satisfy any conditions with respect to such matters as landscaping and site development and any other matters that the City may consider necessary.
4. The following provisions shall be included in the condominium agreement:
  - a) the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
  - b) private garbage and recycling pick-up shall be the responsibility of the Condominium Corporation;
  - c) snow removal and clearing shall be the responsibility of the Condominium Corporation;
  - d) the Owner shall supply and install, and the Condominium Corporation shall maintain all mail equipment to the satisfaction of Canada Post;
  - e) the Owner shall include in all Offers of Sale, Purchase or Lease and in the Condominium Declaration, clauses 4a, 4b, 4c, and 4d as identified above.
5. The condominium agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
7. Prior to final approval, the Owner shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Vaughan Finance Department.

## Region of York

9. Prior to final approval, the Owner shall certify that the conditions of approval provided in Regional Site Plan File No. SP-V-017-10 and Subdivision File No. 19T-10V03 have been met to the satisfaction of the Transportation Services Department. This includes a site inspection with Regional staff to review the as-constructed conditions.
10. Prior to final approval, the Owner shall satisfy the Regional Municipality of York 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 roadway 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 roadway[s] that have/will have transit services.  
  
Existing YRT transit services operate on the following adjacent roadway[s] in the vicinity of the subject lands:
  - a) Dufferin Street
11. Prior to final approval, the Owner shall satisfy the Regional Municipality of York 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, as follows:
  - a) Connecting the internal driveway with the sidewalk on the east side of Dufferin Street  
The concrete pedestrian access connection shall meet the local municipality's standards for sidewalks and shall be owned and maintained by the area municipality.
12. The Owner shall agree in the subdivision agreement to convey lands to the local municipality to provide for such pedestrian access connection referred to in Condition 11 above.
13. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk location[s], and concrete pedestrian access, to the satisfaction of York Region.
14. 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 10. This includes current and 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.

## Clearances

15. The City (Development Planning Department) shall advise that Conditions 1 to 8 have been satisfied.
16. The Region of York shall advise in writing that Conditions 9 to 14 inclusive, have been satisfied.



## Context Location Map

**LOCATION:**  
Part Lot 13, Concession 2

**APPLICANT:**  
Elm Thornhill Woods (2010) Inc.

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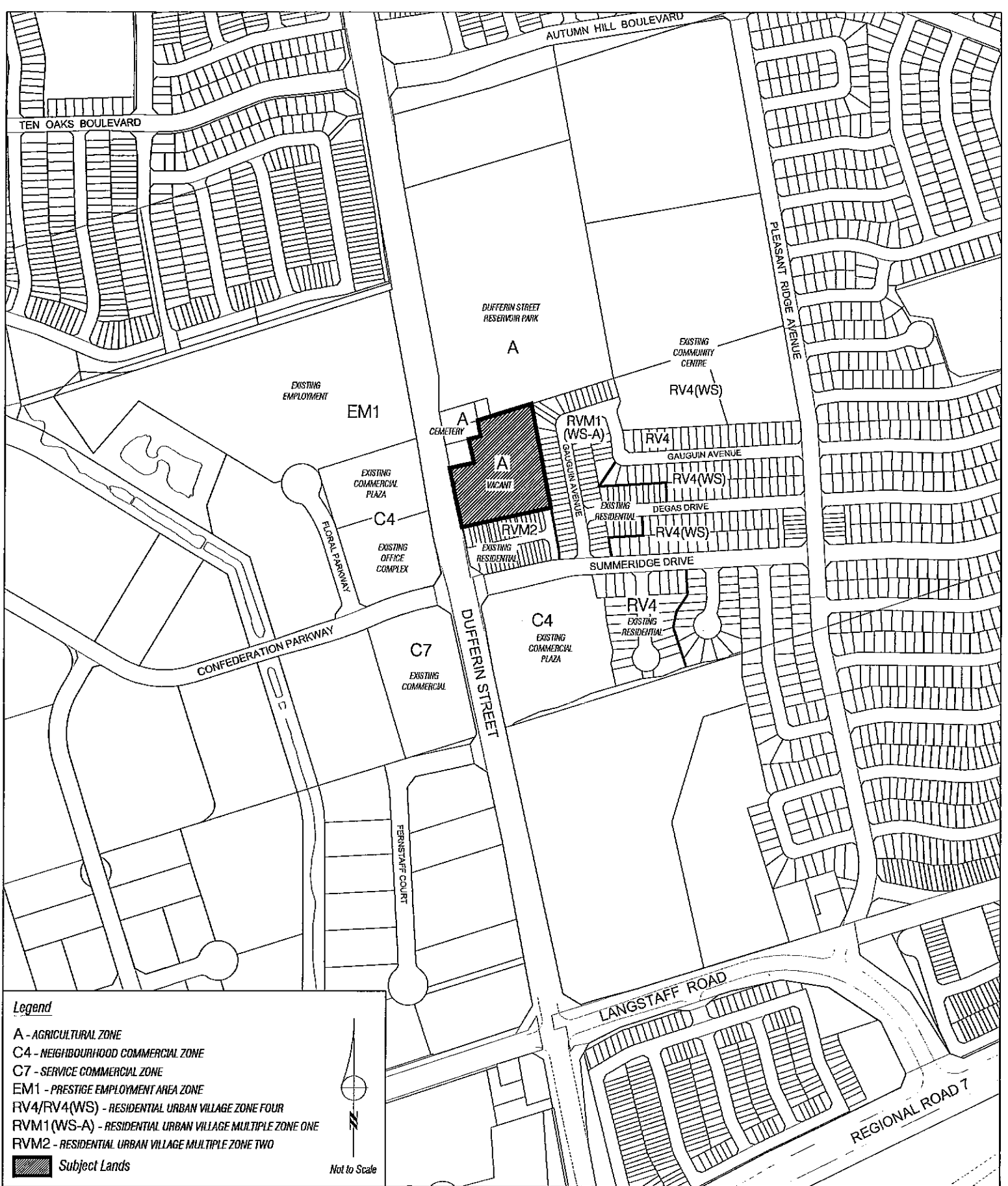


## Attachment

**FILE(S):**  
19T-10V03, Z.10.013,  
DA.10.017, 19CDM-10V01

**DATE:**  
August 31, 2010

# 3



## Location Map

LOCATION:  
Part Lot 13, Concession 2

APPLICANT:  
Elm Thornhill Woods (2010) Inc.

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## Attachment

FILE(S):  
19T-10V03, Z.10.013,  
DA.10.017, 19CDM-10V01

DATE:  
August 31, 2010

# 4

Proposed Draft Plan of  
Subdivision to facilitate  
the creation of one (1) block.

DUFFERIN STREET RESERVOIR PARK

EXISTING  
CEMETERY

EXISTING  
TEMPLE

**BLOCK 1**  
1.520±ha.  
3.756±acs.

EXISTING  
BUILDING  
TO BE  
DEMOLISHED

EXISTING RESIDENTIAL

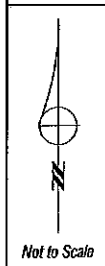
# RVM2

Proposed Zoning By-Law  
Amendment to rezone the  
Subject Lands from A Agricultural  
Zone to RVM2 Residential Urban  
Village Multiple Family Zone Two  
to facilitate the development of  
52 freehold townhouse units on  
a private common element  
condominium road.

EXISTING RESIDENTIAL  
COMMON ELEMENT CONDOMINIUM PLAN NO.1157

**Subject Lands**

DUFFERIN STREET



Not to Scale

## Proposed Draft Plan of Subdivision & Zoning

APPLICANT:  
Elm Thornhill Woods (2010) Inc.

LOCATION:  
Part Lot 13, Concession 2



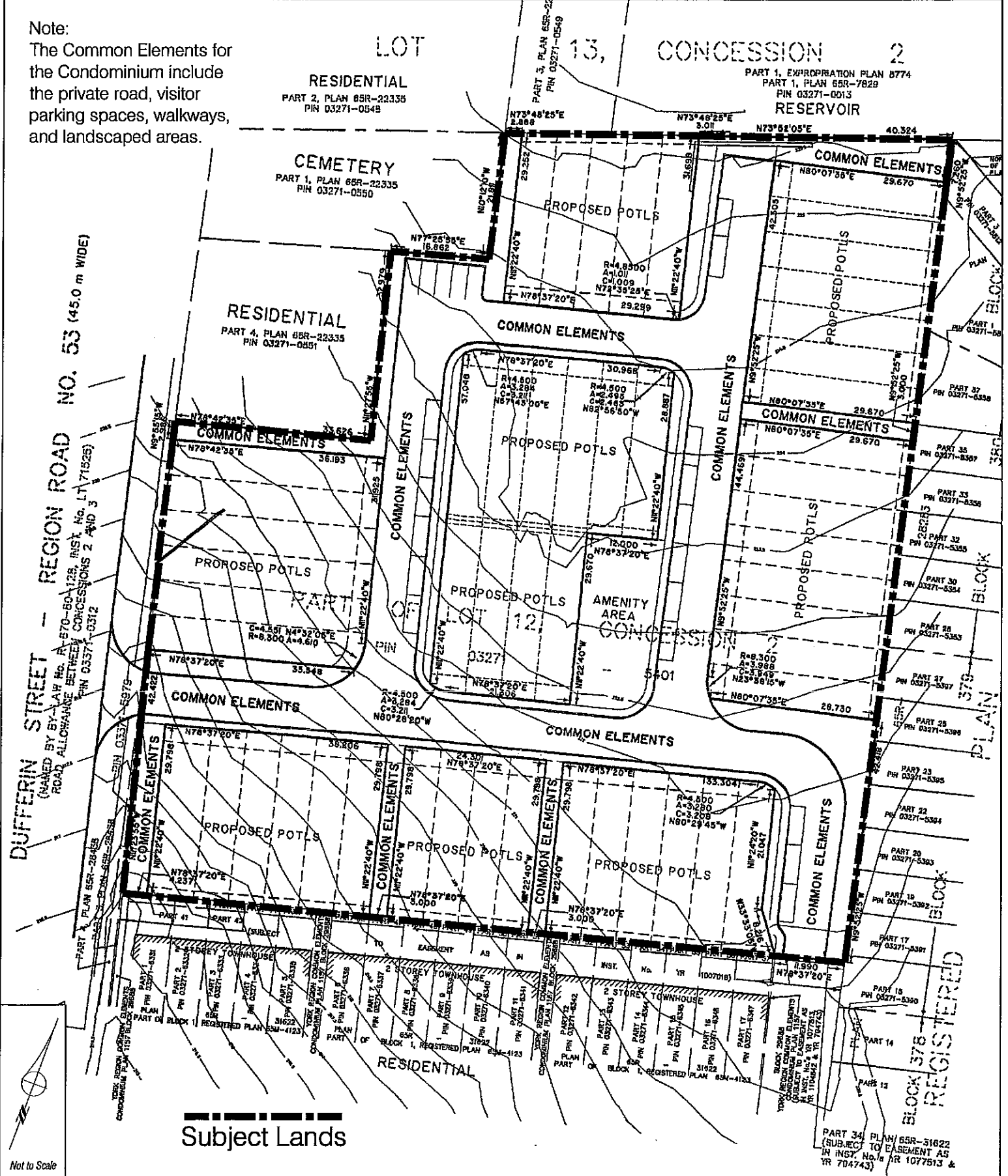
## Attachment

FILE(S):  
19T-10V03, Z.10.013,  
DA.10.017, 19CDM-10V01

DATE:  
August 31, 2010

# 5

Note:  
 The Common Elements for the Condominium include the private road, visitor parking spaces, walkways, and landscaped areas.



# Draft Plan of Condominium Common Elements



Attachment

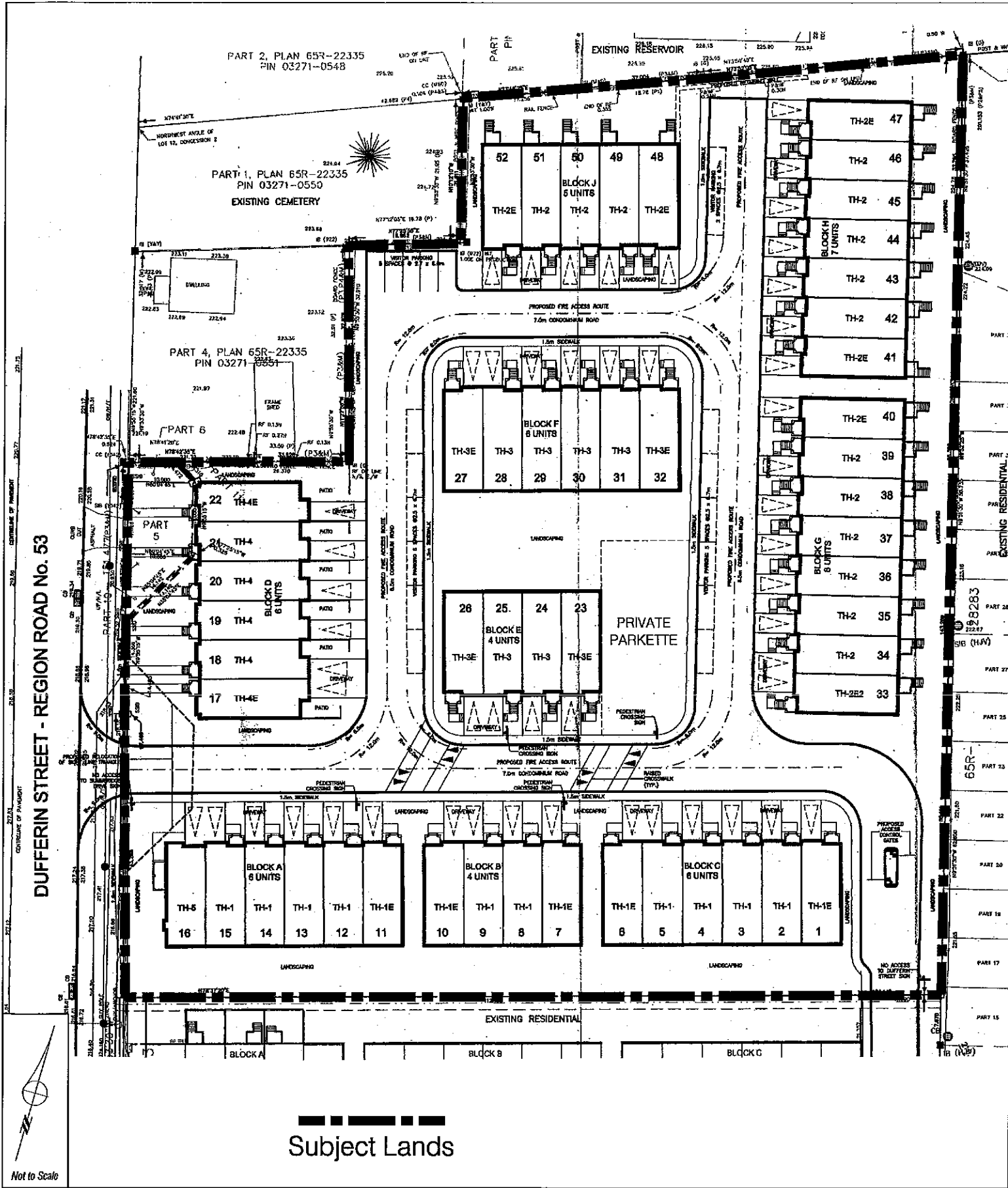
FILE(S):  
 19T-10V03, Z.10.013,  
 DA.10.017, 19CDM-10V01

APPLICANT:  
 Elm Thornhill Woods (2010) Inc.

LOCATION:  
 Part Lot 13, Concession 2

DATE:  
 August 31, 2010

6



# Site Plan

**LOCATION:**  
Part Lot 13, Concession 2

**APPLICANT:**  
Elm Thornhill Woods (2010) Inc.



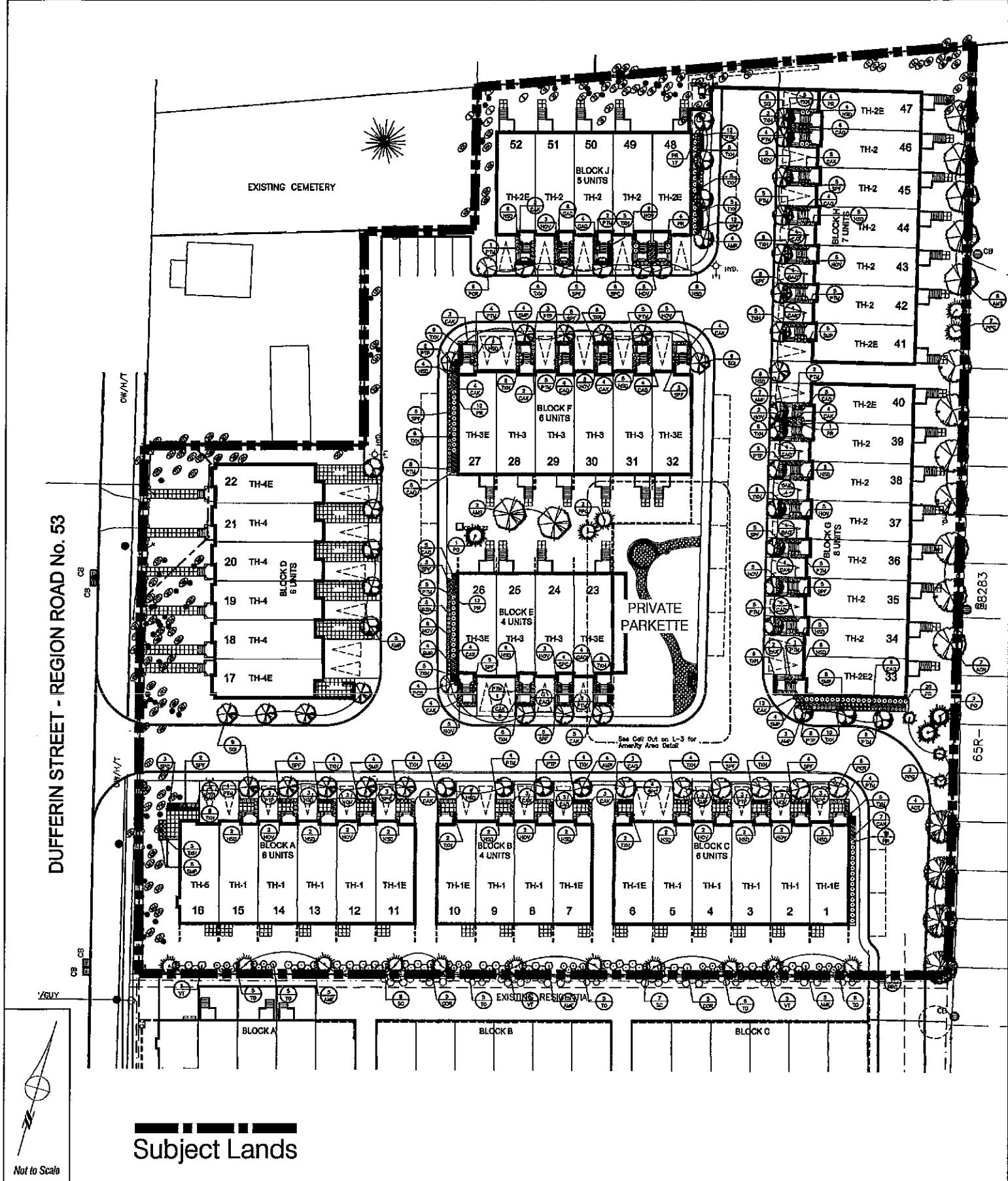
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**FILE(S):**  
19T-10V03, Z.10.013,  
DA.10.017, 19CDM-10V01

**DATE:**  
August 31, 2010

# 7





# Landscape Plan

LOCATION:  
Part Lot 13, Concession 2

APPLICANT:  
Elm Thornhill Woods (2010) Inc.

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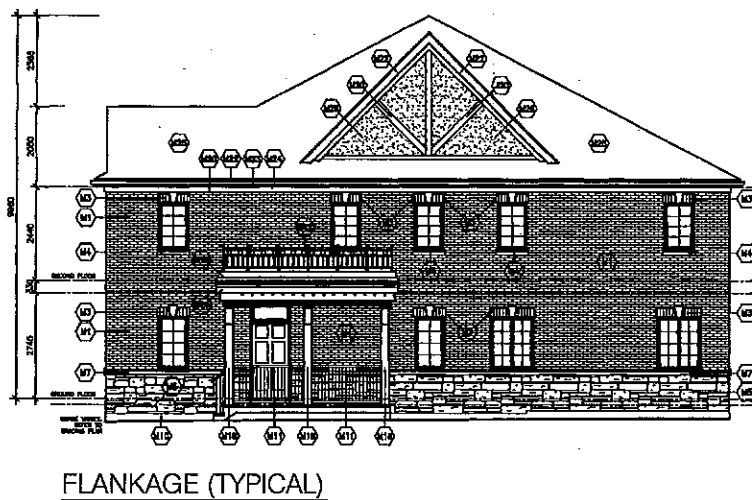
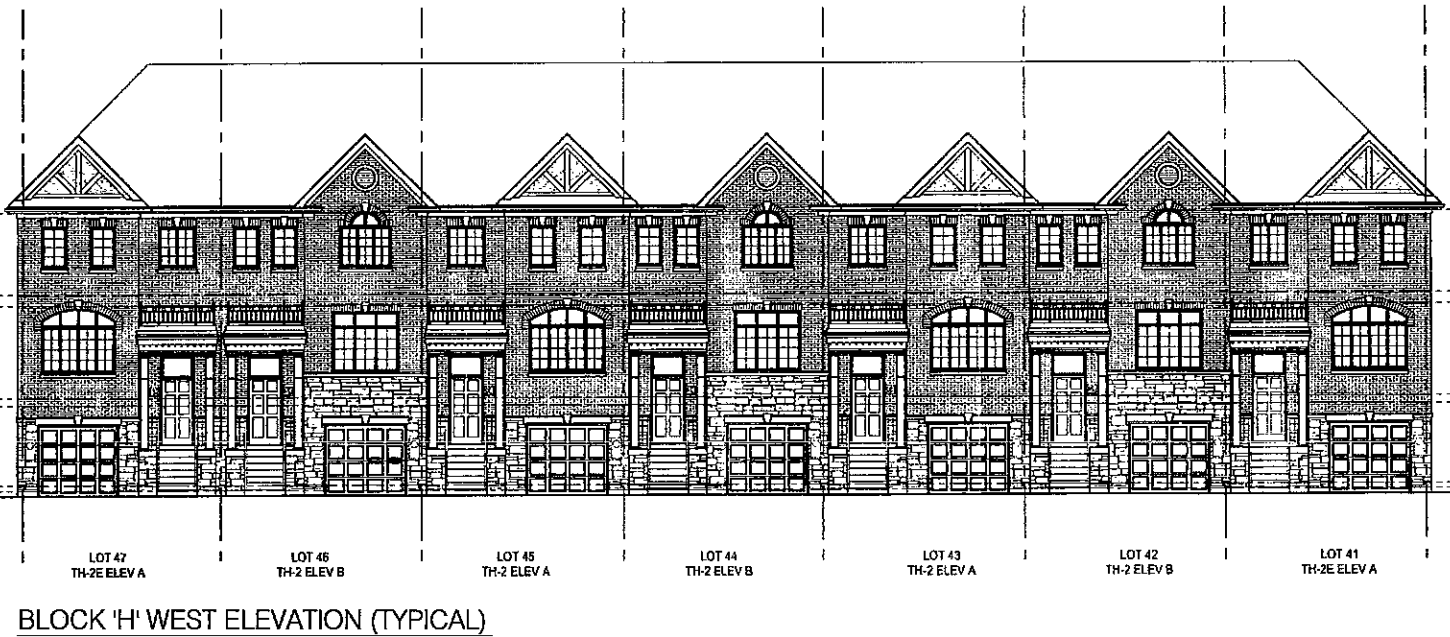
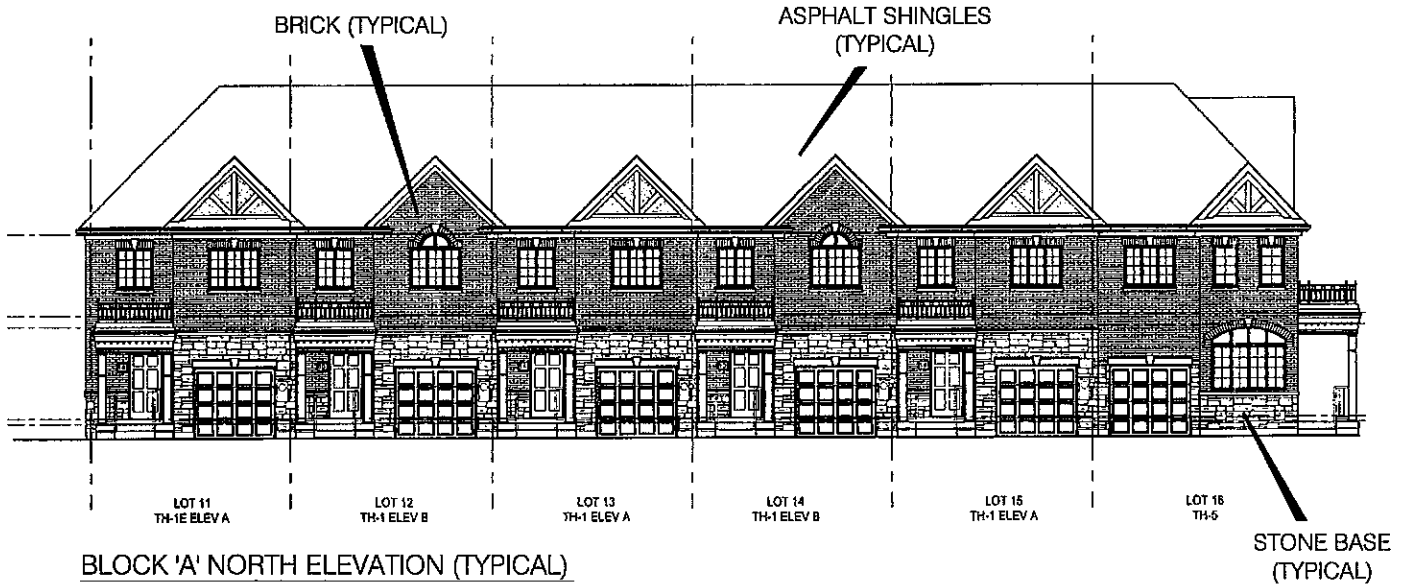


# Attachment

FILE(S):  
19T-10V03, Z.10.013,  
DA.10.017, 19CDM-10V01

DATE:  
August 31, 2010

# 8



Not to Scale

# Typical Elevations - Blocks 'A' and 'H'

APPLICANT:  
Elm Thornhill Woods (2010) Inc.

LOCATION:  
Part Lot 13, Concession 2

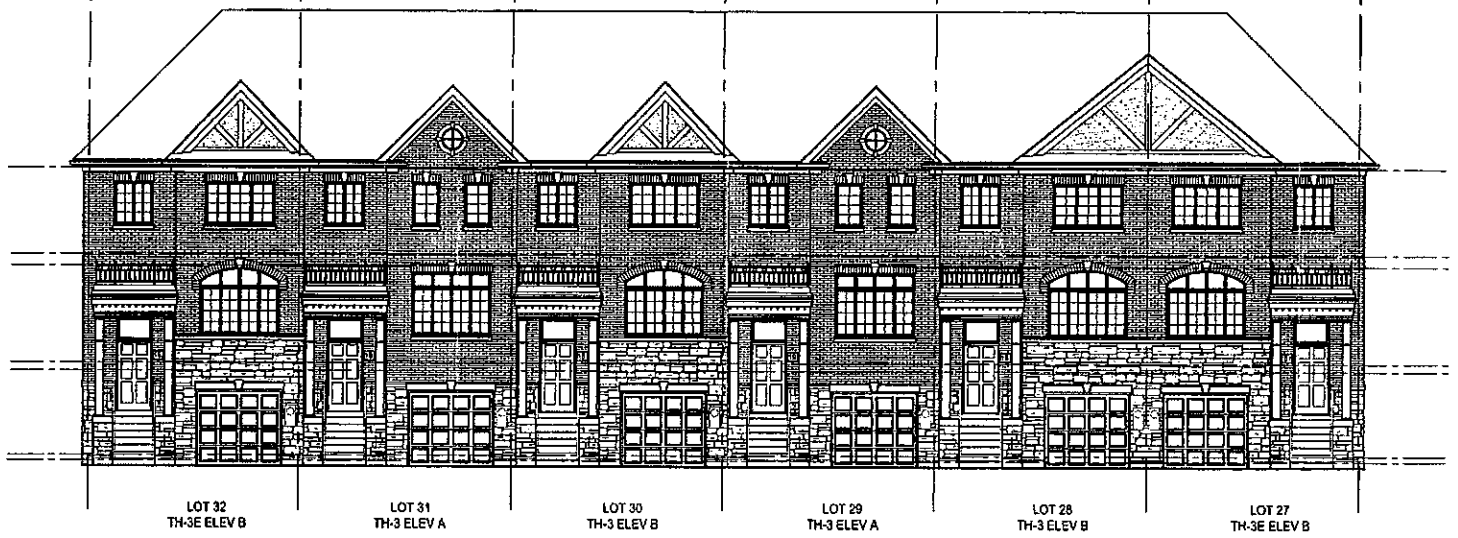


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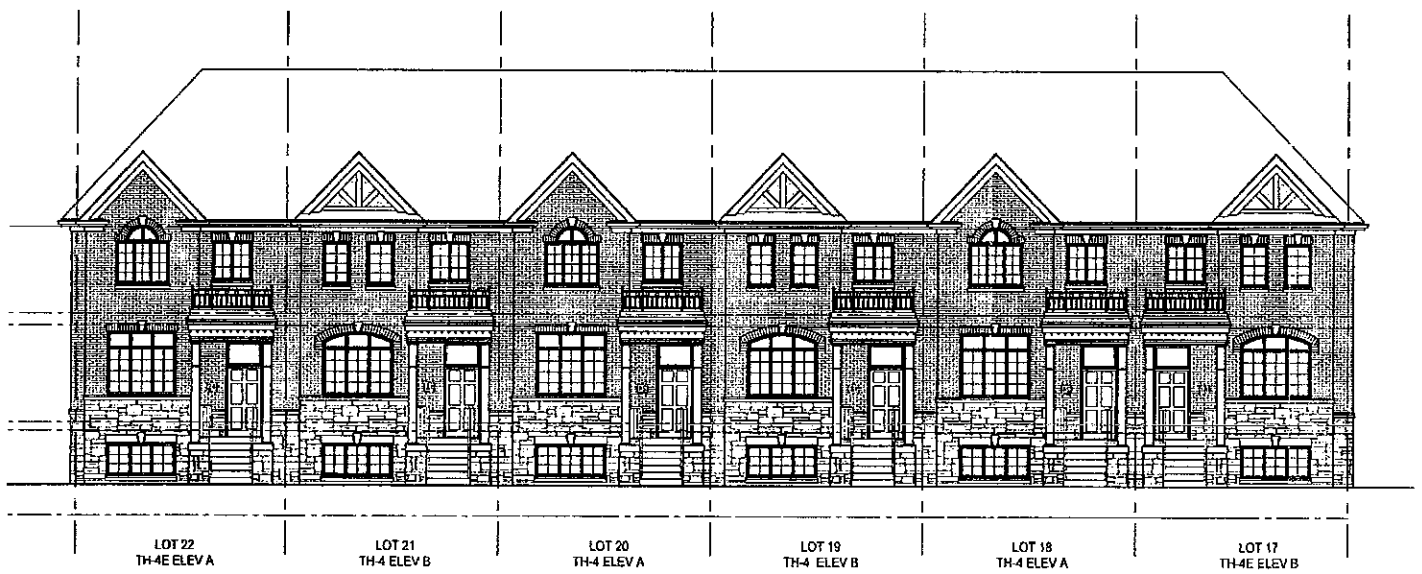
FILE(S):  
19T-10V03, Z.10.013,  
DA.10.017, 19CDM-10V01

DATE:  
August 31, 2010

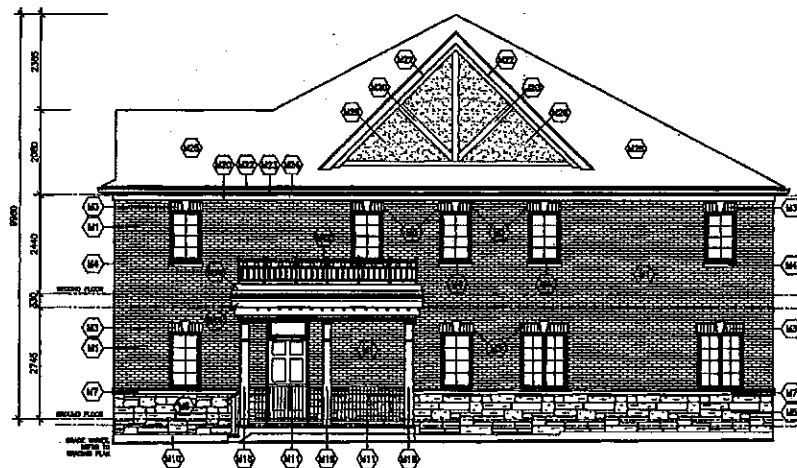
# 9



BLOCK 'F' NORTH ELEVATION (TYPICAL)



BLOCK 'D' WEST ELEVATION (TYPICAL) - (FACING DUFFERIN STREET)



FLANKAGE (TYPICAL)

Not to Scale

## Typical Elevations - Blocks 'F' and 'D'

APPLICANT:  
Elm Thornhill Woods (2010) Inc.

LOCATION:  
Part Lot 13, Concession 2

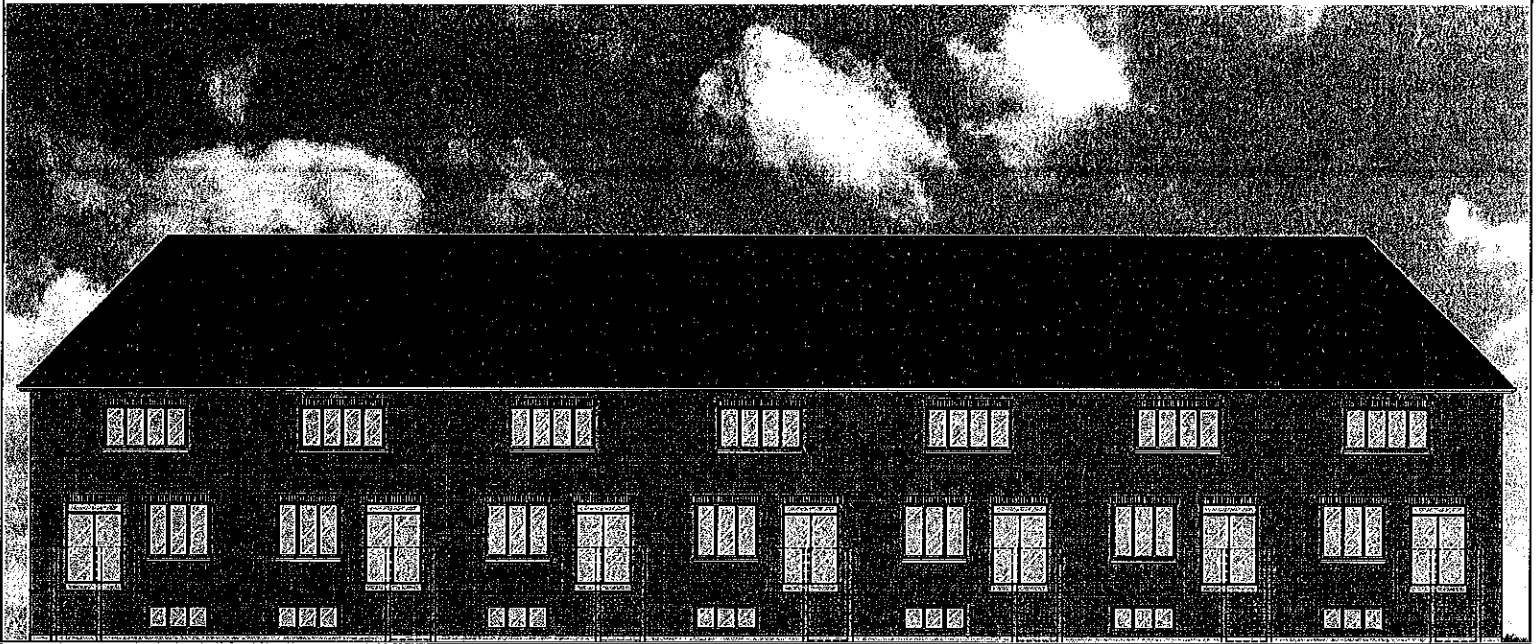


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FILE(S):  
19T-10V03, Z.10.013,  
DA.10.017, 19CDM-10V01

DATE:  
August 31, 2010

10



LOT 41  
TH-2E ELEV A

LOT 42  
TH-2 ELEV B

LOT 43  
TH-2 ELEV A

LOT 44  
TH-2 ELEV B

LOT 45  
TH-2 ELEV A

LOT 46  
TH-2 ELEV B

LOT 47  
TH-2E ELEV A

BLOCK 'H' REAR ELEVATION (TYPICAL)

REAR ELEVATIONS SHALL BE SIGNIFICANTLY UPGRADED TO INCLUDE A DIVERSITY OF MATERIALS (ie. A PRECAST STONE BASE), AN ARTICULATED ROOF LINE, UPGRADED WINDOW MULLIONS AND SILLS AND GARDEN DOORS , TO THE SATISFACTION OF THE DEVELOPMENT PLANNING DEPARTMENT.

Not to Scale

*Typical Rear Elevation*

LOCATION:  
Part Lot 13, Concession 2

APPLICANT:  
Elm Thornhill Woods (2010) Inc.

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FILE(S):  
19T-10V03, Z.10.013,  
DA.10.017, 19CDM-10V01

DATE:  
August 31, 2010

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