



# Engineering Design Criteria

**(December 2020)**



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## FOREWORD

The design criteria herein presented are intended as a guideline to provide a sound engineering basis for municipal servicing and subdivision design, to establish a uniform set of criteria of minimum standards for an appropriate standard of living, and to improve processing of subdivision plans and agreements in the City of Vaughan. The criteria are intended to reflect public concern over the state of the environment and provide for a greater stewardship of our urban natural heritage and landscapes. Best Management Practices shall be implemented in creating ecosystems that are able to support aquatic and terrestrial life. Technological or economic changes which improve or maintain the quality of the design will not be ruled out, but must be approved by the City.

This design criteria handbook is meant to be read in conjunction with City of Vaughan Standard Drawings, and with City Specifications, both available in book form or individually. Changes and revisions will be made to the design criteria and standard drawings from time to time and it is the responsibility of the Developer or Consulting Engineer to obtain and make use of the latest versions available at the time of servicing design.

The Developer and or Consulting Engineer are also responsible to ensure that all construction work be carried out in full compliance with the current editions of the Occupational Health and Safety Act and regulations.

## ORGANIZATION OF DOCUMENT

The 2016 update to the Design Criteria is organized differently from its predecessors, incorporating criteria and standards previously imposed outside the context of this document, the purpose of which is to provide a more consolidated reference which can be used by development proponents and municipal staff more efficiently and effectively. In particular, the criteria and standards for lot grading and site plan development have been incorporated herein and attempts have been made to minimize duplication of material and to concentrate discussions.

This document is organized into the following main chapters:

**Chapter 1 – Municipal Infrastructure.** This chapter is devoted to works which typically fall within public ownership and control. It closely resembles the 2004 Design Criteria with the exception that matters related to Lot Grading have been moved to the subsequent chapter as they more closely align with other contents therein.

**Chapter 2 – Lot Grading.** This chapter brings together and rationalizes the City's previously separate documents relating to lot grading in order to provide a single, streamlined reference document. The Chapter is composed of 2 main sections:

**Subdivision Grading Control Plans** – This is the section that has been moved from the 2004 Design Criteria document (as noted above). It is placed in this section as individual lot grading naturally follows this and is, of course, intended to “follow suit” with the control plans developed under the guidance of this section. This organization is intended to help strengthen the understanding of the relationship between the grading control plans and the individual lot grading plans, as well as to make clear their respective boundaries.

**Individual Lot Grading Plans** – This section is largely based on the 2010 Lot Grading & Drainage guideline document.

**Chapter 3 – Site Development.** This chapter is largely derived from the May 2009 Site Plan and Site Servicing document and, wherever possible and practical, seeks to avoid duplication and/or conflict with other parts of the document.

**Chapter 4 – Additional Considerations.** This chapter discusses matters which are common to, or otherwise span across more than one of, the preceding chapters which respectively address the implementation of municipal infrastructure, lot grading and site development.

## SPECIAL NOTES TO NEW HOME PURCHASERS

### Property Alteration

In accordance with the terms of your Agreement of Purchase and Sale, you are not permitted to install fences, gardens, patios, pools, etc. until the lot has been graded, sodded and certified by the Developer's Consulting Engineer and accepted by the City of Vaughan.

Before a swimming pool can be installed, the appropriate permits must be obtained from the City of Vaughan.

Inspections are typically not carried out from November to April due to weather conditions.

The developer/builder and the City have the right to enter upon the lots for a period of two years after the completion of the sale or until assumption of the services, whichever date is later, in order to carry out any lot grading work which in the opinion of the City is required.

Homeowner Grading deposits are not a City requirement and, as such, the City does not control the return of such deposits between the builder/vendor/landlord. New home purchasers (or tenants) must direct inquiries regarding this return to the builder/vendor/landlord following assumption of services.

### Boulevard Trees

The City does not impose a tree fee or any other fee which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by new home purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling.

### Rear Lot Catchbasins

Rear lot catchbasins (RLCBs) are designed to carry only clean stormwater. For properties on which RLCBs are located, they are in the sole ownership of the homeowner, and it is their responsibility to maintain these devices in proper working condition by ensuring that the grates are kept clear of ice, leaves and other debris that would prevent stormwater from entering them.

### Acoustical Measures

Acoustical measures located on a lot as required and determined through the development approval process, such as noise fences, berms, etc., are to be maintained, repaired or replaced by the homeowner to serve their intended function.

### Public Laneways

For properties abutting a public laneway, the homeowner is responsible to maintain and keep operative the garage light illuminating the laneway. In the case of default, the City has the right to enter on the land and undertake the necessary repairs and charge the cost of the repairs to the property owner under the provisions of the Municipal Act.

Public laneways are maintained to a lesser standard than local public streets.

### Fencing Restrictions

Homeowners are prohibited from installing and using gates in any boundary fencing between their properties and abutting schools, parks, woodlots, stormwater management facilities, watercourse corridors and/or valley land open spaces.

Any fencing installed as a requirement of the development, including but not limited to privacy fencing, chain link fencing and acoustic fencing, is installed entirely on private property and maintenance, repair and replacement of such fencing is the responsibility of the homeowner.

Fencing extensions supplied and installed by homeowners are not permitted

### Encroachments onto Public Lands

For encroachments onto publicly-owned lands, refer to the relevant City encroachment by-law.

### Other Matters

The Agreement of Purchase and Sale for each property contains warning clauses that discuss several of the above matters, as well as additional matters, which affect each property. It is the homeowner's responsibility to be familiar with the warning clauses.