

The Corporation of the City of Richmond Hill

Schedule of Conditions

Draft Plan of Subdivision

File 19T(R)-17004

**8608415 Canada Inc. JV c/o Metropole Developments Inc.**

**Lots L and N, and Part of Lots H, J and K, Plan 1916**

**City of Richmond Hill**

**City of Richmond Hill**

**Development Planning Division**

1. Approval shall relate to a draft Plan of Subdivision prepared by ertl surveyors, having Project No. 16573, with a revision date of May 5, 2021 (Revision 2), incorporating the following revision:
  - a) any revisions, if necessary, to meet the requirements of the Toronto and Region Conservation Authority pursuant to Conditions 27 and 31 herein.
2. The lands within this draft Plan of Subdivision shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. Prior to final approval of the Plan, the Owner shall provide the City with evidence in the form of an Ontario Land Surveyor Certificate that:
  - a) any existing buildings or structures on the lands as of the date of final approval, are situated so as to comply with applicable Zoning By-laws after registration of the plan; and,
  - b) all lot frontages and lot areas within the plan conform to the applicable Zoning By-law.
4. The road allowances included within this draft Plan of Subdivision shall be named to the satisfaction of the City and the York Region Planning and Development Services Department. The Owner shall agree that all street names shall be identified to the satisfaction of the City prior to construction of any buildings.

**Development Engineering Division**

5. The Owner shall convey to the City all lands and/or easements required for municipal servicing of lands within or external to the plan to the satisfaction of the

Commissioner of Planning and Infrastructure. Such lands and/or easements shall be granted to the City in priority to all charges and encumbrances and shall be conveyed without monetary consideration.

6. The Owner shall agree that maintenance of any retaining walls constructed within this draft Plan of Subdivision shall be the responsibility of the Owner, and of subsequent Owners. Retaining walls shall not be constructed upon City lands, or lands to be transferred to the City or other public authority, unless otherwise approved by the Commissioner of Planning and Infrastructure.
7. The Owner shall agree in writing to provide the City with digital copies of the draft and final Plan of Subdivision and all reference plans in accordance with the City's digital submission requirements. These plans shall be tied to horizontal control at a minimum of three (3) locations at the extreme corners of the plan. The Owner shall agree in writing to provide as built engineering drawings (including tributary areas drawings), in accordance with the digital and hard copy submission requirements specified in City Standards and shall include the database required to satisfy the City's Infrastructure Management System.

#### **Policy Planning Division – Park and Natural Heritage Planning Section**

8. The Owner shall agree that no trees, vegetation or environmentally significant features within the draft plan shall be removed or altered without the written consent of the City. Further, in the event that any trees, vegetation or environmentally significant features within the draft plan are removed or altered without the written consent of the City, the Owner shall restore the lands and/or provide compensation to the municipality as required by the City.
9. Prior to registration of the Plan, the Owner shall submit a Tree Inventory and Preservation Plan completed consistent with the City's guidelines for the preparation of such reports and to the satisfaction of the City. The Owner shall agree in the Site Plan Agreement applicable to the subject lands, to implement the recommendations of the Tree Inventory and Preservation Plan finally approved by the City, to pay all costs associated with implementation, to replace the loss of tree cover either through replanting and/or cash-in-lieu of planting, and provide associated securities upon request to guarantee undertaking of the work.
10. The Owner shall agree that prior to execution of a Site Plan Agreement, the Owner shall prepare and submit Landscape Plans which provide for the following items:
  - a) landscaping of the freehold townhouse units; and,
  - b) landscaping in the municipal boulevard.

## **The Regional Municipality of York**

### **Regional Planning and Development Services Department**

11. The Owner shall enter in an agreement with York Region to save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
12. The Owner shall enter in an agreement with York Region to agree, in wording satisfactory to Development Engineering, to advise all potential purchasers of the existing and future introduction of transit services in this development. This includes current and potential transit routes, bus stops and shelter locations.
13. The Owner shall enter in an agreement with York Region to agree, in wording satisfactory to Development Engineering, that in the Site Plan Agreement, Condominium Agreement and Declaration of Condominium Agreement, to notify future purchasers/residents that the Harris Avenue and Townwood Drive intersections at Yonge Street will be restricted to right-in/right-out operation only.
14. The Owner shall enter in an agreement with York Region to agree, in wording satisfactory to Development Engineering, that approval of the Harris Avenue Reconstruction and approval of the Site Plan Application is required before the commencement of any site alteration or construction works for this development.
15. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Richmond Hill for the development proposed within this draft Plan of Subdivision or any phase thereof.
16. The Owner shall provide an electronic set of the final engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services Division and the Infrastructure Asset Management Branch for record.
17. The Owner shall provide a Transportation Demand Management (TDM) Letter that includes a TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations. Estimated costs for any items that are provided by the Region or the Municipality shall be identified as "TBD" (To be determined). The TDM Plan shall also include a TDM communication strategy, to assist the Region and the City of Richmond Hill to effectively deliver the Information Packages and pre-loaded PRESTO Cards to residents. The applicant is responsible for the coordination of the distribution of PRESTO cards.
18. 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 in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.

## Toronto and Region Conservation Authority

19. That prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof, the applicant shall submit, provide and/or attain the approval from the TRCA for:
  - a) a detailed engineering report that describes the storm drainage system (quantity and quality) for the proposed development of the subject lands, and how it will comply with all related Master Environmental Servicing Plan (Harris-Beech), and TRCA requirements. This report shall include:
    - i) location and description of all outlets and other facilities, grading, site alterations or development which may require a permit pursuant to Ontario Regulation 166/06, the Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation;
    - ii) confirmation that TRCA's stormwater management criteria and the criteria requirements for water balance have been met or exceeded;
    - iii) water balance measures with supporting calculations;
    - iv) detail drawings, locations and plans for proposed water balance and LID measures on the appropriate drawings;
    - v) proposed methods for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction, in accordance with the current Erosion and Sediment Control (ESC) guidelines utilized by the TRCA. ESC plans and a report addressing phasing and staging, consistent with TRCA's guidelines must be included; and,
    - vi) detailed grading plans and site servicing plans.
20. The Owner shall provide an updated Functional Servicing and Stormwater Management Report reflecting the proposed design for review:
  - a) quality control criteria with supporting calculations; and,
  - b) stormwater management design including the size and location of all low impact development (LID) measures associated with this development to be confirmed to the satisfaction of the TRCA (including detail drawings, locations and plans for proposed water balance and LID measures on the appropriate drawings).
21. The Owner shall provide a Water Balance Assessment (if not already fully addressed above) outlining the required water balance criteria and how they are to be met or exceeded by the proposed mitigation measures which have been deemed appropriate for the site.
22. The Owner shall provide confirmation that the downstream stormwater management facility (SWM Pond 9) does not require retrofitting prior to development.

23. The Owner shall provide a detailed and comprehensive Erosion and Sediment Control Plan, which complies with the TRCA's *Erosion and Sediment Control Guidelines for Urban Construction* (available at [www.sustainabletechnologies.ca](http://www.sustainabletechnologies.ca)).
24. The Owner shall provide an up-to-date Natural Heritage Evaluation to the satisfaction of TRCA and City of Richmond Hill staff.
25. The Owner shall provide a detailed Planting / Restoration Plan(s) which includes proposed species and quantities as well as planting locations to the satisfaction of TRCA and City of Richmond Hill staff.
26. The Owner/applicant agrees to attain all Ontario Regulation 166/06 permits from the TRCA for all works proposed on the subject property for which permits would be required, and those related to any associated infrastructure or stormwater management works required to support this development that may be located off of the subject property. No grading, pre-servicing or temporary stormwater management works are to be initiated until such time as a permit from the TRCA and all requisite TRCA approvals are attained.
27. That the draft plan be red-line revised, if necessary, in order to meet the requirements of TRCA's conditions, or in order to meet current established standards in place at time of registration of the Plan or any phase thereof.

Prior to any development, pre-servicing or site alteration, or registration of this plan or any phase thereof:

28. That the Owner agree to the satisfaction of the TRCA:
  - a) to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical reports and plans referenced in TRCA's conditions and to provide for any requirements as set out in TRCA's conditions of draft approval, that extend beyond registration of this Plan;
  - b) to acknowledge that LID measures identified in the engineering report and in accordance with the Harris-Beech MESP will need to be implemented at the detailed design stage. These LIDs include the currently contemplated infiltration trench(es) or other infiltration device and or any other LID measures found acceptable to the City and TRCA at detailed design;
  - c) to implement the requirements of the TRCA's conditions in wording acceptable to the TRCA;
  - d) to design and implement on-site erosion and sediment control in accordance with current TRCA standards;
  - e) to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, and until assumption by the City of Richmond Hill in a manner satisfactory to the TRCA;

- f) to provide securities to conduct remediation works to the downstream receiving system in the event of erosion caused by discharge from the stormwater management facility (which forms a part of this subdivision) during the monitoring period to the satisfaction of the TRCA and the City;
  - g) to obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA;
  - h) to implement all water balance/infiltration measures necessary to meet site water balance study and feature based water balance (in accordance with the MESP) that is to be completed for the subject property; and,
  - i) to provide for the warning clauses and information identified in TRCA's conditions.
29. To carry out, or cause to be carried out the cleaning-out and maintenance of all stormwater management infrastructure (including water balance measures such as permeable pavers) prior to the final acceptance of this subdivision by the City of Richmond Hill.
30. That the size and location of all Low Impact Development (LID) stormwater management measures associated with this development be confirmed to the satisfaction of the TRCA.
31. That the draft plan be red-line revised, if necessary, in order to meet the requirements of TRCA's conditions.

### **Ministry of Heritage, Sport, Tourism and Culture Industries**

32. Prior to final approval, and prior to the initiation of any grading, the Owner shall carry out an Archaeological Assessment of the entire area within this draft Plan of Subdivision and shall prepare a report which will identify significant archaeological sites to the satisfaction of the City of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries.
33. The Owner shall agree that no development or grading shall occur on any site identified as being archaeologically significant by the assessment referred to in Condition 32, until archaeological excavations of all significant sites within any phase for which final approval is sought has been carried out to the satisfaction of the City of Richmond Hill and the Archaeology and Heritage Planning Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries.

### **Clearance Conditions**

34. The City of Richmond Hill shall advise that Conditions 1 to 10 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

35. The Regional Planning and Development Services Department shall advise that Conditions 11 to 18 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
36. The Toronto and Region Conservation Authority shall advise that Conditions 19 to 31 inclusive have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.
37. The Ministry of Heritage, Sport, Tourism and Culture Industries shall advise that Conditions 32 and 33 have been satisfied; the clearance letter shall contain a brief statement detailing how each condition has been met.

**NOTE: Where final approval for registration has not been given within three (3) years after the date upon which approval to the proposed Plan of Subdivision was given, The City of Richmond Hill may, in its discretion, and pursuant to the *Planning Act*, R.S.O. 1990, withdraw its approval to this proposed Plan of Subdivision, unless approval has been sooner withdrawn, but The City of Richmond Hill may from time to time extend the duration of the approval.**

In accordance with Section 51(41) of the *Planning Act*, R.S.O. 1990, the decision to approve the draft Plan of Subdivision, subject to the above conditions, is deemed to have been made on \_\_\_\_\_.

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Kelvin Kwan  
Commissioner of Planning and Infrastructure  
The City of Richmond Hill

Date: