

**CITY OF VAUGHAN  
COMMITTEE OF THE WHOLE (1)  
AGENDA**

Tuesday, September 17, 2019

1:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

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**Pages**

**1. CONFIRMATION OF AGENDA**

**2. DISCLOSURE OF INTEREST**

**3. CEREMONIAL PRESENTATIONS**

1. 2019 AMO Federal Gas Tax Award

The 2019 AMO Federal Gas Tax Award has been awarded to the Civic Centre Resource Library for demonstrating excellence in the use of the Federal Gas Tax Fund.

**4. STAFF COMMUNICATIONS**

**5. COMMUNICATIONS**

**6. DETERMINATION OF ITEMS REQUIRING SEPARATE DISCUSSION  
INCLUDING MEMBERS RESOLUTION(S)**

Planning and Growth Management

1. GUIDELINE REVIEW FOR THE IMPLEMENTATION OF SECTION 37  
OF THE PLANNING ACT (FILE NO.26.17)  
Report of the Deputy City Manager, Planning and Growth Management  
with respect to the above.

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2.	DUFFERIN STREET AND CENTRE STREET INTERSECTION LAND USE STUDY AMENDMENT TO VAUGHAN OFFICIAL PLAN 2010 - UPDATE Report of the Deputy City Manager, Planning and Growth Management with respect to the above.	9
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10. 2748355 CANADA INC. (QUADREAL BLOCK 2) SITE DEVELOPMENT  
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12. PROCLAMATION REQUEST CARIBBEAN HERITAGE MONTH 301  
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to the above.

**7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

**8. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION**

## 9. PRESENTATIONS AND DEPUTATIONS

### Deputations

1. Women's Support Network of York Region (Seema Allahdini)  
To provide Council with information on sexual violence and its prevalence in York Region, especially given the high profile sexual assaults of young girls in the Region this summer, as well as the services provided by the Network as the Region's only sexual violence crisis centre, and requesting Council's presence at the annual 'Take Back the Night' event scheduled to be held on September 20, 2019.
2. Jaime A. de Bem  
Requesting a review of the overnight street parking policy in Vaughan.
3. Barbara Farhood  
Requesting an off-leash dog park in Maple.

## 10. CONSIDERATION OF STATUTORY/AD HOC COMMITTEE REPORTS

- |    |  |     |
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| 1. | Heritage Vaughan Committee Meeting of May 15, 2019 (Report No. 2)  | 331 |
| 2. | Heritage Vaughan Committee Meeting of June 19, 2019 (Report No. 3) | 357 |

## 11. NEW BUSINESS

## 12. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE  
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED  
AND VIDEO BROADCAST

[www.vaughan.ca](http://www.vaughan.ca) (Agendas, Minutes and Live Council Broadcast)

## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 17, 2019

**WARD(S):** ALL

**TITLE: GUIDELINE REVIEW FOR THE IMPLEMENTATION OF SECTION 37 OF THE PLANNING ACT (FILE NO.26.17)**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval to discontinue the review of proposed revisions to the 'Guidelines for the Implementation of Section 37 of the *Planning Act*' ('the Guideline'). Bill 108, More Homes, More Choices Act, introduced by the Ontario Government on May 2, 2019, replaces Section 37 with a new Community Benefits Charge (CBC) process that staff will report on in the upcoming months.

**Report Highlights**

- Council approved a recommendation on May 1, 2019 for staff to consult with the development industry and the public on the proposed amendments to the "Guidelines for the Implementation of Section 37 of the *Planning Act*" and to report back by the 4<sup>th</sup> quarter of 2019
- On May 2, 2019 Bill 108 More Homes, More Choice Act, 2019 was introduced and received Royal Assent on June 6, 2019 that substantially changes Section 37 and replaces it with a new Community Benefits Charge
- Due to the Bill 108 amendments, the review of the Section 37 Guideline is no longer necessary and should be discontinued
- Staff will report separately on the new Community Benefits Charge

## **Recommendations**

1. The review of the “Guidelines for the Implementation of Section 37 of the Planning Act” as presented to the Committee of the Whole on April 2, 2019 be discontinued because Bill 108 More Homes, More Choice Act, 2019 will replace the Section 37 policies of the *Planning Act*, with a new Community Benefits Charge that will be reported on separately by staff.

## **Background**

On May 1, 2019 Council approved the following recommendation:

1. That staff consult with the development industry and the public on proposed amendments to the ‘Guidelines for the Implementation of Section 37 of the *Planning Act*, and
2. That staff report back to Committee of the Whole in the 4<sup>th</sup> quarter of 2019 on the recommended amendments to the ‘Guidelines for the Implementation of Section 37 of the *Planning Act*’.

On May 2, 2019 Bill 108 More Homes, More Choice Act, 2019 was introduced and received Royal Assent on June 6, 2019. Bill 108 includes amendments to the *Planning Act* including substantive changes to Section 37 and the parkland dedication policies in Section 42. A new Community Benefits Charge (CBC) has been identified under Bill 108 that will replace existing density bonusing provisions, in some cases parkland dedication, and soft services from the *Development Charges Act*.

The regulations for the CBC are not yet approved and the changes to the *Planning Act* are not in-force. The *Planning Act* changes will be in-force when the transition regulations are approved (anticipated time January 1, 2020).

Staff are analyzing the legislation.

## **Previous Reports/Authority**

Item 1, Report No. 14, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 1, 2019 can be found here: <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=15941>

## **Analysis and Options**

Working with the Guideline for 4 years, staff determined several improvements can be made, as well as amendments to enhance the document’s readability. A proposed revised Guideline was appended to the report for circulation to the development industry and community.

Bill 108 fundamentally changes the current Section 37 process and replaces it with a Community Benefits Charge. Consequently, continued review of the current Section 37

Guideline is no longer necessary as it will be replaced by a future CBC Guideline or process.

Comments received through the Section 37 Guideline review will be considered through the CBC review.

### **Financial Impact**

N/A.

### **Broader Regional Impacts/Considerations**

N/A.

### **Conclusion**

The continued review of the 'Guidelines for the Implementation of Section 37 of the *Planning Act*' is no longer necessary because the Section 37 policies will be replaced with a new Community Benefits Charge implemented through Bill 108.

**For more information**, please contact: David Marcucci, Senior Planner-LPAT, Policy Planning and Environmental Sustainability Department. EXT 8410

### **Prepared by**

David Marcucci, Senior Planner LPAT

Fausto Filippetto, Manager of Long Range Planning

Bill Kiru, Director, Policy Planning and Environmental Sustainability



## **Committee of the Whole (1) Report**

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**DATE:** Tuesday, September 17, 2019

**WARD(S):** 4 5

**TITLE: DUFFERIN STREET AND CENTRE STREET INTERSECTION  
LAND USE STUDY AMENDMENT TO VAUGHAN OFFICIAL  
PLAN 2010 - UPDATE**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** FOR INFORMATION

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**Purpose**

To provide a status update on the Dufferin Street and Centre Street Area Specific Plan and an overview of the outcome of the Highway 407 ETR Interchange Study, as well as recent changes to Provincial Plans and policies that impact the subject area since Council's deferral of the Area Specific Plan in June 2017. This report also provides a recommendation to evaluate, through the Plan review, a potential boundary expansion and scope update of the deferred Area Specific Plan to ensure a comprehensive policy framework in place to assess potential future development.

### **Report Highlights**

- The Dufferin Street and Centre Street Area Specific Plan (the Plan) was deferred by Council on June 17, 2017 pending the completion of the 407 ETR Interchange Study
- In September 2018, the 407 ETR Interchange Study recommended the removal of further consideration of the Centre Street highway interchange, making the southwest and southeast quadrant of the intersection available for potential development
- Updates to the Growth Plan (2017) and Places to Grow (2019) introduced a new policy framework for the subject area, specifically identifying a Major Transit Station Area
- An opportunity exists to expand the boundary and scope of the original Plan area to ensure a comprehensive policy framework can be put in place to assess future development potential
- To undertake the expanded Plan review and related transportation work, staff are recommending a budget request of approximately \$200,000, exclusive of taxes, be included in the Policy Planning and Environmental Sustainability 2020 budget to hire a consultant to undertake the required land use planning and transportation work

### **Recommendations**

1. The Dufferin Street and -Centre Street Area Specific Plan be included in the 2020 Policy Planning and Environmental Sustainability budget for review, having a funding request of approximately \$200,000.
2. Include an evaluation to expand the Plan Area, as deferred by Council on June 17, 2017, to align with the draft Major Transit Station Area boundary and policies..

### **Background**

#### **The Vaughan Official Plan, 2010 identifies the Dufferin Street and Centre Street intersection as a required Secondary Plan area**

Schedules 14-A and 14-B of the Vaughan Official Plan (VOP) 2010, Volume 1 identifies the Dufferin Street and Centre Street intersection as a “Required Secondary Plan Area”. Figure 6 (Intensification Areas) of VOP 2010 also identifies the Dufferin Street and Centre Street intersection as part of a ‘Regional Primary Intensification Corridor’ making it a Key Development Area (KDA). The York Region Official Plan (ROP) 2010 requires a comprehensive Secondary Plan for KDA’s along Regional Corridors. In April 2013, Council directed staff to conduct the Dufferin Street and Centre Street Intersection Land



Use Study ('Study Report'), which the Ministry of Transportation (MTO) and Highway 407 ETR participated in.

The policies of the original deferred Plan were intended to ensure that the transformation of the subject area supports Regional transit along Centre Street, the intensification objectives of the Provincial and Regional policies, while establishing the road pattern and respecting the adjacent residential neighbourhoods. The policy framework includes the permitted land use designations, urban design policies that support compatible development, attractive architecture and building form, and sustainable design.

The original draft Plan, that was deferred by Council proposed to redesignate the northeast quadrant for mid-rise mixed-use development and low-rise residential. The southwest and southeast quadrants of the intersection were identified as 'Further Study Area (MTO Area of Interest)' to recognize the potential for a Highway 407 ETR interchange at this location. The southwest and southeast quadrants of the intersection are owned and protected by the Province for a potential full Highway 407 ETR interchange at Centre Street. The northwest quadrant of the intersection was removed from the draft Plan area by a Council decision in June 2015 to recognize the existing development permissions for mixed-use office and retail (Vaughan Crossings). Attachment 1 shows the existing land use permissions and plan boundary of the deferred Plan.

***The Dufferin Street and Centre Street Area Specific Plan and Amendment to the Vaughan Official Plan, 2010 were deferred by Council on June 27, 2017 to allow for further consideration of a Highway 407 ETR interchange at Centre Street***

On June 20, 2017 Policy Planning and Environmental Sustainability staff brought forward the draft Study Report and Amendment to VOP 2010 to Committee of the Whole for consideration (Attachment 2). On June 27, 2017, Council deferred the Study Report and amendment to VOP 2010 until completion of the 407ETR Centre Street Interchange Feasibility Study.

***The 407ETR Centre Street Interchange Study, released in September 2018, concluded that the Centre Street Interchange be removed from future consideration***

Removing the Centre Street highway interchange from future consideration has resulted in approximately 5.29 hectares of vacant land, currently owned by the Province of Ontario, being available for potential development. As such, this area should be

assessed in the context of updated Provincial policies to ensure a comprehensive policy framework is put in place for the Plan area.

City staff have been in discussions with both Infrastructure Ontario (IO) staff and Ministry of Transportation (MTO) staff regarding the processing and disposition of the southwest and southeast surplus parcels respectively. Lands owned by IO have been officially deemed surplus and are currently being processed through their disposition procedure. To date the lands owned by MTO have not been deemed surplus.

On February 5, 2019, City staff brought forward a report to inform Council that the 407 ETR Centre Street Interchange Study was completed. Staff advised the study concluded the interchange at Centre Street was removed from further consideration. The staff report advised that PPES staff would provide an additional update on the status of the Dufferin Street and Centre Street Area Specific Plan, including the implications of the new Provincial Plans on the Area Specific Plan, in a future report to Committee of the Whole.

***In May 2019, Places to Grow came into effect, which introduces a new policy framework for land within the Dufferin Street and Centre Street Area Specific Plan***

The Province of Ontario released an update to the Growth Plan, as part of a broader Provincial Coordinated Review of the Greater Golden Horseshoe in May 2019. The new Plan updates the previous Growth Plans (2006 & 2017). Similar to the previous Growth Plans, 'A Place to Grow', provides the overall long-term growth management framework for the Greater Golden Horseshoe to 2041. The Plan supports economic prosperity, protects the natural environment, and provides direction for building complete communities to achieve a high quality of life. It also provides strategic direction to create transit supportive communities, which includes identifying Major Transit Station Areas (MTSA).

'A Place to Grow' includes population and employment forecasts to 2041, which are allocated to the City of Vaughan from York Region. The Plan includes a minimum intensification target of 50% which the City is required to achieve within the built-up area by 2041. York Region is currently undertaking its Municipal Comprehensive Review to update their Official Plan in conformity with Provincial plans and policies. The City has also initiated its Official Plan Review in concert with the Region.

Currently, most of the lands surrounding the Dufferin Street and Centre Street intersection are characterized by low density and single use development. Lands in the southeast and southwest quadrants are vacant. Expanding the boundary and scope of

the Area Specific Plan allows for the consideration of a complete community with varying density in this location to create a mixed use, transit supportive community that would conform with the updated policy framework of 'A Place to Grow'.

***Through 'A Place to Grow', the Dufferin Street and Centre Street intersection is identified as a 'Major Transit Station Area', which should be addressed in the Area Specific Plan***

To support investment in transit infrastructure, 'A Place to Grow' includes policies that require upper-tier municipalities, in consultation with lower-tier municipalities, to delineate boundaries of MTSA's in certain locations surrounding major transit infrastructure. In delineating, and planning for MTSA's, the boundaries and policy framework is to be transit-supportive to maximize potential transit-riders. More specifically, Section 2.2.4 of 'A Place to Grow' requires MTSA's to be planned and designed as mixed use and transit supportive areas with opportunities for active transportation to achieve multi-modal access to transit stations or connections. Section 2.2.4 of a 'A Place to Grow' also requires MTSA's to be planned with a diverse mix of land uses, including second units and affordable housing to support transit investment, support opportunities for collaboration between public and private sectors, and prohibits land uses and built form that would negatively impact the achievement of transit-supportive densities.

Given the current vacant land and low intensity uses in this area, an opportunity exists to align the boundaries and policies of the Area Specific Plan and the MTSA. Attachment 4 shows the proposed boundary expansion to align with the MTSA. This will provide a clear policy framework to help to ensure the City is achieving minimum density targets and planning mixed-use transit supportive communities in conformity with the Provincial and Regional direction.

***York Region is currently undertaking its Municipal Comprehensive Review to update the Regional Official Plan in conformity with updates to Provincial Plans and policies***

Vaughan staff are engaged with Regional staff through the Regional Municipal Comprehensive Review (MCR) and are currently working towards updating VOP 2010 to ensure conformity with Provincial and Regional plans and policies. As part of the Regional MCR, York Region will be allocating population and employment targets to the City to 2041 for inclusion in the OPR. Initiating the review and update of the Dufferin Centre Area Specific Plan in 2020 will ensure alignment with the updated ROP policies and avoid a subsequent update and amendment to conform with ROP policies.

As part of the MCR, City staff are currently working with York Region staff to confirm the draft boundaries and allocate minimum density targets for the MTSA's in Vaughan. York Region has assigned a draft minimum density target for the subject area to be 160 people and jobs per hectare, which the City is required to plan for. To ensure a comprehensive policy framework to assess potential development applications and conformity with Provincial direction, the policy direction for MTSA's provided in 'A Place to Grow' must be appropriately implemented in the Area Specific Plan.

### **Previous Reports/Authority**

The previous staff report dated November 2008 (Report No. 57, Item 7) can be accessed via the following link:

[http://meetingarchives.vaughan.ca/extracts\\_2008/pdf/57cw1117ex-08.pdf](http://meetingarchives.vaughan.ca/extracts_2008/pdf/57cw1117ex-08.pdf).

The February 2009 Staff Report can be found at the following link:

[http://meetingarchives.vaughan.ca/extracts\\_2009/pdf/10spcw\(WS\)0227ex-09.pdf](http://meetingarchives.vaughan.ca/extracts_2009/pdf/10spcw(WS)0227ex-09.pdf).

The April 2013 Committee of the Whole Dufferin Street and Centre Street Intersection Land Use Study and Amendment to the Vaughan Official Plan 2010 can be found at the following link:

[https://www.vaughan.ca/council/minutes\\_agendas/AgendaItems/CW0620\\_17\\_11.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW0620_17_11.pdf)

The February 2019, Staff report to Committee of the Whole, 407 ETR Future Interchange Options Study Completion can be accessed at the following link:

<https://pub-v Vaughan.escribemeetings.com/filestream.ashx?DocumentId=9664>

### **Analysis and Options**

***The policy framework for the Dufferin Street and Centre Street Area Specific Plan has changed since the Plan was deferred by Council on June 27, 2017, therefore the scope of work for the original plan should be reviewed and updated accordingly***

Since the deferral of the Area Specific Plan on June 27, 2017, there have been significant changes to the land use policy framework governing these lands. 'A Place to Grow' (2019) and the 'Growth Plan' (2017) introduced a new policy regime that impact

the land use context, transportation and transit capacity, and density requirements for this area. The Dufferin Street and Centre Street Area Specific Plan needs to be reviewed in the context of the updated Provincial policies and the Regional MCR to ensure conformity with the updated policies.

Schedule 5 of the 'A Place to Grow' (2019) identifies Centre Street as a Priority Transit Corridor through the Plan area. Centre Street is currently under construction to implement York Region Transit's dedicated Bus Rapid Transit lanes. To maximize transit ridership and infrastructure investment, the subject area must be planned to support the minimum intensification target of 160 people and jobs per hectare as required by York Region. The opportunity exists to review the policies of the Plan to ensure it is transit supportive, while also supporting active transportation such as walking and cycling with planned infrastructure. Aligning the plan boundary with the MTSA boundary provides the opportunity to implement the Provincial policy direction to create a complete community.

In addition, the lands in the southwest and southeast quadrants of the intersection that are now available for potential development should be evaluated within the Provincial policy framework of the 'A Place to Grow' to ensure a comprehensive Area Specific Plan.

***Reviewing the Dufferin Street and Centre Street Area Specific Plan also provides the opportunity to include approximately 3.7 hectares of land at the northwest quadrant of the intersection***

Expanding the Plan boundary to include the northwest quadrant of the intersection will align the Plan boundary with the MTSA. This provides a clear policy framework for this quadrant.

In June 2015, Council approved a development application (DA.14.023) to allow mixed use and service commercial uses in the northwest quadrant of the intersection. To recognize the approved development permissions, these lands were excluded from the Area Specific Plan boundary. The planning approvals for these lands were never finalized and the lands were subsequently sold.

In 2017, the new owner (Triaxis) of a portion of the northwest quadrant submitted a proposed Official Plan amendment (OP.17.013) and zoning by-law amendment (Z.17.040) seeking to allow medium density residential. The 2017 submission was not complete and never processed by City staff. The lands subject to the 2017 applications

were again sold to a new owner (Marydel Homes). In February 2019, the new owner advised City staff that they had permission from the previous owner (Triaxis) to continue with the 2017 applications (OP.17.013 & Z.17.040) as they are pursuing the same use, subject to submitting a complete application. In May 2019, City staff deemed the submission complete and started processing the application under VOP 2010, since these lands were outside the original Plan boundary. The outcome will help inform the Area Specific Plan review.

Staff will consider, through the Plan review, that all remaining lands in the northwest quadrant be included in the Area Specific Plan to ensure the intersection is planned in a comprehensive and coordinated manner. Inclusion of the northwest quadrant will also allow for consideration of appropriate access and signalized intersections within the Plan boundary. Expanding the plan boundary requires an amendment to VOP 2010, Schedule 14-A and would therefore require a public meeting under the *Planning Act*.

***Staff is recommending that the deferred Dufferin Street and Centre Street Area Specific Plan be reviewed and updated, as outlined, in advance of proceeding to Council for a decision***

To finalize the land use plan, additional funding of \$200,000, exclusive of taxes, will be required and included as part of the PPES 2020 budget to retain a consultant for the planning and transportation work that is required to review and update this Plan, with a contingency allowance of 15%.

### **Financial Impact**

The approved budget for Capital Project PL-9027-12 (originally called 'Centre Street West Gateway Secondary Plan) was \$85,068.94, which was allocated to prepare the original draft plan. Currently a budget of \$6026.64 remains, which is not sufficient to undertake the necessary review and update of this Plan given the decision and recent changes to the policy regime.

As outlined, PPES will request \$200,000, exclusive of taxes, as part of the 2020 Department budget to hire a consultant to assess land use planning, urban design, transportation, public infrastructure and servicing, land economics and the overall project management required to review and update the Dufferin Street and Centre Street Area Specific Plan.

Table 1: Estimated Project Costs:

<b>Capital Project:</b>	<b>Centre Street West Gateway Secondary Plan</b>
<b>Capital Project #:</b>	<b>PL-9027-12</b>
Approved Budget:	\$85,069
Actual Spent to Date:	(\$78,576)
Commitment:	(\$7)
<b>Budget Available:</b>	<b>\$6,485</b>
Budget to be Approved in 2020 incl. 3% Admin:	\$206,000
Total Budget:	\$212,485
Total: Estimated Costs incl. 3% Admin & Non-Recoverable HST 1.76%:	\$209,626
<b>Budget Surplus/(Deficit):</b>	<b>\$2,859</b>

### **Broader Regional Impacts/Considerations**

Adopting the Area Specific Plan in its current form poses a risk of delayed processing of development applications as the existing draft Plan does not reflect the current Provincial and Regional policy framework, including the required minimum density target for the MTSA. It may also be refused, or no decision made, by Regional Council, as they are the approval authority, since it does not conform with applicable Provincial plans and policies. If refused, staff would be required to undertake the appropriate review and update, or the Region may make the necessary modifications to the Area Specific Plan to ensure conformity with Provincial and Regional policies.

The Dufferin Street and Centre Street Draft Area Specific Plan will be reviewed in conformity with relevant Regional and Provincial policy requirements. Regional staff will also be invited to participate on the Technical Advisory Committee for this Plan review.

### **Conclusion**

The context and policy framework for the Dufferin Street and Centre Street Area Specific Plan has changed since the draft Plan and implementing Official Plan amendment was deferred by Council in June 2017. Staff will consider, through the Plan review, a boundary expansion and scope update to ensure conformity with recent Provincial direction, and to align the Plan boundary with the draft MTSA. This would ensure a coordinated and comprehensive policy framework to guide growth and development of this area.

**For more information**, please contact:

Melissa Rossi, Manager, Policy Planning and Environmental Sustainability  
 Bill Kiru, Director, Policy Planning and Environmental Sustainability

## **Attachments**

1. Location and Existing Land Use Map – Dufferin Street and Centre Street, Attachment 1, Policy Planning and Environmental Sustainability, July 19, 2019
2. Dufferin Street and Centre Street Draft Area Specific Plan Land Use Schedule, Attachment 2, Policy Planning and Environmental Sustainability, March 7, 2017
3. Dufferin Street and Centre Street Draft Area Specific Plan, Attachment 3, Policy Planning and Environmental Sustainability, March 7, 2017
4. Draft MTSA Aligned with Proposed Area Specific Plan Boundary Expansion, Attachment 4, Policy Planning and Environmental Sustainability, July 19, 2019

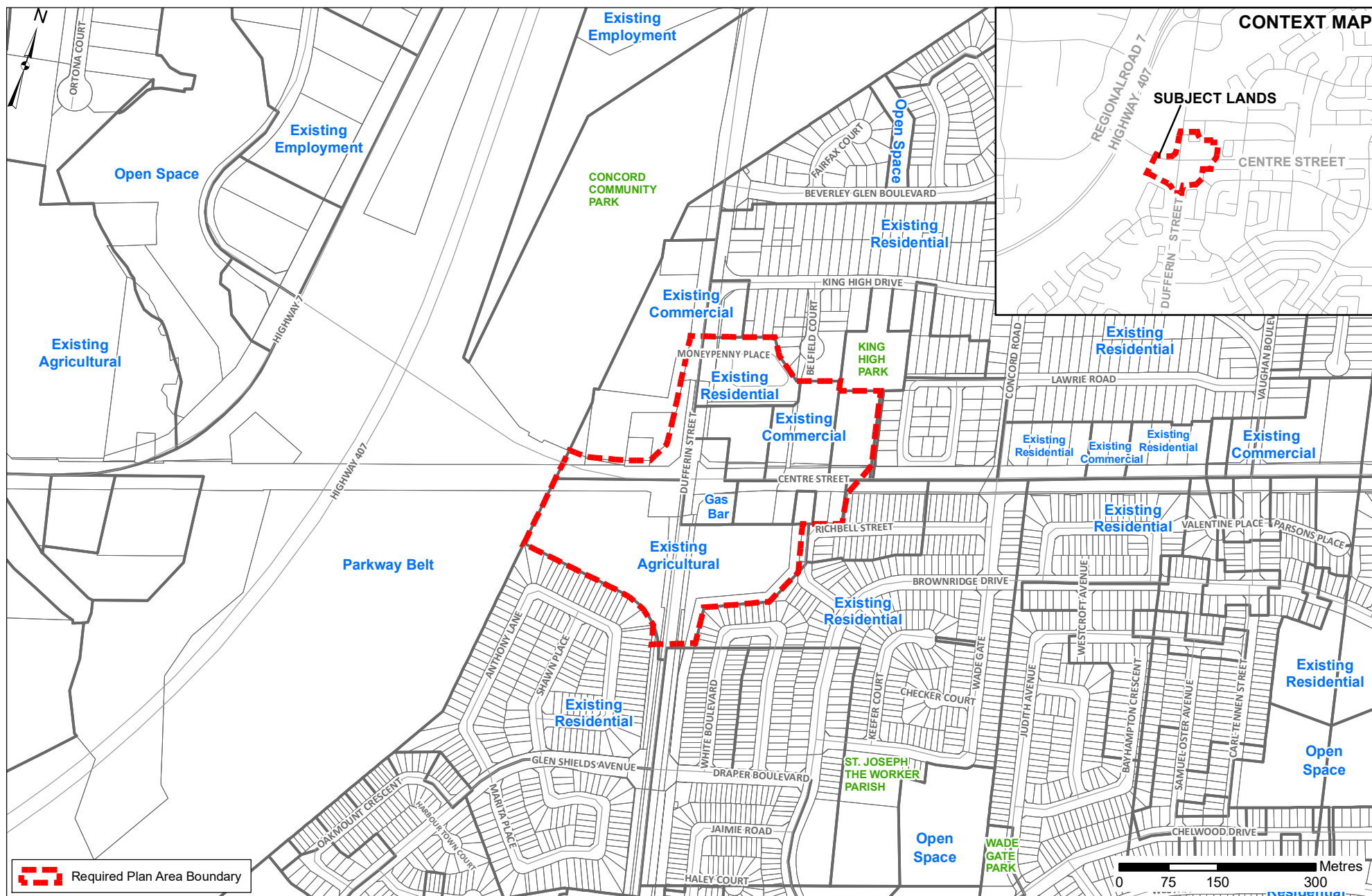
## **Prepared by**

Michelle Moretti, Senior Planner, Ext. 8214

Melissa Rossi, Manager, Policy Planning and Environmental Sustainability, Ext. 8320

Bill Kiru, Director, Policy Planning and Environmental Sustainability, Ext. 8633





## Location and Existing Land Use Map - Dufferin Street and Centre Street Intersection Land Use Study

### LOCATION:

Part of Lots 5 & 6, Concession 3, and  
Part of Lots 5 & 6, Concession 2



**Attachment**

FILE:  
26.19

DATE:  
July 19, 2019

**1**

Map 12. XX.A: Dufferin Street and Centre Street Intersection, Land-Use, Density, Building Heights and Street Network Plan



## 12.XX Dufferin Street and Centre Street Area Specific Policies

### 12.XX.1 Goals

- 12.XX.1.1. The goal of this Plan is to provide the necessary land use and development policies to guide the evolution of the Dufferin Street and Centre Street intersection, as shown on Map 12.XX.A, to 2031 and beyond, in order to support its transformation into an attractive, pedestrian-friendly and transit-supportive node through the application of a comprehensive and integrated approach to land use planning, incorporating supportive transportation, environmental sustainability and urban design policies, in keeping with the governing Provincial Plans and Policies, the York Region and Vaughan Official Plans and other relevant planning documents of the City of Vaughan Official Plan.

### 12.XX.2 Land Use

#### 12.XX.2.1. General Provisions:

- a. No building or structure shall exceed the height in storeys indicated on Map 12.XX.A by the number following the letter H.
- b. No development shall exceed the Floor Space Index (FSI) indicated on Map 12.XX.A by the number following the letter D.
- c. The height and densities indicated on Map 12.XX.A are independent maximums in that one maximum may be achieved without achieving the other. Any proposed amendment to the Official Plan to increase the maximum height or density provisions will be evaluated on its merits based on an analysis of the site specific conditions and development context of the application.
- d. Where development areas are characterized by multiple ownerships it is intended that land be assembled to create logical planning units defined by features such as existing or planned roads, parks and open space areas.
- e. Where no height or floor space index is indicated on Map 12.XX.A, the maximum height and density shall be established through a Secondary Plan or Area Specific Policy as contained in Volume 2 of this Plan, where such a Secondary Plan or Area Specific Policy exists, or through the application of the policies of this Plan and VOP 2010.
- f. The development criteria for various building types are set out in subsection 9.2.3. of VOP 2010, subject to the application of the policies contained in this Plan. Any variations from the policies in subsection 9.2.3 and this Plan shall be to the satisfaction of the City, be minor and shall respond to unique conditions or the context of the affected site. Such variations, with the exception of variations to height and or density, will not require a further amendment to the Official Plan provided that they are supported through an Urban Design Brief that has been prepared to the satisfaction of the City. Detailed development standards to implement the policies set out in subsection 9.2.3 and herein, will be provided through the City's Zoning By-law.

#### 12.XX.2.2 Land Use Designations

a. Mid-Rise Mixed-Use

- i. The Mid-Rise Mixed Use Area designation shall apply as shown on Map 12.XX.A.
- ii. The policies guiding the uses permitted and development requirements for the Mid-Rise Mixed-Use designation shall be in accordance with Policy 9.2.2.4. of VOP 2010 except as provided for in this Plan.

b. Low-Rise Mixed Use

- iii. The Low-Rise Mixed-Use Area designation shall apply as shown on Map 12.XX.A.
- iv. The policies guiding the uses permitted and development requirements for the Low-Rise Mixed-Use designation shall be in accordance with Policy 9.2.2.2. of VOP 2010 except as provided for in this Plan.

c. Low-Rise Residential

- v. The Low-Rise Residential Area designation shall apply as shown on Map 12.XX.A.
- vi. The policies governing the uses permitted and development requirements for the Low-Rise residential designation shall be in accordance with Policy 9.2.2.1. of VOP 2010 except as provided for in this Plan.
- vii. Notwithstanding Policy 9.2.2.1.c) the following additional Building Types are permitted within the area designated Low-Rise Residential in the northeast quadrant of the Plan area:
  - Stacked Townhouses
  - Back to Back Townhouses
  - Low-Rise Buildings

**12.XX.3 Further Study Area**

12.XX.3.1. The Further Study Area designation shall apply as shown on Map 12.XX.A

12.XX.3.2. The lands designated Further Study Area shall be subject to the provisions of a Tertiary Plan in accordance with Policy 12.XX.9.5. in the Implementation section of this plan, in the form of an Official Plan Amendment initiated either by the City or the affected landowner(s) if alternative uses and densities are proposed beyond those provided for by the underlying Low Rise Residential designation.

12.XX.3.3. A private application for a Tertiary Plan for the lands designated “Further Study Area” will not be considered until the City receives confirmation from the Province of Ontario that such lands have been declared surplus and are available for consideration of non-infrastructure uses. Development in accordance with the underlying Low Rise Residential designation will not require a further Official Plan amendment, but may require a Block Plan or Development Concept Report as part of the application process.

**12.XX.4. Sustainable Development**

12.XX.4.1. All development in this Plan shall have regard for the goals and objectives of the

*Green Directions Vaughan* – the City’s Community Sustainability and Environmental Master Plan (Vaughan 2009) and the Sustainable Development policies of VOP 2010. Consideration should also be given to the Living Cities Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority (TRCA 2014), which references the ecosystem regeneration plan for the Don River Watershed.

12.XX.4.2. All applications for development in this Plan shall include a Sustainable Development Report (see Section 9.1.3 of VOP 2010) that describes how the proposed development supports the Official Plan’s objectives regarding environmental sustainability as per Section 9.1.3 “Sustainable Development”. The required Sustainable Development Report shall address at a minimum the following:

- a. Energy efficiency;
- b. Water conservation;
- d. Renewable energy use;
- e. Heat island mitigation;
- f. Sustainable transportation;
- g. Stormwater management (low impact development);
- h. Ecological design (green infrastructure and green buildings);
- i. Solid waste management.

12.XX.4.3. All applications for development shall submit, as a requirement of a complete application, a Sustainability Scoring Tool submission and Sustainability Metrics Summary submission that identifies the sustainability measures in categories that relate to the built environment (i.e. urban form, compact development); mobility; environment/open space; and infrastructure and buildings (e.g. energy efficiency, water conservation). The Sustainability Scoring Tool determines the sustainability score for planning applications.

#### 12.XX.5 Urban Design

12.XX.5.1. Future development in the Dufferin Street and Centre Street Area Specific Plan shall reflect the urban design policies of VOP 2010. It is the objective to create a safe and pedestrian friendly environment featuring attractive built form and public realm that is compatible with the adjacent low-rise residential neighbourhoods, and consistent with its “gateway” setting and function as a transit station area.

12.XX.5.1. The following Area Specific guidelines are provided to shape the urban design and architectural character of the Plan area:

- a. Buildings shall have active facades including primary windows and entrances facing the public streets
- b. Buildings fronting on public streets shall not be separated from the street by either parking areas or drive aisles
- c. All development shall respect and protect the existing scale and character of the adjacent low-rise residential neighbourhoods by minimizing visual, noise, light, privacy and shadow impacts, and shall be subject to the following policies
  - i. A minimum yard requirement of 7.5 metres is required for any

development abutting an existing property designated Low-Rise Residential;

- ii. In addition to the minimum yard requirement, a minimum 3 metre Landscaped Buffer consisting of a minimum double row of trees, within a minimum yard of 7.5 metres, is required extending for the entire length of the property line abutting an existing Low-Rise Residential Property;
  - iii. Access to parking, loading and servicing areas shall be integrated into buildings, and be oriented to minimize visual, noise and light impacts on abutting public spaces and existing Low-Rise Residential properties;
  - iv. The elevations of new buildings adjacent to existing Low-Rise Residential Properties should be designed in a complementary residential form and character and shall ensure minimal overlook into existing private backyards;
  - v. Uses or functions that generate traffic and noise at late hours shall be directed away from locations that abut a property designated Low-Rise Residential; and
  - vi. Lighting plans, designs and fixtures shall ensure minimal environmental light pollution in order to minimize impacts on abutting Low-Rise Residential properties.
- d. Reverse lot development (residential and/or commercial) is not permitted along Centre Street or Dufferin Street;
- e. Large, blank walls and repetitive facades shall be avoided. Variation and animation in façade treatments may be achieved through building elements and detailing in features such as balconies, windows, porches, railings, entrances and awnings and attractive signage, where appropriate;
- f. Development will consolidate driveways onto public streets to maximize the efficiency of the road network and create efficient development blocks;
- g. Surface parking, where permitted, shall be located in the interior of development blocks, and be screened by buildings. Off-street parking shall not be located between the building and any public street;
- h. Any surface parking areas shall be shaded with trees in accordance with the City of Vaughan Parking Design Guidelines;
- i. Where the grade changes over the length or width of a site, adequate grade relationships should be maintained, retaining walls adjacent to property lines are discouraged, and entrances to ground floor retail should be flush with the public sidewalk;
- j. Individual front-accessed garages from a public street for grade related residential units shall not protrude beyond the main front building wall, and shall not occupy more than 50 percent of the width of the building or unit frontage;
- k. Service and loading areas are not permitted adjacent to public streets and must be effectively screened and fully enclosed;
- l. Access to underground parking shall be appropriately integrated into the buildings it serves and be located so as to minimize the physical and visual impact on public sidewalks and open spaces;



- m. Garbage from residential and commercial uses will be stored within the originating building;
- n. Roof top heating, ventilation, air conditioning and mechanical equipment for new buildings shall be located behind a parapet wall to screen abutting properties and the public realm from potential noise and visual impacts;
- o. Architectural Control Guidelines and detailed Urban Design Guidelines may be required from development applicants, which address both built form and public realm considerations to the satisfaction of the City and York Region, where abutting or encroaching on a Regional road;
- p. The following area-specific policies shall apply:
  - i. Development density shall be concentrated close to the Dufferin/Centre Street intersection, and along the frontages of Dufferin Street and Centre Street;
  - ii. Corner sites should be defined by high quality urban and architectural design and contribute to the creation of a Dufferin-Centre “Gateway”;
  - iii. Maximum building heights shall provide for the tallest buildings, to be located at intersection locations, adjacent to transit stations, and such buildings shall be designed to allow stepping down of the heights towards adjacent Low-Rise Residential properties. The minimum height for buildings at gateway locations shall be two-storeys; and
  - iv. Pedestrian and vehicle crossings at the key intersection shall be well defined and designed to contribute to an attractive public realm and streetscape.
- q. In order to ensure that the arterial street frontages provide for a consistent street wall, and an attractive public realm with complimentary building massing, the following policies shall apply:
  - i. The setback for all non-grade related residential uses is 3.0 metres from any lot line fronting a public street. A minimum of 80 percent of the main front wall, and a minimum of 60 percent of the exterior sidewall of the proposed building shall be on the setback;
  - ii. The setback for all grade-related residential should be between 3.0 and 4.5 metres.
  - iii. Permanent structural components of any building (colonnades and balconies) are not permitted to encroach into the defined public realm beyond the setback. The following encroachments into the defined public realm, beyond the setback may be permitted subject to approval of an appropriate permit/agreement by the City or York Region:
    - Awnings with a minimum clearance of 2.4 metres in height;
    - Outdoor cafés and seating for restaurants with temporary installed furniture and equipment;
    - Portable planters to delineate outdoor café and restaurant seating; and,

- Semi-permanent structures, including perpendicular signage attached to the building in accordance with the City of Vaughan's Sign By-Laws;
- iv. The amount of any permitted encroachment for non-residential buildings, whether temporary or permanent, shall be established by the City on a site-by-site basis;
  - v. Buildings up to six (6) storeys or 22 metres in height, whichever is less, are subject to a minimum front and exterior side yard step back of 1.5 metres at the third or fourth storey;
  - vi. Buildings greater than six (6) storeys or 22 metres and up to and including eight (8) storeys or 28 metres in height, whichever is less, are subject to:
    - A minimum front and exterior side yard step back of 3.0 metres at the third or fourth storey;
    - For properties fronting on Centre Street and/or Dufferin Street and/or public open spaces that are wider than 30 metres, this step back may be provided at the fifth or sixth storey;
    - A maximum building length of 80 metres for levels of the building above the sixth storey or 22 metres that face a public street or open space; and,
    - A minimum facing separation distance of 20 metres between adjacent buildings; and,
  - vii. Buildings greater than 8 storeys or 28 metres in height, whichever is less, are subject to:
    - A minimum frontage of 50 metres, which may be adjusted to accommodate situations where a land assembly has been required to create logical planning units;
    - A minimum front and exterior side yard step back of 3.0 metres;
    - A minimum separation distance of 25 metres between the levels above the podium of adjacent buildings.
- 12.XX.5.2. In addition to the policies of this Plan, the implementing zoning by-law may establish specific requirements related to building height and massing, including angular planes, setbacks and step backs.
- 12.XX.5.3. Public Squares or publicly accessible private outdoor amenity space shall be designed as integrated parts of a greater multi-modal transportation network and allow for ground floor programming.
- 12.XX.5.4. All applications for development in this Plan area may be subject to review by the City's Design Review Panel in accordance with its mandate.



#### **12.XX.6 The Fisherville Creek Channel**

- 12.XX.6.1. The Fisherville Creek channel traverses the subject lands as shown on Map 12.XX.A. Prior to the development/redevelopment of adjacent properties, the applicant shall develop a rehabilitation plan and an edge management plan to the satisfaction of the City in consultation with the TRCA. The rehabilitation plan may include, but is not limited to: flood remediation, improving riparian cover, improving public access and viewing opportunities around the creek, and controlling invasive species. Such plans shall be approved by the pertinent authorities and be implemented through the development process;
- 12.XX.6.2. The Fisherville Creek channel shall remain public lands.
- 12.XX.6.3. Where appropriate, the Fisherville Creek channel shall be integrated into the active pedestrian and cycling network, either as a complement to an adjacent public road or as part of a dedicated active transportation system.
- 12.XX.6.4. Site alterations in proximity to Fisherville Creek Channel will require natural heritage and engineering studies (i.e., floodplain analysis) to evaluate potential flood risk and the need for infrastructure improvements. The Fisherville Creek Channel is within the Toronto and Region Conservation Authority (TRCA) regulation limit, therefore the TRCA shall be consulted regarding study and permitting requirements.

#### **12.XX.7 The Transportation and Street Network**

- 12.XX.7.1. It is the intent of this Plan to establish a highly connected and permeable network of local streets that accommodate vehicles, pedestrians and cyclists and promotes pedestrian connectivity to the transit facilities serving this Plan. The network will be secured through the Development Review process, including where appropriate, through the preparation of Development Concept Reports or through the Block Plan approval process, as specified in the Implementation Section of this Plan.
- 12XX.7.2. Continue to monitor road network performance by requiring the submission of a Transportation Impact Study, satisfactory to the pertinent road authorities, for each development application, assessing the effects on the road network and potential improvements that may be warranted.
- 12XX.7.3. Undertake measures that will target a 50% modal split for residents and employees within the Plan area by 2031, where a minimum of 50% of trips generated take place through modes other than the private automobile, such as transit or active modes, such as biking and walking.
- 12XX.7.4. All development applications will be required to submit a Transportation Demand Management Plan to support the objective of attaining 50% modal split by 2031. Such measures will be implemented by way of the implementing zoning by-law or by agreement with the City or other pertinent authority.
- 12.XX.7.5. Sharing of parking will be encouraged within this Plan, subject to evaluation by the City.
- 12.XX.7.6. Within the Plan area, surface parking is discouraged. Underground parking and structured parking shall be encouraged. Where surface parking is provided it shall not be located in the yard facing a public street.

- 12.XX.7.7. Where parking structures are permitted, the frontages shall predominately consist of *retail* uses or other active uses that animate the street.
- 12.XX.7.8. The design and materiality of parking structures shall be of a high quality and in keeping with adjacent buildings and be consistent with the City of Vaughan's Parking Design Guidelines including the provision of electric vehicle recharging stations and accommodation of smaller fuel efficient vehicles and bicycles.
- 12.XX.7.9. Pursuant to policy 4.3.2 of the Official Plan, reduced parking requirements shall be promoted within this Plan, based on its proximity to a higher order transit service. The specific requirements will be reflected in the implementing zoning by-law, which may include the sue of maximum parking requirements.
- 12.XX.7.10. Map 12.XX.A identifies the potential public local street network and intersection points that are intended to link the four quadrants together visually and, where possible, physically and to improve vehicular movement throughout this Plan, contingent on the future development potential of the southern quadrants. The public street network is intended to optimize connectivity while providing flexibility for a range of development scenarios by supporting the creation of logical planning units that will provide for attractive development commensurate with the design and development policies of this Plan. Minor modifications to the location and alignment of the planned public local street network are permitted without amendment to this Plan.
- 12.XX.7.11 The location and design of public roads and private driveway connections to arterial roads shall be subject to the approval of York Region, including the determination of whether such intersections may be all way and signalized or limited to a right-in right out condition.
- 12.XX.7.12 Where road and driveway connections to the Reginal roads are subject to the Ministry of Transportation's Corridor Control regulations all such intersections shall be approved by the Ministry.
- 12.XX.8 Parks, Landscape Buffers and Public Squares**
- 12.XX.8.1. The City shall promote open space features as key aesthetic and functional components that complement adjacent developments.
- 12.XX.8.2. The open space system within this Plan should be focused on an interconnected system of Parks, Landscaped Buffers and Public Squares that are safe, inviting and interactive spaces. A high standard of hard and soft landscaping shall be required and be maintained in a healthy condition.
- 12.XX.8.3. Parks are for both passive and active recreational activities. They serve as important amenities for residents and employees. The scale and programming of the parks will hinge on a variety of factors such as adjacent land uses, densities and local needs.
- 12.XX.8.4. Map 12.XX.A. identifies the conceptual location for new Parks, Landscaped Buffers and Public Squares within this Plan. Minor modifications to the location of planned Parks, Landscaped Buffers and Public Squares are permitted without amendment to this Plan.
- 12.XX.8.5. Parks shall be conveyed in accordance with VOP 2010 policy 7.3.3.2. Lands to be conveyed for park purposes shall be located as generally shown as "Park" on Map 12.XX.A as it applies to the northeastern quadrant or "Potential Park" in the southern

quadrants, should development occur.

- 12.XX.8.6 The following shall not count for parkland dedication:
- a. Private outdoor Amenity space;
  - b. Landscape buffers;
  - c. Natural Heritage System and associated buffers; and
  - d. Lands to be used for stormwater management purposes and associated buffers;
- 12.XX.8.7. Suitably sized and located Parks and Public Squares resulting from the preparation of a Tertiary Plan for the southern quadrants shall be conveyed to the City as a condition of approval of draft plans of subdivision or site plan approval to ensure that the long term passive and active recreational needs of the local residents and employees are accommodated. Should the southern quadrants develop in accordance with the underlying Low Rise Residential designation, then the required park area will be established through the Development Review process
- 12.XX.8.8. Landscaped Buffers are linear green open spaces that serve to provide an appealing and “soft” transitional interface between new development areas and the rearyards of existing low-rise homes in adjacent neighbourhoods. They can also assist in mitigating any potential visual impacts associated with headlights, loading and parking areas. The scale and extent of these open spaces will vary being approximately 4.0 metres wide and may consist of trees, shrubs, planting beds, drainage swales and pedestrian pathways.
- 12.XX.8.9. Public Squares serve as focal points for the Dufferin Street and Centre Street area. Public Squares are designed at a level of service that could accommodate significant pedestrian traffic and may be used to accommodate community events and activities that attract the public. Public Squares function best when they are framed by highly animated uses such as shops, restaurants and cafes, and when consideration is given to the microclimate conditions to ensure comfortable use.
- 12.XX.8.10. Public Squares will be designed in accordance with the provisions of Official Plan policy 7.3.2.5. In addition the following development criteria and guidelines shall apply:
- a. Public Squares shall be a minimum of 0.2 hectares in accordance with the provisions of Section 7.3.2.6 of VOP 2010;
  - b. Abutting development shall be designed in coordination with the Public Square to ensure that an integrated design approach is adopted towards built form, pedestrian connections, maintenance and operations requirements, and ground floor programming;
  - c. Streetscapes along the street right-of-way that abut a park should be designed to reinforce a high-quality, formalized relationship between the open space and its adjacent land uses;
  - d. Hard and soft landscape elements and features within the Public Square shall be designed to define and articulate activity areas, such as circulation routes, entry points and seating and gathering areas;
  - e. Buildings should front onto the Public Square to create built form edges along the public space;

- f. Landscaping along the street frontage should include high canopy street trees and be complementary to the treatment provided on both sides of the street;
  - g. Entry/access points should be located conveniently and incorporate civic design themes;
- 12.XX.8.11. Private outdoor amenity space shall be built and maintained by the landowner, and a public access easement provided in favour of the City shall ensure that the space is open and accessible to the public at all times, or as identified in the easement agreement. Private outdoor amenity space shall not count toward parkland dedication.

## **12.XX.9 Implementation**

12.XX.9.1. This Plan shall be read in conjunction with all of the relevant policies of the Vaughan Official Plan 2010. Where there is a conflict between a policy in this Plan, and a policy in Volume 1 of VOP 2010, the policy in this Plan shall prevail.

12.XX.9.2 This Plan will be implemented using some or all of the following, as provided for under the Planning Act and the VOP 2010:

- a. The approval of individual draft plans of subdivision/condominium and part lot control exemptions;
- b. The enactment of implementing Zoning By-laws;
- c. The registration of Site Plan Agreements;
- d. The use of the Holding Symbol "H";
- e. The dedication of parkland or cash-in-lieu of parkland;
- f. The bonusing provisions for increases in height and density under Section 37 of the Planning Act;
- g. The use of powers and incentives enabled by a Community Improvement Plan; and,
- h. The use of development agreements registered on title to the satisfaction of the City.

12.XX.9.3. To facilitate a coordinated phasing approach to development within this Plan, the requirement for a Development Concept Report as outlined in policy 10.1.1.7. of the Vaughan Official Plan 2010 apply.

12.XX.9.4 Through the development review process the City may identify areas that will be subject to a scoped Block Plan process. The requirements for a Block Plan, as outlined in policies 10.1.1.15. and 10.1.1.16. of VOP 2010, shall apply.

12.XX.9.5 Prior to the development or redevelopment of the areas designated Further Study Area, beyond the level of development permitted by the underlying Low Rise Residential designation, a Tertiary Plan in the form of an Official Plan amendment, shall be completed. The intent of the Tertiary Plan is to establish the appropriate land use designations, permitted uses and building types and required parkland. In addition to the underlying Policies 10.1.1.3 and 10.1.1.4 of VOP 2010, the Tertiary Plan will address, but is not limited to, the following policy considerations:

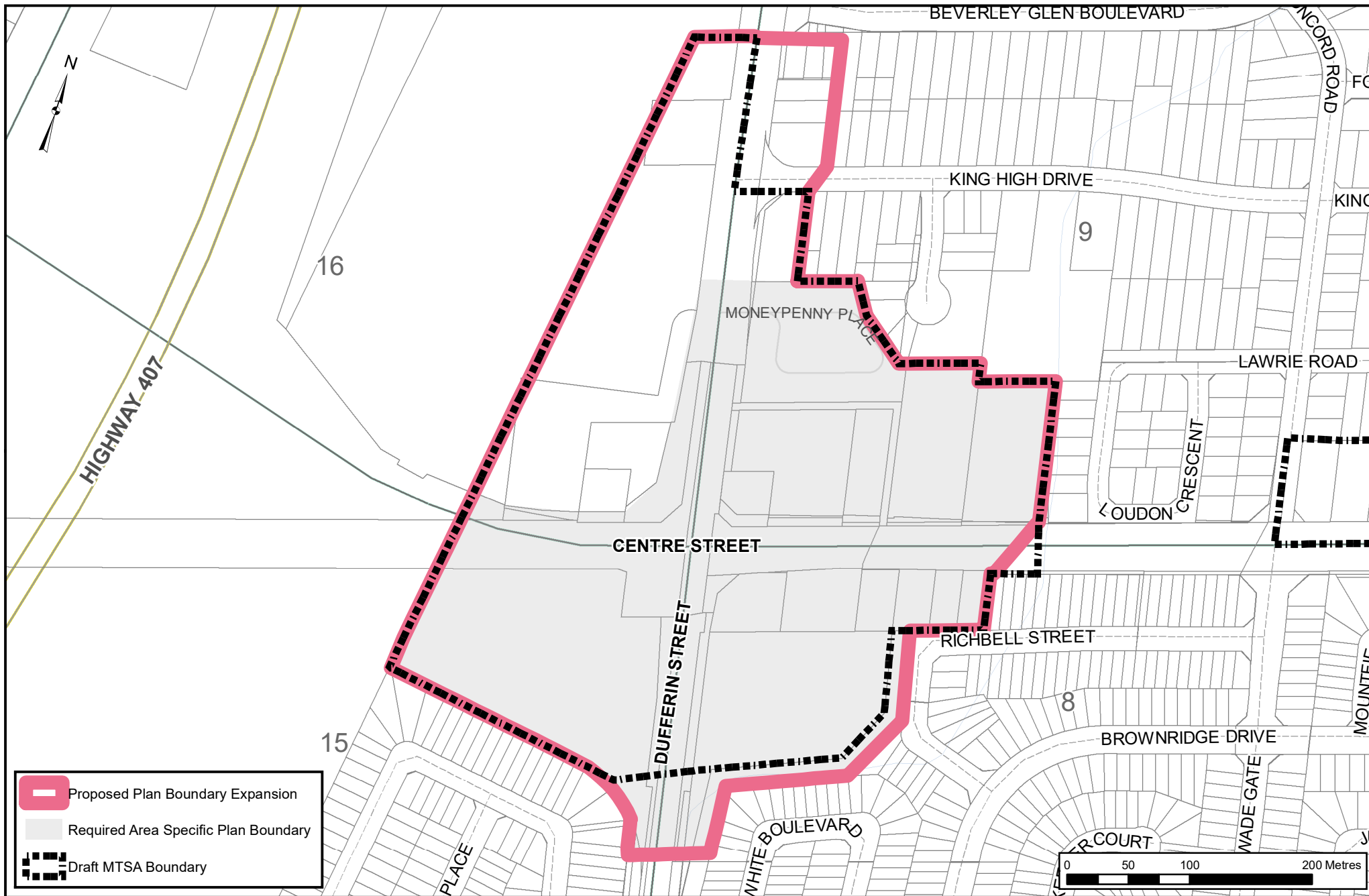
- a. A traffic study to establish the foundation for the street and block patterns including a potential full movement signalized intersection on Dufferin

Street on the southern edge of this plan and to examine road network functionality and capacity limits;

- b. Identification of the land-use designations, building heights and densities compatible with adjacent uses with such densities being influenced by the capacity of the road network and transit services;
- c. Built-form, urban design and public realm policies to shape the character of development;
- d. The determination of the park, open space and public square requirements consistent with Section 7.3 of VOP 2010 and the recommendations of the Active Together Master Plan;
- e. To confirm the non-residential portion of the land use mix and strategies, including, where appropriate, the provision of retail uses, office and service uses;
- f. Determination of the active transportation network, including provisions for walking and cycling within the Tertiary Plan area connecting to the Viva Rapid Transit and other transit services, and local community facilities and recreation spaces;
- g. Servicing requirements for the Tertiary Plan area including, but not limited to the consideration of the adequacy of the stormwater management and drainage system and the need for any necessary remediation measures;
- h. To provide for the protection and enhancement of the Natural Heritage Network, including any environmental reporting as required through Section 3.3.4 of the Official Plan;
- i. Community Impact Study to provide recommendations for the provision of community services and, including educational, social, health, arts, culture and recreation facilities;
- j. Provision of sustainable development measures consistent with Section 9.1.3 of the Official Plan and the City's Sustainability Metrics; and
- k. The identification of any policies required to ensure the orderly phasing of development.

Map 12. XX.A: Dufferin Street and Centre Street Intersection, Land-Use, Density, Building Heights and Street Network Plan





## Draft MTSA and Proposed Plan Boundary Expansion

### LOCATION:

Part of Lots 5 & 6, Concession 3, and  
Part of Lots 5 & 6, Concession 2



33

## Attachment

FILE:  
26.19

DATE:  
July 19, 2019

4





## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 17, 2019

**WARD:** 1

**TITLE: CAL-CROWN HOMES (THREE) INC.  
ZONING BY-LAW AMENDMENT FILE Z.18.016  
DRAFT PLAN OF SUBDIVISION FILE 19T-18V007  
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND  
REGIONAL ROAD 27**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.18.016 and 19T-18V007 to rezone the Subject Lands from “RD2 Residential Detached Zone Two” to “RD3 Residential Detached Zone 3” as shown on Attachment 2, and to permit a residential plan of subdivision consisting of 13 lots and three (3) part blocks for detached dwellings as shown on Attachment 3.

**Report Highlights**

- The Owner proposes to rezone the Subject Lands and to create a residential subdivision consisting of 13 lots for detached dwellings, and three (3) part blocks for future detached dwellings, and a new public road.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposal.
- The Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision Applications as the proposed residential development is consistent with the Provincial Policy Statement 2014, conforms to the Growth Plan 2019, the York Region Official Plan 2010, and the Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.18.016 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1316) to “RD3 Residential Detached Zone Three”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 13 lots for detached dwellings and three (3) part blocks for future detached dwellings, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 14.5 residential units (45 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

## **Background**

The 0.77 ha vacant subject lands (the ‘Subject Lands’) are located north of Major Mackenzie Drive West and west of Regional Road 27, and are legally known as Block 203, Registered Plan 65M-4361, shown as the Subject Lands on Attachment 2. The Subject Lands were a portion of a formerly designated school block; however, the York Catholic District School Board (‘YCDSB’) on July 6, 2017 released their interest in the Subject Lands. The surrounding land uses are shown on Attachment 2.

The Subject Lands are to be developed with Draft Plan of Subdivision File 19T-18V003 (Kleindor Developments Inc.) located immediately to the south, which comprises the remainder of the school block and includes 27 lots for detached dwelling units and three (3) part blocks for future detached dwelling units. Draft Plan of Subdivision File 19T-18V003 contains lands which will form part of a future public road connecting the Subject Lands to Woodgate Pines Drive to the south. A technical report will be brought forward to a future Committee of the Whole Meeting for Draft Plan of Subdivision File 19T-18V003.

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

On December 14, 2018, the City circulated a Notice of Public Hearing (the 'Notice') to all property owners within 150 m of the Subject Lands and the Kleinburg and Area Ratepayer's Association ('KARA'). A copy of the Notice was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a notice sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on January 29, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of January 22, 2019, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submissions were received by the Development Planning Department and at the Public Hearing:

Deputations

- R. Lavecchia, KLM Planning Partners Inc., Jardin Drive, representing the Owner
- P. Turco, Port Royal Avenue, Port Royal Avenue

Written Submissions

- A. Wang, email dated June 8, 2018
- J. and G. Wang, Woodgate Pines, email dated June 12, 2018
- R. and P. Wang, Glen Abbey Trail, email dated June 13, 2018
- J. Li, emails dated June 13, 2018, and June 19, 2018
- M. Yan, Port Royal Avenue, email dated June 13, 2018
- W. Yand and J. Wang, Port Royal Avenue, email dated June 22, 2018
- W. Du and S. Gallagher, Woodgate Pines Drive, email dated June 24, 2018
- M. Lin, email dated June 26, 2018
- P. Turco and A. Torrieri, Port Royal Avenue, email dated October 22, 2018

The following is a summary of, and response to, the comments provided in the deputations and written submissions submitted at the Public Hearing of January 22, 2019, and written submissions received by the Development Planning Department:

a) Preference to Build an Elementary School / Lack of Community Facilities

Residents in the area prefer that an elementary school be built on the Subject Lands as originally planned within the Block 61 East community, or that the lands now be converted for a community centre use.

### Response

The Subject Lands were formerly a designated school block; however, the YCDSB on July 6, 2017 released their interest in the Subject Lands, which were subsequently sold to the Owner for the purpose of future development. A clause was included in all Agreements of Purchase and Sale for residential units within Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.) that advised the construction of a school on the designated site is not guaranteed. The former school block was divided into the Subject Lands and the lands to the south which are subject to related but separate Draft Plan of Subdivision File 19T-18V003. The Subject Lands are also zoned “RD2 Residential Detached Zone Two” by Zoning By-law 1-88, subject to Exception 9(1316), and designated “Low-Rise Residential” by Vaughan Official Plan 2010, which permit residential development.

#### b) Loss of Open Space

Concern that the Development will result in the loss of open space and that the abutting park block to the south-east may also be subject to future development.

### Response

The Subject Lands were formerly a designated school block and were intended to be developed with an elementary school until the YCDSB released their interest in the Subject Lands. The park block to the south-east is owned by the City and will be maintained as a public park.

#### c) Traffic Impacts

Concern that the Development will increase traffic in the area, and that the proposed T-intersection at Port Royal Avenue and the proposed public road extension will cause navigational confusion.

### Response

The Owner has submitted a Traffic Impact Brief for the proposed Development prepared by Candevcon Limited, and dated November 14, 2018. The Traffic Impact Brief concludes that the Development will not adversely impact local traffic and will generate significantly less vehicle trips in comparison to the originally designated school block.

The proposed road connection from Port Royal Avenue to Woodgate Pines Drive will create a T-intersection. Westbound traffic movement on Port Royal Avenue and southbound traffic movement onto Woodgate Pines Drive will be controlled with stop signs. The Traffic Impact Brief concludes that the proposed road connection is consistent with the layout of existing streets in the neighbourhood and will provide appropriate sightlines.

The Development Engineering ('DE') Department concurs with the conclusions of the Traffic impact Brief.

The Development Planning Department, on September 10, 2019, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the applications.

### **Previous Reports/Authority**

[January 22, 2019, Committee of the Whole \(Public Hearing\) - Zoning By-law Amendment File Z.18.016 and Draft Plan of Subdivision File 19T-18V007](#)

[November 3, 2008, Committee of the Whole - Zoning By-law Amendment File Z.06.2008 and Draft Plan of Subdivision File 19T-06V14](#)

### **Analysis and Options**

#### ***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit a residential development***

The Owner has submitted the following applications (the 'Applications') to permit the development (the 'Development') of 13 lots for detached dwelling units and three (3) part blocks for future detached dwelling units on the Subject Lands, as shown on Attachment 3:

1. Zoning By-law Amendment File Z.18.016 to rezone the Subject Lands from "RD2 Residential Detached Zone Two" subject to site-specific Exception 9(1316), to "RD3 Residential Detached Zone Three" in the manner shown on Attachment 3, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-18V007 to facilitate a residential plan of subdivision (the 'Draft Plan') shown on Attachment 3 consisting of the following:

Lot / Blocks	Land Use	Area (ha)	Units
1 to 13	Detached Dwellings	0.615	13
14 to 16	Part of Blocks for Future Detached Dwellings	0.046	1.5
Street	20 m Street "1"	0.110	-
<b>Total</b>		<b>0.771</b>	<b>14.5</b>

***The Development is consistent with the Provincial Policy Statement, 2014***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2014 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Development in consideration of the policies of the PPS and is of the opinion that the Development is consistent with provincial policies, specifically:

Part V - "Policies" of the PPS states (in part) the following:

Settlement Areas

1.1.3.2 "Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
  - efficiently use land and resources;
  - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
  - support active transportation."

Development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses at densities that make efficient use of land and existing infrastructure.

## Housing

1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed”.

The Subject Lands are located within a defined settlement area by the PPS. The Development is consistent with the Settlement Areas and Housing policies of the PPS as it makes more efficient use of the Subject Lands, minimizes land consumption, utilizes existing servicing and infrastructure, and avoids the need for the uneconomical expansion of services.

### ***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019***

The Provincial Plan: *A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019* (‘Growth Plan’) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives, specifically:

## Managing Growth

2.2.1(2)(a) “the vast majority of growth will be directed to settlement areas that:

- i. have a delineated built boundary;
- ii. have existing or planned municipal water and wastewater systems;  
and
- iii. can support the achievement of complete communities.”

### Delineated Built-up Areas

#### 2.2.2 “Contributing to meeting 50% of residential development within a delineated built-up area.”

The Development is located within a settlement area and a delineated built-up area that more efficiently utilizes existing municipal water and wastewater systems and will contribute to meeting the residential development targets prescribed by the Growth Plan. The Development conforms to the Growth Plan.

#### ***The Development conforms to the York Region Official Plan, 2010***

The York Region Official Plan 2010 (‘YROP’) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” on Map 1, “Regional Structure” of the YROP. The “Urban Area” designation permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region.” Section 5.3.3 of the YROP identifies “local infill” as a municipal intensification strategy to meet York Regional intensification targets to 2031. The Development proposes modest intensification in the form of 13 new residential lots for detached dwellings and three (3) part blocks for future detached dwelling units that can be considered “local infill”. The Development conforms to the YROP.

York Region has indicated they have no objections to the Applications, subject to their comments in the Regional Implications section of this report, and the Conditions of Approval included in Attachment 1.

#### ***The Development conforms to the Vaughan Official Plan, 2010***

The Subject Lands are designated “Low-Rise Residential” and are located within a “Community Area” as identified on Schedule 1 - “Urban Structure” of Vaughan Official Plan 2010 (‘VOP 2010’). The “Low-Rise Residential” designation permits detached dwellings with a maximum building height of 3-storeys. There is no associated density requirement.



Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a “Community Area”, and requires that new development be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a “Community Area” within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

Section 9.2.3.1 of VOP 2010 further identifies development criteria for detached houses, which states that detached houses will respect and reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Development proposes consistent lot frontage and areas, and a zone category (“RD3 Residential Zone Three”) that is consistent and compatible with the existing surrounding development. The Development conforms to VOP 2010

***The Development is consistent with the Community Area Policy Review for Low-Rise Residential Designations***

In recognition of development pressures in existing neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the 'Guidelines') and the Community Area Policy Review for Low-Rise Residential Designations Study (the 'Study'). The Guidelines were approved by Vaughan Council on October 19, 2016.

The Study was approved by Vaughan Council on April 19, 2017, and an Official Plan Amendment ('OPA 15') to implement the Study recommendations was adopted by Vaughan Council on September 27, 2018 and is in effect. The Development includes detached dwellings on lots that front onto a public road and with a similar lot configuration and consistent lot frontage, lot depths, and building setbacks as the existing and surrounding development. The Development complies with the Guidelines and conforms to OPA 15.

***Amendments to Zoning By-law 1-88 are required to permit the Development, which is compatible with existing development in the community***

The Subject Lands are zoned “RD2 Residential Detached Zone Two” by Zoning By-law 1-88 and subject to Exception 9(1316), as shown on Attachment 3. The Owner is proposing to amend Zoning By-law 1-88 by rezoning the Subject Lands to “RD3 Residential Detached Zone Three” together with the following site-specific zoning exceptions to the RD3 Zone standards:

Table 1

	<b>ZONING BY-LAW 1-88 STANDARDS</b>	<b>“RD3 RESIDENTIAL DETACHED ZONE THREE” REQUIREMENTS</b>	<b>PROPOSED EXCEPTIONS TO THE “RD3 RESIDENTIAL DETACHED ZONE THREE” REQUIREMENTS</b>
a.	Minimum Exterior Side Yard Setback Abutting a Sight Triangle	3 m	1.2 m (Lot 9 only)
b.	Permitted Yard Encroachments	Fireplaces are not permitted to project into a required yard	Permit fireplaces to encroach 0.5 m into a required side or rear yard
c.	No Encroachment Zone	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard	A 1.2 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard
d.	Maximum Encroachment for Uncovered, Unexcavated and Unenclosed Exterior Stairways, Porches and Balconies	A bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m	A bay or box window or similar window projection constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum distance of 0.6 m

The Development Planning Department has reviewed and supports the proposed rezoning of the Subject Lands to the “RD3 Residential Detached Zone Three” and the above noted site-specific exceptions, for the following reasons:

a) Minimum Exterior Side Yard Abutting a Sight Triangle (Lot 9 Only)

The exterior side yard setback to the sight triangle only applies to a portion of the dwelling on Lot 9 that will encroach into the sight triangle setback. The future dwelling on Lot 9 will meet the required 3 m setback along the exterior side yard in accordance with the “RD3 Residential Detached Zone Three”.

b) Permitted Yard Encroachments and No Encroachment Zone

The requested yard encroachments to architectural features of the future dwellings (fireplaces and bay or box windows), and the requested reduction to the no encroachment zone are considered minor changes to the “RD3 Residential Detached Zone Three” requirements and are consistent with the character of the area.

The adjacent lands to the south (subject to Draft Plan of Subdivision File 19T-18V003) are also proposed to be rezoned to the “RD3 Residential Detached Zone” with zoning exceptions consistent to those identified in Table 1. This will allow the 3 proposed part blocks, as shown on Attachment 3, to be combined with the 3 proposed part blocks in Draft Plan of Subdivision File 19T-18V003 to the south, and create 3 full lots with consistent zoning and development standards.

In consideration of the above, the Development Planning Department is satisfied that the proposed zone category and site-specific zoning exceptions are appropriate, maintain the intent of the “Low-Rise Residential” designation of VOP 2010, and will result in a development that is consistent with the surrounding area.

***The Development Planning Department has no objection to the Development, subject to the Conditions of Approval***

The Draft Plan shown on Attachment 3 consists of 13 lots for detached dwellings (Lots 1 to 13), and three (3) part blocks for future detached dwellings (Blocks 14 to 16) accessed by a public road extending from Port Royal Avenue. Draft Plan of Subdivision File 19T-18V003, located immediately south of the Subject Lands, contains lands which will form part of a future public road connecting the Subject Lands to Woodgate Pines Drive to the south. The proposed lots and public road extension are consistent with the pattern of lots and road network in the area.

The Owner shall display a Community Plan on the interior wall of the sales office, comprising information approved by the City of Vaughan, prior to offering any units for sale, and no Building Permit shall be issued until such information is approved by the

Vaughan Development Planning Department. Conditions respecting the requirements identified above are included in Attachment 1.

***The Urban Design and Cultural Heritage Division of the Development Planning Department has no objection to the Development, subject to the Conditions of Approval***

The Owner has submitted an Arborist Letter prepared by Aboud & Associates Inc., dated March 13, 2018, that confirms there are no existing trees on the vacant Subject Lands.

The Development is required to proceed in accordance with the following:

- The Vaughan Council approved Block 61 East Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines prepared by Watchorn Architect Inc.
- The Vaughan Council approved Block 61 East Molise Kleinburg Estates – South Neighbourhood Landscape Master Plan prepared by the MBTW Group
- the City of Vaughan Sustainability Metrics Program

Permanent wood fence treatments shall be erected for flanking residential lots and residential blocks in co-ordination with the environmental noise report and architectural guidelines. Conditions to this effect are included in Attachment 1.

***The Development Engineering Department has no objection to the Development, subject to the comments in this report and Conditions of Approval***

The Development Engineering ('DE') Department has reviewed the Applications and provides the following comments:

Water and Sanitary Servicing:

The Subject Lands are located in an area with existing municipal services. The proposed water supply and sanitary servicing shall be designed in accordance with the City's design criteria. The Development will not impact the existing water supply or sanitary services.

Storm Sewer and Stormwater Management:

The Subject Lands are located within the Kleinburg/Nashville services area and are considered as part of the drainage area tributary to Stormwater Management Pond K1

through Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.) that created the Subject Lands as a school block. All storm sewers are existing around the Subject Lands. Impact from the Development to the existing stormwater management facilities is considered negligible given the scale of the Development. The Development is not expected to cause a restriction to the function of the existing stormwater management pond.

### Road Network

The Development will gain access to the public road network via a proposed road connection from Port Royal Avenue (Street “1”). A temporary turning circle/cul-de-sac will be implemented at the southern end of Street “1” until such time that Draft Plan of Subdivision File 19T-18V003 is completed which will connect Street “1” to Woodgate Pines Drive. The Owner has submitted a Traffic Impact Brief prepared by Candevcon Limited, dated November 14, 2018, in support of the Development. The Traffic Impact Brief concludes that the Development will not adversely impact local traffic and will generate significantly less vehicle trips in comparison to the originally designated school block.

The proposed road connection from Port Royal Avenue to the Subject Lands will create a T-intersection. Westbound traffic movement on Port Royal Avenue and southbound traffic movement onto the Subject Lands will be controlled with stop signs. The Traffic Impact Brief concludes that the proposed road connection is consistent with the layout of existing streets in the neighbourhood and will provide appropriate sightlines.

The DE Department concurs with the conclusions of the Traffic impact Brief. Minor revisions are required to the submitted Traffic Management Plan prior to final approval of the Draft Plan. A condition to this effect is included in Attachment 1.

### Lot Grading

The Subject Lands were pre-graded through Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.) as they were originally intended for use as a school block. There are existing homes to the north and east of the Subject Lands. The proposed grading on the Subject Lands must match existing elevations at the property lines.

The DE Department has reviewed the grading plan submitted in support of the Applications and has no objections to the proposed grading subject to the conditions of approval identified in Attachment 1. At the detailed design stage, the Owner shall

provide a detailed grading plan confirming that the grading of the Subject Lands and the individual lots meet the City's Lot Grading Criteria.

### Noise Attenuation

The Owner has submitted a report entitled "Addendum to Detailed Environmental Noise And Vibration Report dated March 26, 2012" ('Noise Report') prepared by Jade Acoustics and dated April 20, 2018. The purpose of the Noise Report is to verify noise sources surrounding the Development, provide a noise impact assessment, and identify any noise control measures.

The Noise Report concludes that Lots 1 to 8 and Block 15 and 16, as shown on Attachment 3, require the provision of central air conditioning units to enable windows to be closed in order to meet applicable Ministry of the Environment, Conservation and Parks ('MECP') noise guidelines due to their proximity to the Canadian Pacific Rail corridor to the west. There are no acoustic noise requirements for Lots 9 to 13 and Block 14.

The Owner is required to submit an updated noise report for review and approval as part of the detailed engineering submission. The Noise Report submitted by the Owner identifies additional measures to mitigate noise by constructing an acoustic barrier and berm, central air-conditioning units and updated building components such as windows. Warning clauses shall be included in all offers of purchase and sale or lease advising purchasers and/or tenants of the above requirements. Conditions to this effect are included in Attachment 1.

### Street-lighting

The design and type of street lighting for the Development shall meet the City's design criteria and standards with respect to the use of LED luminaire technology. This matter will be addressed at the detailed engineering design stage. A condition to this effect is included in Attachment 1.

### Environmental Site Assessment

The Development includes lands to be conveyed to the City (Street "1"). The Owner submitted Environmental Site Assessment ('ESA') reports dating from 2013 to 2019 which were reviewed by the DE Department. In addition, the Subject Lands were previously assessed and included in the MECP Record of Site Condition #45419 which was filed in 2008 for Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.). The findings of the ESA reports did not identify any potential contaminating

activities or areas of potential environmental concern and indicated no further ESA investigations were required. The DE Department is satisfied with the submitted ESA documents.

***Sewage and Water Allocation is available for the Draft Plan***

Vaughan Council on February 21, 2018, endorsed the City's latest annual servicing capacity allocation strategy report. The report confirmed servicing capacity is available to support continued urban growth throughout the City.

Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-18V007 is available and unrestricted for the 14.5 additional residential lots for new detached dwellings. Therefore, the following resolution to allocate capacity to the Development may be recommended for Council approval:

“THAT Draft Plan of Subdivision File 19T-18V007 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 14.5 residential units (45 persons equivalent) in accordance with the inflow and infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

***The Financial Planning and Development Finance Department has no objection to the Draft Plan***

The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges. A condition to this effect is included in Attachment 1.

***The Real Estate Department has no objection to the Draft Plan, subject to the Conditions of Approval***

Prior to final approval of the Plan, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within Block 61 East to the satisfaction of the City. The Developer's Group Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 61 East. This Developer's Group Agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands. A condition to this effect is included in Attachment 1.

***The Parks Development Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval***

The Subject Lands were a formerly designated school block and not originally planned for residential development under Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.). The Owner previously satisfied the cash-in-lieu of the dedication of parkland requirements for Draft Plan of Subdivision File 19T-06V14; however, as the currently proposed density (14.5 residential units) is higher than that of the originally planned school block, parkland dedication and/or payment-in-lieu of parkland shall be provided for the Applications to meet dedication requirements under the *Planning Act*, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-Law 139-90, as amended by 205-2012. A condition to this effect is included in Attachment 1.

***The various utilities have no objection to the Draft Plan, subject to the Conditions of Approval***

Enbridge Gas Inc. has no objection to the Applications subject to their conditions included in Attachment 1c) of this report.

Alectra Utilities Corporation has no objection to the approval of the Applications, subject to their Conditions of Approval in Attachment 1d) of this report.

***Canada Post has no objection to the Development, subject to the Conditions of Approval***

Canada Post Corporation has no objection to the Applications, subject to their conditions of approval included in Attachment 1e).

***Canadian Pacific Railway have provided Conditions of Approval***

The Development is located in proximity to the Canadian Pacific ('CP') owned and operated Mactier Subdivision to the west, which is classified as a principal main rail line. CP is not in favour of residential developments in proximity to its right-of-way; however, the Conditions of Approval included in Attachment 1 f) have been provided to ensure the comfort of adjacent residents and to mitigate adverse environmental factors caused by the Development's proximity to the CP right-of-way.

***The School Boards have no objection to the Draft Plan***

The York Region District School Board and York District Catholic School Board have advised that they have no objection to or any conditions of approval for the Draft Plan.



No comments were received from the Conseil Scolaire de District Catholique Centre-Sub.

### **Financial Impact**

None.

### **Broader Regional Impacts/Considerations**

York Region has no objection to the Applications subject to their Conditions of Approval in Attachment 1b).

### **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment Z.18.016 and Draft Plan of Subdivision File 19T-18V007 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conforms to the Growth Plan, the YROP and VOP 2010, and are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the recommendations in this report and the Conditions of Approval in Attachment 1.

**For more information**, please contact: Chris Cosentino, Planner at extension 8215.

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Draft Plan of Subdivision File 19T-18V007 & Proposed Zoning

### **Prepared by**

Chris Cosentino, Planner, ext. 8215

Mark Antoine, Senior Planner, ext. 8212

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/LG



## **ATTACHMENT 1**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-18V007 (THE 'PLAN')  
CAL-CROWN HOMES (THREE) INC., LOT 22, CONCESSION 9  
BLOCK 203, REGISTERED PLAN 65M-4361  
CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF DRAFT PLAN OF SUBDIVISION FILE 19T-18V007 (THE 'PLAN'), ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 1a)
2. The Conditions of Approval of York Region as set out in Attachment No. 1b) and dated August 28, 2018.
3. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1c) and dated May 28, 2018.
4. The Conditions of Approval of Alectra Utilities as set out on Attachment No. 1d) and dated May 24, 2018.
5. The Conditions of Approval of Canada Post as set out on Attachment No. 1e) and dated August 9, 2019.
6. The Conditions of Approval of Canadian Pacific Railway as set out in Attachment No. 1f) and dated June 15, 2018.

#### **Clearances**

7. Final approval for the registration of the Plan may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools and other essential services; and
  - b) All commenting agencies agree to registration by phases and provide clearances, as required on Conditions in Attachments 1a), 1b), 1c), 1d),

1e) and 1f) for each phase proposed for registration; furthermore, the required clearances may relate to lands not located within the phase sought to be registered.

8. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
9. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
10. Enbridge Gas Distribution Inc. shall advise that the Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
11. Alectra Utilities shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
12. Canada Post shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
13. Canadian Pacific Railway shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

**ATTACHMENT NO. 1a)**

**CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to the Draft Plan of Subdivision (the 'Plan') prepared by KLM Planning Partners Inc., dated March 18, 2019.
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 the in-effect Tariff of Fees By-law.
4. 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 charges/levies, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
6. The road allowances included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department.
7. The road allowances included in this Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
8. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
9. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and the Region of York.
10. Prior to final approval of the Plan, the Owner shall grant easements as may be required for utility, drainage or construction purposes to the appropriate authority(ies), free of all charge and encumbrance.

11. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. 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.

12. Prior to the initiation of grading, and prior to the registration of this Plan 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 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) storm water 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.

13. The Owner shall agree in the Subdivision Agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.

14. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent, built and/or proposed, that have been designed and oversized by others to accommodate the development of the Plan.

15. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.

16. The Owner shall agree in the Subdivision Agreement to design and purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.

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 in the Subdivision Agreement to maintain adequate chlorine residuals in the watermain 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 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.
19. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:
  - (a) "Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the Subdivision Agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this Subdivision Agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice."
  - (b) "The City has not imposed an amount of 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 the 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."
  - (c) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement."

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this Subdivision Agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."

- (d) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
- (e) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88, as amended, as follows:
- i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6 - 6.99 m <sup>1</sup>	3.5 m
7 - 8.99 m <sup>1</sup>	3.75 m
9 – 11.99 m <sup>1</sup>	6.0 m
12 m and greater <sup>2</sup>	9.0 m

<sup>1</sup>The Lot Frontage for Lots between 6 – 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of Zoning By-law 1-88.

<sup>2</sup>The Lot Frontage for Lots 12 m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of Zoning By-law 1-88.



- (f) "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office."
- (g) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."
- (h) "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings."
- (i) "The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this Subdivision Agreement."
- (j) "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings."

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this Subdivision Agreement.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road right-of-ways by the Owner or the City for aesthetic

purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”

- (k) “Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
- (l) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this Subdivision Agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

Any additional warning clause(s) as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.

- 20. The Owner shall agree in the Subdivision Agreement to design and construct the municipal services in this Plan in accordance with the recommendations and conclusions of the Kleinburg-Nashville Servicing Strategy Master Plan Class Environmental Assessment to the satisfaction of the City.
- 21. The Owner shall agree in the subdivision agreement to provide a financial contribution towards the “Nashville Watermain Local Improvement” to the satisfaction of the City. The Owner shall secure its contribution towards the cost of the watermain within the Nashville Watermain Local Improvement project base upon the estimated cost of \$250/unit.
- 22. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan, to the satisfaction of the City.

23. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
24. Prior to final approval of the Plan, the Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Plan and when each dwelling unit is constructed.
25. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots etc.), which may be reflected in the final plan to the satisfaction of the City.
26. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available to service the Plan.
27. Prior to final approval of the Plan and/or commencement of 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.
28. The Owner shall agree in the subdivision agreement to inspect, evaluate and monitor all wells within the zone of influence prior to, during and after construction has been completed. Progress reports should be submitted to the City 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
    - 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 records 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.
  - (e) If the private well systems in the zone of influence deteriorate due to the servicing of the Plan, the Owner will provide temporary water supply to the affected residents upon notice by the City. If the quantity and quality of water in the existing wells is not restored to its original condition within a month after first identification of the problem, the Owner will engage the services of a recognized hydro geologist to evaluate the wells and recommend solutions including deepening the wells or providing a permanent water service connection from the municipal watermain system.
29. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
- (a) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O.Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
  - (b) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment, Conservation and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - (c) Submit a certificate letter prepared by the Owner's Qualified Person stating that the Owner covenants and agrees that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the

intended land use, and meet the applicable Standards set out in the MOE document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).

- (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
30. Prior to the initiation of the grading or stripping of top soil and final approval, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.
31. The Owner shall include the following warning clauses in all Offers of Purchase and Sale, or Lease within the Plan:
- (a) street ending in a dead end:
    - "Purchasers and/or tenants are advised that Street "1", ending in a temporary hammerhead turn-around or cul-de-sac will be extended in the future to facilitate development of adjacent lands without further notice."
  - (b) infiltration trench:
    - "Purchasers and/or tenants are advised that their rear yard lot area has been design to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits."
  - (c) Small Front Yard Lot on a single driveway and sidewalk
    - "Purchasers and/or tenants are advised that small front yard lots with a single driveway and sidewalk may provide limited on lot parking opportunities."
32. The Owner shall agree in the Subdivision Agreement that Blocks 14 to 16 inclusive shall be developed only in conjunction with the abutting lands within Draft Plan of Subdivision File 19T-18V003 to the south. The City shall not issue a building permit for the subject Blocks until the lands are combined to the satisfaction of the City.

33. The Owner shall agree in the Subdivision Agreement that Lots 7 and 8 and Block 15 shall not be developed until the temporary turning circle has been removed. The City shall not issue a building permit for the subject lots and block until the temporary turning circle has been removed to the satisfaction of the City.
34. Prior to final approval of the Plan, the Owner shall submit an updated Traffic Management Plan in support of the subject development to the satisfaction of the City.
35. The Owner acknowledges that the proposed street extension will not cause any issue or conflict to the existing utilities and existing driveway.
36. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out, the design and construction of the traffic calming/management measures that are identified on the updated traffic management plan. In the event that these traffic calming measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services on the Plan, then the Owner shall design and construct additional traffic calming measures to the satisfaction of the City.
37. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
38. The Owner shall agree in the subdivision agreement to conduct a pre-construction survey which shall include, but not be limited to, an inventory of the existing municipal right-of-way of Port Royal Avenue. The Owner shall provide a copy of this pre-construction survey to the City prior to commencement of construction. All driveways, fences, trees, and any other private properties damaged during construction shall be replaced/reinstated to original conditions or better at the Owner's expense, to the satisfaction of the City.
39. Prior to final approval, the Owner shall provide a detailed 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 based on the arborist report recommendations.
  - a) In addition, the study shall quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.

- b) The Owner shall not remove trees without written approval by the City.
  - c) The Owner shall enter into a tree protection agreement which will form a condition of the draft plan approval.
40. Prior to the landscape plan review by the Urban Design Division, a fee shall be provided by the Owner to the Development Planning Department in accordance with recent Council approved Fee By-Laws (commencing March 19, 2019); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
- (a) This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
  - (b) In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan.
41. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the Vaughan Council approved Block 61 East Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines prepared by Watchorn Architect Inc.
- (a) The guidelines shall be updated to include an addendum for this area of development; Development Planning Department Tel: (905) 832-8585 / Fax: (905) 832-6080.
  - (b) 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.
  - (c) Prior to the submission of a Building Permit application, the control architect shall have stamped and signed drawings certifying compliance with the approved architectural guidelines.
  - (d) 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.

42. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the approved Block 61 East Molise Kleinburg Estates – South Neighbourhood Landscape Master Plan prepared by The MBTW Group. The master plan shall be updated to include an addendum for this area of development.
43. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program. The program shall present a set of metrics to quantify the sustainability performance of new development projects.
44. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and architectural design guidelines.
45. The Owner shall agree in the Subdivision Agreement to provide a soils report for all street tree pits and planting beds throughout the Plan to the satisfaction of the City.
46. Prior to final approval of the Plan, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within Block 61 East to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 61 East. This agreement shall also provide a provision for additional developers to participate with the Developer's Group Agreement when they wish to develop their lands.





Corporate Services

File No.: 19T-18V007

Regional File No.: SUBP.18.V.0031

Refer To: Justin Wong

August 28, 2018

Mr. Mauro Peverini  
Director of Development Planning  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Diana DiGirolamo, Planner

**Re: Draft Plan of Subdivision 19T-18V007 (SUBP.18.V.0031)  
Block 203, Registered Plan 65M-4361  
(Cal-Crown Homes (Three) Inc.)  
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by KLM Planning Partners Inc., Project No. P-2953, dated March 7, 2018. The development is located north of Major Mackenzie Drive and east of Huntington Road, in the City of Vaughan. The draft plan will facilitate the development of 13 single detached units and blocks for future residential development, within a 0.77 ha site.

#### **York Region Transit**

While York Region Transit does not currently provide transit service in this area, it is advised that the Owner coordinate with the City of Vaughan to ensure that a consistent sidewalk network connects the internal road network to Major Mackenzie Drive.

#### **Sanitary Sewage and Water Supply**

Residential development in the City of Vaughan requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, then the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- West Vaughan Sewage Servicing - 2028 anticipated commissioning date
- Other projects as may be identified in future studies

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

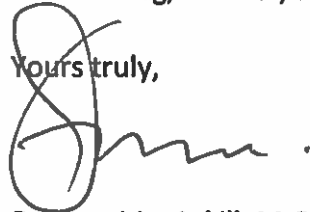
Based on our understanding of the documentation submitted, the proposed development is serviced by City of Vaughan wastewater and water infrastructure in the surrounding area. Should there be any change in the proposed servicing scheme, the Owner shall forward the revised plan to the Region for review and record.

### Summary

York Region has no objection to draft plan approval of the draft plan of subdivision subject to the attached Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner, at extension 71577 or through electronic mail at [justin.wong@york.ca](mailto:justin.wong@york.ca).

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.  
Manager, Development Planning

JW/

Attachment (1)      Schedule of Conditions

YORK-#8788814-v1-19T-18V007\_-\_Regional\_Condition\_Letter

**Schedule of Conditions  
19T-18V007 (SUBP.18.V.0031)  
Block 2013, Registered Plan 65M-4361  
(Cal-Crown Homes (Three) Inc.)  
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2953, dated March 7, 2018

**Conditions to be Included in the Subdivision Agreement**

1. The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.

**Conditions to be Satisfied Prior to Final Approval**

2. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
3. York Region shall confirm that adequate water supply and sewage 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.
4. 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.
5. The Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
6. 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.
7. The Regional Corporate Services Department shall advise that Conditions 1 to 6 inclusive, have been satisfied.

## Attachment 1c)



Enbridge Gas Distribution  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

May 28, 2018

Diana DiGirolamo  
Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Diana,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment  
Cal-Crown Homes (Three) Inc.  
Block 203, Plan 65M-4361 ( Block 61 East)  
Part of Lots 22 and 23, Concession 9  
City of Vaughan  
File No.: 19T-18V007 & Z-18-016

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, Silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,

A handwritten signature in black ink that reads "Alice Coleman". The script is cursive and fluid.

**Alice Coleman**

Municipal Planning Coordinator  
Long Range Distribution Planning

—

**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5386

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)

**Integrity. Safety. Respect.**

AC/jh

## Attachment 1d)



**Date:** May 24<sup>th</sup> , 2018

**Attention:** **Diana Digirolamo**

**RE:** Request for Comments

**File No.:** **19T-18V007**

**Applicant:** Cal-Crown Homes (Three) Inc.

**Location** Block 23, Plan 65M-4361 (Block 61 East) Part of Lots 22 & 23,  
Concession 9, City of Vaughan



## COMMENTS:

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

Alectra Utilities (formerly PowerStream) has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or his agent, for this plan is required to contact Alectra to discuss all aspects of the above project. Alectra will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Subdivision Application Information Form (SAIF). Alectra will then use this information to determine the type of available service in the area to supply this project and determine the design fee for the subdivision or development.

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) installation.

Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

If there are any existing components of Alectra's electrical distribution system on the proposed project site, they will have to be relocated by Alectra at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,  
Mr. Tony D'Onofrio  
Supervisor, Subdivisions & New Services  
**Phone:** 1-877-963-6900 ext. 24419  
**Fax:** 905-532-4401  
**E-mail:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

# Attachment 1e)

DELIVERY PLANNING  
200 – 5210 BRADCO BLVD  
MISSISSAUGA, ON L4W 2G7  
[CANADAPOST.CA](http://CANADAPOST.CA)

August 9, 2019

City of Vaughan – Planning Department

To: **Christopher Cosentino**

Reference: **File: 19T-18V007 related file: Z.18.016**  
**Extension of Port Royal Avenue**  
**13 detached dwellings and 3 future detached dwellings**

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal of the 13 detached dwellings and 3 future detached dwellings for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- ⇒ The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- ⇒ The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- ⇒ **The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;**



Canada Post further requests the owner/developer be notified of the following:

1. The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location.
2. Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.
3. There will be no more than one mail delivery point to each unique address assigned by the Municipality.
4. Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.
5. The complete guide to Canada Post's Delivery Standards can be found at:  
[https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual\\_en.pdf](https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf)

**As the project nears completion, it is requested that the Developer contact me directly during the design stage of the above project, to discuss a suitable mailbox location.**

Should there be any concerns pertaining to our mail delivery policy requirements, please contact the undersigned.

Sincerely,

*Lorraine Farquharson*

**Lorraine Farquharson**

Delivery Services Officer | Delivery Planning - GTA

200 – 5210 Bradco Blvd

Mississauga, ON L6W 1G7

(416) 262-2394

lorraine.farquharson@canadapost.ca

## Attachment 1f)

**DiGirolamo, Diana**

---

**From:** CP Proximity-Ontario <CP\_Proximity-Ontario@cpr.ca>  
**Sent:** Friday, June 15, 2018 1:34 PM  
**To:** DiGirolamo, Diana  
**Subject:** COMMENTS Vaughan 19T-18V007, Z.18.016 Cal-Crown Homes (Three) Inc. mi 15.50 Mactier

### **19T-18V007, Z.18.016 Cal-Crown Homes (Three) Inc.**

This is in reference to your circulation of the above-mentioned Draft Plan of Subdivision. The proposed development is located in close proximity to our Mactier Subdivision, which is classified as a principal main line. Canadian Pacific Railway is not in favour of residential developments adjacent to or near our right-of-way as this land use is not compatible with railway operations. The health, safety and welfare of future residents could be adversely affected by railway activities.

However, to ensure the safety and comfort of adjacent residents and to mitigate as much as possible the inherent adverse environmental factors, we request that the following requirements be included as conditions of approval:

1. Dwellings must be constructed such that the interior noise levels meet MOE criteria. A noise study should be carried out by a professional noise consultant to determine what impact, if any, railway noise would have on residents of proposed subdivisions and to recommend mitigation measures if required. The Railway may consider other measures recommended by the study.
2. In addition to any warning clauses indicated in the noise report, a clause should be inserted in all offers to purchase, agreements of purchase and sale or lease and in the title deed or lease of each dwelling within 300m of the railway right-of-way, warning prospective purchasers or tenants of the existence of the Railway's operating right-of-way; the possibility of alterations including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from the use of its facilities and/or operations.

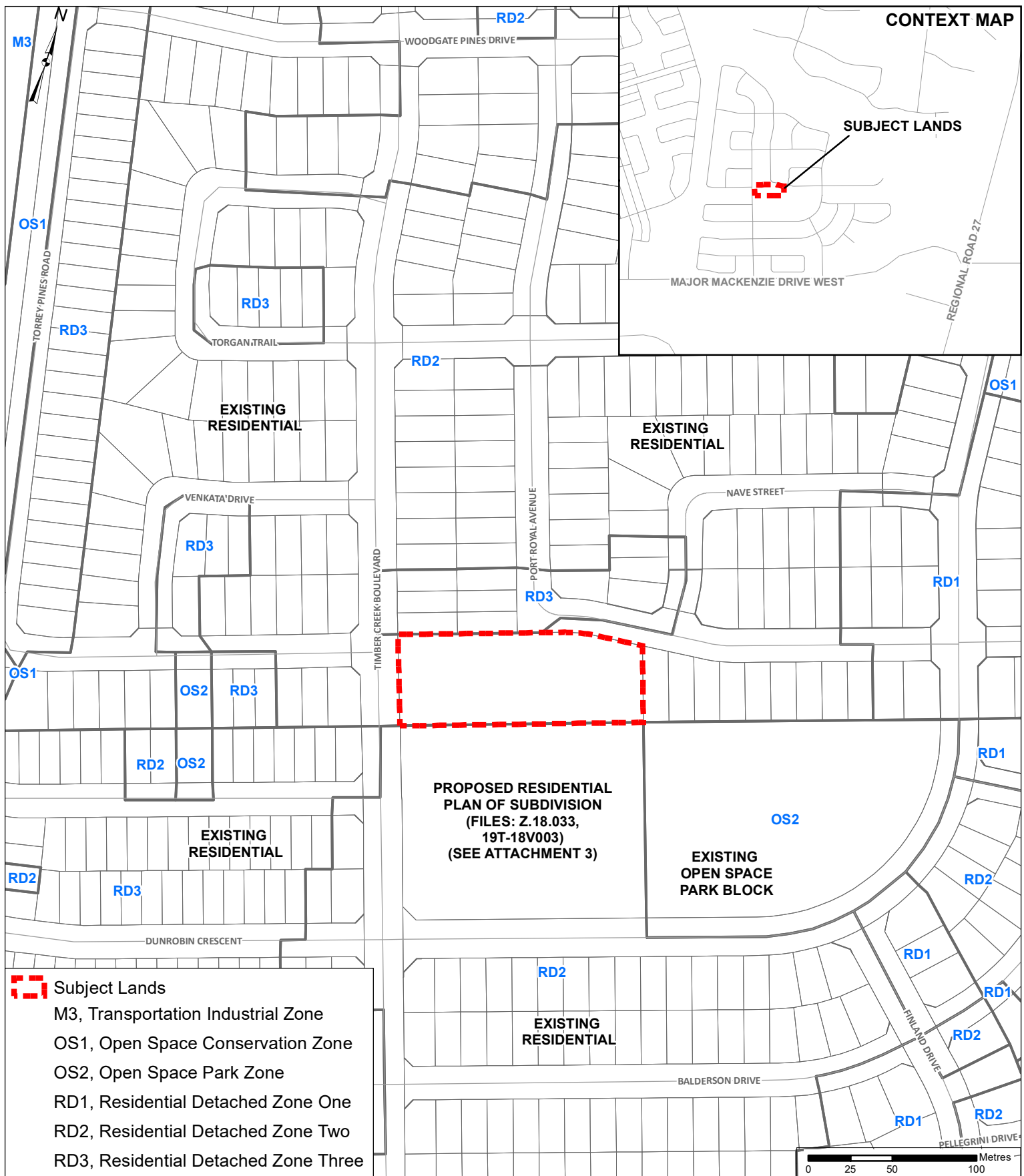
Regards,

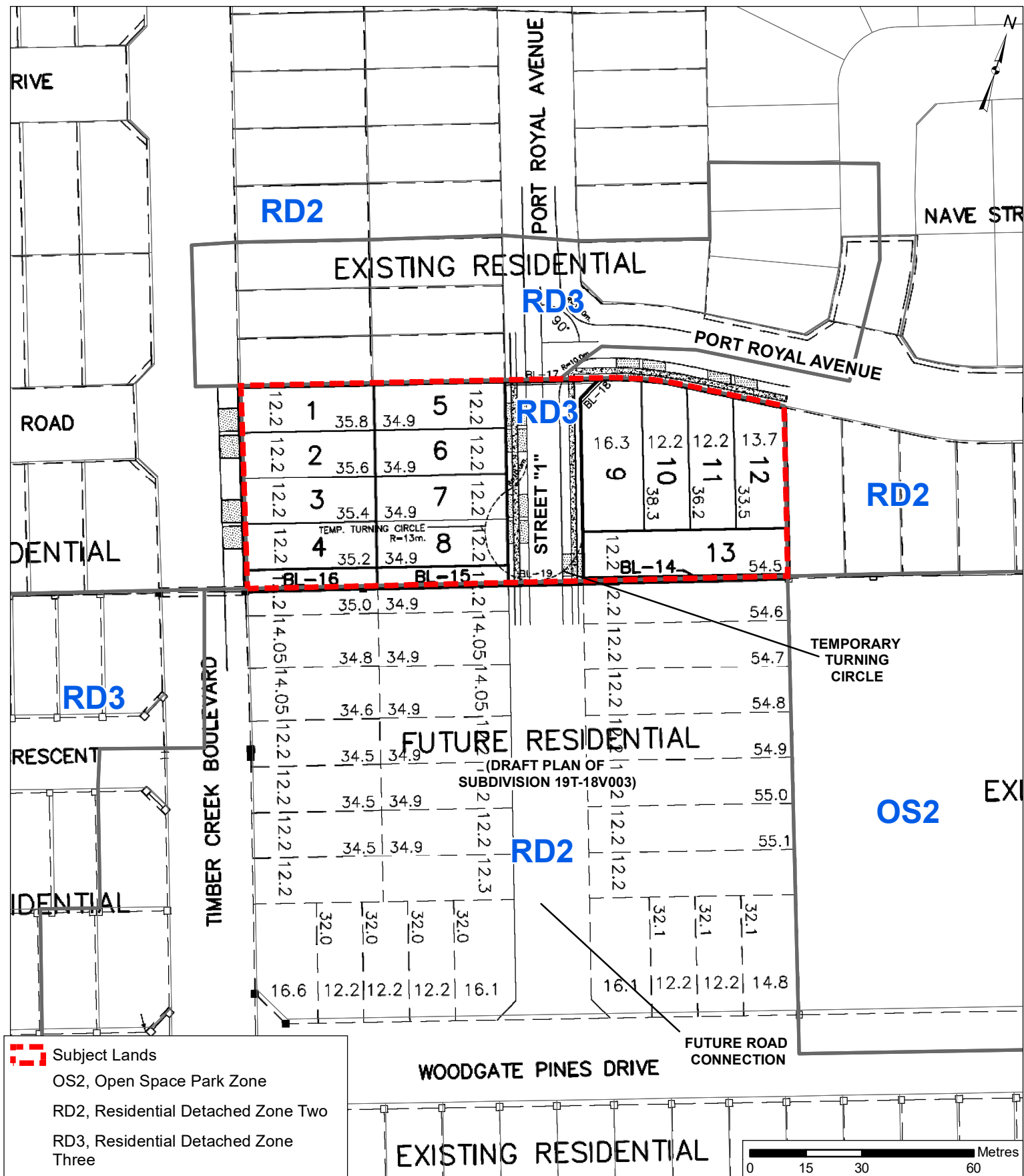


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## Draft Plan of Subdivision File 19T-18V007 & Proposed Zoning

## Attachment

**LOCATION:**  
Part of Lot 22, Concession 9

**APPLICANT:**  
Cal-Crown Homes (Three) Inc.



**FILES:**  
Z.18.016 & 19T-18V007

**DATE:**  
September 17, 2019

3



## Committee of the Whole (1) Report

---

**DATE:** Tuesday, September 17, 2019

**WARD:** 3

**TITLE: CENTRA (MAJOR MACK EAST) INC.  
ZONING BY-LAW AMENDMENT FILE Z.16.043  
DRAFT PLAN OF SUBDIVISION FILE 19T-17V004  
VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.16.043 and 19T-17V004 (Centra (Major Mack East) Inc.) to: Rezone Phase 1 of the Subject Lands, as shown on Attachment 3 from “RR Rural Residential Zone” to “RT1 Residential Townhouse Zone One”, as shown on Attachment 3, and subject to the site-specific Zoning Exceptions, identified in Table 1 of this report; and to permit a residential Draft Plan of Subdivision on the entirety of the Subject Lands comprised of six blocks for 30.5 street townhouse units and 1 block for future residential development (Phase 2).

**Report Highlights**

- The Owner proposes to rezone Phase 1 of the Subject Lands and seek Draft Plan of Subdivision approval for six blocks for 30.5 street townhouse units (Phase 1) and 1 block for future residential uses (Phase 2).
- The Development Planning Department recommends approval of the applications as they will facilitate development that is consistent with the *Provincial Policy Statement* and conforms to *A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2019* and the York Region and City of Vaughan Official Plans, and is compatible with the existing and planned land uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.16.043 (Centra (Major Mack East) Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone Phase 1 of the Subject Lands shown on Attachment 2 from “RR Rural Residential Zone” to “RT1 Residential Townhouse Zone” in the manner shown on Attachment 3, together with the site-specific exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-17V004 (Centra (Major Mack East) Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision consisting of six blocks for 30.5 street townhouse units in Phase 1 and a block for a future residential development in Phase 2 as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V004 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 30.5 residential units (93 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.”

## **Background**

The Subject Lands (‘Subject Lands’) are located on the north side of Major Mackenzie Drive and west of Weston Road, and are municipally known as 3836 and 3850 Major Mackenzie Drive, as shown on Attachment 2. The surrounding land uses are shown on Attachment 2.

The Subject Lands consist of two phases: Phase 1 includes the street townhouses (Blocks 2 to 6), the Major Mackenzie Drive road widening (Block 8), Street ‘A’ (Block 9), 0.3 m reserves (Blocks 13 to 16) and Sandwell Street; Phase 2 includes one block (Block 1) for future residential dwellings and 0.3 m reserves (Blocks 10 to 12).

### ***Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol***

On August 25, 2017, a Notice of a Public Hearing was circulated to all property owners within 150 m of the Subject Lands and to the Millwood Woodend and Vellore Woods Ratepayers Associations. A copy of the Notice of Public Hearing was also posted on the City’s web-site at [www.vaughan.ca](http://www.vaughan.ca) and two Notice Signs were installed on the property in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on September 19, 2017, to receive comments from the public and the Committee of the Whole. The recommendation of the



Committee of the Whole to receive the Public Hearing report of September 19, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 26, 2017. No deputations or written submissions were received by the Development Planning Department or at the Public Hearing from the public.

## **Previous Reports/Authority**

[Committee of the Whole \(Public Hearing\) September 19, 2017 - Zoning By-law Amendment File Z.16.043](#)

[Committee of the Whole \(Public Hearing\) September 19, 2017 - Draft Plan of Subdivision File 19T-17V004](#)

## **Analysis and Options**

***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit a residential development***

The Owner has submitted the following applications (the 'Applications') to permit a development consisting of six blocks for 30.5 street townhouses and a future residential block (the 'Development') for the Subject Lands shown on Attachments 3 to 4:

1. Zoning By-law Amendment File Z.16.043 to amend Zoning By-law 1-88, to rezone Phase 1 of the Subject Lands shown on Attachment 2 from "RR Rural Residential Zone" to "RT1 Residential Townhouse Zone", in the manner shown on Attachment 3, together with the site-specific exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-17V004 to facilitate a residential Plan of Subdivision (the 'Draft Plan'), in the manner shown on Attachment 3 and consisting of the following:

<b>Block(s)/ Streets</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Units</b>
1	Future Residential Block (Phase 2)	0.733	
2 - 7	Blocks for Street Townhouse Units	0.507	30.5
8	Road Widening (Major Mackenzie Drive)	0.055	
9	Street 'A' (23 m Wide Right-of-Way Collector Road)	0.237	
10 - 16	0.3 m Reserves	0.006	
Street	Sandwell Street (17 m Wide Right-of- Way Road)	0.107	
	<b>Total</b>	<b>1.645</b>	<b>30.5</b>

### ***The Development is consistent with the Provincial Policy Statement ('PPS'), 2014***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the *Provincial Policy Statement, 2014* ('PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that Provincial interests are upheld. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Development in consideration of the policies of the PPS and is of the opinion that the Development are consistent with provincial policies, specifically:

- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land
- Section 1.4.3 - promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed

The Development shown on Attachments 3 to 4 is for a residential use (townhouse units) within a settlement area. Schedule 10 “Major Transit Network” of Vaughan Official Plan 2010 ('VOP 2010') identifies the Subject Lands being located along a Regional Transit Priority Network (Major Mackenzie Drive) and are within 200 m of a transit (bus) stop along Major Mackenzie Drive and within 300 m of a transit (bus) stop along Weston Road. The Subject Lands are also located 300 m from the future Chatfield District Park currently under construction. On this basis, the Development is consistent with the PPS.

### ***The Development conforms to A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2019 ('Growth Plan')***

The Provincial *A Place To Grow - Growth Plan for the Greater Golden Horseshoe, 2019* ('Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Development is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide housing at a density that is supportive of the Growth Plan objectives, specifically:

- Section 2.2.1.2.a) - directing growth to settlement areas that have existing or planned municipal water and wastewater systems

- Section 2.2.1.3.c) - provide direction for an urban form that will optimize infrastructure, particularly along transit and transportation corridors, to support the achievement of complete communities through a more compact built form

The Development shown on Attachments 3 to 4 provides for street townhouse dwellings within a settlement area in Phase 1 and future residential land uses in Phase 2. The Subject Lands are located within a delineated built-up area that is compatible with the policies of VOP 2010 and is in proximity of transit stops, as discussed in the PPS section of this report. The Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010 ('YROP')***

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1, "Regional Structure" of the YROP. Section 5.3 of the YROP states that "Intensification will occur in strategic locations in the built-up area to maximize efficiencies in infrastructure delivery, human services provision and transit ridership." Section 5.3.4 of the YROP states "that the distance to a transit stop in the Urban Area is within 500 m (a 5 to 10 minute walk) for 90 percent of the residents and no more than 200 m for 50 percent of the residents."

The Subject Lands are located within the built-up area and in proximity to services such as public parks (300 m) and transit stops (300 m), as well as commercial areas to serve the needs of residents. The Development conforms to the YROP.

***The Development conforms to Vaughan Official Plan 2010 ('VOP 2010')***

The Subject Lands are located within a Community Area by Schedule 1 "Urban Structure" of VOP 2010. Policy 2.2.3 of VOP 2010 states:

"That Community Areas are characterized by predominantly Low-Rise Residential housing stock, with local amenities including local retail, community facilities, schools and parks, and they provide access to the City's natural heritage and open spaces. The policies of this Plan (VOP 2010) will protect and strengthen the character of these areas. As the City grows and matures, these Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area."

Policy 2.2.3.2 of VOP 2010 further states:

"That Community Areas are considered Stable Areas and therefore Community Areas with existing development are not intended to experience significant physical change. New development that respects and reinforces the existing scale, height, massing, lot pattern, building type, character, form and planned function of the immediate local area is permitted, as set out in the policies in Chapter 9 of this Plan."

The Subject Lands are designated “Low-Rise Residential” by Schedule 13 “Land Use” of VOP 2010. The “Low-Rise Residential” designation permits townhouse dwellings with a maximum building height of three-storeys and up to a maximum of six units in a row, but does not prescribe a maximum density. The proposed three-storey townhouse units conform to VOP 2010.

The Phase 1 lands are intended for street townhouse units which are consistent with the existing development on the lands to the north and west with respect to the building form, lotting and street pattern. The Phase 2 lands are planned for future residential land uses including townhouse and/or multi-residential units that are compatible with the planned land uses to the east and west. The Development conforms to VOP 2010.

### Summary of Planning Policy

In consideration of the applicable Provincial policies and Regional and City Official Plan policies outlined in this report, the Owner has demonstrated that the Development provides a low-rise residential built-form that is appropriate and compatible with the lot sizes and built form in the surrounding community. The Development Planning Department is of the opinion that the Development is consistent with the policies of the PPS, and conforms to the Growth Plan, the YROP and VOP 2010.

### ***The Low-Rise Guidelines do not apply to the Subject Lands***

Policy 9.1.2.3 of VOP 2010, as amended by Official Plan Amendment 15 (‘OPA 15’) and the October 19, 2016, Council approved Urban Design Guidelines (‘Guidelines’) respecting Infill Development in Established Low-Rise Residential Neighbourhoods and Large-Lot Neighbourhood are to ensure that future developments in proximity of these neighbourhoods are compatible in character. The Subject Lands are designated “Low-Rise Residential” and are located within a Community Area that is not identified as an Established Community Area or a Large-Lot Neighbourhood by VOP 2010 and as such, the OPA 15 and the Guidelines do not apply to the Subject Lands.

### ***The proposed rezoning and site-specific zoning exceptions identified in Table 1 and the Draft Plan would facilitate development which is compatible with the existing and planned community***

The Subject Lands are zoned “RR Rural Residential Zone” by Zoning By-law 1-88 as shown on Attachment 2, and subject to site-specific Exceptions 9(105), 9(294) and 9(1359) which does not permit the Draft Plan. A Zoning By-law Amendment is required to rezone the Subject Lands to “RT1 Residential Townhouse Zone”, in the manner shown on Attachment 3, to permit the Development, together with the following site-specific zoning exceptions:

Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone (Standard Lot) Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone (Standard Lot) Requirements</b>
a.	Minimum Lot Frontage	6 m	5.5 m
b.	Minimum Lot Area (Per Unit)	162 m <sup>2</sup>	- 124.5 m <sup>2</sup> for Blocks 2 and 3 - 148 m <sup>2</sup> for Blocks 4 to 7
c.	Minimum Rear Yard	7.5 m	- 4.5 m for Blocks 2 and 3 - 5 m for Blocks 4 to 7
d.	Minimum Interior Side Yard (End Unit)	1.2 m	0.6 m for Unit 1, Block 6 and Unit 5, Block 7
e.	Minimum Exterior Side Yard (Abutting Street 'A')	4.5 m	3 m for Blocks 3 and 5
f.	Minimum Lot Depth	27 m	22.7 m for Blocks 2 and 3
g.	Maximum Width of a Driveway and Minimum Landscaping	Zoning By-law 1-88 does not provide a maximum width for a driveway or minimum landscaping where the lot frontage is less than 6 m	2.7 m maximum driveway width where a the lot frontage is between 5.5 m and 5.99 m. Landscaping shall be comprised of a minimum of 33% landscaped front or exterior side yard and a minimum of 60% of the minimum landscaped front or exterior side yard shall be soft landscaping

The Development is located in a community where there is an existing compact built form with smaller lot frontages and areas for street townhouses. The proposed development standards for Phase 1 facilitate a Development that utilizes a compact built form, that is compatible with the surrounding area, that is consistent with the policies of the PPS and conforms to the Growth Plan, YROP and VOP 2010. Accordingly, the Development Planning Department can support the site-specific zoning exceptions identified in Table 1.

***Block 48 on Plan 65M-4550 is to develop with Block 6 on the Subject Lands***

Block 48 on Plan 65M-4550 ('Block 48'), the adjacent lands to the west, must be merged with Block 6 of the Subject Lands to permit the development of five street townhouses. A condition to this effect is included in the Conditions of Approval outlined in Attachment 1a) of this report.

Block 48 is zoned "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)" and subject to site-specific Exception 9(1399) which permit the following development standards:

- a minimum lot area of 140 m<sup>2</sup>, whereas the proposed minimum lot area for Block 6 on the Subject Lands is 148 m<sup>2</sup>
- a maximum driveway width of 3.5 m, whereas the proposed maximum driveway width for Block 6 on the Subject Lands is 2.7 m
- a maximum building height of 12 m, whereas the maximum building height for Block 6 on the Subject Lands is of 11 m

The proposed development standards for Block 6 on the Subject lands are more restrictive than the development standards for Block 48 and therefore will take precedence when the blocks are merged. The Holding Symbol "(H)" can be removed from Block 48 when it is merged with Block 6 to form a full developable lot.

***The Development Planning Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval***

a) Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment 3 includes six blocks for 30.5 street townhouse units with 5.5 m lot frontages for Phase 1, and one block for future residential units for townhouses and/or multi-residential units for Phase 2. The proposed north-south collector road (Street 'A') will have an ultimate right-of-way width of 26 m where it intersects with Major Mackenzie Drive, and will taper to 23 m where it intersects with Farooq Boulevard. A portion of Street 'A' will be developed on the Subject Lands with a right-of-way width between 13 m at Major Mackenzie Drive to 11.5 m at Farooq Boulevard, with the remainder of the road to be developed on the lands to the east (2603774 Ontario Inc. - Draft Plan of Subdivision File 19T-14V001). The easterly extension of Sandwell Street from Maplequest (Vaughan) Developments Inc. (Plan of Subdivision File 19T-12V002/Registered Plan 65M-4550), an east-west local

road with a 17.5 m wide right-of-way road, is proposed for the Development and will intersect with Street 'A'.

All development within the Draft Plan is required to proceed in accordance with the approved Urban Design Brief for the Subject Lands. A condition to this effect is included in Attachment 1a) of this report.

The Owner submitted a Tree Inventory and Preservation Plan indicating that the 52 trees located on the Subject Lands are proposed to be removed. The Owner is required to update the Preservation Plan with photographs to verify the health of trees and dead trees, and the compensation trees required in accordance with the City of Vaughan Tree Protection Protocol. The Owner will be required to enter into a Tree Protection Agreement in accordance with the Council enacted Tree By-law 52-2018 which includes a security for the trees to be protected, including compensation planting. A condition to this effect is included in Attachment 1a) of this report.

The Development Planning Department is satisfied with the proposed Draft Plan design, subject to the comments in this report and the Conditions of Approval outlined in Attachment 1a) of this report.

b) Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the Stage 1 and 2 Archaeological Assessments and the corresponding letters from the Ministry of Tourism, Culture and Sport and advise that the Assessments meet the Ministry's guidelines. The Development Planning Department, Urban Design and Cultural Heritage Division has advised that there are no cultural heritage concerns for the Subject Lands and therefore, has no objection to the Draft Plan, subject to the Conditions of Approval outlined in Attachment 1a) of this report.

***The Policy Planning and Environmental Sustainability Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval***

The Policy Planning and Environmental Sustainability Department has advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting these Applications. However, all applications regardless of their location are required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Natural Resources and Forestry ('MNRF'). The Owner is required to complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment 1a).

***The Development Engineering Department has no objection to Draft Plan, subject to the Conditions of Approval***

The Development Engineering ('DE') Department has reviewed the Draft Plan and provides the following comments:

a) Road Network

The Draft Plan will have a north-south collector road (Street 'A'), connecting to Major Mackenzie Drive at the south end and the existing Farooq Boulevard at the north end, along the east limit of the Subject Lands (Attachment 3). Street 'A' shall be constructed prior to the development of the future residential block (Phase 2), identified as Block 1 on Attachment 3. The Draft Plan shows Block 9 - Street 'A' being half of the future 23 m to 26 m right-of-way. Should the Owner proceed with the development of Block 1 of the Subject Lands prior to the development of the lands to the east, the Owner shall front-end the construction and servicing of the road and convey external lands to the City, all at their own expense, to complete the entire right-of-way.

Two street townhouse blocks are proposed to front onto the existing Farooq Boulevard at the north limit of the Draft Plan, and an additional four street townhouse blocks will front onto the proposed extension of Sandwell Street, which will temporarily terminate at the future Street 'A'. The future residential Block 1 (Phase 2) will have one access to the future Street 'A', as described above, via a future private road as part of a condominium.

A temporary turnaround facility will be required during the interim condition at the Sandwell Street terminus location. DE Department has discussed turnaround options with the Owner and recommends a temporary laneway connecting Farooq Boulevard to Sandwell Street to provide a continuous vehicular and pedestrian network, even during the interim condition.

As part of the Draft Plan engineering submission for Phase 1, the Owner shall provide drawings for a turnaround facility. A condition to this effect is included in Attachment 1a. The future residential Block 1 (Phase 2) will have access to the future Street 'A', as described above, via a future private road as part of a condominium.

b) Parking

In accordance with Zoning By-law 1-88, two vehicular parking spaces are required for each townhouse unit and two parking spaces will be provided for each unit, including one space in the garage and one on the driveway. Visitor parking spaces are not required in accordance with Zoning By-law 1-88. However, accommodation for visitor parking demand has been considered and on-street availability has been adequately demonstrated on the new road extensions by the On-Street Parking Assessment Letter ('Parking Assessment') prepared by C.F. Crozier and Associates Inc. and dated March 22, 2019.

c) Active Transportation

Sidewalks will be provided on both sides Farooq Boulevard and Street 'A'. A sidewalk will be provided on one side of Sandwell Street. Interim pedestrian connections beyond Phase 1 on Street 'A' should be considered to connect to transit and active transportation networks on Major MacKenzie Drive and Farooq Boulevard. This can be



addressed at the Draft Plan engineering submission stage. A condition to this effect is included in Attachment 1a).

d) Water Distribution

The Subject Lands are within Pressure District 7 ('PD 7') of the York Water Supply System. The proposed street townhouse blocks will connect to the existing watermain, either directly from the existing 300 mm diameter watermain (for the units fronting on to Farooq Boulevard) or from the proposed extension of the existing 200 mm diameter watermain on Sandwell Street (for the units fronting on to Sandwell Street), as identified in the Block 40 South Master Environmental and Servicing Plan ('MESP'). Also, a hydrant flow test shall be performed to confirm the existing pressure and flows in the area, during the detailed design stage. The watermain is proposed to be extended to Block 1 for future connection and use.

e) Sanitary Servicing

The proposed street townhouse blocks will connect to the existing 250 mm diameter sanitary sewer for the units fronting on to Farooq Boulevard and to the proposed extension of the 250 mm diameter sanitary sewer for the units fronting on to Sandwell Street. Future servicing of Block 1 will be determined through development applications for the proposed private condominium block and will require the construction of Street 'A'.

f) Stormwater Management

The existing Block 40 South stormwater management facility ('SWM Pond 2') was designed and sized to accommodate the flows from the Subject Lands. The submitted Functional Servicing Report ('FSR') dated April 2019 and completed by C.F. Crozier and Associates Inc., confirms that quantity and quality controls are within the acceptable limits. To promote infiltration on the Subject Lands and meet water balance criteria, soakaway pits will be located in the rear yards of the townhouses and be sized to store a minimum of 15 mm of rain from the contributing rooftop area, in accordance with the calculations included in the FSR.

g) Storm Servicing

The proposed street townhouse blocks will connect to the existing 1200 mm diameter storm sewer for the units fronting on to Farooq Boulevard, and to the proposed extension of the 900 mm diameter storm sewer for the units fronting on to Sandwell Street. Future servicing of Block 1 will be determined at the development application stage for the proposed private condominium block and will require the construction of Street 'A'.

h) Environmental Site Assessment

The submitted Environmental Site Assessment ('ESA') documentation has been reviewed and is acceptable to the City.

i) Environmental Noise/Vibration Impact

An updated Environmental Noise Impact Study ('Noise Report') shall be submitted at the detailed design stage which meets Ministry of Environment, Conservation and Parks Guidelines and City criteria. The Owner shall implement all noise abatement measures as recommended in the report and to the satisfaction of the City and Region. A minimum 1.8 m high acoustic fence is required for all outdoor living areas for units fronting or flanking a minor collector road or greater in accordance with City requirements, and any other acoustic measures shall be utilized to mitigate noise impacts and included in the report.

j) Streetlighting

Light-emitting diode ('LED') streetlighting shall be utilized throughout the Draft Plan in accordance with the approved Urban Design Guidelines and in accordance with the City's latest design standards and specifications.

The DE Department has no objections to the Draft Plan, subject to their Conditions of Approval outlined in Attachment 1a) of this report.

***Servicing Allocation is available for the Draft Plan***

Vaughan Council on February 21, 2018, endorsed the City's latest annual servicing capacity allocation strategy report . Further, it is expected that York Region will be assigning short-term growth capacity (2019-2026) to Vaughan in the third quarter of 2019.

Therefore, the following resolution to allocate capacity to the Subject Lands may be recommended for Council approval:

"THAT Draft Plan of Subdivision File 19T-17V004 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 30.5 residential units (93 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the Development does not proceed with a building construction program within a reasonable timeframe."

The Infrastructure Planning and Corporate Asset Management Department has no objections to the Draft Plan subject to their condition in the Recommendations of this report.

***The Owner shall enter into a Developers' Group Agreement to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 40 South Trustee***

It is a standard condition of Draft Plan approval that the participating landowners in Block 40 South execute a Developers' Group Agreement regarding the provision of servicing infrastructure, roads for the parks and open spaces. The Owner is a member of the Block 40 South Developers' Group and shall be required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 40 South Trustee and the City of Vaughan. A condition to this effect is included in Attachment 1a).

***The Fire and Rescue Service Department has no objection to the approval of the Applications***

The Fire and Rescue Services Department has no objection to the approval of the Applications. The Fire and Rescue Services Department advise that fire hydrants (municipal or private) are required to be installed in accordance with the Ontario Building Code, and the fire hydrants shall be unobstructed and ready for use at all times. In addition, access roadways shall be maintained and suitable for large heavy vehicles, and temporary municipal addresses must be posted and visible for responding emergency vehicles in a manner satisfactory to the City. Conditions to this effect are included in the Conditions of Approval in Attachment 1a).

***The Financial Planning and Development Finance Department has no objection to the approval of the Applications***

The Financial Planning and Development Finance ('Finance') Department has no objection to the approval of the Applications. The Finance Department advises that the Owner shall pay a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement. The Finance Department further advises that the Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. Conditions to this effect are included in the Conditions of Approval in Attachment 1a).

***Corporate Services Portfolio, Real Estate Department has no objection to the approval of the Applications***

The Real Estate Department has advised that they have no objection to the approval of the Applications. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and shall conform to the City's Cash-in-Lieu of Parkland Policy. This requirement is included in the and Conditions of Approval in Attachment 1a).

***The Parks Development Department has no objection to the Draft Plan, subject to Conditions of Approval***

The Parks Development Department has no objection to the approval of the Applications subject to cash-in-lieu of parkland being paid and a warning clause that parkland may not be fully developed at the time of occupancy of the dwellings. These requirements are included in the Conditions of Approval in Attachment 1a).

***The TRCA has no objection to the Applications, subject to the Condition of Approval***

The TRCA has no objection to the approval of the Applications subject to their Condition of Approval in Attachment 1c) of this report.

***Alectra Utilities Corporation has no objection to the Applications, subject to Conditions of Approval***

Alectra Utilities Corporation has no objection to the approval of the Applications, subject to their Conditions of Approval in Attachment 1d) of this report.

***Enbridge Gas Distribution Inc. has no objection to the Applications, subject to Conditions of Approval***

Enbridge Gas Distribution Inc. has no objection to the Applications subject to the conditions included in Attachment 1e) of this report.

***Bell Canada has no objection to the Applications, subject to Conditions of Approval***

Bell Canada has no objection to the Applications subject to the conditions included in Attachment 1f) of this report.

***Canada Post has no objection to the Applications, subject to Conditions of Approval***

Canada Post has no objection to the Applications, subject to the Owner installing mail box facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment 1g) of this report.

***The School Boards have no objection to the Applications***

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the Applications and have no conditions regarding the Draft Plan.

## **Financial Impact**

Not Applicable

## **Broader Regional Impacts/Considerations**

York Region has reviewed the Draft Plan and has advised that the Subject Lands are partially located within a Wellhead Protection Area-Q. As such, the Credit Valley, Toronto and Region and Central Lake Ontario ('CTC') Source Protection Plan water quantity recharge maintenance policy will apply. The Owner is required to maintain recharge as demonstrated through a Hydrogeological Study that examines water balance (pre and post-development). The CTC Source Protection Plan Water Balance Requirements document and the Toronto and Region Source Protection Area ('TRSPA') Water Balance Tool should be consulted.

The Owner is advised that Low Impact Development ('LID') measures are encouraged to be applied to the site. Policy 2.3.37 of the YROP encourages developments to maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.

In order to develop Block 1 (Phase 2), a local road connection to Major Mackenzie Drive shall be implemented and will be designed and constructed to Regional standards and requirements to the satisfaction of the Region.

York Region has no objection to the approval of the Draft Plan, subject to their Conditions of Approval in Attachment 1b) of this report.

## **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.16.043 and Draft Plan of Subdivision File 19T-17V004, which if approved, would facilitate the development of the Subject Lands with six blocks for 30.5 street townhouse units in lots with 5.5 m frontages in Phase 1 and one block for future residential uses in Phase 2. The proposed rezoning for Phase 1 and the Draft Plan is consistent with the policies in the PPS, conforms to the Growth Plan, York Region Official Plan and Vaughan Official Plan 2010.

The Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment 3, and the proposed zoning and site-specific exceptions identified in Table 1 of this report will result in a residential Development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Development Planning Department can support the approval of the Zoning By-law Amendment and the Draft Plan of Subdivision Applications, subject to the Recommendations in this report, and the Conditions of Approval set out in Attachment 1.

**For more information**, please contact: Judy Jeffers, Planner, Development Planning Department extension 8645.

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-17V004
4. Typical Elevations - Blocks 4 & 5

### **Prepared by**

Judy Jeffers, Planner, extension 8645

Mark Antoine, Senior Planner, extension 8212

Carmela Marrelli, Senior Manager, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

/LG

## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL**

#### **DRAFT PLAN OF SUBDIVISION FILE 19T-17V004 (THE 'PLAN') CENTRA (MAJOR MACK EAST) INC. PART OF LOT 21, CONCESSION 6, 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 FILE 19T-17V004 (THE 'PLAN'), ARE AS FOLLOWS:**

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated March 18, 2019.
3. The Condition of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated April 4, 2019.
4. The Conditions of Approval of Alectra Utilities Corporation as set out on Attachment No. 1d) and dated June 28, 2017.
5. The Conditions of Approval of Enbridge Gas Inc. as set out on Attachment No. 1e) and dated July 4, 2017.
6. The Conditions of Approval of Bell Canada as set out on Attachment No. 1f) and dated July 24, 2017.
7. The Conditions of Approval of Canada Post as set out on Attachment No. 1g) and dated July 20, 2017.

#### **Clearances**

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

- b) all commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment Nos. 1a), 1b), 1c), 1d), 1e), 1f) and 1g) for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
- 2. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 3. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 4. The Toronto and Region Conservation Authority shall advise that the Condition on Attachment No. 1c) has been satisfied and the clearance letter shall include a brief statement detailing how the condition has been met.
- 5. Alectra Utilities shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 6. Enbridge Gas Inc. shall advise that the Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 7. Bell Canada shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
- 8. Canada Post shall advise that the Conditions on Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.



**ATTACHMENT NO. 1 a)**

**CITY OF VAUGHAN CONDITIONS**

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Brutto Consulting, Project: Centra 1, revised April 2019, (the 'Plan').
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 the in-effect Tariff of Fees By-law.
4. 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 provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
5. a) Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 40 South to the satisfaction of the City. The agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 40 South. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu paid in accordance the *Planning Act* and conform to the City's "Cash-in-lieu of Parkland Policy". This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.

The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's "Cash-in-lieu of Parkland Policy". If required, non-participating Owners shall be required, to pay additional cash-in-lieu to the City.
- b) Prior to final approval of the Plan, the Trustee for Block 40 South shall provide the City with a letter indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 40 South Developers' Group Agreement.
6. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanently built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
7. Prior to final approval of the Plan, the City and York Region shall confirm that

adequate water supply and sewage treatment capacity are available and have been allocated to accommodate the Plan.

8. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
9. The road allowances within this Plan shall be named to the satisfaction of the City and York Region. Proposed street names shall be submitted by the Owner for approval by Vaughan Council and shall be included on the first engineering drawings.
10. Any dead end or open side of a road allowance created by this Plan shall be terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
11. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City and/or York Region.
12. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charges and encumbrances.
13. Prior to final approval of the Plan, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations of the report including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
14. Prior to the initiation of grading, and prior to the registration of the Plan, or any phase thereof, the Owner shall submit to the City for review and approval a detailed engineering report(s) that describes the storm drainage system for the proposed development within the Plan, which shall include:
  - a) plans illustrating how this drainage system will tie into the 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 and 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 report(s) to the satisfaction of the City.

15. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Plan.
16. The Owner acknowledges that servicing outlets and road access for the development of Block 1 is required through external lands adjacent to the Plan and should the design and construction of the abovementioned external works be required to service the Plan, the Owner shall enter into an agreement with the City and provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.
17. The Owner acknowledges that as a requirement of proceeding with the development of Block 1, the Owner shall construct Street 'A' prior to construction of Block 1. Municipal servicing and road access is required through external lands adjacent to the Plan and the Owner shall enter into an agreement with the City to provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City and Region.
18. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
19. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a street lighting system in the Plan in accordance with City standards and specifications. The Plan shall be provided with decorative street lighting to the satisfaction of the City.
20. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, fenced with temporary fencing maintained and signed to the satisfaction of the City to prohibit dumping and trespassing.
21. The Owner shall agree in the Subdivision Agreement to 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.

22. Prior to final approval of the Plan and/or commencement of grading or construction, the Owner shall implement the following to the satisfaction of the City:
  - a) Submit a Phase One Environmental Site Assessment ('ESA') report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan ('RAP'), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation ('O. Reg'.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Owner's environmental consultant shall be provided to the City.
  - b) Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the lands to be conveyed to the City.
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
23. Prior to the conveyance of land and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
  - a) For all parks, open spaces, landscape buffers, and stormwater management pond block(s) in the Plan that are being conveyed to the City, submit a limited Phase Two Environmental Site Assessment ('ESA') report in accordance or generally meeting the intent of Ontario Regulation ('O. Reg'.) 153/04 (as amended) assessing the fill in the conveyance block(s) for applicable contaminants of concern. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City. The implementation of the sampling and analysis plan shall be completed to the satisfaction of the City and shall only be undertaken following certification of rough grading but prior to

placement of topsoil placement. Reliance on the ESA report(s) from the Owner's environmental consultant shall be provided to the City.

- b) If remediation of any portions of the conveyance block(s) is required in order to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks ('MECP') document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering the entire conveyance block(s) where remediation was required.
  - c) Submit a sworn statutory declaration by the Owner confirming the environmental condition of the conveyance block(s).
  - d) Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
24. Prior to final approval of the Plan, an updated Environmental Noise Impact Study ('Noise Report'), prepared at the Owner's expense, shall be submitted to the City for review and approval. 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 carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
25. Block 6 shall be developed only in conjunction with abutting lands in Draft Plan of Subdivision File 19T-12V002 to the west. The City shall not issue a building permit for any unit in Block 6 until the lands are combined to the satisfaction of the City.
26. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
27. The proposed development cannot be developed until adequate access and municipal services are available to service the subject lands or demonstrated that alternative arrangements have been made for their completion to the satisfaction of the City.
28. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. in the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final Plan to the satisfaction of the City.

29. Prior to final approval of the Plan, the Owner shall submit to the satisfaction of the City, a listing prepared by an Ontario Land Surveyor of all the lot and block areas, frontages and depths in accordance with the approved Zoning By-law for all the lots and blocks within the Plan.
30. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued until the Owner has provided proof that a restriction has been registered that prevents the transfer of the lot and/or block without the consent of the City where such transfer is to be restricted by any other provision of the Subdivision Agreement.
31. The Owner shall agree in the Subdivision Agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Plan, to the satisfaction of the City.
32. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to the transfer of the land.
33. 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.
34. The Owner shall agree in the Subdivision Agreement that no Building Permit(s) shall be issued for any lots and/or blocks until the Owner's consulting engineer certifies, to the satisfaction of the City, that the lot grading complies with the City of Vaughan lot grading criteria and the driveway(s) as shown on the Plan submitted for the construction of the building(s) on the subject lots and/or blocks conform in terms of location and geometry (i.e. width, etc.) with the approved or amended and subsequently approved Construction Drawings.
35. Notwithstanding the provisions generally included within the Subdivision Agreement, the City may issue model home Building Permit(s) provided that the land is zoned to the satisfaction of the City and the relevant conditions of the Subdivision Agreement are fulfilled.
36. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit(s).
37. Prior to the 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 sedimentation 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 Toronto and Region Conservation Authority ('TRCA') Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 and implement a monitoring and reporting program to the satisfaction of the City.

38. Prior to the initiation of the grading or stripping of topsoil and prior to final approval of the Plan, the Owner shall submit a top soil storage plan detailing the location, size, slopes stabilization methods and time period, for approval by the City. Top soil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either the park, open space and/or buffer block(s).
39. Prior to final approval of the Plan and/or commencement of 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.
40. Prior to final approval of the Plan, an engineering report for an in-situ percolation test to confirm soil infiltration rates prepared at the Owner's expense shall be submitted to the City for review and approval.
41. The Owner shall agree in the Subdivision Agreement to decommission any existing wells and driveways on the Plan in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the City.
42. Prior to final approval of the Plan, a Water Supply Analysis Report shall be submitted to the satisfaction of the City, which shall include a comprehensive water network analysis of the water distribution system and shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.
43. The Owner shall agree to provide the following for the purpose of fire safety and firefighting operations:
  - a) hydrants for firefighting, municipal or private, as identified in the plans and code requirements to be installed;
  - b) hydrants shall be unobstructed and ready for use at all times;

- c) access roadways shall be maintained and suitable for large heavy vehicles; and
  - d) temporary municipal address to be posted and visible for responding emergency vehicles satisfactory to the City.
- 44. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
- 45. Prior to final approval of the Plan, the Owner shall provide drawings indicating either a turnaround facility at Sandwell Street's new east terminus or the construction of a temporary north-south laneway (in Block 9) connecting Farooq Boulevard and Sandwell Street, including the provision for a sidewalk on the west side of Block 9.
- 46. Prior to final approval of the Plan, the Owner shall provide a sidewalk plan indicating pedestrian connections throughout the Plan including for Street 'A' connecting to transit and active transportation networks along Major MacKenzie Drive West.
- 47. The Owner shall agree in the Subdivision Agreement to provide information on sustainable transportation, via various media, to all purchasers and/or tenants within the Plan, including pedestrian, cycling facilities, transit routes, roundabouts, and carpooling and park-and-ride facilities (if applicable) to the satisfaction of the Development Engineering Department.
- 48. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport, and the City of Vaughan Development Planning Department immediately in the event that:
  - a) archaeological resources are found on the property during grading or construction activities, to which the proponent must cease all grading or construction activities; and
  - b) where human remains are encountered during grading or construction activities, the proponent must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- 49. Prior to final approval of the Plan, the Owner shall comply with the *Endangered Species Act*, 2007, S.O.2007 (the "Act") and with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or



provided by the City in respect to the Plan or the related Subdivision Agreement, the Owner must comply with the provisions of the Act to the satisfaction of the Policy Planning and Environmental Sustainability Department, Environment Division.

50. Prior to final approval, the Owner shall provide a 6 m wide landscape buffer block along Major Mackenzie Drive and shall convey the landscape buffer block to the City free of all cost and encumbrances.
51. Prior to the landscape plan review by City of Vaughan Development Planning Department, Urban Design Division, a fee shall be provided by the Owner to the Development Planning Department in accordance with the in-effect Council approved Tariff of Fees By-law for Vaughan Planning Applications - Landscape Plan Review.

This fee will include the City's review and approval of proposed streetscaping/landscaping within the Plan (including but not limited to Urban Design Guidelines, Landscape Master Plan, Architectural Design Guidelines, Perfect Submission Landscape Architectural Drawings, Stormwater Management Pond Planting Plans, and Natural Feature Edge Restoration/Management Plans) and inspections for Tree Removals Permit clearance, start of guaranteed maintenance period, and assumption of the Plan by the City.

52. Prior to final approval of the Plan, the Owner shall prepare an Urban Design Brief. The document shall address, but not be limited to. the following issues:
  - a) Landscape Master Plan; co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting. Also, the appropriate community edge treatment along Major Mackenzie Drive, including the appropriate landscaping for the landscape buffer block with low-maintenance plant material;
  - b) Architectural Control Design Guidelines, including appropriate flankage elevations along Major Mackenzie Drive; and
  - c) Sustainability design practices/guidelines.
53. Prior to final approval of the Plan, the Owner shall:
  - a) provide an updated Tree Preservation Study ('TPS') to the satisfaction of the City which shall include an inventory of all existing trees, an assessment of trees, photographs to verify the condition of trees and dead trees and the required number of compensation trees in accordance with the City's Tree Protection Protocol;

- b) prior to final approval, the Owner shall enter into a Tree Protection Agreement which includes security for trees to be protected and tree compensation; and
  - c) the Owner shall not remove trees without written approval by the City.
- 54. The Owner shall agree in the Subdivision Agreement to erect an appropriate fence barrier along limits of the residential blocks that abut the landscape buffer block, to the satisfaction of the City.
- 55. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential blocks; to be coordinated with the Noise Report and Architectural Design Guidelines.
- 56. The Owner shall pay to the City, a Woodlot Development Charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and City's Woodlot Acquisition Front-end Agreement.
- 57. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the Vaughan Council approved Block 40 South Architectural Design Guidelines prepared by John G. Williams Limited, Architect. The Owner shall agree that:
  - a) the guidelines shall be updated to include an addendum for this area of development;
  - b) a control architect be retained at the cost of the Owner with concurrence of the City to ensure compliance with the approved architectural design guidelines;
  - c) prior to the submission of individual Building Permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and
  - d) the City may undertake periodic reviews to ensure compliance with the architectural guidelines. Should inadequate enforcement be evident, the City may cease to accept drawings stamped by the control architect and retain another control architect, at the expense of the Owner.
- 58. Prior to final approval of the Plan, the Owner shall provide confirmation that satisfactory arrangements have been made with a suitable telecommunication provider to provide their services underground at the approved locations and to the satisfaction of the City. The Owner shall provide a copy of the fully executed Subdivision Agreement to the appropriate telecommunication provider.
- 59. Prior to final approval of the Plan, the Owner shall permit any telephone or

telecommunications service provider to locate its plant in a common trench within the proposed Plan prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.

60. Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of Alectra Utilities (formerly 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 Alectra Utilities. which addresses the foregoing requirements.

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 Alectra Utilities and the City.

61. The Owner shall include the following warning clauses as a schedule in all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:

- a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has NOT imposed an amount for 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 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."

- b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) as a security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposits from the Purchasers to the City and/or Owner, for lot grading purposes is NOT a requirement of this Subdivision Agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."

- c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
- d) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:

Driveways in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage (metres)	Maximum Width of Driveway (metres)
5.5 – 6.99 <sup>1</sup>	3.5

<sup>1</sup> The Lot Frontage for Lots between 5.5 - 11.99 m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2 of Zoning By-law 1-88"

- e) "Purchasers and/tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community information plan provided by the Owner in its sales office."
- f) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including those from construction activities, may be of concern and occasionally interfere with some activities of the dwelling occupants."
- g) "Purchasers and/or tenants are advised that fencing along the lot lines of lots and blocks abutting public lands is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation features and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner as a security to ensure all fencing including, but not limited to privacy fencing, chain link

fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposits from the purchasers to the City and/or Owner for fencing is NOT a requirement of this Subdivision Agreement.

The maintenance of the noise attenuation features or fencing shall not be the responsibility of the City or York Region, and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the maintenance of the noise attenuation features or fencing shall be the sole responsibility of the lot owner. Landscaping provided on Regional Road rights-of-way by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of usual grass maintenance.”

- h) “Purchasers and/or tenants are advised that this Plan is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
  - i) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this Subdivision Agreement. The City has taken this contribution from the Owner to off-set the cost for recycling containers, therefore, direct cash deposits from the purchasers and/or tenants to the Owner for recycling container purposes is NOT a requirement of the City of Vaughan. The intent of this initiative is to encourage the purchasers and/or tenants to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operations Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”
62. The Owner shall include the following warning clauses as a schedule in all Offers of Purchase and Sale, or Lease within the Plan:
- a) abutting or in proximity of any park, open space, vista, buffer, or stormwater facility:
    - “Purchasers and/or tenants are advised that the adjacent open space, vista, buffer, woodlot or stormwater facility may be left in a naturally vegetated condition and receive minimal maintenance.”
    - “Purchasers and/or tenants are advised that the abutting park, open

space, vista, buffer or walkway may be a concern due to the noise and lighting generated by the active recreation nature of the site.”

- “Purchasers and/or tenants are advised that the parkland may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City.”

b) streets:

- “Purchasers and/or tenants are advised that roads within the Plan may have been constructed using Alternative Development Standards. In April 1995, the Ministry of Housing and the Ministry of Municipal Affairs published the Alternative Development Standards as a guideline for municipalities. The Province of Ontario has been promoting the use of these guidelines which provide for reduced pavement widths.”
- “Purchasers are advised that traffic calming measures may have been incorporated into the road allowances.”
- “Purchasers and/or tenants are advised that the collector and primary roads within the Plan are expected to support more traffic than local roads and, if demand warrants, transit routes in the future.”
- “Purchasers and/or tenants are advised that internal streets may be subject to public transit bus traffic.”

c) streets ending in turnaround facility/dead ends:

- “Purchasers and/or tenants are advised that Sandwell Street ending in a temporary turnaround facility will be extended to intersect with future Street ‘A’ to facilitate development of adjacent lands, without further notice.”

d) encroachment and/or dumping:

- “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot/block to the park, open space, buffer, or stormwater management facility are prohibited.”

e) gate of access point:

- “Purchasers and/or tenants are advised that the installation of any gate of access point from the lot/block to the open space or buffer, is prohibited.”

- f) infiltration trench:
- “Purchasers and/or tenants are advised that their rear yard lot area has been designed to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits.”
63. Prior to the transfer of any lot or block on the Plan, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses required by the Subdivision Agreement have been included in the Offers of Purchase and Sale or Lease for such lot or block.
64. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit(s) shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan.
- the plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines, etc.;
  - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
  - the location of parks, open space, buffer blocks, stormwater management facilities and trails;
  - the location of institutional uses, including schools, places of worship, and community facilities;
  - the location and type of commercial sites;
  - colour-coded residential for singles, semis, multiples, and apartment units; and
  - the following notes in BOLD CAPITAL TYPE on the map:

“For further information, on proposed and existing land uses, please call or visit the City of Vaughan, Development Planning Department, at 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1; (905)832-8585.”

“For detailed grading and berming information, please call the developer’s engineering consultant, (name) at \_\_\_\_\_.”

“This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers.”

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

Any additional warning clause as noted in the Subdivision Agreement shall be included in all Offers of Purchase and Sale or Lease for all lots and/or blocks within the Plan to the satisfaction of the City.





Corporate Services

March 18, 2019

Mr. Mauro Peverini  
Director of Development Planning  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Attention: Judy Jeffers, M.C.I.P., R.P.P.

**Re: Revised Plan of Subdivision 19T-17V004 (SUBP.17.V.0031)  
3836 & 3850 Major Mackenzie Drive  
Part of Lot 21, Concession 6  
(Centra (Major Mack East) Inc.)  
City of Vaughan**

York Region has now completed its review of the above noted revised plan of subdivision prepared by Brutto Consulting, Revision 4, dated February 2019. The proposed development is located at 3836 & 3850 Major Mackenzie Drive, on the north side of Major Mackenzie Drive and west of Weston Road, in the City of Vaughan. The draft plan of subdivision consists of a future development block and 6 townhouse blocks, within a 1.65 ha site.

#### **Water Resources**

Regional Water Resources staff advises that the subject property is partially located within a Wellhead Protection Area – Q. As such, the CTC Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a Hydrogeological Study that examines water balance (pre and post development). The CTC Source Protection Plan Water Balance Requirements document and TRSPA Water Balance Tool (<https://trca.ca/conservation/drinking-water-source-protection/trspa-water-balance-tool/>) should be consulted. The contact person for the scoping and review of the water balance for Source Protection Plan conformity is Don Ford at the Toronto and Region Conservation Authority.

The Owner is advised that Low Impact Development (LID) measures are encouraged to be applied to the site. Policy 2.3.37 of York Region's Official Plan (YROP) encourages developments to maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. The Low Impact Development Stormwater Management Planning and Design Guide can be found at the following link:

<http://www.creditvalleyca.ca/low-impact-development/low-impact-development-support/stormwater-management-lid-guidance-documents/low-impact-development-stormwater-management-planning-and-design-guide/>

### **Sanitary Sewage and Water Supply**

This development is within the Maple North wastewater area and will be serviced from Water Pressure District No. 7.

Residential development requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA; and
- Other projects as may be identified in future studies.

Based on our understanding of the Functional Servicing Report, the wastewater and water servicing for the proposed development are connecting to wastewater and water infrastructure in the adjacent development. There is no Regional wastewater or water infrastructure in the vicinity of the subject development.

Environmental Services staff requests for the Functional Servicing Report and Servicing Plans to be sealed and signed by a Professional Engineer.

### **Transportation Comments**

Regional Transportation and Infrastructure Planning Branch and Transit Branch staff have reviewed the revised plan of subdivision and supporting materials and technical comments are attached.

### **Lapsing Provision**

York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Ontario Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of the approval.

### **Summary**

York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner at extension 71577 or by email at [justin.wong@york.ca](mailto:justin.wong@york.ca).

19T-17V004 (SUBP.17.V.0031)  
(Centra (Major Mack East) Inc.)

3

Yours truly,

A handwritten signature in black ink, appearing to read 'Duncan MacAskill', written over the 'Yours truly,' text.

Duncan MacAskill, M.C.I.P., R.P.P.  
Manager, Development Planning

JW/

Attachments (2)    Schedule of Conditions for Draft Plan of Subdivision  
                                 Technical Comments

YORK-#9244702-v1-19T-17V004\_(Revised)\_-\_Regional\_Condition\_Letter

**Schedule of Conditions  
19T-17V004 (SUBP.17.V.0031)  
3836 & 3850 Major Mackenzie Drive  
Part of Lot 21, Concession 6  
(Centra (Major Mack East) Inc.)  
City of Vaughan**

Re: Brutto Consulting, Revision 4, dated February 2019

**Conditions to be Included in the Subdivision Agreement**

1. The Owner shall save harmless York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
2. The Owner shall provide interconnections with adjacent developments or existing communities in order to consolidate and reduce the number of accesses onto Regional roads (as per the Regional Official Plan Policy 7.2.53), where appropriate.
3. The Owner shall agree that the proposed access be provided via local streets, shared driveways and interconnected properties to maximize the efficiency of the Regional street system (as per the Regional Official Plan Policy 7.2.53), where appropriate.
4. The Owner shall implement the recommended road network as identified in the approved Secondary Plan.
5. The Owner shall agree to the removal of the temporary hammerhead on "Street A" and to design and construct a connection from "Street A" to Major Mackenzie Drive, at the time of the development of Block 1, to the satisfaction of the Region.
6. The Owner shall agree where enhanced landscape features beyond street tree planting, sod and concrete walkways are proposed in the York Region right-of-way by the Owner or the area municipality, these features must be approved by Development Engineering and shall be maintained by the area municipality. Failure to maintain these landscape features to York Region's satisfaction will result in the area municipality incurring the cost of maintenance and/or removal undertaken by the Region.
7. The Owner shall implement the noise attenuation features as recommended by the noise study and to the satisfaction of Development Engineering.
8. The Owner shall agree 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.

9. The Owner shall agree that "Street A" shall be designed to intersect Major Mackenzie Drive at a right angle, or on a common tangent, and shall be located directly opposite to Sunset Terr.
10. The Owner shall agree to 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.

**Conditions to be Satisfied Prior to Final Approval**

11. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
12. York Region shall confirm that adequate water supply and sewage 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.
13. 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.
14. The Owner shall provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments, as well as facilities on the site (e.g. convenient and secure bike racks) to promote the usage of non-auto travel modes. The Owner shall provide drawings showing the pedestrian and cycling connections and facilities.
15. Concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of electronic engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:
  - a) Plan and Profile for the York Region road and intersections;
  - b) Grading and Servicing plans;
  - c) Intersection/Road Improvements, including the recommendations of the Traffic Report;
  - d) Construction Access Design;
  - e) Utility and underground services location plans, if applicable;
  - f) Signalization and Illumination Designs;

- g) Line painting;
  - h) Traffic Management Plan;
  - i) Erosion and Siltation Control Plan;
  - j) Landscaping Plans, including tree preservation, relocation and removals;
  - k) Sidewalk locations, concrete pedestrian access to existing and future transit services and transit stop locations as required by York Region Transit/Viva;
  - l) Functional Servicing Report (water, sanitary and storm services)
  - m) Functional transportation report;
  - n) Water supply and distribution report; and
  - o) Engineering drawings showing plan and profile views of proposed sewers and watermains and appurtenances, including manholes, watermains, valves, hydrants, etc. proposed within the subdivision.
16. The Owner shall submit a detailed Development Charge Credit Application to York Region, if applicable, to claim any works proposed within the York Region right-of-way. Only those works located in their ultimate location based on the next planning upgrade for this right-of-way will be considered eligible for credit, and any work done prior to submission without prior approval will not be eligible for credit.
17. 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 Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.
18. The Owner shall demonstrate, to the satisfaction of Development Engineering, that the throat width of "Street A" shall be designed to accommodate the recommendations of the Functional Transportation Report approved by York Region.
19. The intersection of "Street A" and Major Mackenzie Drive shall be designed to the satisfaction of Development Engineering with any interim or permanent intersection works including turning lanes, profile adjustments, illumination and/or signalization as deemed necessary by Development Engineering.
20. The Owner shall demonstrate, to the satisfaction of Development Engineering, 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.
21. The location and design of the construction access for the subdivision work shall be completed to the satisfaction of Development Engineering and illustrated on the Engineering Drawings.

22. The Owner shall demonstrate, to the satisfaction of Development Engineering, 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.
23. The Owner shall demonstrate to the satisfaction of Development Engineering that elevations along the streetline shall be 0.2 metres above the centreline elevations of the York Region roadway, unless otherwise specified by Development Engineering.
24. The Owner shall have prepared, by a qualified professional Landscape Architect, landscape design plans detailing landscape works and street tree planting in the York Region right-of-way as required by any and/or all of the following, York Region's Streetscaping Policy, York Region's Street Tree Preservation and Planting Design Guidelines, any prevailing Streetscape Masterplan or Secondary Plan or as required by Urban and Architectural Design Guidelines.
25. The Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of Development Engineering recommending noise attenuation features.
26. The Region requires the Owner submit a Phase One Environmental Site Assessment ("ESA") in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition, as amended ("O. Reg. 153/04"). The Phase One ESA must be for the Owner's property that is the subject of the application and include the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase One ESA cannot be more than two (2) years old at: (a) the date of submission to the Region; and (b) the date title to the Conveyance Lands is transferred to the Region. If the originally submitted Phase One ESA is or would be more than two (2) years old at the actual date title of the Conveyance Lands is transferred to the Region, the Phase One ESA will need to be either updated or a new Phase One ESA submitted by the Owner. Any update or new Phase One ESA must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. The Region, at its discretion, may require further study, investigation, assessment, delineation and preparation of reports to determine whether any action is required regardless of the findings or conclusions of the submitted Phase One ESA. The further study, investigation, assessment, delineation and subsequent reports or documentation must be prepared to the satisfaction of the Region and in general accordance with the requirements of O. Reg. 153/04. Reliance on the Phase One ESA and any subsequent reports or documentation must be provided to the Region in the Region's standard format and/or contain terms and conditions satisfactory to the Region.

The Region requires a certified written statement from the Owner that, as of the date title to the Conveyance Lands is transferred to the Region: (i) there are no contaminants of concern, within the meaning of O. Reg. 153/04, which are present at, in, on, or under the

property, or emanating or migrating from the property to the Conveyance Lands at levels that exceed the MOECC full depth site condition standards applicable to the property; (ii) no pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, in, on or under the Conveyance Lands; and (iii) there are no underground or aboveground tanks, related piping, equipment and appurtenances located at, in, on or under the Conveyance Lands.

The Owner shall be responsible for all costs associated with the preparation and delivery of the Phase One ESA, any subsequent environmental work, reports or other documentation, reliance and the Owner's certified written statement.

27. Upon registration of the plan, the Owner shall convey the following lands to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Regional Solicitor:

- a) A widening across the full frontage of the site where it abuts Major Mackenzie Drive of sufficient width to provide a minimum of 21.5 metres from the centreline of construction of Major Mackenzie Drive;
- b) A 10.0 metre by 10.0 metre daylight triangle at the northwest corner of "Street A" and Major Mackenzie Drive; and
- c) A 0.3 metre reserve across the full frontage of the site, except at the approved access location, adjacent to the above noted widening, where it abuts Major Mackenzie Drive and adjacent to the above noted widening(s).

28. 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.

29. The Owner shall provide a copy of the Subdivision Agreement to the Corporate Service Department, outlining all requirements of the Corporate Service Department.

30. 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.

31. The Regional Corporate Services Department shall advise that Conditions 1 to 30 inclusive, have been satisfied.





## **MEMORANDUM – PRELIMINARY TECHNICAL COMMENTS**

**RE: Revised Plan of Subdivision 19T-17V004 (SUBP.17.V.0031)  
3836 & 3850 Major Mackenzie Drive  
Part of Lot 21, Concession 6  
(Centra (Major Mack East) Inc.)  
City of Vaughan**

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Regional Transportation and Infrastructure Planning Branch and Transit Branch staff have reviewed the above noted revised plan of subdivision application, as well as the supporting documents and offer the following comments for these applications and any subsequent development applications. These comments are not an approval and are subject to modification. It is intended to provide information to the applicant regarding the Regional requirements that have been identified to date.

### **I. Transportation and Infrastructure Planning**

- a) It should be noted that in order to develop Block 1, a local road connection to Major Mackenzie Drive shall be implemented as per the approved Secondary plan, to the satisfaction of the Region. Through our meeting with the Owner and the consultants, it is our understanding that the Owner would like to build half of the public road to Major Mackenzie Drive to accommodate the proposed development. The remaining half of the road will be constructed by adjacent land owners in the future. We have no objection to this proposal, however, it should be noted that any proposed access connecting to Regional road will be required to design and construct to Regional standards and requirements.

### **II. Transit**

As part of the future site plan application, the Owner will be required to satisfy the following:

- a) 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 the roadway that has transit services.

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

- Major Mackenzie Drive
- b) The services to be installed by the Owner within or in conjunction with the plan will provide a concrete pedestrian access connection from the internal roadway to the Regional roadway as follows:
- From “Local Street A” to “Major Mackenzie Drive”

The concrete pedestrian access connection shall meet the local municipality’s standards for sidewalks and shall be owned and maintained by the area municipality.

- c) The Owner shall advise all potential purchasers of the existing transit services in this development as identified in item a). This includes current 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.
- d) The services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality’s/York Region’s design standards along all streets which have transit services, sidewalks, and pedestrian accesses.



April 4, 2019

CFN 58049

**BY E-MAIL ONLY** ([judy.jeffers@vaughan.ca](mailto:judy.jeffers@vaughan.ca))

Judy Jeffers  
Planner  
Planning Department  
City of Vaughan  
2141 Major Mackenzie Drive  
Vaughan, Ontario L6A 1T1

Dear Ms. Jeffers:

**Re: Zoning By-law Amendment Application Z.16.043 – Fifth Submission  
Draft Plan of Subdivision Application 19T-17V004 – Fifth Submission  
3836 & 3850 Major Mackenzie Drive  
Part of Lot 21, Concession 6  
City of Vaughan, Regional Municipality of York  
Centra (Major Mack East) Inc.**

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Further to TRCA's correspondence dated September 14, 2018, we are in receipt of a revised Pre- and Post-Development Water Balance Assessment and Functional Servicing and Stormwater Management Report pertaining to the above-referenced subject properties.

TRCA staff reviewed the following documents:

- Pre and Post-Development Water Balance Assessment, prepared by Soil Engineers Ltd., dated December 4, 2018, received by TRCA on March 4, 2019.
- Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier & Associates Inc., dated December 2018, received by TRCA on April 2, 2019.
- Drawing No. C102, Phase One Site Servicing Plan, prepared by C.F. Crozier & Associates Inc., revision No. 3 dated January 11, 2019, received by TRCA on April 2, 2019.

### **Background**

It is our understanding that the purpose of these applications is to facilitate in Phase 1, 6 blocks of townhouse dwellings for a total of 31 townhouse dwelling units with 5.5 m lot frontages.

### **Application-Specific Comments**

TRCA has reviewed the above-noted materials and recognizes that the Pre- and Post-Development Water Balance Assessment appears to be accurate. The water balance calculations were updated using TRCA's water balance tool, however, the infiltration deficit has still not been addressed (i.e., providing mitigation in the form of LID's with details and sizing). Infiltration deficit for the Phase 1 portion is 831 m<sup>3</sup>/year.

The proposed mitigation option (i.e., soakaway pits) exceed the 831 m<sup>3</sup>/year deficit by providing approximately 1,658 m<sup>3</sup> of infiltration per year. Accordingly, this is acceptable to address the REC-2 policy of the CTC Source Protection Plan. In-situ percolation tests are still recommended to confirm the soil infiltration rates.

### **Recommendations**

In light of the comments above, TRCA has no objection to the approval of Draft Plan of Subdivision Application 19T-17V004 and Zoning By-law Amendment Application Z.16.043.

TRCA recommends that the City of Vaughan request that the owner/applicant complete the in-situ percolation tests to confirm the soil infiltration rates. Accordingly, we defer this review to the City of Vaughan to be submitted at the detailed-design stage.

We trust these comments are of assistance. Should you have any questions, please contact me at extension 5936 or at [mandrews@trca.on.ca](mailto:mandrews@trca.on.ca).

Sincerely,



Mark Andrews, B.A. (Hons.), M.Pl., RPP  
Planner  
Development Planning and Permits

/MA

Copy: Francesco Fiorani, Brutto Consulting ([ffiorani@bruttoconsulting.ca](mailto:ffiorani@bruttoconsulting.ca))

J:\DSS\Correspondence\VAUGHAN\2019\19T-17V004 Z.16.043 - 3836 & 3850 Major Mackenzie Drive - Centra (Major Mack East) Phase 1 sub5.docx

ATTACHMENT NO. 1d)  
ALECTRA UTILITIES CONDITIONS



**Date:** June 28<sup>th</sup> , 2017

**Attention:** **Judy Jeffers**

**RE:** Request for Comments

**File No.:** **19T-17V004, Z.16.043**

**Applicant:** Centra (Major Mack East) Inc.

**Location** Part of Lot 1, Concession 6, Part 1/2



## COMMENTS:

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by \_\_\_\_\_.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated \_\_\_\_\_, are still valid.

Alectra Utilities (formerly PowerStream) has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or his agent, for this plan is required to contact Alectra to discuss all aspects of the above project. Alectra will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Subdivision Application Information Form (SAIF). Alectra will then use this information to determine the type of available service in the area to supply this project and determine the design fee for the subdivision or development.

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) installation.

Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

If there are any existing components of Alectra's electrical distribution system on the proposed project site, they will have to be relocated by Alectra at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,

Mr. Tony D'Onofrio

Supervisor, Subdivisions & New Services

**Phone:** 1-877-963-6900 ext. 24419

**Fax:** 905-532-4401

**E-mail:** [tony.donofrio@alectrautilities.com](mailto:tony.donofrio@alectrautilities.com)

**Subdivision Application Information Form is available by calling 1-877-963-6900 ext. 31297**



Enbridge Gas Distribution  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

July 4, 2017

Judy Jeffers  
Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Drive  
Vaughan, ON L6A 1T1

Dear Judy Jeffers,

Re: Draft Plan of Subdivision File & Zoning By-Law Amendment  
Centra (Major Mack East) Inc.  
Part of Lot 1, Concession 6, Part 1/2 , 65R-5110 and Part B, 64R-3870  
City of Vaughan  
File No.: 19T-17V004 & Z-16-043  
Related: Z-17-009

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.


Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com).

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,



**Allison Sadler**

Municipal Planning Advisor  
Long Range Distribution Planning

—

**ENBRIDGE GAS DISTRIBUTION**

TEL: 416-495-5763

[MunicipalPlanning@enbridge.com](mailto:MunicipalPlanning@enbridge.com)

500 Consumers Rd, North York, ON, M2J 1P8

[enbridgegas.com](http://enbridgegas.com)

**Integrity. Safety. Respect.**

AS/jh



**From:** [prime@mmm.ca](mailto:prime@mmm.ca) [<mailto:prime@mmm.ca>]  
**Sent:** Monday, July 24, 2017 4:07 PM  
**To:** Wong, Natalie  
**Subject:** Draft Plan of Subdivision - Part of Lot 1, Concession 6

**7/24/2017**

Re: Draft Plan of Subdivision - Part of Lot 1, Concession 6; Your File No. 19T-17V004

Our File No. 78758

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada’s development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests**

**for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk  
Manager, Municipal Relations  
Access Network Provisioning, Ontario  
Phone: 905-540-7254  
Mobile: 289-527-3953  
Email: [Meaghan.Palynchuk@bell.ca](mailto:Meaghan.Palynchuk@bell.ca)

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July 20, 2017

**CITY OF VAUGHAN  
2141 MAJOR MACKENZIE DRIVE  
VAUGHAN ON L6A 1T1**

Attention: Judy Jeffers - Planner

**Re: 19T-17V004 & Z.16.043  
RELATED FILES: Z.17.009  
CENTRA (MAJOR MACK EAST) INC.  
PART OF LOT 1, CONCESSION 6, PART 1/2, 65R-5110 AND PART B, 64R-3870  
THE CITY OF VAUGHAN WARD 3 POSTAL DELIVERY AREA: WOODBRIDGE.**

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of Condominium approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

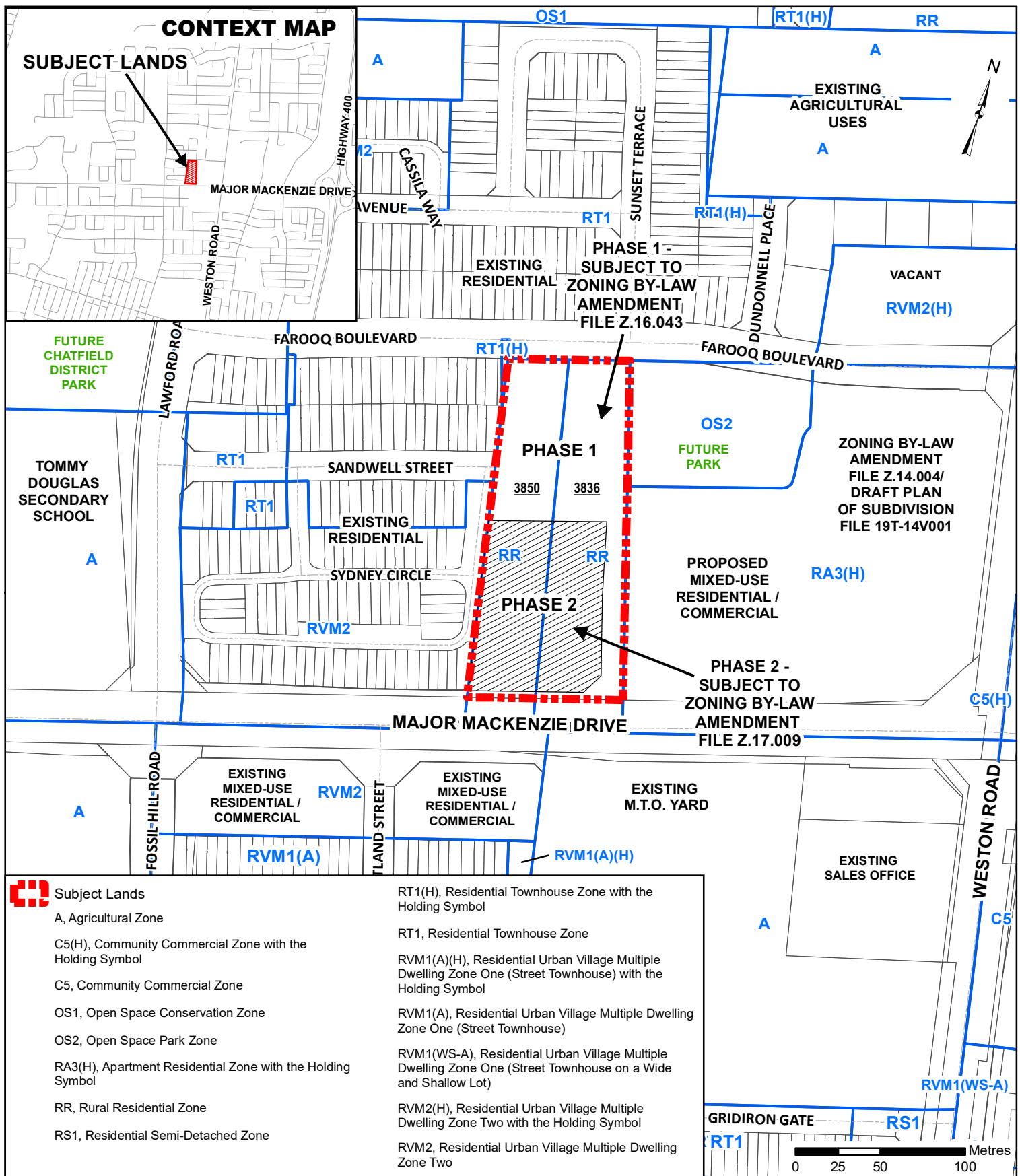
I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

*Patrick Brown*

---

Patrick Brown  
Delivery Planning Officer  
Canada Post  
1860 Midland Ave 2<sup>nd</sup> Fl  
Scarborough ON M1P 5A1  
416-751-0160 Ext 2019  
[Patrick.brown@canadapost.ca](mailto:Patrick.brown@canadapost.ca)



## Context and Location Map

**Location:** Part of Lot 21, Concession 6

**Applicant:** Centra (Major Mack East) Inc.

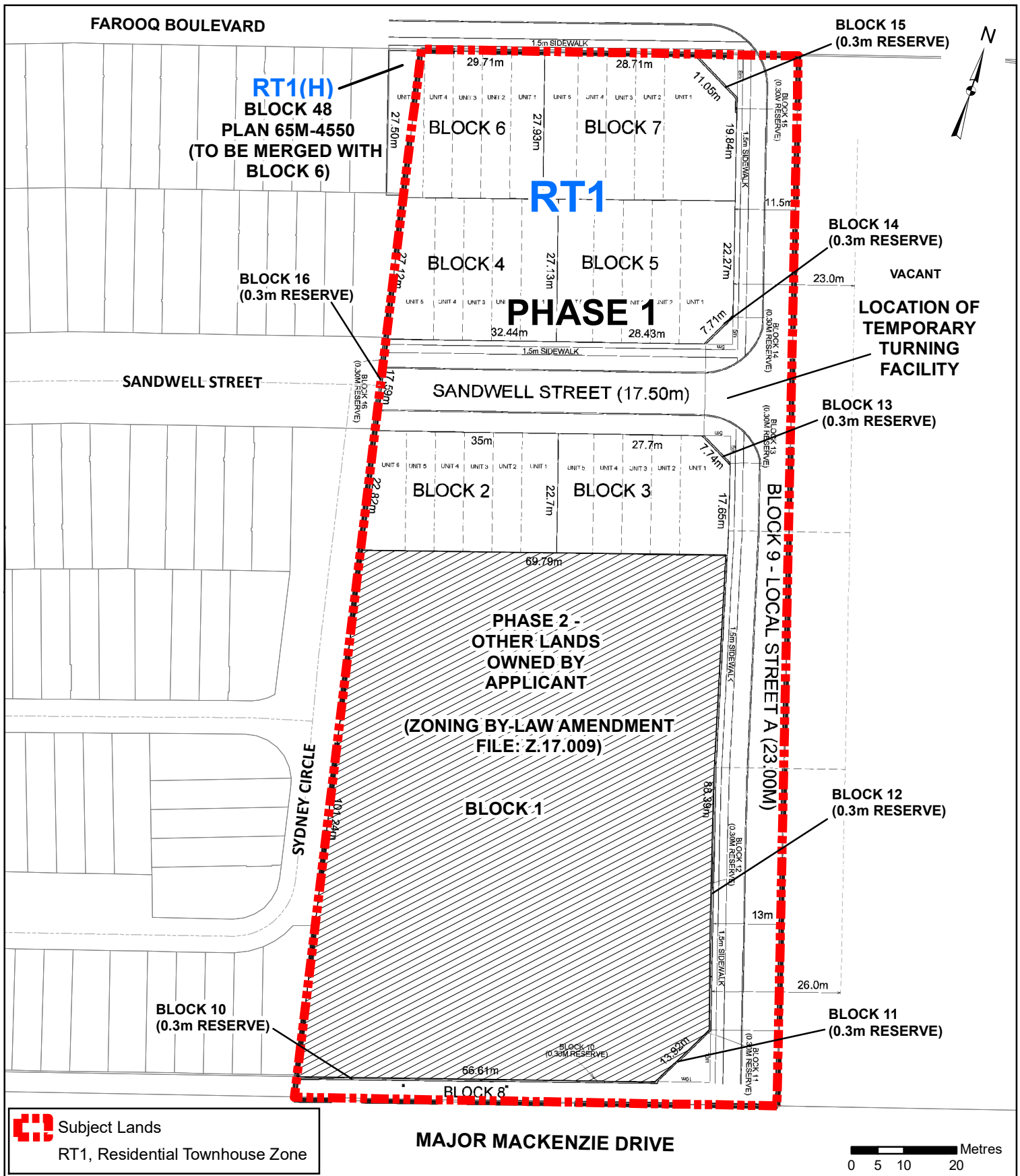


## Attachment

**FILES:**  
Z.16.043 & 19T-17V004

**DATE:**  
September 17, 2019

2



# **Proposed Zoning and Draft Plan of Subdivision File 19T-17V004**

**Location:** Part of Lot 21, Concession 6

**Applicant:** Centra (Major Mack East) Inc.

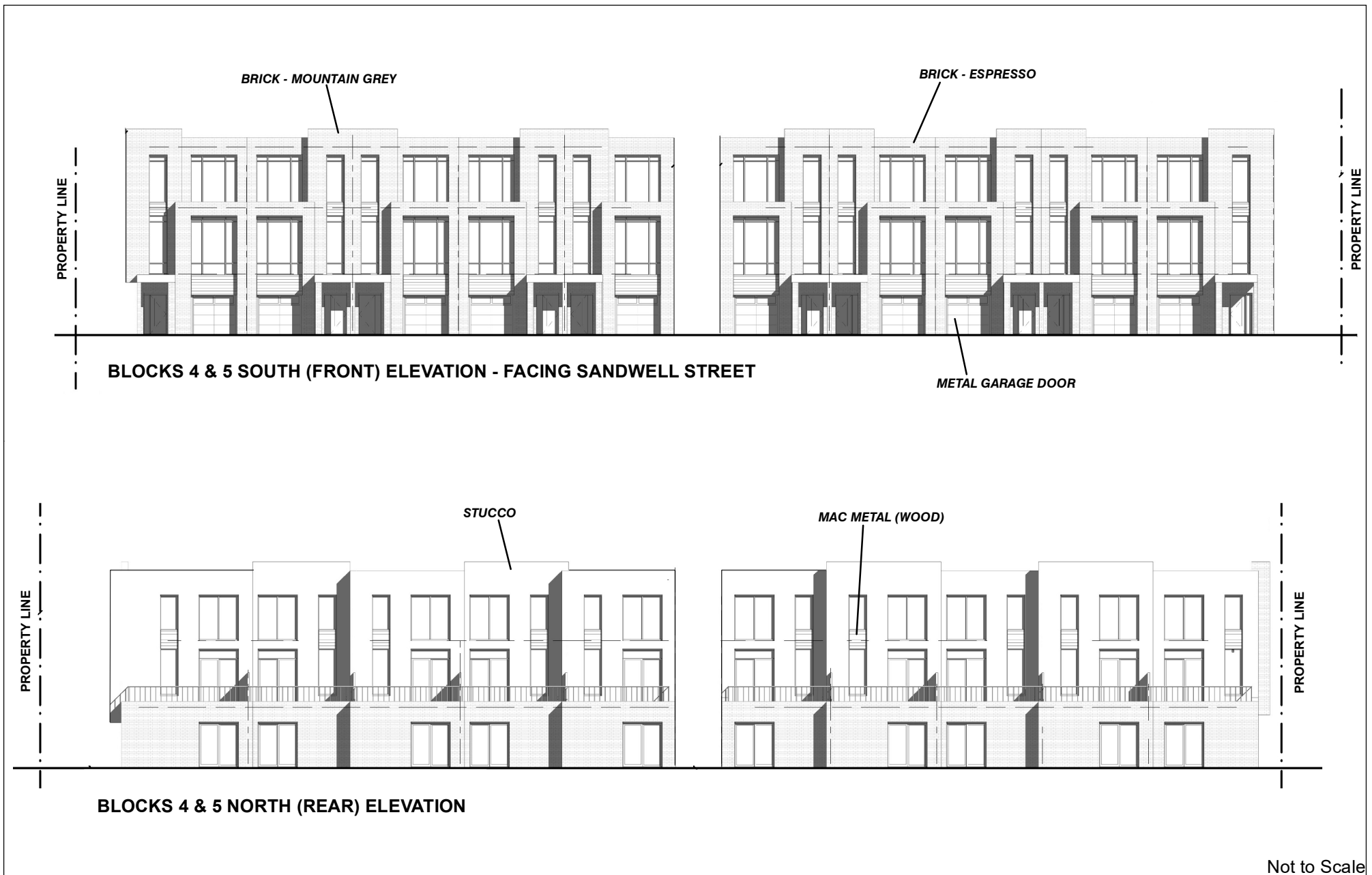


## **Attachment**

**FILES:**  
Z.16.043 & 19T-17V004

**DATE:**  
September 17, 2019

**3**



Not to Scale

## Typical Elevations - Blocks 4 & 5

### LOCATION:

Part of Lot 21, Concession 6

### APPLICANT:

Centra (Major Mack East) Inc.



137

Development Planning

## Attachment

### FILES:

Z.16.043 & 19T-17V004

### DATE:

September 17, 2019

4





## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 17, 2019

**WARD(S):** 1

**TITLE: CLUSTERGARDEN ESTATE INC.  
DRAFT PLAN OF CONDOMINIUM 19CDM-19V003  
VICINITY OF SPRINGSIDE ROAD AND PARKTREE DRIVE**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To seek approval from the Committee of the Whole to create the condominium tenure for the common elements shown on Attachments 4 to 6 for an approved townhouse development shown on Attachment 3.

**Report Highlights**

- The Owner has submitted a Draft Plan of Condominium (Common Elements) Application to establish the condominium tenure of privately owned and maintained (through a future Condominium Corporation) common elements for an approved townhouse development on the Subject Lands shown on Attachment 2.
- The Development Planning Department supports the approval of the Application as it conforms to the Official Plan, complies with Zoning By-law 1-88, as amended, and is consistent with the Council approved site plan.

**Recommendations**

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-19V003 (Clustergarden Estates Inc.) BE APPROVED, as shown on Attachments 4 to 6, subject to the Conditions of Draft Approval in Attachment 1.

## **Background**

The subject lands (the 'Subject Lands') shown on Attachment 2 are located on the southwest corner of Springside Road and Parktree Drive. The surrounding land uses are shown on Attachment 2.

## **Previous Reports/Authority**

[Council Approved Site Development File DA.15.081](#)  
[Committee of Adjustment Notice of Decision A020/16](#)

## **Analysis and Options**

The Owner has submitted Draft Plan of Condominium (Common Element) File 19CDM-19V003 (the 'Application') to create the condominium tenure for the privately owned and maintained (through a future Condominium Corporation) common elements, shown on Attachments 4 to 6, that consist of the following:

- Private driveway underground access ramp
- Stairways and interior corridors
- Underground parking area (59 parking spaces including 10 visitor spaces)
- Sidewalks, walkways, landscape areas and exterior amenity areas
- Emergency access/ fire route including access to molok garbage bins and two at grade visitor parking spaces
- Retaining wall adjacent to the Toronto and Region Conservation Authority ('TRCA') lands

These common elements will service a Council approved 42 three-storey freehold back-to-back units over 3 blocks (Attachment 3) accessed via an underground common-element access ramp, together with 59 underground parking spaces (49 residential parking and 10 visitor parking spaces).

### ***The Application conforms to Vaughan Official Plan 2010 ('VOP 2010') and complies with Zoning By-law 1-88***

The Subject Lands are designated "Low-Rise Residential" and "Natural Area" by VOP 2010, and are located within a "Community Area", as identified on Schedule "1" - Urban Structure of VOP 2010. The "Low-Rise Residential" designation permits townhouse dwellings. There is no associated maximum density provision for this designation. The Draft Plan of Condominium shown on Attachments 4 to 6 conform to VOP 2010.

The Subject Lands are zoned "RM2 Multiple Dwelling Zone", subject to site-specific Exception 9(893) by Zoning By-law 1-88, which permits the development shown on Attachment 3. The Vaughan Committee of Adjustment on February 9, 2017, approved Minor Variance Application A020/16 for the development shown on Attachment 3.

The proposed Draft Plan of Condominium (Common Elements), as shown on Attachments 4 to 6, would establish a condominium tenure for a development that complies with Zoning By-law 1-88, as amended, and varied by Minor Variance Application A020/16. As a condition of draft approval, the Owner must submit an “as-built” survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

***The Draft Plan of Condominium is consistent with the approved Site Development Application***

On February 21, 2017, Vaughan Council approved Site Development File DA.15.081 (Clustergarden Estates Inc.) to permit a development which consists of 42 three-storey back-to-back townhouse units contained within 3 building blocks atop an underground parking garage, as shown on Attachment 3.

The Draft Plan of Condominium (Common Elements) as shown on Attachments 4 to 6 is required to create the common element tenure for the following elements:

- Private driveway underground access ramp
- Emergency access/ fire route including access to molok garbage bins and two at grade visitor parking spaces
- Sidewalks, walkways, landscape areas and exterior amenity areas
- Retaining wall adjacent to the Toronto and Region Conservation Authority ('TRCA') lands
- Underground parking area (59 parking spaces including 10 visitor spaces)
- Stairways and interior corridors

Access to the Subject Lands is provided from Springside Road, which connects to the condominium private driveway underground access ramp. The proposed Draft Plan of Condominium (Common Elements) is consistent with the approved site plan shown on Attachment 3. The Owner has submitted a Part Lot Control Application (File PLC.19.003) to lift the part lot control provisions of the *Planning Act, R.S.O. 1990, c. P.13* from the Subject Lands, in order to create conveyable freehold lots for the 42 back-to-back townhouse units.

***Snow Removal, Garbage and Recycling Collection will be privately administered***

Snow removal, garbage and recycling collection will be privately administered and the responsibility of the condominium corporation. The Subject Lands will be serviced by a Molok system, which will accommodate all waste needs with the exception of furniture and bulky items, which would be collected separately and stored in a bulk storage room located in the underground garage (Attachment 6).

The Solid Waste Management Department has advised that Molok bins are not permitted to service multi-residential developments pursuant to the City of Vaughan,

Waste Collection Design Standards Policy, April 2016. As such, the development will not be eligible for municipal waste collection services. All waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.

***The Subject Lands abut Toronto and Region Conservation Authority lands***

The Toronto and Region Conservation Authority ('TRCA') reviewed the development through Site Development Application File DA.15.081. The limits of the adjacent stream corridor were determined and a buffer to the development was applied. Subsequently, the TRCA issued a permit pursuant to Ontario Regulation 166/06 (Permit No. 0656/17/VAUG, issued on June 7, 2017) for the residential buildings and associated underground parking facility. The TRCA has no objection to the approval of the Application.

***Canadian National Railway has no objection to the Draft Plan of Condominium***

The Canadian National Railway (CN Rail) has no objection to the Application, subject to their Conditions of Draft Approval identified in Attachment 1.

***All utility providers and Canada Post have no objection to the Draft Plan of Condominium***

Bell Canada, Rogers Communications, Alectra Utilities, Enbridge Gas and Canada Post have no objections to the Draft Plan of Condominium. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment 1.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

The York Region Community Planning and Development Services Department has no objection to the proposed Draft Plan of Condominium (Common Elements) Application.

**Conclusion**

The Draft Plan of Condominium (Common Elements) File 19CDM-19V003 conforms to the Official Plan, complies with Zoning By-law 1-88, as amended, and is consistent with the approved Site Development File DA.15.081. Accordingly, the Development Planning Department can support the approval of the Draft Plan of Condominium (Common Elements) Application, subject to the conditions set out in Attachment 1.

**For more information**, please contact: Margaret Holyday, Senior Planner, at extension 8216.

## **Attachments**

1. Conditions of Draft Approval
2. Location Map
3. Site Development File DA.15.081 Approved by Vaughan Council on February 21, 2017
4. Draft Plan of Condominium (Common Elements) - Sheet 1 of 3
5. Draft Plan of Condominium (Common Elements) - Sheet 2 of 3
6. Draft Plan of Condominium (Common Elements) - Sheet 3 of 3

## **Prepared by**

Margaret Holyday, Senior Planner, extension 8216

Nancy Tuckett, Senior Manager, extension 8529

Mauro Peverini, Director of Development Planning, extension 8407

/LG



**ATTACHMENT NO. 1**

**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS)  
FILE 19CDM-19V003 ('PLAN')  
CLUSTERGARDEN ESTATES INC. ('OWNER')  
PART OF LOT 17, CONCESSION 4, PART OF BLOCK 2 ON 65M-3063,  
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 (COMMON ELEMENTS) FILE 19CDM-17V005, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium, prepared by R-PE Surveying Ltd., drawing File No. 14-277-DR PLAN-1(GR), dated March 21, 2019.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a preregistered Plan of Condominium to the Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan and shall agree to satisfy any conditions that the City of Vaughan may consider necessary.
5. The following provisions shall be included in the Condominium Agreement:
  - a) The Owner and/or Condominium Corporation shall be responsible to regularly clean and maintain all driveway and rear-lot catch basins;
  - b) The Owner and/or Condominium Corporation shall be responsible for private garbage and recycling collection, snow removal and clearing.
  - c) The Owner and/or Condominium Corporation shall include the following clauses in the Condominium Declaration:
    - i) Informed consent from all purchasers will be received by way of a description of the waste removal service in the Condominium Disclosure Statement and Draft/Final Declaration, which will be

reviewed by the City as part of the Condominium Approval Process and prior to release for registration of the Condominium.

- ii) The Declaration will include a Budget for the common elements and Notes to the Budget, detailing the nature and cost of the waste removal service and its implication on monthly fees paid by each unit owner. Buyers and all future buyers will be made aware of this service through the Condominium Declaration that is registered on title.
  - iii) The following warning clause shall be included in the Disclosure Statement, Condominium Declaration and Agreement of Purchase and Sale:
    - a) “Warning: Homeowners are advised that removal of both recycling, general waste, leaf and yard waste, bulky waste items, metal/appliance collection and any future organics collection will be by way of a private service provided by the Condominium Corporation. The Common Element Condominium is not designed for public waste removal.”
    - b) “Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 1,000 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”
  - d) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
6. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.



7. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
8. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
9. Prior to final approval, the Owner shall confirm to the Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required by the Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Condominium Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

#### Canada Post

10. Prior to final approval, the Owner shall satisfy the following conditions of Canada Post:
  - a) The Owner will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
  - b) The Owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
  - c) The Owner will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
  - d) The Owner will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from

construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;

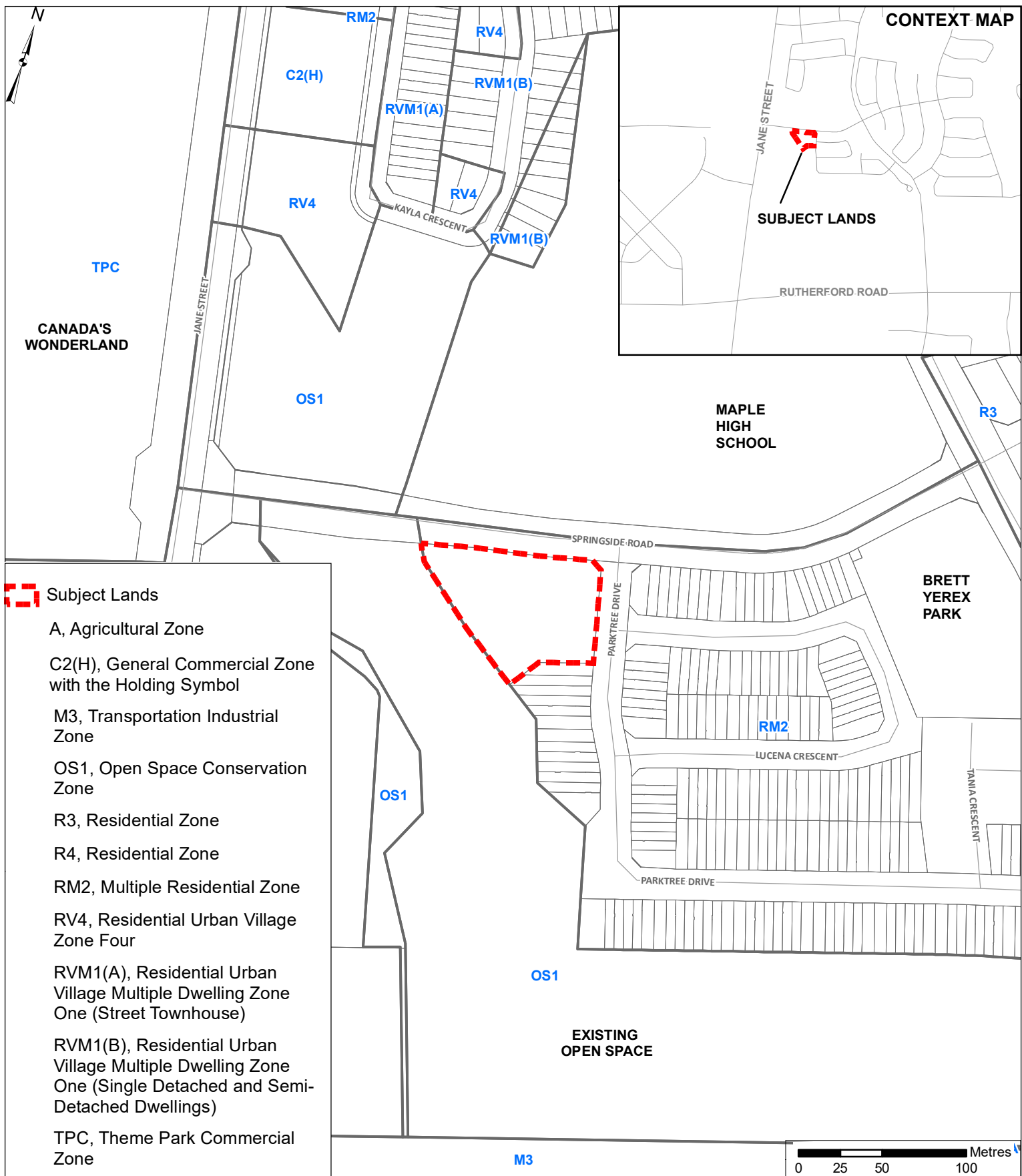
- e) The Owner will communicate to Canada Post the excavation date for the first foundation as well as the expected date of first occupancy;
- f) The Owner of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox location; and
- g) Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.

#### Bell Canada

- 11. “The Owner shall indicate in the Condominium Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

#### Clearances

- 12. The City of Vaughan Development Planning Department shall advise that Conditions 1 to 9 have been satisfied.
- 13. Canada Post shall advise the Development Planning Department in writing that Condition 10 has been satisfied.
- 14. Canadian National Railway shall advise the Development Planning Department in writing that Condition 5 c) iii) b) has been satisfied.
- 16. Bell Canada shall advise the Development Planning Department in writing that Condition 11 has been satisfied.



## Location Map

**LOCATION:**  
Part of Lot 17, Concession 4

**APPLICANT:**  
Clustergarden Estates inc.



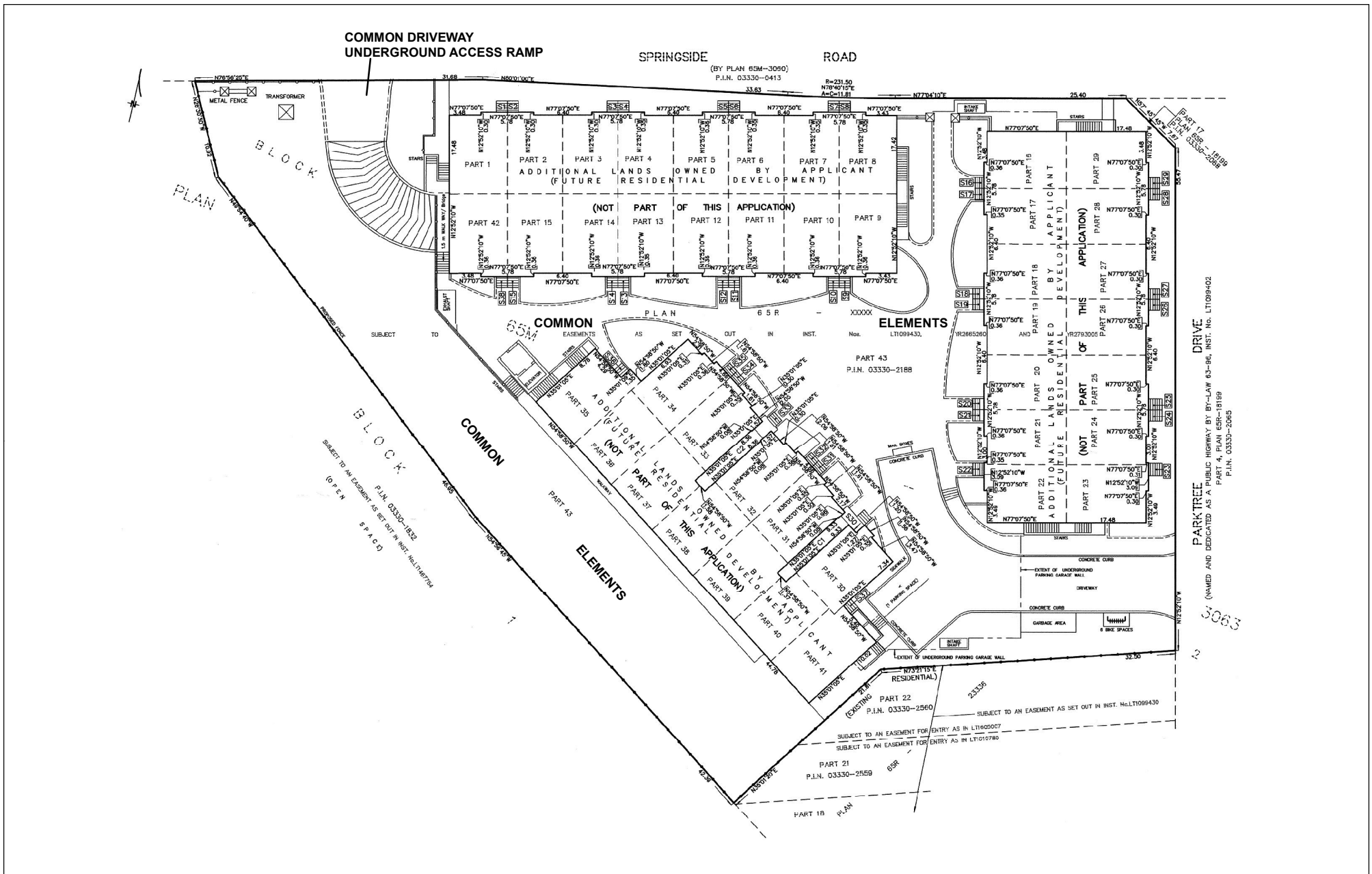
149

## Attachment

**FILE:**  
19CDM-19V003  
**RELATED FILES:**  
PLC.19.003, DA.15.081  
**DATE:**  
September 17, 2019

**2**





# Draft Plan of Condominium (Common Elements) - Sheet 1 of 3

**LOCATION:**  
Part of Lot 17, Concession 4

**APPLICANT:**  
Clustergarden Estates inc.



151

Development Planning

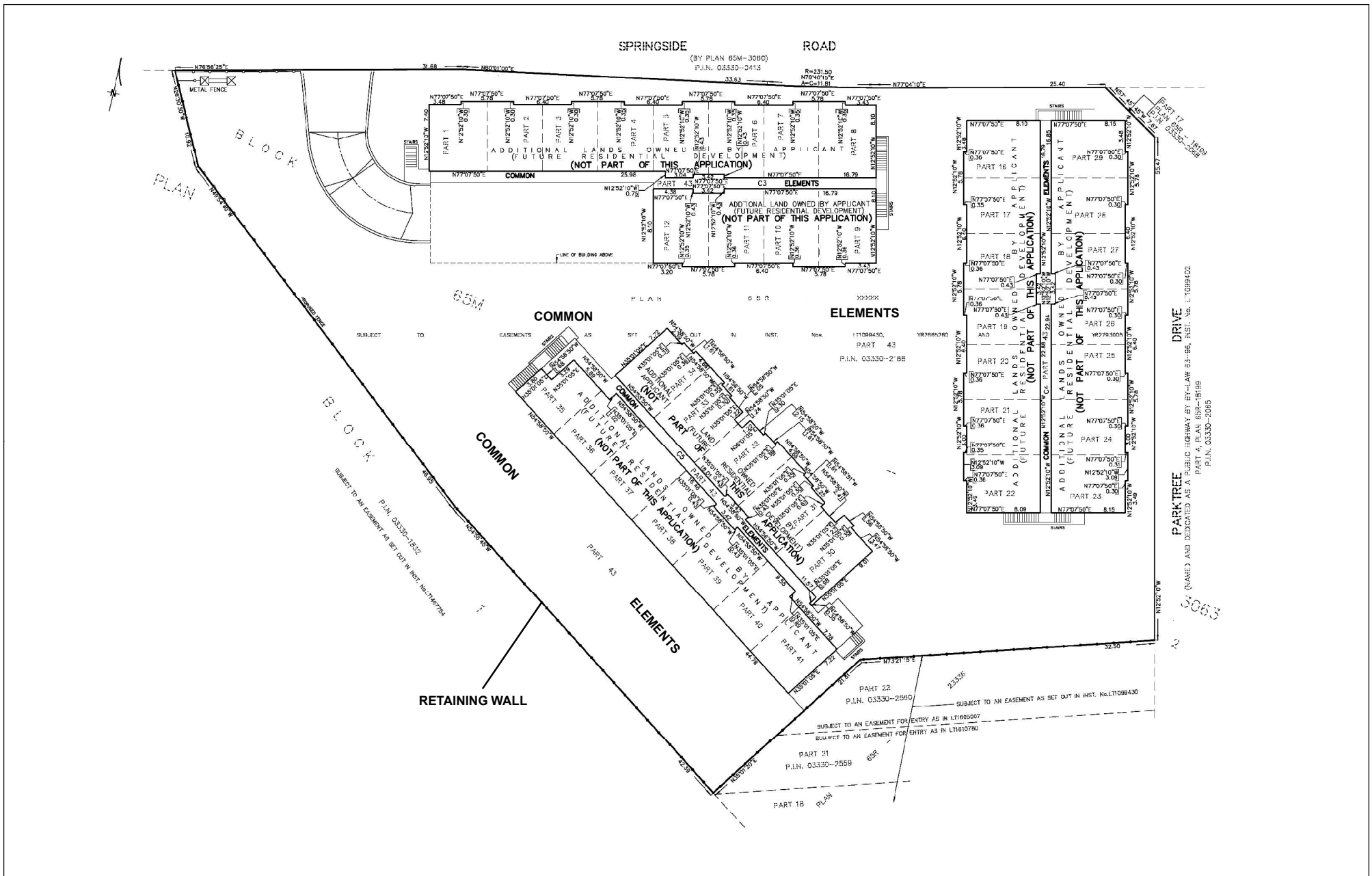
## Attachment

**FILE:**  
19CDM-19V003  
**RELATED FILES:**  
PLC.19.003, DA.15.081

**DATE:**  
September 17, 2019

4





# Draft Plan of Condominium (Common Elements) - Sheet 2 of 3

**LOCATION:**  
Part of Lot 17, Concession 4

**APPLICANT:**  
Clustergarden Estates inc.

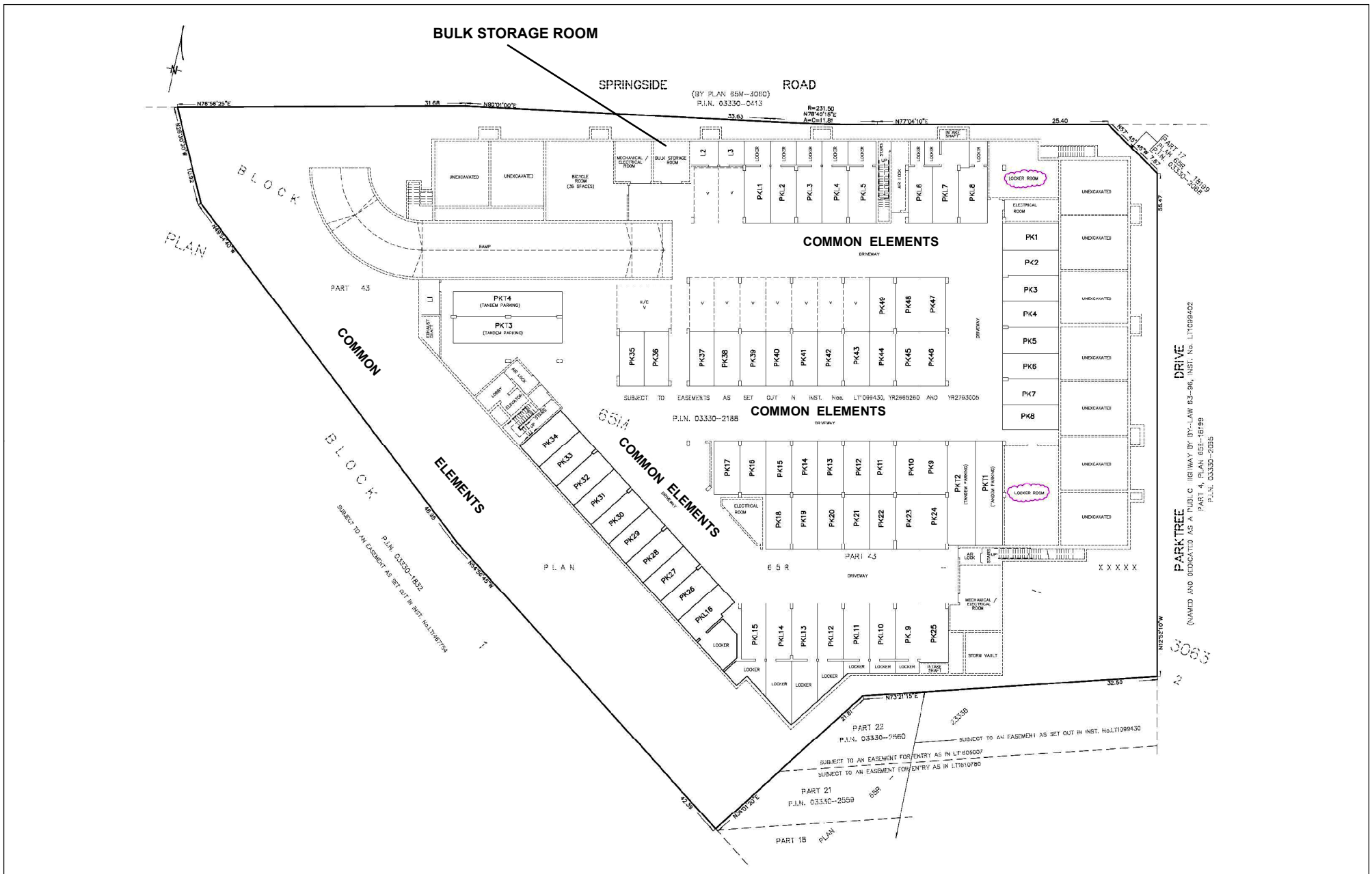


## Attachment

**FILE:**  
19CDM-19V003  
**RELATED FILES:**  
PLC.19.003, DA.15.081

**DATE:**  
September 17, 2019

5



# Draft Plan of Condominium (Common Elements) - Sheet 3 of 3 Attachment

**LOCATION:**  
Part of Lot 17, Concession 4

**APPLICANT:**  
Clustergarden Estates inc.



**FILE:**  
19CDM-19V003

**RELATED FILES:**  
PLC.19.003, DA.15.081

**DATE:**  
September 17, 2019

**6**





## Committee of the Whole (1) Report

---

**DATE:** Tuesday, September 17, 2019

**WARD:** 4

**TITLE: VMC RESIDENCES III LIMITED PARTNERSHIP  
DRAFT PLAN OF CONDOMINIUM (STANDARD)  
FILE 19CDM-19V001  
VICINITY OF PORTAGE PARKWAY AND MILLWAY AVENUE**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-19V001 to create condominium tenure for the approved interim and ultimate site plan shown on Attachments 8 and 9, which consists of residential units, commercial units, bicycle parking/locker units, and associated parking spaces.

**Report Highlights**

- This report recommends approval of Draft Plan of Condominium (Standard) File 19CDM-19V001, subject to conditions, to create the condominium tenure for the development that is consistent with approved Site Development File DA.17.062, subject to the Conditions of Draft Approval in Attachment 1.

**Recommendations**

1. THAT Draft Plan of Condominium (Standard) File 19CDM-19V001 (VMC Residences III Limited Partnership) BE APPROVED, as shown on Attachments 3 to 9, subject to the Conditions of Draft Approval in Attachment 1.

## **Background**

The Subject Lands are located on the south side of Portage Parkway and west of Millway Avenue, municipally known as 950 Portage Parkway (the 'Subject Lands'), with the surrounding land uses shown on Attachment 2.

## **Previous Reports/Authority**

[Item 3, Report No. 45 Committee of the Whole Public Hearing, adopted without amending by Council of the City of Vaughan on December 11, 2017](#)

[Item 26, Report No. 18, of the Committee of the Whole, adopted without amendment by Council of the City of Vaughan on May 23, 2018](#)

## **Analysis and Options**

The Owner has submitted a Draft Plan of Condominium File 19CDM-19V001 (the 'Application') to create the condominium tenure, shown on Attachments 3 to 7, for the approved 55-storey residential apartment building, which was approved on May 23, 2018, and is currently under construction. The Application consists of the following:

- 631 residential dwelling units;
- Gross Floor Area ('GFA') of 50,194 m<sup>2</sup> (all uses);
- 212 parking spaces in a six-storey integrated above-ground parking structure;
- 95 off-site residential visitor shared parking spaces to be provided in the approved Transit City Towers 1 and 2 integrated parking structure (related Site Development File DA.17.014);
- 164 bicycle parking/locker unit spaces;
- 570 m<sup>2</sup> of commercial uses for a total of five commercial units;

The Application is consistent with the approved interim site plan, shown on Attachment 8 which includes an interim sodded condition abutting Portage Parkway. The approved ultimate site plan, shown on Attachment 9, includes the ultimate urban (hardscape) streetscape conditions to be implemented upon construction of the Portage Parkway widening. Following Council approval of the Development, the Owner and the City have entered into an executed Public Art Agreement related to the Subject Lands, which require that the Public Art piece be maintained and owned by the Owner in perpetuity. The enhanced pedestrian connection as shown on Attachment 3, is not subject to condominium tenure and will be solely owned and maintained by the Owner.

***The Application conforms to VOP 2010 and the VMC Secondary Plan***

Volume 2 of the Vaughan Official Plan 2010 ('VOP 2010'), specifically the Vaughan Metropolitan Centre Secondary Plan (the 'VMC Secondary Plan'), designates the Subject Lands "Station Precinct". OPA 26 was approved by Vaughan Council on May 23, 2018 to permit a maximum building height of 55-storeys with a permitted density (Floor Space Index -FSI) from 4.5 to 12.7 times the area of the Subject Lands. The proposal conforms to VOP 2010.

***The Application complies with Zoning By-law 1-88 and is consistent with the approved site plan***

The Subject Lands are zoned "C10 Corporate District Zone" and subject to site-specific Exceptions 9(959) and 9(1445). The site plan was approved by the Vaughan Council on May 23, 2018, subject to conditions of approval which are currently being resolved by the Owner. The development is permitted and complies with all requirements of Zoning By-law 1-88. As a condition of approval, the Owner must submit an "as-built" survey to the satisfaction of the Building Standards Department, prior to the registration of the final condominium plan.

***The proposed garbage/recycling collection may be eligible for municipal waste collection services or shall be the responsibility of the Condominium Corporation***

Upon a successfully completed application, site inspection and executed agreement as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.

***The following commenting agencies have advised they have no objections to the approval of the Application***

Canada Post has no objection to the Application, subject to the conditions, in relation to the approved Site Development File DA.17.062, having been satisfied. Alectra Utilities Corporation, Enbridge Gas Inc., Rogers Communications, Bell Canada have no objection to the Application. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A Condition to this effect is included in Attachment 1.

**Financial Impact**

There are no financial impacts associated with this report.

## **Broader Regional Impacts/Considerations**

The York Region Community Planning and Development Services Department has no objection to the Application, subject to their Conditions of Draft Approval identified in Attachment 1.

## **Conclusion**

Draft Plan of Condominium (Standard) File 19CDM-19V001 conforms to VOP 2010, complies with Zoning By-law 1-88, and is consistent with the approved site plan. Accordingly, the Planning and Growth Management Portfolio, VMC Program recommends approval of the Application, subject to the conditions set out in Attachment 1.

**For more information**, please contact: Natalie Wong, Senior Planner, VMC, at extension 8866.

## **Attachments**

1. Conditions of Draft Approval
2. Location Map
3. Draft Plan of Condominium (Standard) – Levels 1 and 2
4. Draft Plan of Condominium (Standard) – Levels 3 and 4
5. Draft Plan of Condominium (Standard) – Levels 5 and 6
6. Draft Plan of Condominium (Standard) – Levels 7 and 8, Typical Tower Levels and Level 'A'
7. Draft Plan of Condominium (Standard) – Cross Sections
8. Approved Interim Site Plan (File DA.17.062)
9. Approved Ultimate Site Plan (DA.17.062)

## **Prepared by**

Natalie Wong, Senior Planner, VMC

Amy Roots, Senior Manager VMC

Christina Bruce, Director VMC Program, Planning and Growth Management

**ATTACHMENT NO. 1**

**CONDITIONS OF DRAFT APPROVAL**

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-19V001 ("THE  
PLAN")  
VMC RESIDENCES GP INC. AS A GENERAL PARTNER AND ON BEHALF OF VMC  
RESIDENCES LIMITED PARTNERSHIP ("THE OWNER")  
PART OF BLOCKS 79 AND 80, REGISTERED PLAN 65M-2545  
CITY OF VAUGHAN ("THE CITY")**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE  
SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF  
CONDOMINIUM (STANDARD) FILE 19CDM-19V001, ARE AS FOLLOWS:**

**City of Vaughan Conditions**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by J.D Barnes Limited, drawing file No. 17-22-614-00 dated January 28, 2019.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Planning and Growth Management Portfolio, VMC Program.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan and shall agree to satisfy any conditions that the City may consider necessary that may be outstanding as part of Site Development File DA.17.062.
4. The following provision(s) 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 collection, snow removal and clearing shall be the responsibility of the Condominium Corporation; and
  - c) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
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 Building Standards Department.

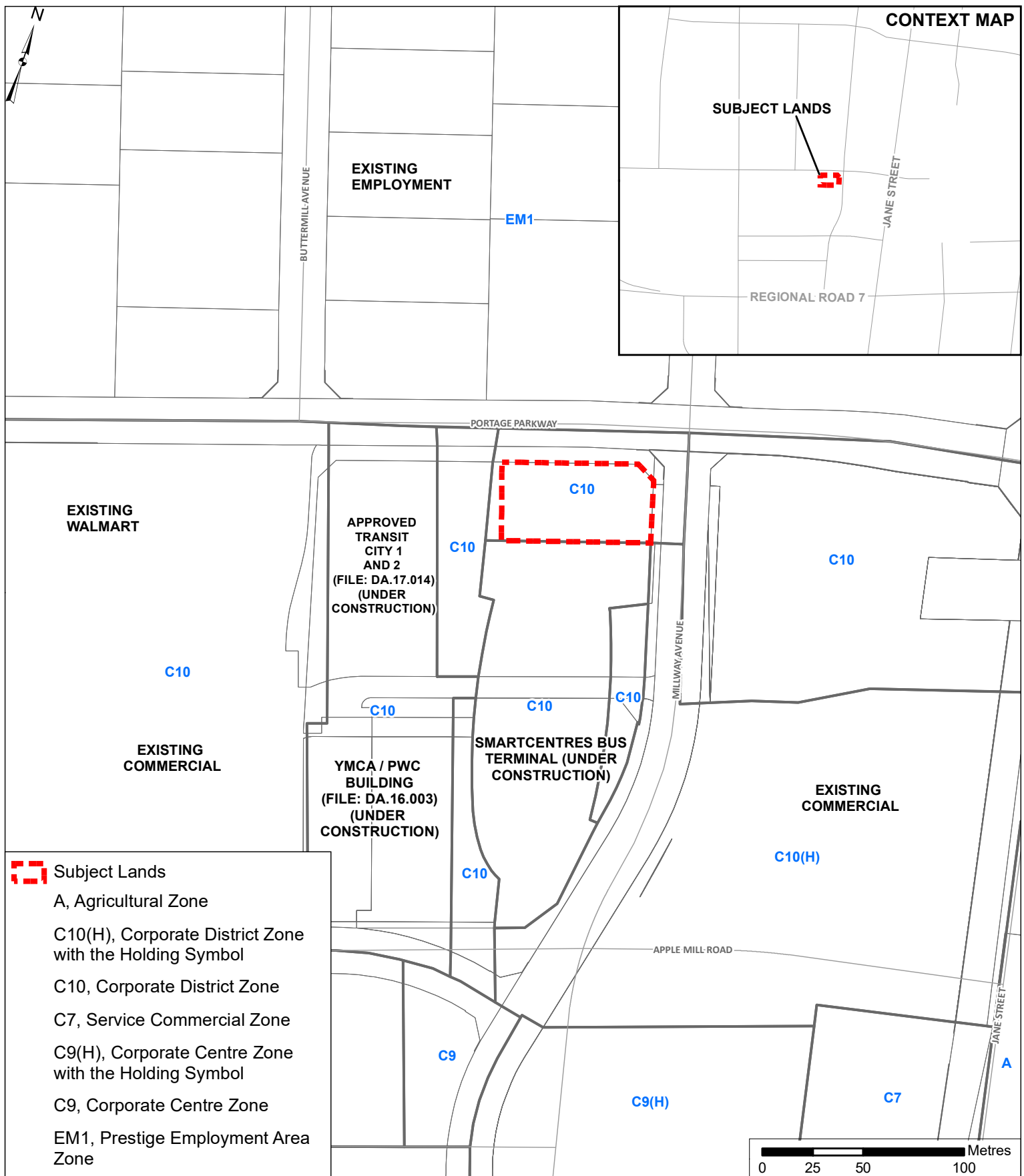
7. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities (Alectra Corporation Utilities, Rogers, Bell, Enbridge Gas Inc.), drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall confirm to the Planning and Growth Management Portfolio, VMC Program that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required by the Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

York Region Conditions:

9. Prior to final approval the Owner shall execute all Regional Agreements, including a Site Plan Agreement, and obtain all of the necessary permits and engineering approvals required as part of the Site Plan Approval for the subject property under Regional File No. SP-V-066-17.
10. The Owner shall provide confirmation that all of the conditions in the Site Plan Agreement are executed for the subject property under Regional File No. SP-V-066-17, have been satisfied.
11. Prior to final approval, the Owner shall confirm that all of the works adjacent to the Vaughan Metropolitan Centre (VMC) Transit Terminal have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
12. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.
13. The Owner shall include in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration the following clause with respect to the permanent easement across the Site:  
  
"The purchaser and/or lessee specifically acknowledges and agrees that there will be a permanent easement across the site in favour of York Region that will permit the free passage of transit vehicles between Portage Parkway and the VMC Bus Terminal, and vice versa."

14. The Owner shall include in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration the following warning clause respecting interferences:

“The purchaser and/or lessee specifically acknowledges and agrees that the proximity of the development to the VMC Transit Terminal operations and its construction may result in transmission of noise, vibration, electromagnetic interference, lighting glare, stray current, smoke, and particulate matter (collectively referred to as “interferences”) on and/or to the Development and despite the inclusion on control features within the Development, Interferences from transit operations may continue to be of concern, occasionally interfering with some activities of the occupants of the Development. Notwithstanding the above, the purchaser or lessee agrees to release and save harmless the Regional Municipality of York from all claims, losses, judgments or actions arising or resulting from any and all Interferences. The purchaser or lessee further acknowledges and agrees that an Interference clause similar to the one contained herein shall be inserted into any succeeding lease, sublease or sales agreement, and that this requirement shall be binding not only on the parties hereto but also their respective successors and assigns and shall not die, or be null and void, with the closing of the transaction”.
15. The City of Vaughan Planning and Growth Management Portfolio, VMC Program shall advise that Conditions 1 to 8 have been satisfied.
16. York Region Community Planning and Development Services shall advise that conditions 9 to 14 have been satisfied.



## Location Map

**LOCATION:**  
Part of Lot 7, Concession 5  
950 Portage Parkway

**APPLICANT:**  
VMC Residences III GP Inc.



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## Attachment

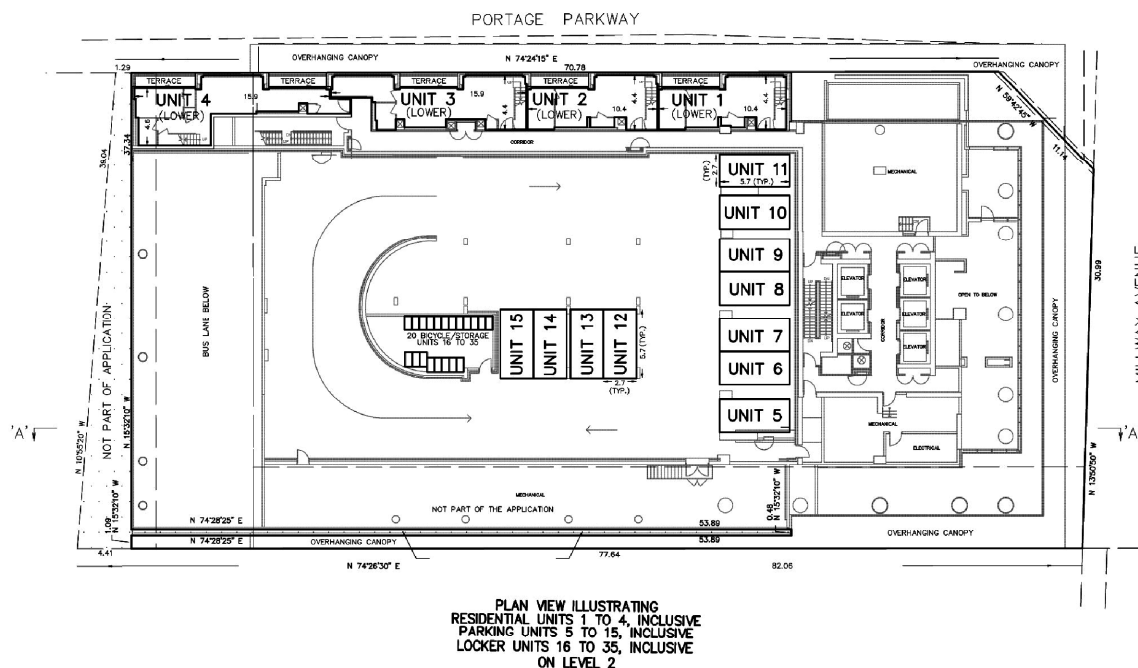
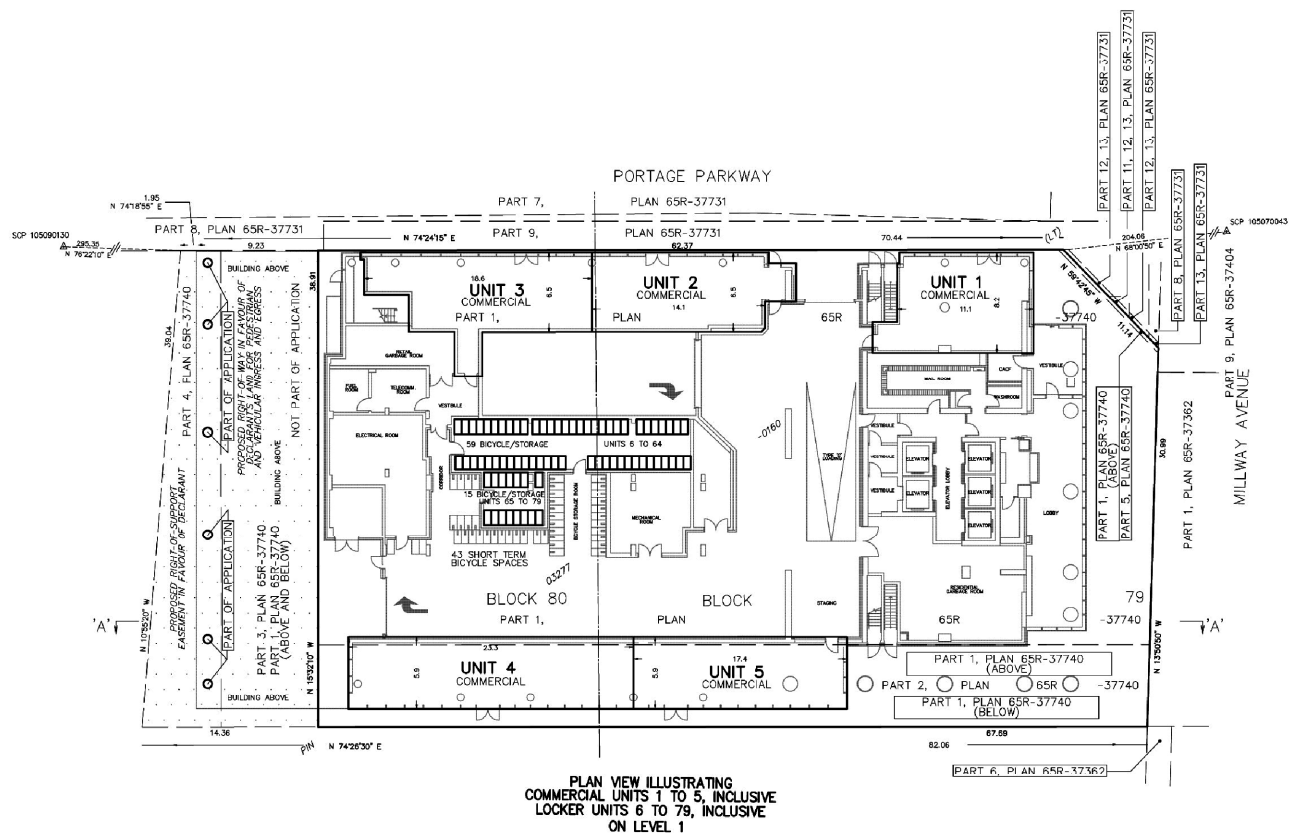
**FILE:**  
19CDM-19V001

**RELATED FILE:**  
DA.17.062

**DATE:**  
September 17, 2019

**2**





Not to Scale

# Draft Plan of Condominium (Standard) - Levels 1 and 2

**LOCATION:**  
Part of Lot 7, Concession 5  
950 Portage Parkway

**APPLICANT:**  
VMC Residences III GP Inc.

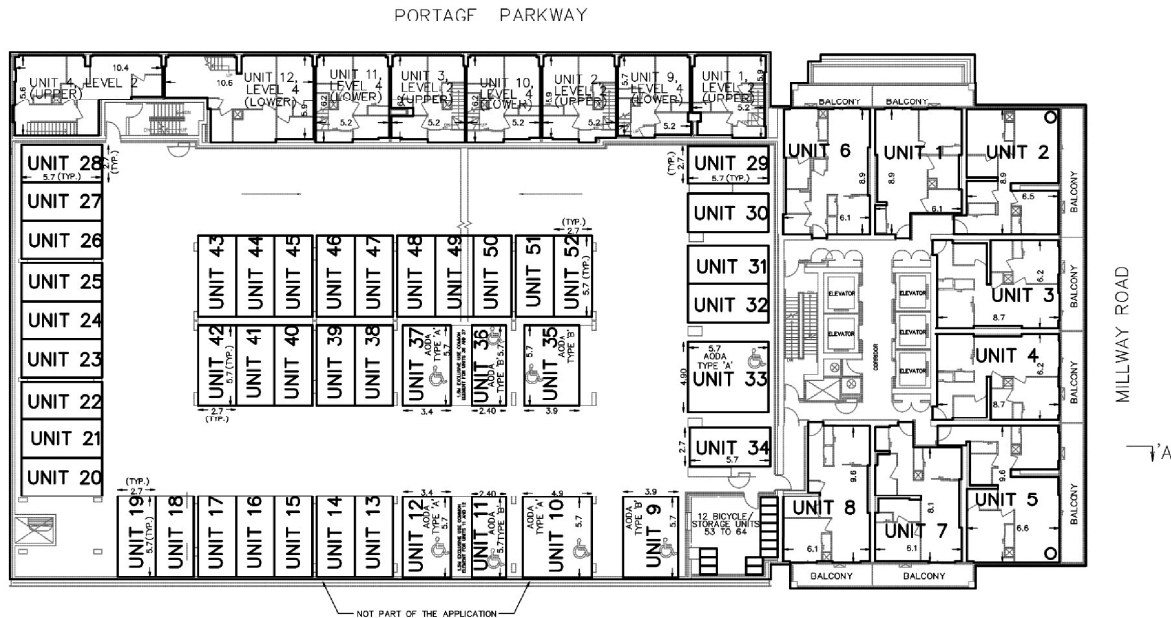


163

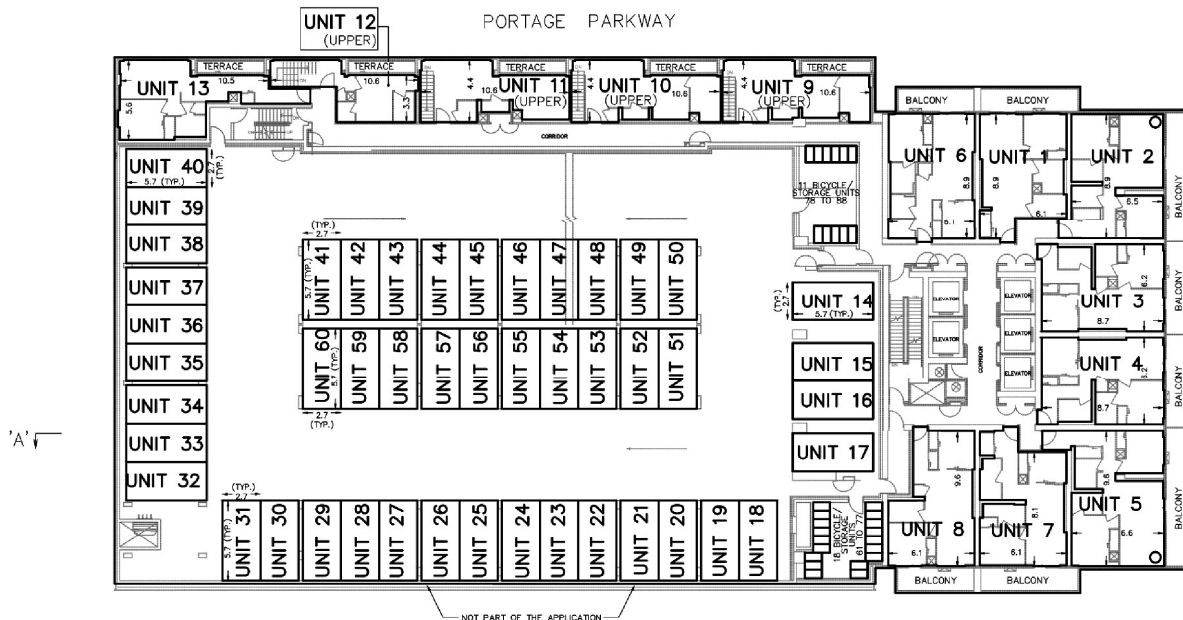
## Attachment

**FILE:**  
19CDM-19V001  
**RELATED FILE:**  
DA.17.062  
**DATE:**  
September 17, 2019

3



PLAN VIEW ILLUSTRATING  
RESIDENTIAL UNITS 1 TO 8, INCLUSIVE  
PARKING UNITS 9 TO 52, INCLUSIVE  
LOCKER UNITS 53 TO 64, INCLUSIVE  
ON LEVEL 3



PLAN VIEW ILLUSTRATING  
RESIDENTIAL UNITS 1 TO 13, INCLUSIVE  
PARKING UNITS 14 TO 60, INCLUSIVE  
LOCKER UNITS 61 TO 88, INCLUSIVE  
ON LEVEL 4

Not to Scale

## Draft Plan of Condominium (Standard) - Levels 3 and 4

**LOCATION:**  
Part of Lot 7, Concession 5  
950 Portage Parkway

**APPLICANT:**  
VMC Residences III GP Inc.



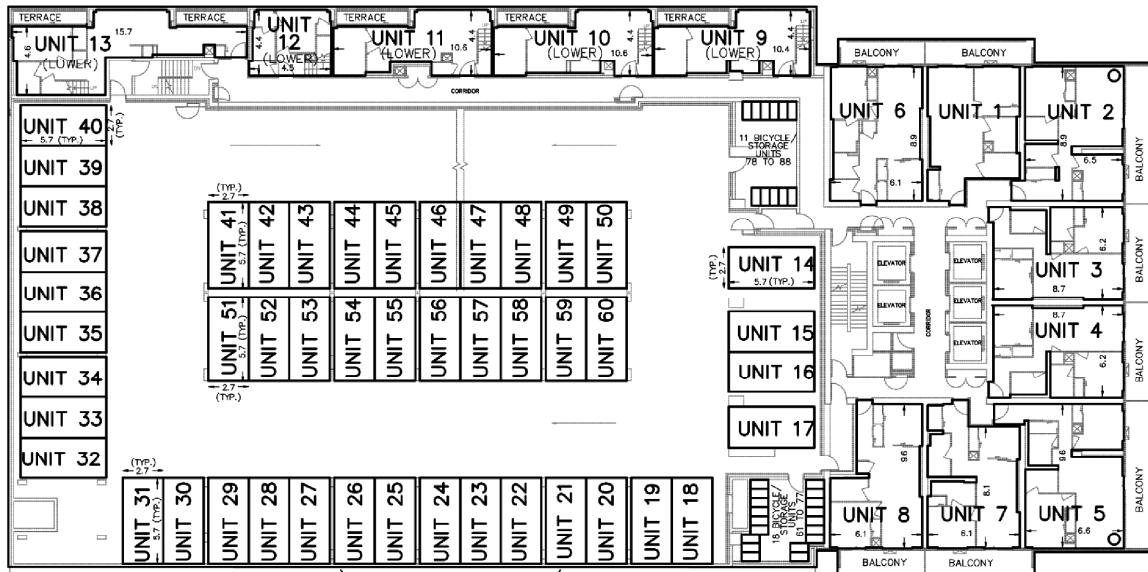
## Attachment

**FILE:**  
19CDM-19V001  
**RELATED FILE:**  
DA.17.062

**DATE:**  
September 17, 2019

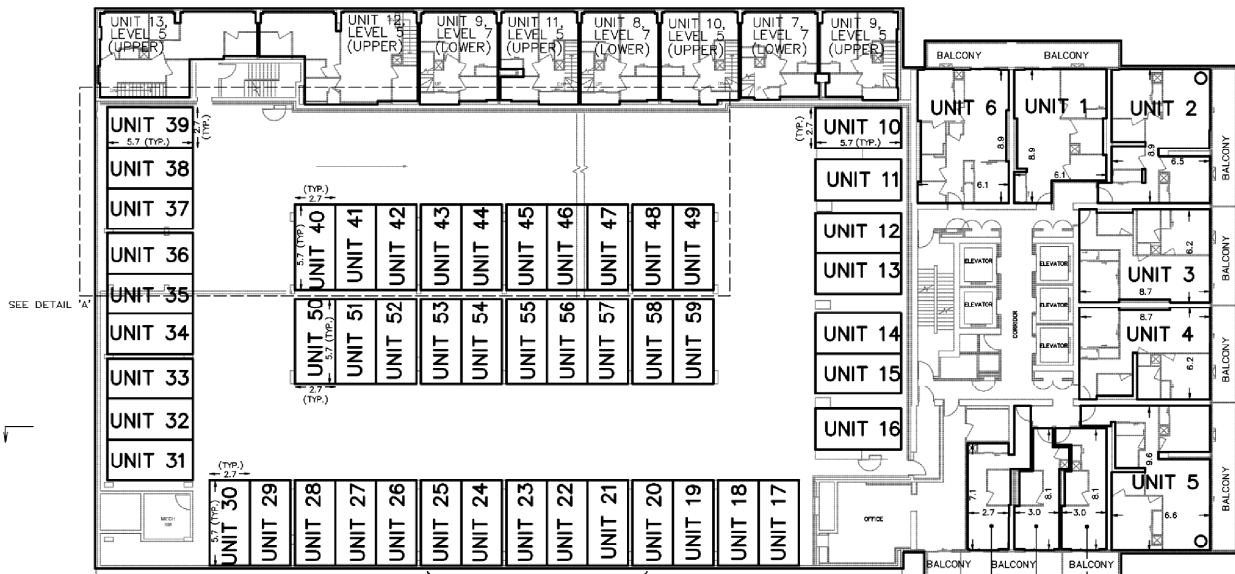
4

PORTAGE PARKWAY



PLAN VIEW ILLUSTRATING  
RESIDENTIAL UNITS 1 TO 13, INCLUSIVE  
PARKING UNITS 14 TO 60, INCLUSIVE  
LOCKER UNITS 61 TO 88, INCLUSIVE  
ON LEVEL 5

PORTAGE PARKWAY



PLAN VIEW ILLUSTRATING  
RESIDENTIAL UNITS 1 TO 6, INCLUSIVE  
GUEST SUITE UNITS 7 TO 9, INCLUSIVE  
PARKING UNITS 10 TO 59, INCLUSIVE  
ON LEVEL 6

Not to Scale

## Draft Plan of Condominium (Standard) - Levels 5 and 6

**LOCATION:**  
Part of Lot 7, Concession 5  
950 Portage Parkway

**APPLICANT:**  
VMC Residences III GP Inc.

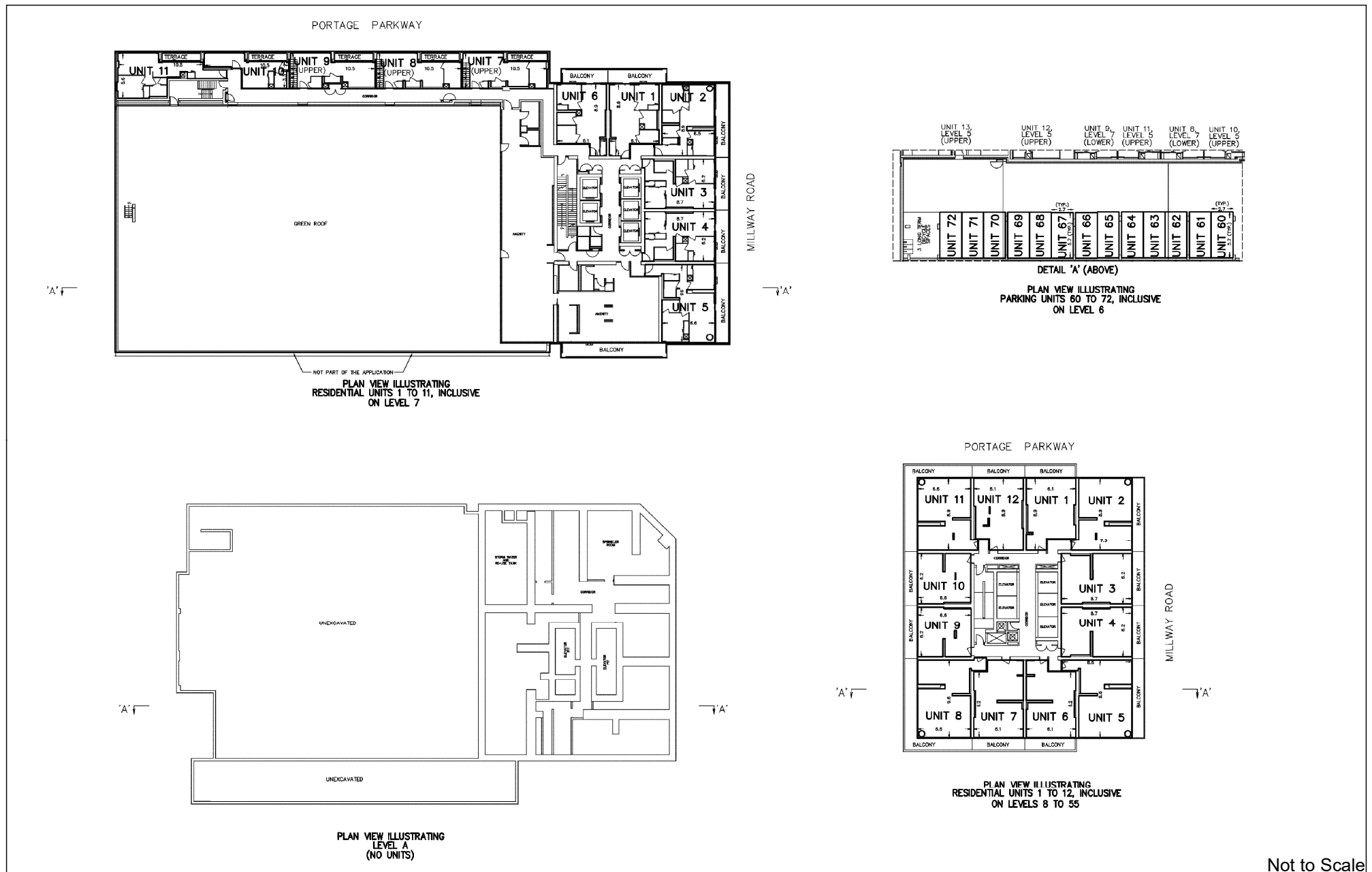


165

## Attachment

**FILE:**  
19CDM-19V001  
**RELATED FILE:**  
DA.17.062  
**DATE:**  
September 17, 2019

5



Not to Scale

## Draft Plan of Condominium (Standard) – Levels 7 and 8, Typical Tower Levels and Level 'A'

### LOCATION:

Part of Lot 7, Concession 5  
950 Portage Parkway

### APPLICANT:

VMC Residences III GP Inc.

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166

Development Planning

## Attachment

FILE:  
19CDM-19V001  
RELATED FILE:  
DA.17.062

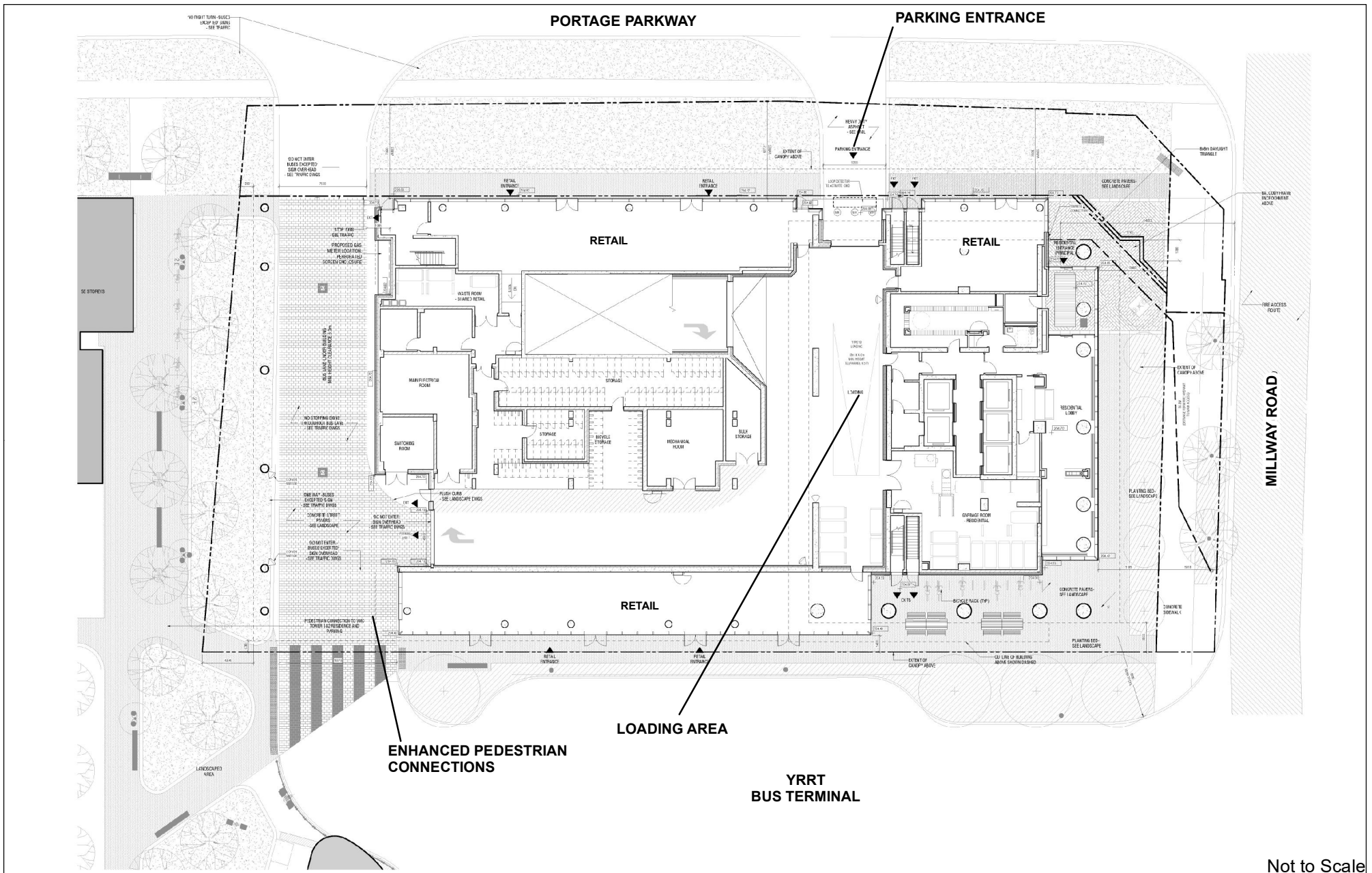
DATE:  
September 17, 2019

6

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# Approved Interim Site Plan (File: DA.17.062)

**LOCATION:**  
 Part of Lot 7, Concession 5  
 950 Portage Parkway  
**APPLICANT:**  
 VMC Residences III GP Inc.

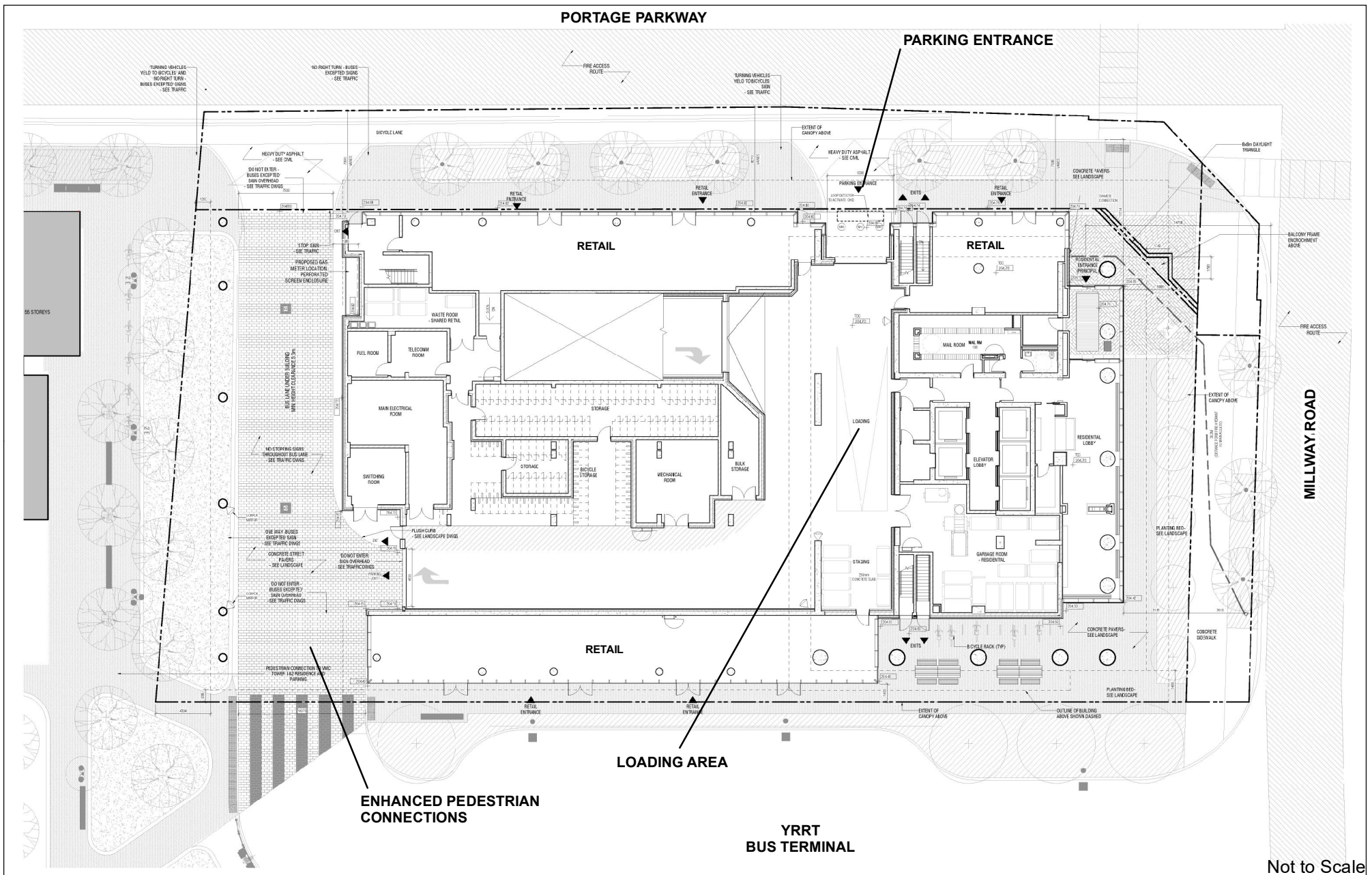


## Attachment

**FILE:**  
 19CDM-19V001  
**RELATED FILE:**  
 DA.17.062  
**DATE:**  
 September 17, 2019

8





## Approved Ultimate Site Plan (File: DA.17.062)

### LOCATION:

Part of Lot 7, Concession 5  
950 Portage Parkway

### APPLICANT:

VMC Residences III GP Inc.



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Development Planning

## Attachment

FILE:  
19CDM-19V001  
RELATED FILE:  
DA.17.062

DATE:  
September 17, 2019

9





## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 17, 2019

**WARD:** 4

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.15.023  
SITE DEVELOPMENT FILE DA.15.022  
NORSTAR GROUP OF COMPANIES  
VICINITY OF RUTHERFORD ROAD AND DUFFERIN STREET**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.15.023 and Site Development File DA.15.022 (Norstar Group of Companies) to rezone the subject lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RA3(H) Apartment Residential Zone” and “RM2(H) Multiple Residential Zone” each with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report. The proposed development includes one (1), 24-storey residential apartment building with 255 units, and six (6) blocks of three-storey stacked and back-to-back townhouse dwellings consisting of 172 units, for a combined total of 427 units.

**Report Highlights**

- The Owner proposes a residential development consisting of one (1), 24-storey residential apartment building, and six (6) blocks of three-storey stacked and back-to-back townhouse dwellings for a total of 427 units.
- An amendment to Zoning By-law 1-88 to rezone the subject lands to the “RA3(H) Apartment Residential Zone”, “RM2(H) Multiple Residential Zone”, each with the Holding Symbol “(H)” and “OS5 Open Space Environmental Protection Zone” and a Site Development Application is required to permit the development.
- The Development Planning Department supports the approval of the Zoning By-law Amendment and Site Development Applications as the proposed development is consistent with the *Provincial Policy Statement 2014*, and conforms to the Growth Plan 2019, York Region Official Plan and Vaughan Official Plan 2010.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.15.023 (Norstar Group of Companies) BE APPROVED to amend Zoning By-law 1-88, to rezone the subject lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RA3(H) Apartment Residential Zone” and “RM2(H) Multiple Residential Zone” each with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone” in the manner shown on Attachment 2, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the subject lands, or any portion thereof, until the following conditions are satisfied:
  - a) The Owner shall enter into a Development Agreement to satisfy all conditions, financial or otherwise, of the City with regard to such matters the City may consider necessary including payment of the development levies, the provision of the roads and municipal services, including construction of a sanitary sewer connected to the sanitary sewer on Crimson Forest Drive and Rutherford Road, installation of new services, landscaping and fencing, all to the satisfaction of the City. The said agreement shall be registered against the subject lands to the satisfaction of the City. The Owner must also resolve the following matters:
    - i) The Owner shall undertake further assessment of the City’s existing downstream sanitary sewer system based on actual measured sewage flow data to verify the findings of the theoretical analysis to the satisfaction of the City. In the event the findings of this supplementary analysis identify the need to undertake improvements to the existing downstream sanitary sewer system in order to accommodate the additional sewage flows from the development of the subject lands, the Owner shall design and construct these system improvements; and
  - b) The Owner shall enter into a Block 11 Developer’s Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing of the provision of parks, cash-in-lieu of parkland, roads and municipal services; and
  - c) The Owner shall submit a letter to the City from the Block 11 Developer’s Group (Block 11 Properties Inc. - Trustee) indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developer’s Group Cost Sharing Agreement.
3. THAT the Owner be permitted to apply for a Zoning By-law Amendment and/or Minor Variance application(s) to permit minor adjustments to the in-effect Zoning By-law to the Vaughan Committee of Adjustment, if required, before the second

anniversary of the day on which the implementing Zoning By-law for the subject lands comes into full force and effect.

4. THAT the Owner be permitted to apply for a Zoning By-law Amendment and/or Minor Variance application(s) to permit minor adjustments to the in-effect Zoning By-law to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands comes into full force and effect.
5. THAT Vaughan Council adopt the following resolution for the location of water and sewage capacity:

“THAT Site Development Application File DA.15.022 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 427 residential units (1,090 persons equivalent). The allocation of said capacity maybe revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe”.

6. THAT Site Development File DA.15.022, BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the City, to permit the development of one (1) 24-storey apartment building, and six (6) blocks of three-storey back-to-back and stacked townhouses, as shown on Attachments 2 to 7:

a) THAT prior to the execution of a Site Plan Agreement:

- i) The Owner shall dedicate all lands zoned “OS5 Open Space Environmental Protection Zone” free and clear of all charges and encumbrances to the satisfaction of the appropriate public authority;
- ii) The Development Planning Department shall approve the final site plan, building elevations showing bird-safe window treatments, landscape and edge management and restoration planting plan, landscape cost estimate, lighting plan, updated Arborist Report, and addendum to the Pedestrian Wind Assessment Study;
- iii) The Owner shall update the Block 11 Community Plan and shall cause it to be displayed on the interior wall of the sales office;
- iv) The City shall approve the final site servicing plan, site grading plan, erosion sediment control plan, functional servicing and stormwater management reports and drawings, hydrogeological and geotechnical reports, Phase 1 and 2 Environmental Site Assessments, Transportation Demand Management Plans (TDM Plans), and Traffic Impact Study;

- v) The Owner shall pay the Site Plan Complex fee pursuant to the Fees and Charges By-law as amended. The fee amount is \$218,280.00. Should the fee not be paid in the calendar year in which it is calculated, the fee will be subject to increase in the next calendar year;
- vi) The Owner shall work with the City and York Region to design and construct a sidewalk link including grading and street lighting along the frontage of the north side of Rutherford Road in its ultimate location or construct an interim sidewalk if the permanent sidewalk cannot be constructed;
- vii) The Owner shall satisfy all requirements of the Toronto and Region Conservation Authority including the final geotechnical report, stormwater management report, erosion sediment control, and revised landscape drawings (including edge management and restoration plan);
- viii) The Owner shall pay to the City the woodlot charge at the rate of \$1,000.00 per residential low-rise dwelling unit, and \$600.00 per residential high-rise dwelling unit, in accordance with the City's Woodlot Acquisition Front-end Agreement;
- ix) The Owner shall enter into a Tree Protection Agreement, which includes a security for trees to be preserved and protected in accordance the approved Arborist Report. The security amount associated with the Tree Protection Agreement is to be determined through the following:
  - Tree compensation formula provided in the Arborist Report based on the City Tree Replacement Requirement
  - The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
  - The costs associated with actual tree removals
- x) The Owner is required to pay to the City cash-in-lieu of 15 extra replacement trees at a value of \$550.00 for each tree for a total of \$8,250.00, to the satisfaction of the City;
- xi) The Owner shall satisfy all requirements of the Parks Planning Department;
- xii) The Owner shall satisfy all requirements of the Public Works, Solid Waste Management Department;

- xiii) The Owner shall satisfy all requirements of Canada Post; and
  - xiv) The Owner shall satisfy all requirements of York Region.
- b) THAT the implementing Site Plan Agreement shall include the following clauses:
- i) “Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”;
  - ii) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, Regional Coroner, the Registrar of Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division;
  - iii) “For residential high-density development, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed rate per unit, whichever is higher in accordance with the *Planning Act* and the City’s cash-in-lieu policy.”
- c) THAT the implementing Site Plan Agreement shall include the following warning clauses:
- i) in all Offers of Purchase and Sale or Lease for the units on Blocks 1 to 6 and the Apartment Building on the site plan:
 

“Purchasers and/or tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound level limits of the Ministry of Environment, Conservation and Parks.”
  - ii) in all Offers of Purchase and Sale or Lease for the units on Block 1, Block 6, and Apartment Building on the site plan:
 

“Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has,

therefore, been equipped with forced air heating and ducting etc., and central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of Environment, Conservation and Parks and in compliance with the City's noise requirements. The location of the air conditioning unit for each dwelling unit in the block shall be in compliance with the provisions of the City of Vaughan Zoning By-law 1-88."

- iii) in all Offers of Purchase and Sale or Lease for the dwelling units on Blocks 2 to 5 on the site plan:

"Purchasers and/or tenants are advised that, despite the inclusion of noise control features within the development area, road noise will continue to increase occasionally interfering with some activities of the dwelling occupants. This dwelling has, therefore, been equipped with forced air heating and ducting, etc. sized to accommodate the future installation of air conditioning by the purchaser and/or tenant. The location of the air conditioning unit on the lot shall be in compliance with the provisions of the City of Vaughan Zoning By-law 1-88."

## **Background**

The subject lands (the 'Subject Lands') are located on the north-east corner of Rutherford Road and Dufferin Street and are municipally known as 1176 Rutherford Road. An existing residential dwelling located on the Subject Lands is proposed to be demolished. The surrounding land uses are shown on Attachment 1.

### ***A Zoning By-law Amendment and Site Development Applications have been submitted to permit the Development***

The Owner has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 1 to permit a 24-storey residential apartment building consisting of 255 units, six blocks of three-storey, back-to-back and stacked townhouse dwelling units, consisting of 172 units and a Floor Space Index of 2.78 times the area of the lot (the 'Development'):

1. Zoning By-law Amendment File Z.15.023 (Norstar Group of Companies Inc.) to rezone the Subject Lands from "A Agricultural Zone" and "OS5 Open Space Environmental Protection Zone" to the "RA3(H) Residential Apartment Zone", "RM2(H) Multiple Residential Zone", each with the Holding Symbol "(H)" and "OS5 Open Space Environmental Protection Zone".
2. Site Development Application File DA.15.022 (Norstar Group of Companies Inc.) to facilitate the development.

***A Committee of the Whole (Public Hearing) for the Zoning By-law Amendment Application was held on June 16, 2015. The Zoning By-law Amendment Application was not considered by Council within two years and required an additional Public Hearing in accordance with Vaughan Official Plan 2010***

The Committee of the Whole (Public Hearing) considered Zoning By-law Amendment File Z.15.023 on June 16, 2015, which was ratified by Vaughan Council on June 23, 2015. In accordance with Section 10.1.4.1 (in part) of Vaughan Official Plan 2010 ('VOP 2010'), a new Public Hearing for planning application(s) shall automatically be required when *“any application(s) that has not been considered by Council within two years after the date it was considered at a previous statutory public meeting.”* Since the original Public Hearing was held on June 16, 2015, an additional Public Hearing was held on April 2, 2019.

At the Public Hearing of June 16, 2015, the Owner proposed a development consisting of two (2) residential apartment buildings (13 and 24-storeys), connected by a two-storey podium with a total of 438 residential apartment units and 601 m<sup>2</sup> of ground floor commercial area with an FSI of 2.84 times the area of the lot. The current Development is comprised of one apartment building and introduces townhouses to provide a variety in housing typology on the Subject Lands.

***Public Notice was provided in accordance with the requirements of the Planning Act and Council's Notification Protocol. A Community Meeting was held on June 16, 2019 to discuss the Development***

On March 8, 2019, a Notice of Public Hearing was circulated to all property owners within 150 m of the Subject Lands, including the expanded polling area shown on Attachment 1 and to the Carrville Mills and Preserve Thornhill Woods Ratepayers Associations. A copy of the Notice of Public Hearing was posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca). Two Notice Signs (one each along Dufferin Street and Rutherford Road) were installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

The Committee of the Whole on April 2, 2019, recommended that the Public Hearing report BE RECEIVED and to forward a comprehensive technical report to a future Committee of the Whole meeting. Vaughan Council ratified the recommendation of the Committee of the Whole on May 1, 2019.

The following individuals made a deputation at the Public Hearings on June 16, 2015, and April 2, 2019, or submitted written correspondence/communications on the Development:

- Tyler Bousfields Inc., representing the Owner
- A. Muscat, Ohr Menachem Way, Vaughan
- M. Maximov, Novella Road, Vaughan
- The Gheshmy Family, Vaughan

- M. Guitrang, Belvia Drive, Concord
- Y. Zhang, Borjana Boulevard, Vaughan
- L. Polsinelli, Belvia Drive, Concord
- A. Goldschmit, Foxwood Road, Vaughan
- H. Patel, Thornhill Woods Drive, Vaughan
- M.Gutraind, Belvia Drive, Concord
- X.Yang, 18 Heriot Place, Vaughan
- P.Bojkov, Belvia Drive, Concord
- L.Chicella, Belvia Drive, Concord
- V.Juric, Benjamin Hood Crescent, Vaughan
- R.Mattucci, Maison Parc Court, Vaughan
- S. Mortfield, Resident of Vaughan (street name not provided)
- D. Zaharov, Resident of Vaughan (street name not provided)
- D.Yeung, Wolf Creek Crescent; Carrville
- V. Turezsky, V.Turezsky, C.Turezsky, Novella Road, Carville

The following comments were provided through written submissions received by the Development Planning Department and by deputations at the Public Hearings on June 16, 2015, and April 2, 2019. The Development Planning Department provides the following responses to the comments made below and in relevant sections throughout this report:

a) The Appropriateness of the Proposed Building Height and Density and Compatibility with the Existing Low-Rise built form

The correspondence included comments regarding the appropriateness of the proposed 24-storey apartment building in the context of the existing low-rise community.

Staff Response

The Subject Lands are designated “High-Rise Mixed Use” by the Carrville Centre Secondary Plan (‘CCSP’), which permits a maximum building height of 24-storeys, an FSI of 2.84 times the area of the lot. The CCSP was approved by the former Ontario Municipal Board (now the Local Planning Appeal Tribunal) on December 24, 2013.

Vaughan Council, on June 25, 2013, approved a similar mixed-use development consisting of 10 blocks for high rise residential and/or stand-alone commercial buildings and townhouse units (Files OP.13.015, Z.13.043, and 19T-12V009, Nine-Ten West Limited) with a maximum building height of 25-storeys with stand alone commercial buildings on the northwest corner of Dufferin Street and Rutherford Road, as identified on Attachment 1. The property on Rutherford Road east of the Open Space Lands is zoned “RA3(H) Apartment Residential Zone” which permits a maximum building height of 22-storeys and Floor Space Index (‘FSI’) of 3.5 times the lot area. The properties to the northeast beyond the Carrville Woods



Circle are designated “Low-Rise Mixed-Use”, which will offer an appropriate transition to the existing low-rise built forms. Accordingly, the proposed building heights and densities are permitted by the CCSP and are appropriate in this neighbourhood context.

b) Traffic Impacts and congestion resulting from the Development on Dufferin Street and Rutherford Road

Comments were provided regarding the existing and potential future traffic impacts on the surrounding road network, should the Applications be approved, particularly related to the additional congestion to the surrounding road network, and that Rutherford Road and Dufferin Street do not have the capacity to accommodate the additional volume as a result of the Development. Comments regarding existing congestion on Rutherford Road and Dufferin Street were also received. Comments were also provided regarding impaired sightlines to the municipal sidewalk and Rutherford Road, resulting from the design of the underground ramp leading to the building.

Staff Response

The Development includes right-in/right-out accesses onto Rutherford Road and Dufferin Street that will be controlled by centre medians where U-Turns will be permitted. The City, Owner and York Region met to discuss the possibility of incorporating a full-movements access onto either Dufferin Street or Rutherford Road. York Region staff advised that only right-in/right-out accesses will be permitted to support the Development.

York Region has identified road capacity deficiencies along Rutherford Road and therefore, completed the Rutherford/Carrville Road Environmental Assessment (‘EA’) between Yonge Street and Jane Street to identify alternative solutions to address issues, including the widening of Rutherford Road to introduce High Occupancy Vehicle (‘HOV’)/Transit lanes and the widening of Dufferin Street. York Region advises that roadway and intersection improvements will be required on Rutherford Road and Dufferin Street, with the reconstruction of both of these roads within the EA area being scheduled for 2022.

The Owner has submitted a Traffic Impact Study (‘TIS’) entitled “Updated Traffic Impact Study” dated December 2018, and July 2018, and an Access Sightline Assessment (the ‘Assessment’), dated June 3, 2019, prepared by GHD Consulting Engineers in support of the Applications. The TIS concludes that traffic volumes generated will represent a small component of total traffic passing through the intersection at peak hours. The TIS also concludes that the proposed accesses are expected to operate with excellent level of service, allowing the site to operate safely and efficiently for motorist, pedestrian and bicycle connectivity.

York Region has reviewed and is satisfied with the TIS and the Assessment. The sightline from the Rutherford Road underground access ramp to the municipal sidewalk will be improved as the end units abutting the ramp are proposed to be recessed to allow for improved visibility. Comments respecting traffic and road network are further discussed in the Development Engineering section of this report.

c) Impact on the Natural Heritage Network

Comments were received regarding the removal of trees and the protection of the natural heritage network and greenspace surrounding, and located on, the Subject Lands.

Staff Response

The Subject Lands are located adjacent to a woodlot/natural heritage feature that is currently owned by the City and regulated by the Toronto and Region Conservation Authority ("TRCA"). The Subject Lands are located within the Settlement Area of the Oak Ridges Moraine Conservation Plan Area ('ORMCP') and are subject to the ORMCP policies and corresponding policies of VOP 2010.

The TRCA completed a site staking of the Subject Lands on April 28, 2017, to confirm the staked limits and establish the long-term stable top of bank of the property, and to delineate the extent of the natural heritage features. The Owner submitted an ORMCP Conformity Report in addition to the Natural Heritage Evaluation ('NHE') to confirm the natural features of the Subject Lands and identify opportunities for protection. The NHE recommends a minimum vegetative protection zone ('VPZ') of 10 m from the long-term stable top of bank, in accordance with the CCSP.

In consultation with the City and the TRCA, the Owner has agreed to dedicate the portion of the Subject Lands to be zoned "OS5 Open Space Environmental Protection Zone" (Attachment 2) that contains the 10 m VPZ, to the City/TRCA. The Owner is required to dedicate these lands free and clear of all encumbrances prior to execution of the Site Plan Agreement, should the Applications be approved.

A total of 78 trees were inventoried and 73 trees are proposed to be removed, with 41 replacement tree plantings required on the Subject Lands. The Owner proposes to plant 26 replacement trees and additional tree plantings as part of the edge management treatment abutting the valleylands. The remaining 15 replacement trees will be compensated with cash-in-lieu. In accordance with the Tree Protection By-law and City's Tree Protection Protocol, the Owner is also required to enter into a Tree Protection Agreement with the City prior to execution of the Site Plan Agreement, and provide a security for tree removals, should the Applications be approved.

- d) The Development will add more pressure on community services, parks, libraries, and retail services, are already overused

The residents provided comments on the potential impact of the Development respecting noise pollution, and the deterioration of community facilities, such as parks and schools, shopping centres, as a result of overcrowding from the increased population.

#### Staff Response

The City's Active Transportation Master Plan Review and Update 2018 and the CCSP do not identify the need for additional community facilities on the Subject Lands and the School Boards have advised they do not require any additional schools as a result of this Development. The Block 11 Community Plan includes a proposed future Carrville Community Centre which will service residents within a 2 kilometre radius. The Development includes a 4,835 m<sup>2</sup> of outdoor amenity areas to serve the future residents.

The Owner has submitted a Noise Study, prepared by GHD Consulting Engineers, dated March 29, 2019, which identifies that there is environmental noise impact from road traffic and recommends upgrading building exterior components, central air conditioning to mitigate the noise and noise warning clauses to ensure that future occupants are aware of potential noise situations from the road. The Subject Lands are also bounded by the north and east by undeveloped by open space and undeveloped agricultural lands that will not create any noise impacts.

Vaughan Council on May 1, 2019, endorsed the recommendation of the Committee of the Whole to receive the Public Hearing and directed that a Community Meeting be held with York Region and City staff to discuss the community concerns raised at the Public Hearing.

A Community Meeting was held on June 16, 2019, to discuss the Development with City and York Region staff in attendance. The comments received at the Community meeting were similar to those discussed above.

On September 10, 2019, the Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearings and Community Meeting, submitted correspondence respecting the files, or requested notification of future meetings.

#### **Previous Reports/Authority**

[Council Extract Committee of the Whole Public Hearing June 15, 2016 \(Norstar Group of Companies Inc\) Report No. 27 Item 2](#)

## **Analysis and Options**

### ***The Applications are consistent with the Provincial Policy Statement***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent with” the *Provincial Policy Statement, 2014* (the “PPS”). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring that public health and safety, and the quality of the natural and built environment are protected.

The *Planning Act* requires that Vaughan Council’s planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Applications in consideration of the policies of the PPS and is of the opinion that the Applications are consistent with provincial policy, specifically the following sections (in part) under Part V - “Policies” of the PPS:

- Section 1.1.1 (b) - accommodating for an appropriate range of residential, employment, institutional, recreation, park and open space uses
- Section 1.1.1 (d) - avoiding development and land use patterns that prevent the efficient expansion of settlement areas or areas adjacent to settlement areas
- Section 1.1.1 (e) - promoting cost-efficient development patterns and minimizing land consumption
- Section 1.1.3.1 - settlement areas as the focus of growth and development
- Section 1.1.3.2 (a) and (b) - land use patterns based on densities and a mix of uses, and promoting opportunities for intensification where appropriate
- Section 1.4.1 - providing for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents
- Section 1.6.6 - promoting efficient use and organization of existing municipal sewage and water services
- Section 2.1.1 - protecting natural features and areas for the long-term

The Development is located within a “Settlement Area” as identified by the PPS and the ORMCP. The Development is consistent with the Settlement Areas, Housing and Natural Heritage policies of the PPS, as the Development would implement growth within a settlement area, utilize land more efficiently by minimizing land consumption, permit intensification on a regional intensification corridor, and introduce various housing typologies (apartment and townhouses) to meet projected housing needs. The Development is proposed to be serviced by existing municipal waste and water services.

The Development is located on Rutherford Road which is identified as a “Regional Transit Priority Network” and is planned to provide accessibility to existing public transit. The Development will ensure the long-term protection of the environment by conveying the proposed “OS5 Open Space Environmental Protection Zone” (shown on Attachment

2) into public ownership, to which the Owner has agreed to dedicate to the appropriate public authority. The Development is consistent with the PPS.

***The Applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019***

*A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2019* (“Growth Plan”) is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities, and connections to municipal water and wastewater systems.

The *Planning Act* requires that Vaughan Council’s planning decisions conform to the Growth Plan. The Development Planning Department has reviewed the Applications in consideration of the policy framework of the Growth Plan, and is of the opinion that the Applications conform to the Growth Plan objectives, specifically the following sections (in part):

- Section 1.2.1 - regarding how land is developed, resources are managed, protected, and public dollars are invested based on guiding principles
- Section 2.2.1 - directing growth to settlement areas and locations with municipal water and wastewater systems
- Section 2.2.2 - contributing to meeting residential development growth targets within the delineated built-up area
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents
- Section 4.2.2 - protecting and enhancing key natural heritage features

The Development is located within a delineated built-up area and settlement area where existing and new water and wastewater services are available. The Development would contribute to meeting residential growth development targets within the delineated built-up area and offer diversity with respect to available housing options (i.e. apartment and townhouse units).

The Development is located along a planned transit corridor (a “Regional Transit Priority Network”) that achieves the objective of providing density to support public transit through a compact development that optimizes the existing land supply. The surrounding natural features will be also dedicated to the City or TRCA to ensure their long-term protection. The Development conforms to the Growth Plan.

***The Applications conform to the York Region Official Plan 2010***

The York Region Official Plan 2010 (the “YROP 2010”) guides economic, environmental and community building decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses. YROP 2010 encourages a broad range of housing types within efficient and mixed-use compact communities at an

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overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region's residents. YROP 2010 identifies that the housing stock in the Region is primarily comprised of detached units and recognizes that the housing market is faced with demands for a broader variety of housing forms to meet the needs of different households. YROP 2010 also encourages pedestrian scale, safety, comfort and mobility, and the enrichment of the existing area with attractive buildings, landscaping and public streetscapes.

The Subject Lands are designated "Urban Area" by the YROP 2010, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Subject Lands abut Dufferin Street, which identifies a portion of Dufferin Street as a "Special Study Area", and Rutherford Road, which is identified as a "Regional Transit Priority Network" (Map 11 - Transit Network).

The Development Planning Department has reviewed the Applications and is of the opinion that the Applications conform to YROP 2010 objectives, specifically in reference to the following policies (in part):

- Section 3.1.3 respecting high-quality urban design and pedestrian-friendly communities to encourage safety, comfort, mobility and walkability
- Section 3.5.4 respecting mix and range of housing types, unit sizes and levels of affordability, and that the mix and range of housing is consistent with Regional forecasts, and intensification and density requirements
- Section 5.2.3 - Building Cities and Complete Communities, respecting walkability through interconnected and accessible mobility systems

The Development includes a variety of unit sizes for the proposed townhouses and apartment units, that will diversify housing options within the community. The Subject Lands are located within the CCSP and has available municipal services (water and sewer). The Development includes access on Dufferin Street and Rutherford Road, which are Regional corridors that have pedestrian connections and accessibility to existing and planned services for York Region Transit. The Development has a high-quality urban built form that is compact, pedestrian and cyclist friendly, and will be transit-supportive. The Development conforms to YROP 2010.

***The Applications conform to the "Carrville Centre Secondary Plan" and Vaughan Official Plan 2010***

The Subject Lands are designated "High-Rise Mixed-Use" by VOP 2010, Volume 2, Section 11.2 (the CCSP) with a permitted maximum building height of 24-storeys and an FSI of 2.84 times the area of the lot. The Subject Lands are identified as being located within a "Local Centre", with Rutherford Road is identified as a "Primary Intensification Corridor" (Schedule 1 - Urban Structure), and "Regional Transit Priority Network" (Schedule 10 - Major Transit Network) and Dufferin Street identified as an arterial road.

The "High-Rise Mixed-Use" designation represents the primary retail development area within the Carrville District Centre and is intended to be developed as an active, mixed-

use area characterized by high-quality design standards. This designation permits residential units in low, mid and high-rise building formats, with a broad variety of retail and commercial activities, offices, and cultural, entertainment and social facilities.

The CCSP encourages a mixed-use nature of the Centre by establishing mixed-uses within individual buildings however, the Development does not include any retail uses at-grade.

Section 11.2.5.3 of VOP 2010 states (in part) *“Where it is determined that a mix of uses is not feasible in an individual building, urban design strategies will be required to achieve the goal of an animated, pedestrian friendly street frontage”*. The Owner has responded to this policy and submitted a “Revised Planning Opinion” dated March 10, 2016, and an “Addendum to Planning and Urban Design Rationale”, dated December 23, 2016, prepared by Bousfields Inc. The rationale concludes that retail uses would not be feasible on this particular site due to physical and environmental constraints and would be unlikely to experience the level of pedestrian activity from neighbouring properties required from a retailer’s perspective. The rationale and addendum recommend that a high-quality architectural design will be proposed through the use of varied building materials, massing and enhanced landscaping. The Development achieves this goal by including active uses such as private amenity areas and common activity rooms on the ground floor, which will be visible along the front facades to strengthen the pedestrian streetscape and interface. Further, a majority of the Development along the Dufferin Street and Rutherford Road frontages are occupied by the townhouse units. The Development conforms to VOP 2010.

***The Policy Planning and Environmental Sustainability (‘PPES’) Department has no objection to the Development***

The Subject Lands contain “Core Features”, specifically valley and stream corridors located at the north east section of the Subject Lands and are located within the Settlement Area of the ORMCP. Section 11.2.11.9 of the CCSP requires a 10 m ecological buffer adjacent to valley and stream corridors. The Owner submitted an Oak Ridges Moraine Conformity Report and Natural Heritage Evaluation dated April 9, 2015, and November 2018, prepared by Palmer Environmental Consulting Group Inc., which conforms to the 10 m ecological policies in the CCSP. The Owner has agreed to convey all natural features and their respective VPZ into public ownership.

The PPES Department have reviewed the submitted reports and are satisfied that the policies respecting Part III of the Oak Ridges Moraine Conservation Plan 2017 (‘ORMCP 2017’) respecting land within Settlement Areas have been satisfactorily addressed.

PPES Department staff has identified the following items to be reviewed by the Owner prior to execution of the Site Plan Agreement:

- Species at Risk, as protected by the *Endangered Species Act, 2007*
- *Migratory Birds Convention Act (1994)*, as regulated by the Environment and Climate Change Canada

- Architectural designs shall include bird safe design treatments

The Owner will be required to respond to the requirements of the Acts, and architectural designs shall include bird safe design treatments, identified above through the finalization of the Site Development Application, should the Applications be approved. The PPES Department has no objection to the Development. A condition this effect is included in the Recommendations of this report.

***The Applications conform to the Block 11 Plan***

The Subject Lands are identified within the Council approved Block 11 Community Plan, which was last updated on September 27, 2016, as “Lands for Future Phases of Development”. The Block 11 Plan contemplates future residential developments on these lands, which is consistent with the “High-Rise Mixed-Use” designation of the CCSP, and the proposed Development. The Owner will be required to enter into a Developer’s Group Agreement and identify any needs for cost sharing, which is to be confirmed via written correspondence from the Block 11 Trustee, should the Applications be approved.

The Owner shall update the Block 11 Community Plan and shall cause the following to be displayed on the interior wall of the sales office, with information to be approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City:

- The Block Plan for the broader area, showing surrounding land uses, arterial roads etc.
- The location of street utilities, community mailboxes, entrance features, fencing, sidewalks,
- Location of parks, open space, stormwater management, facilities, trails
- Location of commercial sites
- Colour coded residential for singles, semis, multiples and apartment units
- The following notes in BOLD CAPITAL TYPE on the map:

“For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, 905-832-8585”

“For detailed grading and berming information, please call the developer’s engineering consultant Schaeffers at 905-738-6100.”

“This map is based on information available as of (date of map) and may be revised or updated without notification to purchasers.”

A condition to this effect is included in the Recommendations of this report, should the Applications be approved.



***The Development Planning Department supports the Zoning By-law Amendment Application together with site-specific zoning exceptions identified in Tables 1 and 2 of this report***

The Subject Lands are zoned “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone”, as shown on Attachment 1, by Zoning By-law 1-88, which does not permit the Development. The Subject Lands are proposed to be zoned “RA3(H) Residential Apartment Zone” and “RM2(H) Multiple Residential Zone” each with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone”, in the manner shown on Attachment 2, and subject to the following site-specific zoning exceptions identified in Tables 1 and 2 below:

**Table 1: Exceptions to the RA3 Apartment Residential Zone**

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
a.	Minimum Lot Area	255 units @ 67 m <sup>2</sup> /unit = 17,085 m <sup>2</sup>	255 units @ 53.21 m <sup>2</sup> /unit = 13,569 m <sup>2</sup>
b.	Minimum Amenity Area	96 units (1-bedroom) @ 20 m <sup>2</sup> = 1,920 m <sup>2</sup>  146 units (2-bedroom) @ 55 m <sup>2</sup> = 8,030 m <sup>2</sup>  13 units (3-bedroom) @ 90 m <sup>2</sup> = 1,170 m <sup>2</sup>  Total: 11,120 m <sup>2</sup>	Indoor Amenity: 687 m <sup>2</sup>  Outdoor Amenity: 1,539 m <sup>2</sup>  Total: 2,226 m <sup>2</sup> (8.7 m <sup>2</sup> /unit)
c.	Minimum Parking Requirement (Residential Parking)	<u>Residential Apartment and Townhouses:</u> 427 units @ 1.5 spaces/unit = 641 residential parking spaces  <u>Visitor Parking Spaces:</u> 427 units @ 0.25 spaces/unit = 107 visitor parking spaces  Total = 748 spaces	<u>Residential Apartment and Townhouses:</u> 427 units @ 1.037 spaces/unit = 443 residential parking spaces  <u>Visitor Parking Spaces:</u> 427 units @ 0.21 spaces/unit = 90 visitor parking spaces  Total = 533 spaces

	<b>Zoning By-law 1-88 Standard</b>	<b>RA3 Apartment Residential Zone Requirement</b>	<b>Proposed Exceptions to the RA3 Apartment Residential Zone</b>
d.	Maximum Building Height	44 m	85 m
e.	Minimum Setback for Portion of Buildings Below Grade	1.8 m	0.5 m from Rutherford Road, Dufferin Street and the sight-triangle
f.	Minimum Front and Exterior Side Yard Setbacks (Abutting the Exterior Walls of the Apartment Building)	Front Yard: 7.5 m  Exterior Side Yard: 7.5 m	2.8 m (Rutherford Road)  2.8 m (Dufferin Street)
g.	Minimum Front Yard Setback to an Exterior Stairway (Apartment Building)	7.5 m	4 m from Rutherford Road
h.	Minimum Setback to a Sight-triangle (Abutting the Apartment Building)	4.5 m	3 m
i.	Minimum Landscape Strip Width Abutting Dufferin Street, Rutherford Road and the Sight-triangle	6 m	3 m
j.	Minimum Setback to Canopies (2 <sup>nd</sup> Floor Canopy to Sight Triangle)	0.5 m	0 m

The following site-specific exceptions are also required for the “RM2 Multiple Residential Zone” to permit the Development.

**Table 2: Exceptions to the RM2 Multiple Residential Zone**

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirement</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone</b>
a.	Minimum Lot Area	172 units @ 230 m <sup>2</sup> /unit = 39,560 m <sup>2</sup>	172 units @ 78.9 m <sup>2</sup> /unit = 13,570 m <sup>2</sup>
b.	Minimum Amenity Area	142 units (3-bedroom) @ 55 m <sup>2</sup> = 7,810 m <sup>2</sup>  30 units (2-bedroom) @ 90 m <sup>2</sup> = 2,700 m <sup>2</sup>  Total: 10,510 m <sup>2</sup>	Total Outdoor Amenity: 2,609 m <sup>2</sup> (15.2 m <sup>2</sup> /unit)
c.	Maximum Building Height (Townhouse Blocks 1 to 6)	11 m	14.5 m (3-storeys)
d.	Minimum Setback Requirements	Front Yard: 4.5 m  Exterior Side Yard: 4.5 m  Rear Yard: 4.5 m	3 m (Block 6) Rutherford Road  3 m (Block 1) Dufferin Street  2 m (Block 2)
e.	Minimum Setback to Covered Porches and Exterior Stairways (Townhouse Blocks 1 to 6)	4.5 m	1.5 m

	<b>Zoning By-law 1-88 Standard</b>	<b>RM2 Multiple Residential Zone Requirement</b>	<b>Proposed Exceptions to the RM2 Multiple Residential Zone</b>
f.	Minimum Driveway Width (Rutherford Road)	7.5 m	6.32 m
g.	Minimum Landscape Strip Width and Height Abutting the Periphery of an Outdoor Parking Area	3 m (width)  1.2 m (height)	0 m  No minimum landscape screening is required
i.	Rooms Below Grade	No cellar of any building shall be used as a dwelling unit.	To permit the basement (first floor) level of the townhouse units within Blocks 1 to 6 to be partially located below grade.
j.	Minimum Interior Sideyard Setback to Exterior Stairways and Elevator Shaft (Between Blocks 3 and 4)	1.5 m	0 m

The Development Planning Department has reviewed the proposed site-specific exceptions to Zoning By-law 1-88 and can support the exceptions. The proposed minimum lot areas and building setbacks for the townhouses and apartment building will permit a compact built-form consistent with the permitted uses and density identified in the CCSP. All the townhouse blocks will have the basement (first floor) levels that are partially below grade, with no units having any direct access to the underground parking garage. The proposed exterior stairway and elevator shaft located between Blocks 3 and 4 are abutting the 10 m VPZ and will not result in any negative impact.

The Development includes approximately 4,835 m<sup>2</sup> of outdoor amenity areas including a centralized outdoor amenity area (578.6 m<sup>2</sup>) that will be accessible to all residents and visitors and will be integrated with all pedestrian connections and walkways to the proposed townhouses, with access to the existing municipal walkway along Dufferin Street. The Development is within a 17-minute walk to Pheasant Hollow Park and within

10-minute walking distance to an existing park south-east of Marc Santi Boulevard and Crimson Forest Drive. The proposed three-storey townhouse dwellings will also contain private roof-top amenity areas.

The proposed building height implements the permitted maximum building height by the CCSP. The apartment building consists of a four-storey podium that will include indoor amenity programable space at-grade. The proposed building height for the townhouse dwellings are suitable for a compact-built form and is consistent with previously approved maximum building heights in the immediate neighbourhood area.

The Owner has submitted a Transportation Parking Study (the "Traffic Impact Study") dated July 2018 by GHD Consulting Engineers, which concludes that the proposed number of parking spaces is sufficient to serve the Development. The Transportation Division of the Development Engineering Department has reviewed the Study and concurs with its recommendations.

***A Holding Symbol "(H)" is recommended for the Subject Lands to satisfy the conditions of the City***

A Holding Symbol "(H)", as shown on Attachment 2, is recommended to be applied to the Subject Lands and shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are met to the satisfaction of the City of Vaughan:

- a) The Owner shall enter into a Development Agreement to satisfy all conditions, financial or otherwise, of the City with regard to such matters the City may consider necessary including payment of the development levies, the provision of roads and municipal services, including construction of sanitary sewer on Rutherford Road, installation of new services, landscaping and fencing. The said agreement shall be registered against the Subject Lands and to the satisfaction of the City. The Owner must also address the following:
  - i) The Owner shall undertake further assessment of the City's existing downstream sanitary sewer system based on actual measured sewage flow data to verify the findings of the theoretical analysis to the satisfaction of the City. In the event the findings of this supplementary analysis identify the need to undertake improvements to the existing downstream sanitary sewer system in order to accommodate the additional sewage flows from the development of the subject lands, the Owner shall design and construct these system improvements; and
  - i) The Owner shall obtain all required easements for the proposed sanitary sewer on Rutherford Road and any other municipal infrastructure required to service the subject lands to the satisfaction of the City.
- b) The Owner shall enter into a Block 11 Developer's Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing of the provision of parks, cash-in-lieu of parkland, roads and municipal services; and,

- c) The Owner shall submit a letter from the Block 11 Developer's Group (Block 11 Properties Inc. - Trustee) indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developer's Group Cost Sharing Agreement, to the satisfaction of the Development Engineering Department.

A Condition to this effect is included in the Recommendations of this report.

***The Planning Act enables a municipality to pass a resolution to permit an Owner to apply for future Zoning By-law Amendment or Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45(1.3) of the *Planning Act* restricts an Owner from applying for a Zoning By-law Amendment or a Minor Variance application(s) to the City and/or the Vaughan Committee of Adjustment before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect. However, the *Planning Act* also enables Council to pass a resolution to allow an Owner to apply for a Zoning By-law Amendment or Minor Variance Application(s) to permit minor adjustments to the implementing Zoning By-law, prior to the two-year moratorium.

Should Council approve Zoning By-law Amendment File Z.15.023, the Development Planning Department, in recognition of the complexity of this Development, has included a Recommendation to permit the Owner to apply for a Zoning By-law Amendment or a Minor Variance application(s) to address refinements to the Development that may arise through the final design and construction process. A condition to this effect is included in the Recommendations of this report.

***The Applications were considered by the Vaughan Design Review Panel***

The Design Review Panel (the 'DRP') considered the Applications on April 24, 2014, June 25, 2015, February 26, 2016, and September 29, 2016.

The Owner has satisfactorily addressed the comments from the DRP through the current Site Development Application submission. The Development includes a maximum floor plate size of 773 m<sup>2</sup> beyond the 12<sup>th</sup> storey, along with a four-storey podium which will contain active uses at the ground floor level. The podium will provide access to the main lobby and amenity areas, which will be visible as solar vision glass windows are proposed. The elevator has been relocated within the building, and stairs are proposed between the building and the Block 6 townhouses.

The tower portion of the apartment building is 24-storeys in height and will include rooftop terraces, and podiums to articulate the massing above the 13<sup>th</sup> storey. The Owner, in consultation with the Urban Design Division, has submitted updated Sun/Shadow and Pedestrian Wind Impact Studies and is currently working to address the outstanding comments regarding the microclimate conditions at the corners of the apartment building. The building materiality has been reviewed by the Urban Design Division staff and the incorporation of additional composite wood paneling, brick and additional glazing is recommended.

The Development includes the centralized amenity area along with outdoor amenity areas throughout the site. The Owner has agreed to work with Urban Design staff to address the ultimate design of the centralized amenity area to ensure that the proposed programming is sufficient. The Development also includes 1.2 m landscape strip width between the front of the townhouses and the proposed walkway to accommodate trees and additional landscaping. The Development Planning Department shall approve the final site plan, building elevations and landscape plans. A condition to this effect is included in the Recommendations of this report.

***The Development Planning Department supports the proposed site plan, subject to the Recommendations of this report***

#### Site Plan

The Development includes a 24-storey residential apartment building with six blocks of back-to-back and stacked townhouses, with access onto Dufferin Street and Rutherford Road, as shown on Attachment 2. Two levels of underground parking consisting of 533 visitor and residential parking spaces, along with a total of 258 bicycle parking spaces located within the underground garage as well as at-grade are proposed. A centralized 578.6 m<sup>2</sup> private outdoor amenity area is proposed, as shown on Attachments 2 and 3.

#### Building Elevations

The proposed building elevations shown on Attachments 4 and 5 for the residential apartment building are comprised of precast, composite and metal paneling in light browns, dark greys, and grey, which provides architectural elements to the elevations. Balconies consist of glazing with windows made with glass. The Owner has agreed to further enhance the building materiality by incorporating more brick and adding a wood composite pattern. The Development Planning Department shall approve the final building elevations.

The loading area is located within the center of the site, adjacent to the ramp of the underground parking garage which is partially screened by the townhouse blocks from the public streets. The Owner has agreed to provide ample landscape screening along the centralized amenity area and along the rear yard of townhouse Block 5.

#### Landscape Plan

The landscape plan shown on Attachment 3 illustrates multiple outdoor amenity areas comprised of hard and soft landscaping and the installation of new trees internal to the site and along Dufferin Street and Rutherford Road. The Development includes 1.5 m walkways along the perimeter of the private common element road which connects to the existing municipal sidewalk on Dufferin Street. Pedestrian crossings such as pavement markings are proposed throughout the site for safety and access purposes. Sloped curbed depressions are also included for accessibility. Landscape beds and planters are proposed within the front yards of the townhouse blocks and consist of shrubs, perennial plantings.

The existing natural features in the proposed “OS5 Open Space Environmental Protection Zone” will continue to be protected and maintained. The OS5 Zone includes

a 10 m VPZ from the stable top of bank established with the TRCA. The Owner has provided edge management restoration plantings within the VPZ and will be working with the TRCA to finalize all restoration plantings as a condition of site development approval, should the Applications be approved. The TRCA recommends the inclusion of a fence to protect the naturalized area and feature edge. The TRCA and Development Planning Department must approve the final site plan and landscape plans, including the edge management restoration and planting plans.

The Owner has submitted a Pedestrian Wind Assessment which states uncomfortable conditions may occur at the south-west entrance of the building, the pathway between the tower and the townhouses, and the local transit stop on Rutherford Road. The Owner has submitted a revised Landscape Plan which provides a sheltered bus stop, added a canopy to the south-east corner of the apartment building, and included a trellis in the amenity area to address these microclimate conditions. The Urban Design and Cultural Heritage Division is generally satisfied with the proposed changes and will require an addendum Pedestrian Wind Assessment to be submitted prior to execution of the Site Plan Agreement.

The final site plan, building elevations, landscape plan (including the edge management restoration and planting plan) landscape cost estimate, renderings, revised Pedestrian Wind Assessment must be approved to the satisfaction of the Development Planning Department.

***Cash-in-lieu of trees to be removed is required in accordance with the Tree Protection Protocol***

Vaughan Council on March 20, 2018, enacted Tree By-law 052-2018 and Tree Protection Protocol 2018, which requires the City and the Owner to enter into a Tree Protection Agreement for the preservation and protection of private and public, prior to the execution of the Site Plan Agreement. The following condition is included as a Recommendation of Site Plan approval:

“The Owner is required to enter into a Tree Protection Agreement, prior to the execution of the Site Plan Agreement which includes a security for trees to be preserved and protected in accordance the approved Arborist Report. The value of the security associated with the Tree Protection Agreement is determined through the following:

- Tree compensation formula provided in the Arborist Report based on the City Tree Replacement Requirement
- The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
- The costs associated with actual tree removals”

A total of 78 trees were inventoried and it is proposed that 73 trees be removed, with 41 replacement trees required on the Subject Lands in accordance with the Arborist Report and Tree Preservation Plan, prepared by SLR Consulting (Canada) Inc., dated August 14, 2018. The Owner proposes to plant only 26 replacement trees on the Subject Lands



and additional tree plantings as part of the edge management treatment abutting the valleylands as shown on Attachment 3. The remaining 15 replacement trees shall be compensated with cash-in-lieu at the following value in accordance with the City's Tree Protection Protocol as follows:

15 replacement trees x \$550.00 per tree = \$8,250.00

The Owner shall provide a cash-in-lieu payment in accordance with the City's Tree Protection Protocol, should the Applications be approved. A condition to this effect is included in the Recommendations of this report.

***The Subject Lands are free of any archaeological concerns***

The Owner has submitted Stage 1 and 2 Archaeological Assessment Reports which have been reviewed to the satisfaction of the City. The reports conclude that the Subject Lands are cleared of archaeological concerns. In areas where archeological concerns have been cleared, the following standard clauses apply and will be included in the implementing Site Plan Agreement:

- a) *"Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Cultural and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.*
- b) *In the event that human remains are encountered during construction activities, the Owner must cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division."*

A condition to this effect is included in the Recommendations of this report.

***The Development Engineering ("DE") Department has no objection to the Development subject to the conditions in this report***

The DE Department has reviewed the Applications and have no objection to the Development, subject to the inclusion of a Holding Symbol "(H)" on the Subject Lands to ensure the following:

- a) The Owner shall enter into a Development Agreement to satisfy all conditions, financial or otherwise, of the City with regard to such matters the City may consider necessary including payment of the development levies, the provision of roads and municipal services, including construction of a sanitary sewer connected to the sanitary sewer on Crimson Forest Drive and Rutherford Road, installation of new services, landscaping and fencing, all to the satisfaction of

the City. The said agreement shall be registered against the subject lands to the satisfaction of the City. The Owner must also resolve the following matters:

- i) The Owner shall undertake further assessment of the City's existing downstream sanitary sewer system based on actual measured sewage flow data to verify the findings of the theoretical analysis to the satisfaction of the City. In the event the findings of this supplementary analysis identify the need to undertake improvements to the existing downstream sanitary sewer system in order to accommodate the additional sewage flows from the development of the subject lands, the Owner shall design and construct these system improvements; and
- b) The Owner shall enter into a Block 11 Developer's Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing of the provision of parks, cash-in-lieu of parkland, roads and municipal services; and
- c) The Owner shall submit a letter from the Block 11 Developer's Group (Block 11 Properties Inc. - Trustee) indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developer's Group Cost Sharing Agreement, to the satisfaction of the Development Engineering Department.

The DE Department advises that further details respecting the proposed location of the sanitary sewer along Rutherford Road is required. The final grading plan, servicing plan, erosion sediment control plan, Functional Servicing Report and Stormwater Management Report, submission of a Geotechnical Investigation Report, and Traffic Impact Study must be approved to the satisfaction of the DE Department, prior to final approval of the related Site Development File DA.15.022. The following comments are provided:

- a) Road Network/Access  
Access to the Subject Lands is proposed onto Rutherford Road via a right-in/right-out driveway into a parking garage approximately 115 m east of Dufferin Street, and a right-in/right-out driveway onto Dufferin Street approximately 120 m north of Rutherford Road. Dufferin Street and Rutherford Road are Regional roads. The Owner has submitted a Transportation Study ('TIS') entitled "Updated Traffic Impact Study", dated December 2016 and July 2018, and the "Access Sightline Assessment" dated June 3, 2019, prepared by GHD Consulting Engineers, in support of the Applications. The Development includes internal pedestrian network and connections to the existing external municipal sidewalk network and direct connection to the neighbourhood park to the east. A total of 535 parking spaces are proposed, including 86 visitor parking spaces, which are sufficient to serve the Development.

York Region has identified capacity deficiencies on Rutherford Road and has completed the Rutherford/Carrville Road Environmental Assessment ('EA') to introduce High-Occupancy Vehicle ('HOV')/Transit lands and the widening of

Dufferin Street to improve modal splits and reduce single occupancy passenger trips. The TIS concludes that the proposed accesses from the regional roads are expected to operate with an excellent level of service and the site will operate safely and efficiently for motorists, pedestrians and bicycle connectivity.

The DE Department requires pedestrian connectivity (sidewalk) to the north side of Rutherford Road along the frontage of the Development to adequately service growth in the surrounding area. The Owner will be required to work with the City and York Region to design and construct an interim sidewalk, until the ultimate Rutherford Road right-of-way is constructed in accordance with the Rutherford Road EA, which will include the permanent sidewalk.

b) Lot Grading

The Owner is required to revise the Grading Plan to confirm the grading of the site meets the current Site Plan Criteria Guide, to the satisfaction of the DE Department.

c) Water Supply

The Development is proposed to be serviced via a connection to a City watermain on Rutherford Road. The proposed service connection is sufficient to provide adequate pressures and flows to bring the water to the mechanical room where a booster pump will be located to service the Development.

d) Sanitary Servicing

There is no local sanitary sewer adjacent to the Development. The Owner proposes a sanitary sewer north of the Rutherford Road right-of-way, along the City's open space and TRCA regulated lands connecting to the existing sanitary sewer on Crimson Forest Drive. The Owner shall obtain all required easements for the proposed sanitary sewer on Rutherford Road and any other municipal infrastructure required to service the Subject Lands. The location of the proposed sanitary sewer must be approved to the satisfaction of the DE Department prior to execution of the Site Plan Agreement. A condition to this effect is in the Recommendation of this report.

Although the Functional Servicing Report indicates that sufficient capacity is available, there are critical sanitary sewer segments that the Owner will be required to undertake further assessment of the City's existing downstream sanitary system. In the event the need for further improvements are identified, the Owner will be required to design and construct these system improvements to the satisfaction of the DE Department. A condition to this effect is included in the Recommendations of this report.

e) Stormwater Management

The existing drainage for the Subject Lands drains to the eastern valleylands, which are City-owned lands. A portion of the Subject Lands drains towards an existing ditch located within the boulevard of Rutherford Road. A smaller area also drains westward towards the existing Dufferin Street storm sewer. There is

existing storm infrastructure south of the Subject Lands that consist of roadside ditches, which drain eastward along Rutherford Road. A regional storm sewer is to be constructed in the future along Rutherford Road. It is proposed that the controlled portion of the Subject Lands will discharge to the proposed regional storm sewer in the ultimate condition.

f) Noise Attenuation

The Owner submitted a Noise Study, prepared by GHD Consulting Engineers, dated March 29, 2019, to investigate the potential environmental noise impact on the Development from road traffic. The Study recommended upgraded building exterior components, central air conditioning, and noise warning clauses to be included in all Offers of Purchase and Sale or Lease and registered on title to make future occupants aware of potential noise situations. The final Noise Study must be approved to the satisfaction of the DE Department.

g) Environmental Assessment

The Owner has submitted Phase One and Two Environmental Site Assessment ('ESA') Reports which have been reviewed to the satisfaction of the Environmental Engineering Division. The ESA reports indicate that the Development meets the applicable Ministry of Environment, Conservation and Parks Standards and is suitable for residential uses.

h) Servicing Allocation

On February 21, 2018, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. Further, it is expected that York Region will be assigning short-term growth capacity (2019-2026) to the City of Vaughan in Q3 of 2019. Therefore, the following resolution to allocate capacity to the subject Development may be recommended for Council approval:

"THAT Site Development Application File DA.15.022 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 427 residential units (1,090 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe".

A condition to this effect is included in the Recommendations of this report.

The DE Department has no objection to the Applications subject to the conditions stated in the Recommendations of this report. The DE Department advises that the following conditions must be satisfied prior to execution of the Site Plan Agreement:

- a) The Owner shall pay Development Engineering's Site Plan Complex fee pursuant to the Fees and Charges By-law, as amended. The fee amount is \$218,280.00 and shall be included with the next submission prior to Development

Engineering clearance. If the fee is not paid in the calendar year in which it is calculated, the fee will be subject to increase in the next calendar year;

- b) The Owner shall address all DE Department's comments prior to final site plan approval;
- c) The Owner shall work with the City, Region of York to design and construct a sidewalk link including grading and street lighting along the frontage of the north side of Rutherford Road in its ultimate location or construct an interim pedestrian connection if the permanent sidewalk cannot be constructed;
- d) The location of the proposed sanitary sewer shall be established and approved by the appropriate authorities;
- e) The Owner shall submit a Geotechnical Investigation Report confirming the proposed location of the sanitary sewer being suitable for municipal infrastructure to the satisfaction of the City;
- f) The Owner is required to contact the Environmental Services Department to purchase the required water meter (for 150mm diameter service) in chamber, as identified on the Servicing Plan. The water meter shall be constructed with sufficient read-out equipment to the satisfaction of the City.
- g) The following warning clauses shall be included in the Site Plan Agreement:

In all Offers of Purchase and Sale or Lease for the units on Blocks 1 to 6, and the Apartment Building:

"Purchasers and/or tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Ministry of Environment, Conservation and Parks".

In all Offers of Purchase and Sale or Lease for the units on Block 1, Block 6 and the Apartment Building:

"Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of Environment, Conservation and Parks, and in compliance with the City's noise requirements. The location of the air conditioning unit on the Blocks shall be in compliance with the provisions of City of Vaughan Zoning By-law 1-88."

In all Offers of Purchase and Sale or Lease for the dwelling units on Blocks 2 to 5:

“Purchasers and/or tenants are advised that, despite the inclusion of noise control features within the development area, road noise will continue to increase occasionally interfering with some activities of the dwelling occupants. This dwelling has, therefore, been equipped with forced air heating and ducting, etc. sized to accommodate the future installation of air conditioning by the purchaser and/or tenant. The location of the air conditioning unit on the lot shall be in compliance with the provisions of City of Vaughan Zoning By-law 1-88.”

***The Environmental Services Department, Solid Waste Management Division has no objection to the Development, subject to the conditions in this report***

The Public Works, Solid Waste Management Division has no objection to the Development subject to the following comments being resolved prior to the execution of the Site Plan Agreement:

- The stacked townhouse units are considered “Large Residential” and therefore, garbage is to be mechanically compacted. A three-stream chute room at the ground level (centralized) for residents to dispose of waste is recommended. The size and location of the waste room is acceptable.
- The Owner will be required to provide a letter from a Certified Engineer stating that the supported structure can safely support a fully loaded collection vehicle weighing 35,000 kgs
- All drawings must be approved and stamped by a Professional Engineer (P.Eng) practicing in Ontario

The Owner must satisfy all requirements of the Public Works, Solid Waste Management Division. A condition to this effect is included in the Recommendations of this report.

***Development Charges and a Woodlot Acquisition Charge apply to the Development***

The Financial Planning and Development Finance Department has confirmed that the Owner is required to pay Development Charges in accordance with the Development charges By-laws of the City of Vaughan, York Region, the York Region District School Board and the York Catholic District School Board. A standard clause is to be included in the Site Plan Agreement.

The Financial Planning and Development Finance Department advise that the Owner is required to pay to the City a woodlot charge at a rate equal to \$1,000.00 per residential low-rise dwelling unit, and \$600 per residential high-rise dwelling unit in accordance with the City's Woodlot Acquisition Front-End Agreement. A condition to this effect is included in the Recommendations of this report.

***Cash-in-lieu of parkland dedication will be required***

The Real Estate and Parks Planning Department has reviewed the Development and has no objection. The Real Estate Department has identified the following condition to be included in the implementing Site Plan Agreement:

“For residential high-density development, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the Subject Lands, prior to the issuance of a Building Permit, or a fixed rate per unit, whichever is higher in accordance with the *Planning Act* and the City’s cash-in-lieu policy”.

The Parks Planning Department advises that an updated Arborist Report will be required in relation to the latest site plan submission, which shall be reviewed and approved to the satisfaction of Parks Planning Department and the Parks Delivery Department - Infrastructure Development. The Parks Planning Department also requires the submission of a Trail Feasibility Study for the purpose of conducting an analysis of options for a future trail connection from the Subject Lands through the valleylands and connecting to a future park on the lands currently owned by an adjacent landowner (Nine-Ten West Limited). The Owner is required to satisfy all requirements of the Parks Planning Department. A condition to this effect is included in the Recommendation of this report.

***The TRCA has no objection to the Development subject to conditions of approval in this report***

The TRCA has identified an existing valley corridor associated with a tributary of Carrville Creek within the Don River Watershed on the Subject Lands. On April 28, 2017, a site visit was conducted by TRCA and the Owner to reconfirm the natural features on the Subject Lands and to delineate the limits of these features, as the original site staking occurred in 2007. The physical top of bank along with the trunks of vegetation continuous with the valley corridor have been re-confirmed/staked and subsequently reviewed by the TRCA (Attachments 2 and 3). The Development includes a 10 m vegetation protection zone (‘VPZ’) buffer from the natural heritage features in accordance with the CCSP.

The lands forming part of the natural system will be zoned to the appropriate “OS5 Open Space Environmental Protection Zone”, as shown on Attachment 2. The TRCA recommends that the lands be conveyed into public ownership, free of all encumbrances, in order to ensure the long-term protection and management of the lands. The Owner has agreed to dedicate these lands to the appropriate public authority prior to final Site Plan approval. Accordingly, the TRCA has no objection to the Zoning By-law Amendment application.

The TRCA has provided detailed-design comments which must be addressed by the Owner prior to final approval of the Site Development File DA.15.022, including additional information pertaining to the geotechnical slope stability, stormwater management, groundwater management erosion and sediment control and edge management restoration plantings. The TRCA must approve the final stormwater

management report, geotechnical report, erosion and sediment control drawings, landscape drawings (including edge management and restoration plan), and all other comments identified in their comments dated January 17, 2019 and April 12, 2019.

In order to service the Development, an extension to the sanitary connection (approximately 400 m) to an existing 250 mm sanitary pipe located under Crimson Forest Drive is required. Through discussions with TRCA and York Region staff, it was identified that the proposed sanitary pipe would follow an alignment directly adjacent to the Rutherford Road regional right-of-way subject to the submission of appropriate plans/reports and establishment of applicable easements. Prior to execution of the Site Plan Agreement, the Owner will be required to establish the location of the proposed sanitary sewer along Rutherford Road, and required easements to the satisfaction of the TRCA, York Region and City. A condition to this effect is included in the Recommendations of this report, should the Applications be approved.

***The School Boards have no objection to the Development***

The York Region District School Board and York Catholic District School Board advised that they have no objection to the Development. The York Region District School Board advised that they do not require a public elementary school site within the Development. The Conseil Scolaire de District Catholique Centre-Sud was circulated but provided no response.

***The Canada Post Corporation has no objection to the Development subject to their conditions***

The Canada Post Corporation has indicated it is the Owner's responsibility to contact Canada Post to discuss suitable mailbox/mailroom locations and ensure that Canada Post specifications and conditions are met. The Owner is required to supply, install and maintain a centralized mailbox facility.

**Financial Impact**

There are no requirements for new funding associated with the Applications.

**Broader Regional Impacts/Considerations.**

***York Region has no objection to the Development subject to conditions of approval in this report***

York Region has identified the following detailed-design comments which must be reviewed and approved to the satisfaction of York Region prior to the execution of the Regional and City Site Plan Agreements:

a) **Traffic**

Right-in/right-out only accesses are permitted for Dufferin Street and Rutherford Road. A concrete median will be constructed to enforce the right-in/right-out movements on both Rutherford Road and Dufferin Street.

In order to accommodate traffic that is expected to be generated by the Development, the intersection of Rutherford Road and Dufferin Street must be improved to increase its capacity. Roadway and intersection improvements such



as the widening of Rutherford Road and Dufferin Street will be required, and the reconstruction of these regional roads are scheduled for 2022. The Owner will be required to convey to York Region a right-of-way width of 22.5 m for Dufferin Street, and 21.5 m for Rutherford Road, and a 15 m by 15 m daylight triangle.

The Owner has submitted a “Access Sightline Assessment” (the ‘Assessment’) dated June 3, 2019, prepared by GHD Consulting Engineers, which confirms that the ramp will have unobstructed visibility of the pedestrians on the municipal sidewalk. There are also no obstructions within the right-of-way which would block a driver’s sightline. As the ramp will exclusively be used for residents, it will be controlled by a remote keyless system (‘FOB’) that will ensure quick and easy access and will not result in any queuing along Rutherford Road. The Owner has provided a revised site plan which illustrates a stacking distance of 33 m from the Region right-of-way on Rutherford Road to the garage door of the underground parking garage and a 65 m sightline distance by recessing the stairs and planters for the end unit of Block 6 (Attachment 2). York Region has reviewed this revised plan and is satisfied with the 65 m sightline distance.

The Owner shall submit an updated Traffic Impact Study, Traffic Management Plan, Transportation Demand Management Plan (‘TDM’), and Construction Management Plan for any works undertaken on the regional roads, prior to the execution of the Regional and City Site Plan Agreements, to the satisfaction of York Region.

b) Grading and Servicing

The Owner proposes a sanitary sewer along Rutherford Road between the Subject Lands and Crimson Forest Drive. York Region acknowledges that discussions between the City and TRCA are required to determine the final location and alignment of the proposed sanitary sewer. The Owner will be required to obtain servicing allocation from the City.

The Owner is required to submit detailed reports/plans including all legal surveys, reference plans, civil drawings, wetland and woodlot compensation plan, landscape restoration plans, hydrogeological investigation plans, shoring, hoarding, Phase 1 and 2 Environmental Site Assessments (‘ESA’) and Reliance Letters, and dewatering plans prior to the execution of the Regional and City Site Plan Agreements to the satisfaction of York Region.

c) Landscaping and Streetscaping

The Owner will be required to document all existing trees within the regional right-of-way. Trees that are marked for removal will require compensation and/or replacement plantings. Any existing trees within the regional right-of-way shall be protected by hoarding and tree protection hoarding. All municipal walkways shall be free and clear of any encumbrances, and all above-ground utilities such as street lights shall be properly designed.

## **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.15.022 and Site Development File DA.15.022 in consideration of the Provincial Policies, Regional and Official Plan policies, the requirements of Zoning By-law 1-88, and the comments received from the public, Vaughan Council, the City Departments and external public agencies and the surrounding area context.

The Development Planning Department is satisfied that the proposed amendments to Zoning By-law 1-88 will permit a Development that is appropriate and compatible with the existing and permitted uses in the surrounding area and conforms to the Carrville Centre Secondary Plan. The Development is compact in built-form and is located within the Carrville Centre Secondary plan which permits the proposed building height and density. The Subject Lands are located within a built-up area and are located in proximity to a Regional Transit Priority Network (Rutherford Road), which has existing and planned transit facilities. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations of this report.

**For more information**, please contact: Natalie Wong, Senior Planner at extension 8866.

## **Attachments**

1. Location Map
2. Proposed Zoning & Site Plan
3. Landscape Plan
4. South Elevation
5. West Elevation
6. Typical Stacked and Back-to-Back Townhouse Block Elevations
7. Perspective Rendering

## **Prepared by**

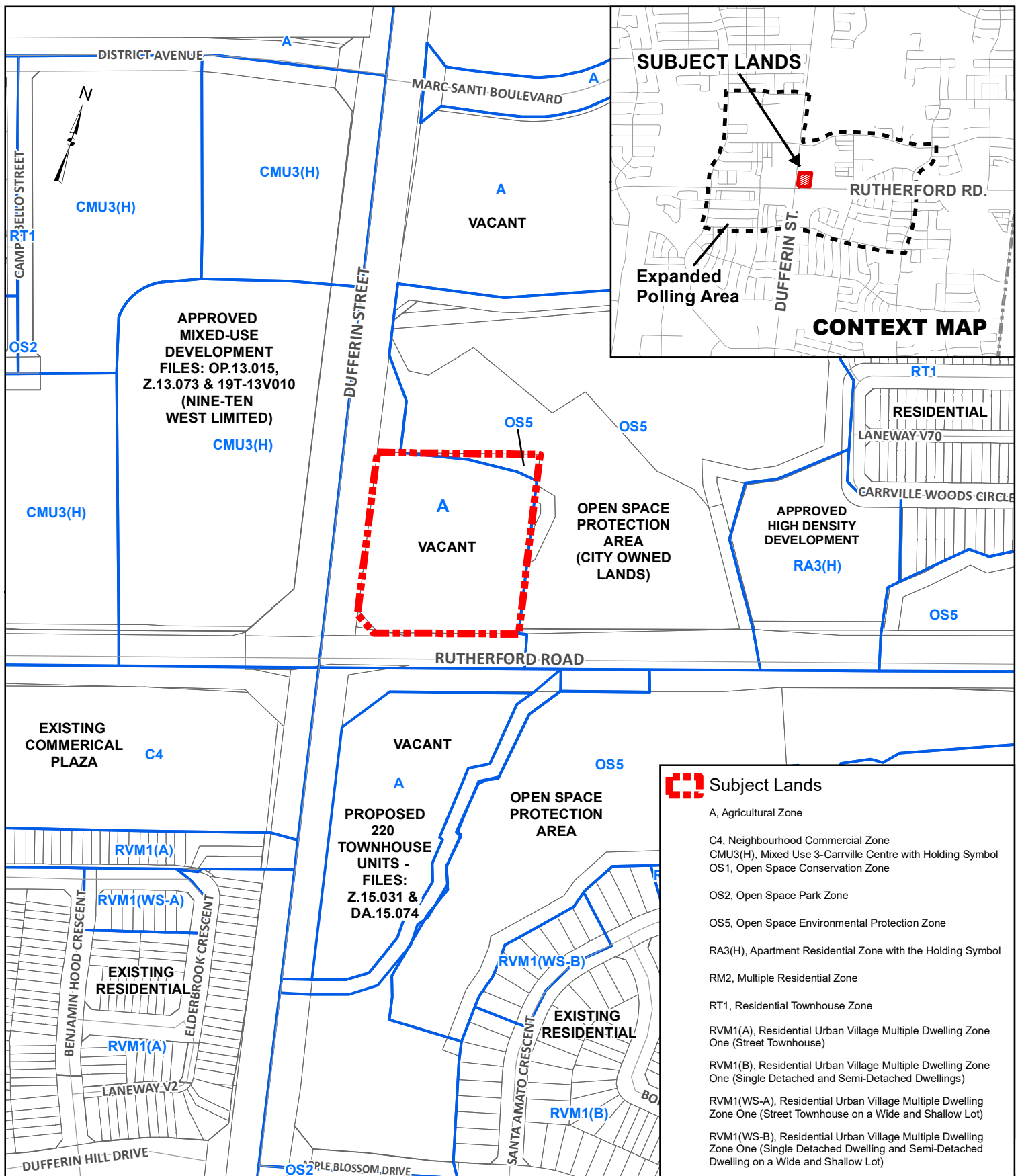
Natalie Wong, Senior Planner ext. 8866

Mark Antoine, Senior Planner ext. 8212

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Director of Development Planning ext. 8407

/LG



## Location Map

**Location:** 1176 Rutherford Road;  
Part of Lot 16, Concession 2

**Applicant:**  
Norstar Group of Companies



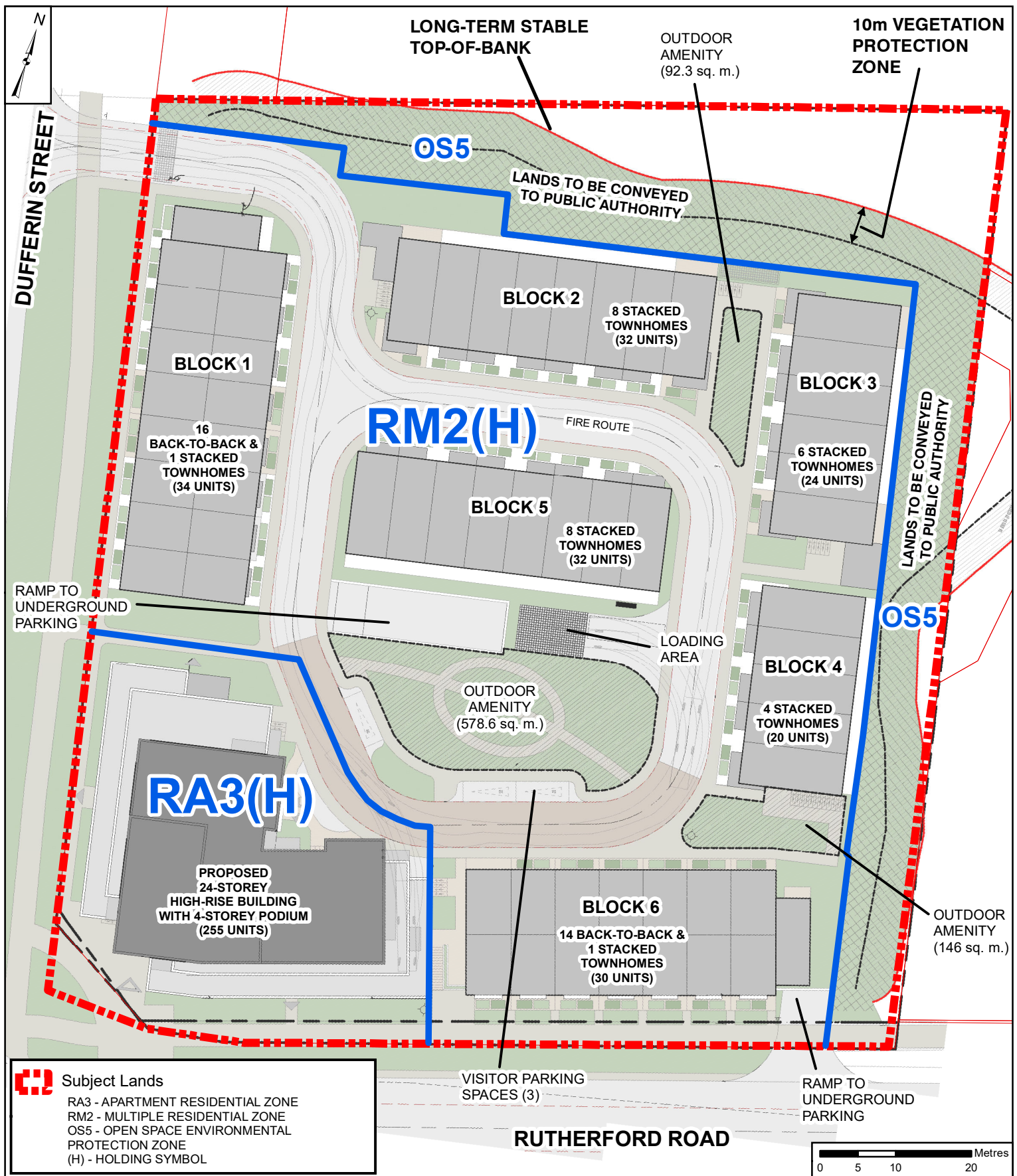
205

## Attachment

**FILE:** Z.15.023  
**RELATED FILE:** DA.15.022

**DATE:**  
September 17, 2019

1



## Proposed Zoning & Site Plan

**LOCATION:** 1176 Rutherford Road;  
Part Lot 16, Concession 2

**APPLICANT:**  
Norstar Group of Companies

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## Attachment

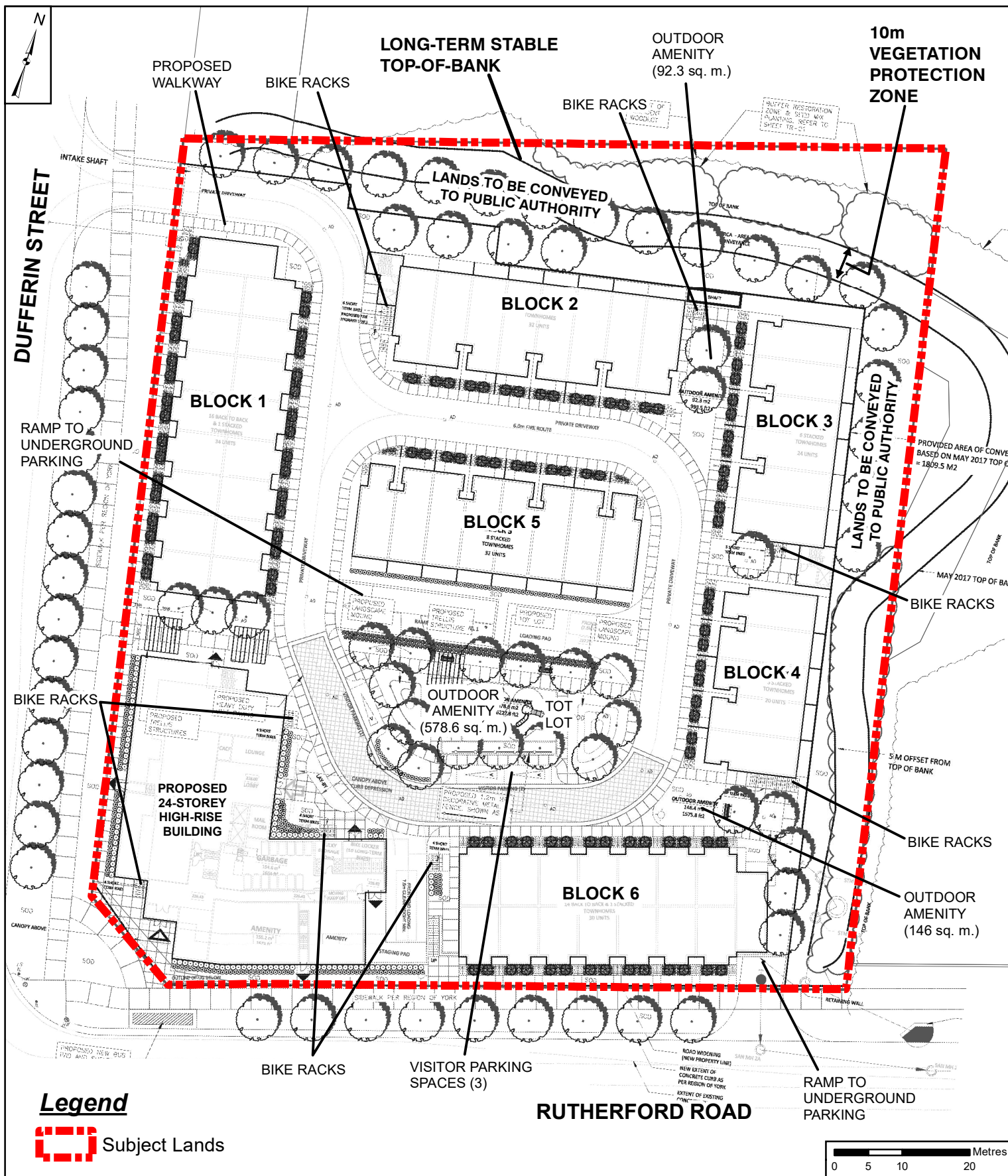
**FILE:** Z.15.023  
**RELATED FILE:** DA.15.022

**DATE:**  
September 17, 2019

**2**

Created on: 7/5/2019





# Landscape Plan

# Attachment

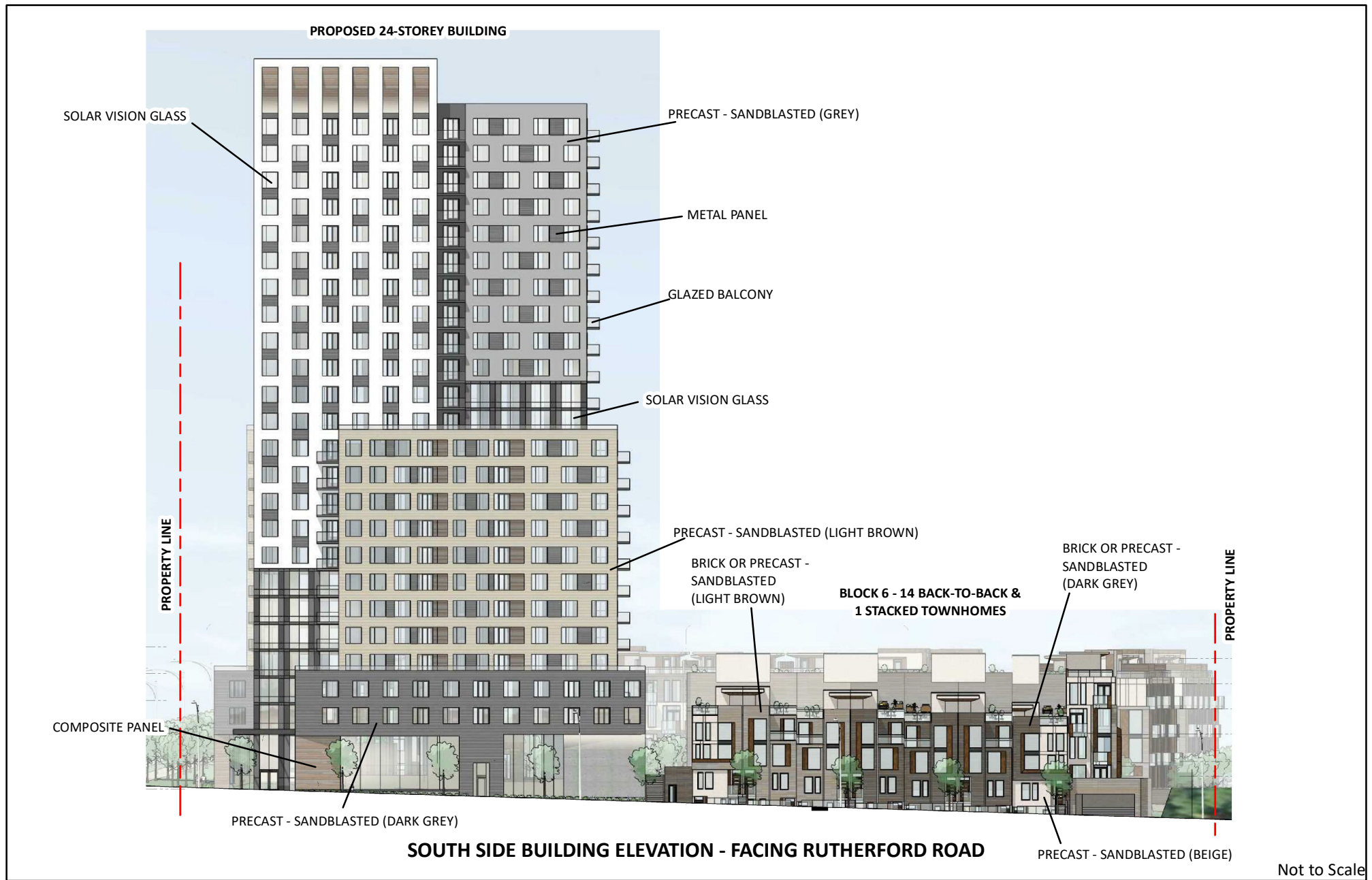
**LOCATION:** 1176 Rutheford Road;  
Part Lot 16, Concession 2

**APPLICANT:**  
Norstar Group of Companies



**FILE:** Z.15.023  
**RELATED FILE:** DA.15.022

**DATE:**  
September 17, 2019



## South Elevation

**LOCATION:** 1176 Rutherford Road;  
Part Lot 16, Concession 2

**APPLICANT:**  
Norstar Group of Companies

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## Attachment

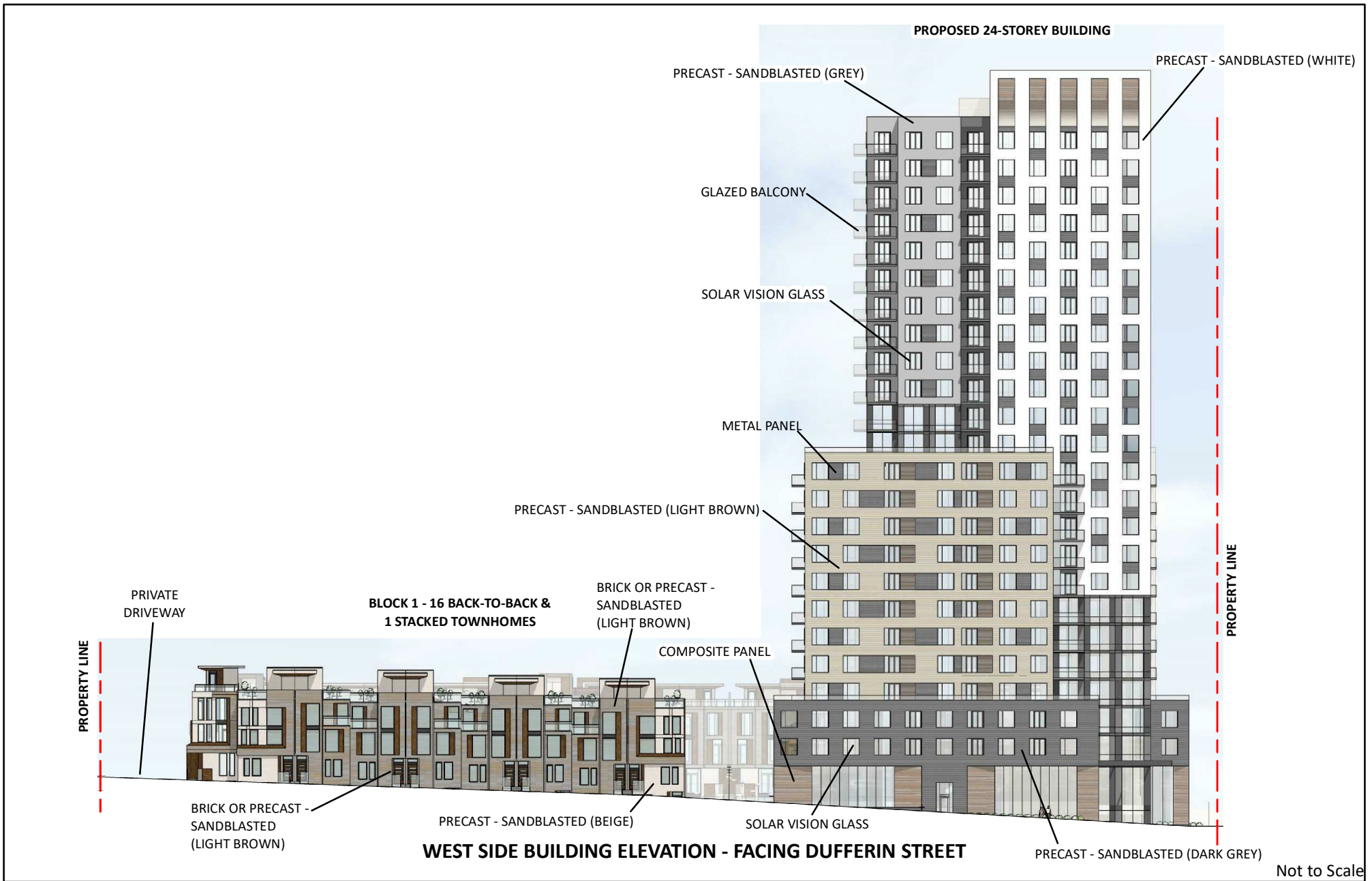
**FILE:** Z.15.023  
**RELATED FILE:** DA.15.022

**DATE:**  
September 17, 2019

4

Created on: 7/5/2019





## West Elevation

**LOCATION:** 1176 Rutherford Road;  
Part Lot 16, Concession 2

**APPLICANT:**  
Norstar Group of Companies

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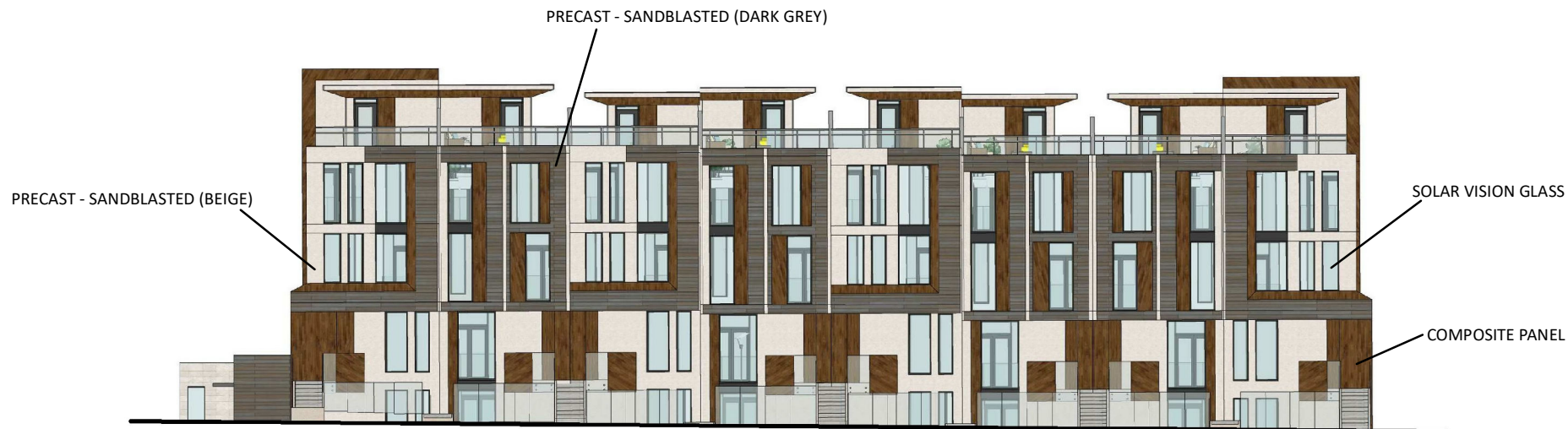
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**FILE:** Z.15.023  
**RELATED FILE:** DA.15.022

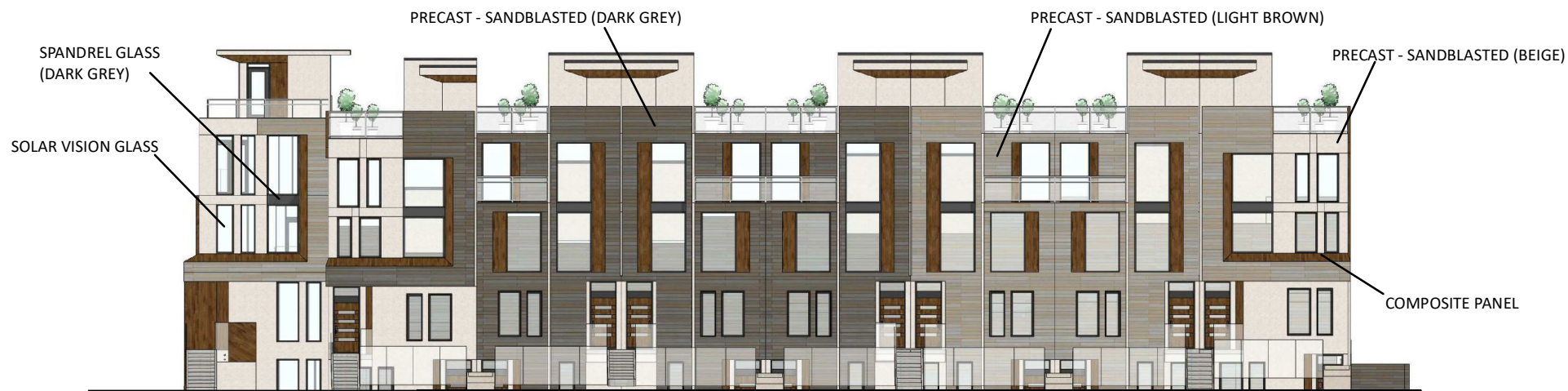
**DATE:**  
September 17, 2019

**5**

Created on: 7/5/2019



**TYPICAL STACKED TOWNHOUSE ELEVATION (BLOCK 2 - FACING SOUTH)**



**TYPICAL BACK-TO-BACK & STACKED TOWNHOUSE ELEVATION (BLOCK 6 - FACING NORTH)**

Not to Scale

## Typical Stacked and Back-to-Back Townhouse Block Elevations

**APPLICANT:** 1176 Rutherford Road;  
Norstar Group of Companies

**LOCATION:** Part Lot 16, Concession 2



**Attachment**

**FILE:** Z.15.023  
**RELATED FILE:** DA.15.022

**DATE:**  
September 17, 2019

**6**





PERSPECTIVE LOOKING NORTH-WEST

Not to Scale

## Perspective Rendering

**LOCATION:** 1176 Rutherford Road;  
Part Lot 16, Concession 2

**APPLICANT:**  
Norstar Group of Companies

Document Path: N:\GIS\_Archive\Attachments\Z\Z.15.023\Z.15.023\_Rendering.mxd



## Attachment

**FILE:** Z.15.023  
**RELATED FILE:** DA.15.022

**DATE:**  
September 17, 2019

Created on: 7/5/2019

7



## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 17, 2019

**WARD:** 5

**TITLE: KARTELLE 130 RACCO PARKWAY GP INC.  
SITE DEVELOPMENT FILE DA.18.006  
VICINITY OF DUFFERIN STREET AND HIGHWAY 407**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

**Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.18.006 for the Subject Lands shown on Attachment 1, to permit 2, 4-storey office buildings with ground floor commercial uses and a 3-storey above ground parking garage, as shown on Attachments 2 to 6.

**Report Highlights**

- The Owner seeks approval for 2, 4-storey office buildings with ground floor commercial uses, and a 3-storey above ground parking garage.
- The Development Planning Department supports the approval of the development, subject to the Recommendations of the report, as it conforms to the Vaughan Official Plan 2010, the proposed uses are permitted by Zoning By-law 1-88, and the development is compatible with the existing and planned uses in the surrounding area.

**Recommendations**

1. THAT Site Development File DA.18.006 (Kartelle 130 Racco Parkway GP Inc.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the Development Planning Department, to permit 2, 4-storey office buildings with ground floor commercial uses and a 3-storey above ground parking garage as shown on Attachments 2 to 6:
  - a) That prior to the execution of the Site Plan Agreement:

- i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations, photometric lighting plan and signage details;
- ii) the Owner shall pay the Development Engineering ('DE') Department Site Plan fee pursuant to the Fees and Charges By-law, as amended. If the fee is not paid in the calendar year in which it is calculated, the fee may be subject to increase in the next calendar year;
- iii) the Owner shall apply to the City's Environmental Services ('ES') Department of Public Works for temporary (construction) and permanent groundwater dewatering and enter into Discharge Agreement(s) as required with ES to the satisfaction of the City. Prior to filing a permanent dewatering application with ES, the Owner shall include the dewatering system as part of the overall site servicing design, complete with groundwater sampling port and flow monitoring device and shall be located on private property close to the property line and upstream of the storm control manhole. The design shall conform to City Standard(s) and applicable City By-law(s);
- iv) the Owner shall provide confirmation of a temporary (during the construction period) mutual parking agreement(s) for 50 parking spaces located on 200 Racco Parkway as identified in the Construction Phasing Plan, or provide a suitable alternative construction management measure to be approved by the Development Engineering Department to mitigate the potential lack of parking on the Subject Lands during construction activities. Should the mutual parking agreement(s) or alternative construction management measure result in a deficiency in the minimum parking requirements of Zoning By-law 1-88, the Owner shall successfully obtain approval of a Minor Variance Application for the lower parking requirement from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
- v) the DE Department shall approve the final site servicing and grading plan, erosion and sediment control plan, functional servicing/storm water management report, geotechnical report and hydrogeological report;
- vi) the Owner shall provide the DE Department with written confirmation that the construction and alignment of the shoring and retaining wall structures bounding the Subject Lands (including tie-backs) will not encroach the neighbouring properties, unless written

consent of the encroachment from the respective neighbouring property Owner(s) is obtained. Any written consent obtained shall be forwarded to the City for review and record prior to final approval;

- vii) the Owner shall satisfy all requirements of the Ministry of Transportation, including obtaining a Building and Land Use Permit; and
- viii) The Owner shall successfully obtain approval of a Minor Variance Application for the required site-specific zoning exceptions to Zoning By-law 1-88, as identified in this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.

## **Background**

The subject lands (the 'Subject Lands') are located east of Dufferin Street and south of Highway 407, municipally known as 130 Racco Parkway, as shown on Attachment 1. The Subject Lands are currently developed with a 2-storey, 9,138.8 m<sup>2</sup> gross floor area ('GFA') sports complex.

### ***A Site Development Application has been submitted to permit the proposed office buildings and above ground parking garage***

The Owner has submitted Site Development File DA.18.006 (the 'Application') to permit the proposed development (the 'Development'), as shown on Attachments 2 to 6, which consists of:

- a) 2, 4-storey office buildings with ground floor commercial uses, measuring 5,096 m<sup>2</sup> in GFA for 'Building A' and 2,646 m<sup>2</sup> in GFA for 'Building B';
- b) A 3-storey above ground parking garage with one level of underground parking ('Building C'), measuring 4,724 m<sup>2</sup> in GFA and containing 295 parking spaces; and
- c) 172 surface parking spaces, inclusive of 70 existing parking spaces that will be maintained and 102 new parking spaces.

## **Previous Reports/Authority**

N/A

## **Analysis and Options**

### ***The Development conforms to the Vaughan Official Plan 2010 ('VOP 2010')***

The Subject Lands are designated 'Employment Commercial Mixed-Use' by VOP 2010 with a maximum permitted building height of 4-storeys and a maximum floor space

Item 8

Page 3 of 10

index ('FSI') of 1.5 times the area of the lot. The Subject Lands are located along a 'Regional Intensification Corridor within Employment Areas'. The Employment Commercial Mixed-Use designation recognizes existing areas of predominantly commercial uses within the 'Employment Area' designation as shown on Schedule 1 – Urban Structure of VOP 2010, and allows for a range of commercial uses, including office and retail.

Regional Intensification Corridors are a major focus for intensification on lands adjacent to major transit routes. Regional Intensification Corridors within Employment Areas require a minimum of 30% of the total GFA of all uses to consist of uses other than retail.

The Development will intensify the Subject Lands and implement office and retail uses which are permitted by the Employment Commercial Mixed-Use designation. The proposed commercial uses on the ground floor of Buildings A and B will account for 19% of the total existing and proposed GFA on the Subject Lands, which conforms with the Regional Intensification Corridor Policies within Employment Areas. The Development conforms to the policies of VOP 2010.

***Exceptions to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned 'C1 Restricted Commercial Zone' by Zoning By-law 1-88, subject to site-specific Exception 9(1073), as shown on Attachment 1. The following site-specific exceptions to Zoning By-law 1-88 are required to permit the Development, which will be addressed through a future Minor Variance Application:

Table 1

	<b>Zoning By-law 1-88 Standards</b>	<b>C1 Restricted Commercial Zone Requirements, subject to Exception 9(1073)</b>	<b>Proposed Exceptions to the C1 Restricted Commercial Zone Requirements, subject to Exception 9(1073)</b>
a.	Minimum Front Yard Setback for Building 'B' (Caraway Drive)	9 m	5.2 m

	<b>Zoning By-law 1-88 Standards</b>	<b>C1 Restricted Commercial Zone Requirements, subject to Exception 9(1073)</b>	<b>Proposed Exceptions to the C1 Restricted Commercial Zone Requirements, subject to Exception 9(1073)</b>
b.	Minimum Exterior Side Yard Setback (Racco Parkway)	9 m	5.5 m for 'Building A' 5.3 m for 'Building B'
c.	Maximum Building Height for Buildings 'A' and 'B'	11 m	16.8 m
d.	Minimum Number of Parking Spaces	862	467
e.	Minimum Landscape Strip Width (Racco Parkway)	6 m along a lot line abutting a street line	5.5 m for 'Building A' 5.2 m for 'Building B'

The proposed 4-storey office buildings include at-grade commercial uses permitted by the C1 Restricted Commercial Zone, subject to site-specific Exception 9(1073), which interact with the street through pedestrian connections to the proposed sidewalk along Racco Parkway, while maintaining appropriate landscaping. Potential commercial uses that would be permitted at-grade include, but are not limited to, retail, personal service shop, service or repair shop, bank or financial institution, and business or professional office uses, within 1,935.5 m<sup>2</sup> of ground floor area between Buildings 'A' and 'B'. The proposed building height enables 4-storeys and intensification on the Subject Lands at an overall FSI of 0.85 times the area of the lot, which conforms to the policies of VOP 2010.

On March 31, 2005, the Vaughan Committee of Adjustment approved Minor Variance Application A043/05 to permit a minimum of 446 parking spaces on the Subject Lands, whereas 575 parking spaces were required by Zoning By-law 1-88 for the sports complex currently existing on the Subject Lands.

The Transportation Division of the Development Engineering ('DE') Department has reviewed the submitted Parking Justification Study prepared by LEA Consulting Ltd., dated December 3, 2018, and conclude that the proposed parking supply of 467 spaces



is sufficient to service the existing and proposed Development. The proposed parking is further discussed in the Development Engineering section of this report.

The Development Planning Department is satisfied that the above noted variances are minor in nature, maintain the general intent and purpose of the Official Plan and Zoning By-law, and are desirable for the appropriate development of the land.

Should Council approve Site Development File DA.18.006, the Owner will be required to successfully obtain approval of a Minor Variance Application for the required exceptions to Zoning By-law 1-88, from the Committee of Adjustment. The Committee's decision shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

***The Development Planning Department supports the Development, subject to the comments and conditions in this report***

The Development consists of 2, 4-storey office buildings with ground floor commercial uses. The office buildings measure 5,096 m<sup>2</sup> in GFA for Building 'A' and 2,646 m<sup>2</sup> in GFA for Building 'B', as shown on Attachment 2. A 3-storey above ground parking garage with an underground level and roof deck parking measuring 2,646 m<sup>2</sup> in GFA (Building 'C') is also proposed that will provide 295 parking spaces. 172 surface parking spaces will also be provided, comprising of 70 existing parking spaces that will be maintained (not inclusive of the 72 parking spaces existing within the MTO 14 m setback from the Highway 407) and 102 new parking spaces. 25 parking spaces are designated for carpooling.

The Subject Lands are developed with 3 driveways, two along Racco Parkway and one along Caraway Drive (shown on Attachment 2). The existing south access along Racco Parkway is proposed to be shifted slightly north to align with the new parking area. The Subject Lands are located within close proximity of York Region Transit ('YRT') Bus Route 105 which is accessible at the intersection of Dufferin Street and Caraway Drive. Existing sidewalks are available on one side of Racco Parkway and Caraway Drive which currently provide pedestrian connectivity to the site. Signed bike lanes are also provided on the east side of Dufferin Street which improves cycling connectivity to the site.

The proposed building elevations shown on Attachments 4 to 6 consist of precast concrete, double glazed panel windows and aluminum spandrel panels for Buildings 'A' and 'B', and precast concrete, aluminum screen panel and false window glazing panel for Building 'C'.

The Development Planning Department is satisfied with the Development, which is compatible with the surrounding land uses, and must approve the final site plan, building elevations and landscape plan. A condition to this effect is included in the Recommendations of this report.



***The Development Engineering Department has no objections to the Development, subject to the comments and conditions in this report***

The Development Engineering Department ('DE') has no objection to the Development, subject to the Recommendations of this report. The Owner is required to pay the DE Site Plan fee and address all remaining comments associated with the Application. The DE Department shall approve the final site servicing and grading plan, erosion and sediment control plan, functional servicing/ storm water management report, geotechnical report and hydrogeological report.

As a result of the underground parking level construction, the Owner shall apply to the City's Environmental Services ('ES') Department for temporary (construction) and permanent groundwater dewatering and enter into a Discharge Agreement with the City. A condition to this effect is included in the Recommendations of this report.

**Municipal Servicing**

130 Racco Parkway has been pre-serviced with sanitary, water and stormwater service connections from the existing municipal watermain and sewers located within Racco Parkway. Internal private servicing is proposed to be reconfigured as noted below:

a) Sanitary Servicing

Sanitary servicing is existing for the Subject Lands via connection from the existing sanitary sewer along Racco Parkway to an existing sanitary control manhole at the property line. Internal sanitary servicing within the Subject Lands are proposed to be reconfigured to accommodate Buildings 'A', 'B' and 'C' as part of this development application.

b) Water Servicing

Water servicing is existing for the Subject Lands via connection from the existing watermain along Racco Parkway to an existing valve chamber and valve & box (fire & domestic). Internal water servicing within the Subject Lands are proposed to be reconfigured to accommodate Buildings 'A', 'B' and 'C' as part of this development application including the addition of a meter and backflow chamber as per City Standards near the property line. Furthermore, internal fire hydrants are proposed to provide adequate fire coverage for the existing and proposed buildings.

c) Stormwater Servicing

Stormwater servicing is existing for the Subject Lands via connection from the existing storm sewer along Racco Parkway to an existing storm control manhole at the property line. Internal stormwater servicing within the Subject Lands are proposed to be reconfigured to accommodate Buildings 'A', 'B' and 'C' as part of this development application complete with appropriate stormwater

quantity controls (orifice tube). Stormwater quality remains to be treated via the existing downstream stormwater management pond.

### Parking

The Development would increase the required parking on the Subject Lands to 862 spaces, whereas 467 parking spaces are currently proposed. The Owner has submitted a Parking Justification Study prepared by LEA Consulting Ltd., dated December 3, 2018. The Parking Justification Study concludes that the existing and proposed Development on the Subject Lands would have a peak parking demand of 440 parking spaces on weekdays and 403 parking spaces on weekends, which will be accommodated by the proposed 467 parking spaces between surface parking and the parking garage. An additional 72 parking spaces exist on the Subject Lands within the Ministry of Transportation Ontario ('MTO') 14 m setback from the Highway 407 on-ramp and stormwater management pond, which can be utilized but are not included in the overall parking supply.

The Transportation Division of the DE Department has reviewed the Parking Justification Study and conclude that the proposed parking supply of 467 spaces is sufficient to service the existing and proposed Development on the Subject Lands. The Owner prepared a Construction Phasing Plan, submitted July 4, 2019, for the proposed Development to identify how parking demand will be managed on-site to ensure the provision of adequate parking is provided for the existing uses during construction, including the temporary usage of 50 parking spaces located on 200 Racco Parkway, directly north of the Subject Lands. The Owner shall provide confirmation of a temporary mutual parking agreement(s) for 50 parking spaces with the Owner of 200 Racco Parkway, as identified in the Construction Phasing Plan to the satisfaction of the DE Department. Should the temporary use of 50 parking spaces on 200 Racco Parkway result in a parking deficiency in the minimum parking requirements of Zoning By-law 1-88, the Owner shall successfully obtain approval of a Minor Variance Application for the lower parking requirement from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee. The DE Department shall approve any alternative construction management measure to the above. A condition to this effect is included in the Recommendations of this report.

### ***The Financial Planning and Development Finance Department has advised that Development Charges are required***

The Owner will be required to pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. A clause for the payment of Development charges will be included as a standard condition in the Site Plan Agreement.

***The Real Estate Department has advised that no further Cash-in-Lieu of the Dedication of Parkland is required***

The Cash-in-Lieu of the Dedication of Parkland requirements under Section 51 of the *Planning Act* have been previously satisfied through Registered Plan 65M-3135. As such, no further Cash-in-lieu is required.

***The Environmental Services Department is satisfied with the Development***

The Waste Management Division of the Environmental Services Department is satisfied with the Development. The waste rooms will be located internal to the buildings and are designed in accordance with the City of Vaughan Waste Collection Design Standards. The waste collection methods for the existing sports complex will remain unchanged.

***The Subject Lands are located within the MTO Permit Control Area***

The Subject Lands abut an MTO owned stormwater management pond to the north and a Highway 407 on-ramp to the west, as shown on Attachment 1. The Subject Lands are located within the MTO Permit Control Area. As a result, an MTO Building and Land Use Permit is required prior to the commencement of any on-site construction and execution of a site plan agreement. A condition to this effect has been included in the Recommendations of this report. As noted above, the 72 existing parking spaces within the MTO setback of Highway 407 are not included in the required parking calculations for the Subject Lands.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

The York Region Community Planning and Development Services Department has no comment or objection to the Development.

**Conclusion**

The Application has been reviewed in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Development conforms to VOP 2010, the proposed and existing uses are permitted by Zoning By-law 1-88, and the Development is considered compatible with the surrounding land uses. Variances to Zoning By-law 1-88 are required to permit the Development, which are subject to approval by the Committee of Adjustment. Accordingly, the Development Planning Department can support the approval of the Site Development File DA.18.006, subject to the Recommendations in this report.

**For more information**, please contact: Chris Cosentino, Planner, at extension 8215.

**Attachments**

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevations – Building “A”
5. Elevations – Building “B”
6. Elevations – Building “C”

**Prepared by**

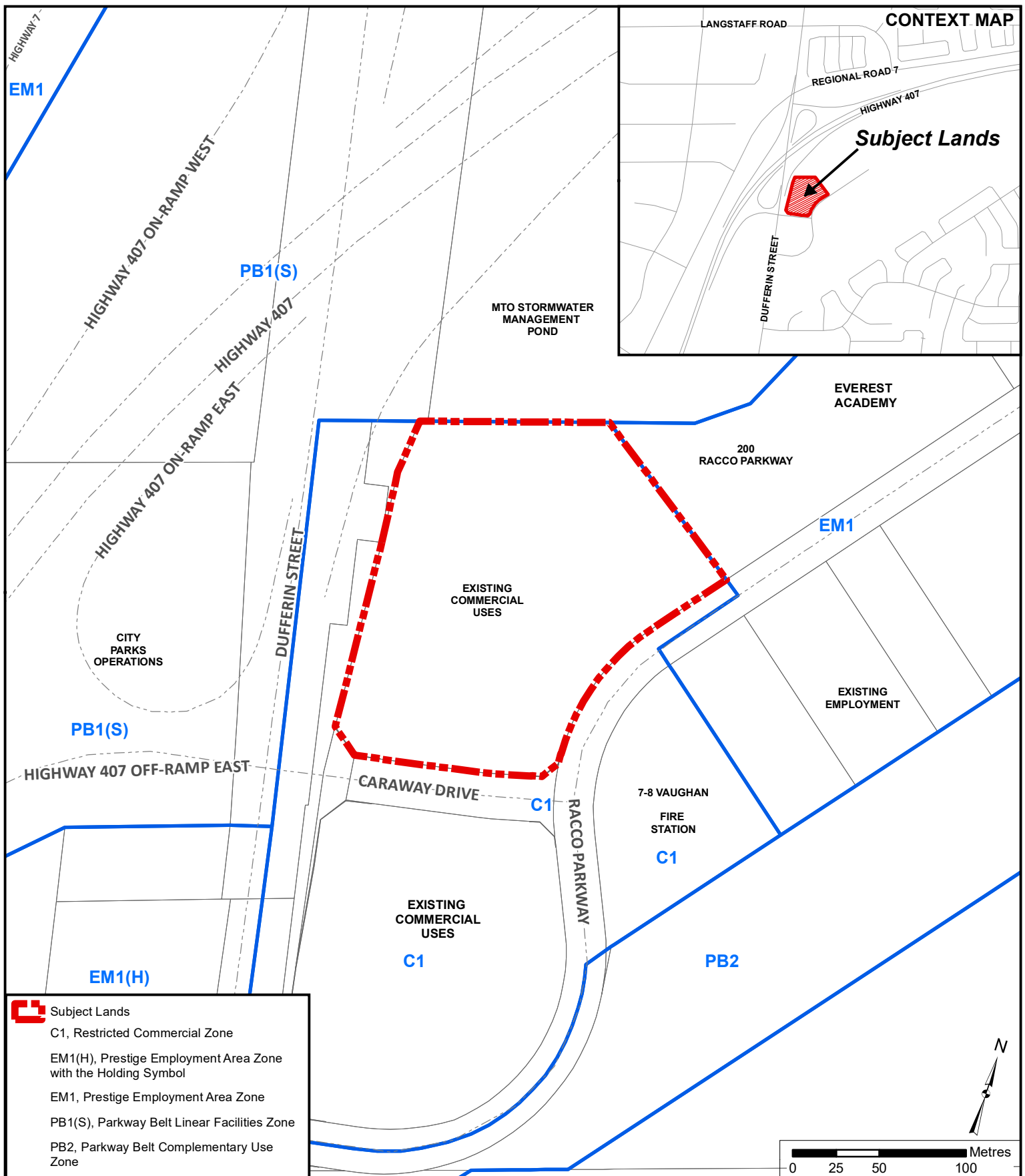
Chris Cosentino, Planner, extension 8215

Mary Caputo, Senior Planner, extension 8635

Nancy Tuckett, Senior Manager of Development Planning, extension 8529

Mauro Peverini, Director of Development Planning, extension 8407

/LG



## Location Map

**LOCATION:**  
Part Lot 8, Concession 2; 130 Racco Parkway

**APPLICANT:**  
Kartelle 130 Racco Parkway GP Inc.

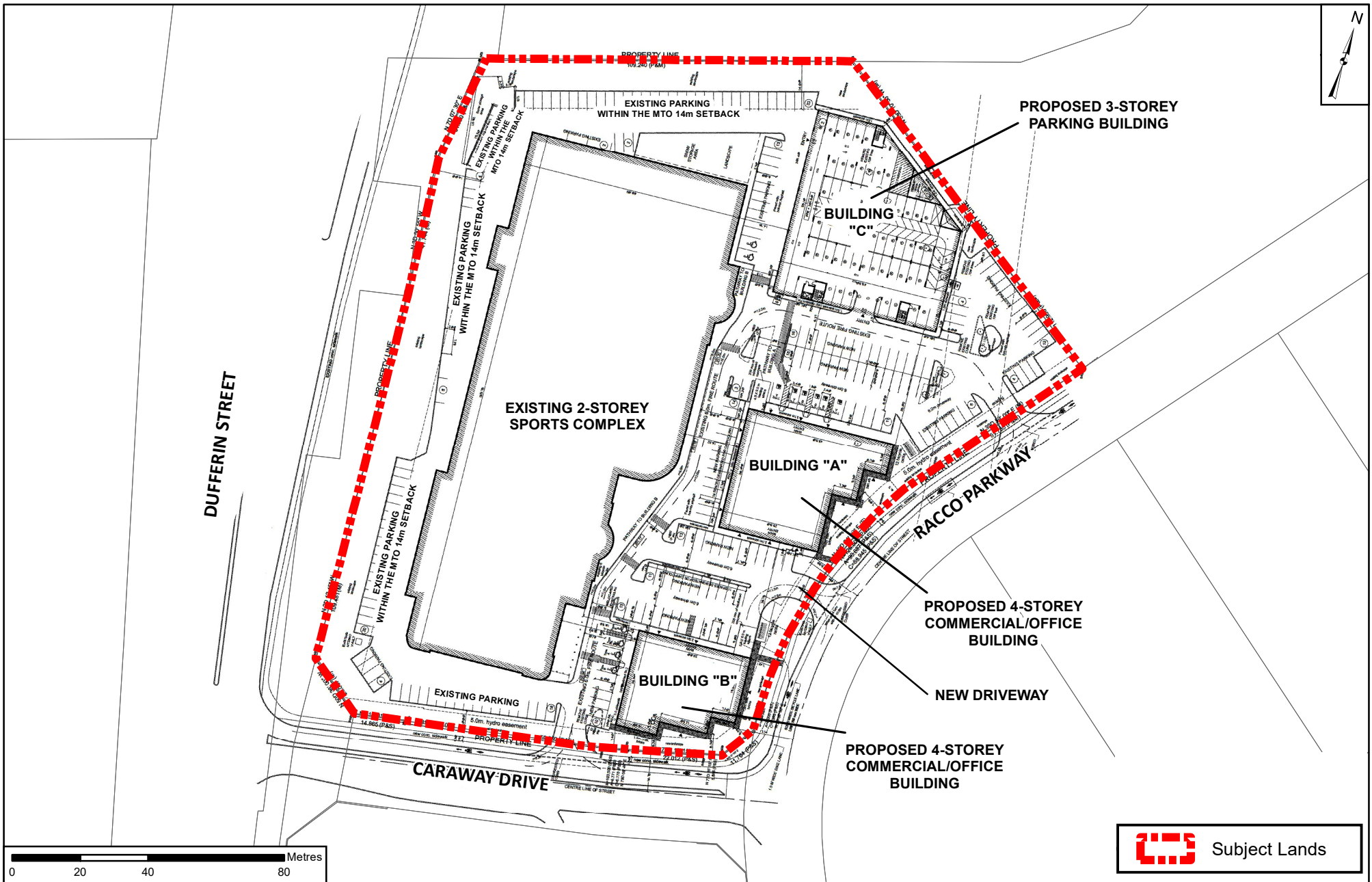


## Attachment

**FILE:**  
DA.18.006

**DATE:**  
September 17, 2019

1



## Site Plan

**LOCATION:**  
Part Lot 8, Concession 2; 130 Racco Parkway

**APPLICANT:**  
Kartelle 130 Racco Parkway GP Inc.

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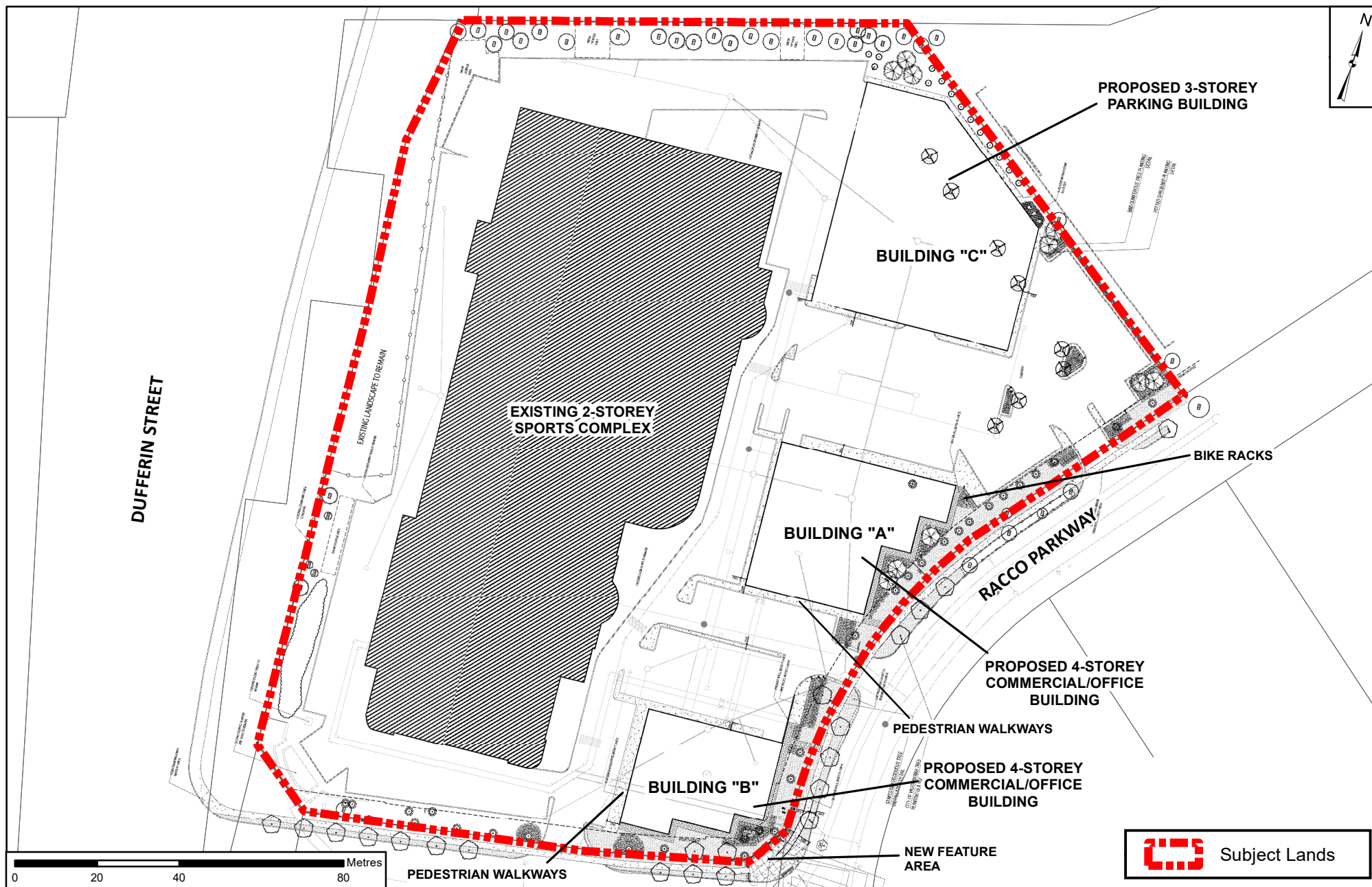
## Attachment

**FILE:**  
DA.18.006

**DATE:**  
September 17, 2019

**2**



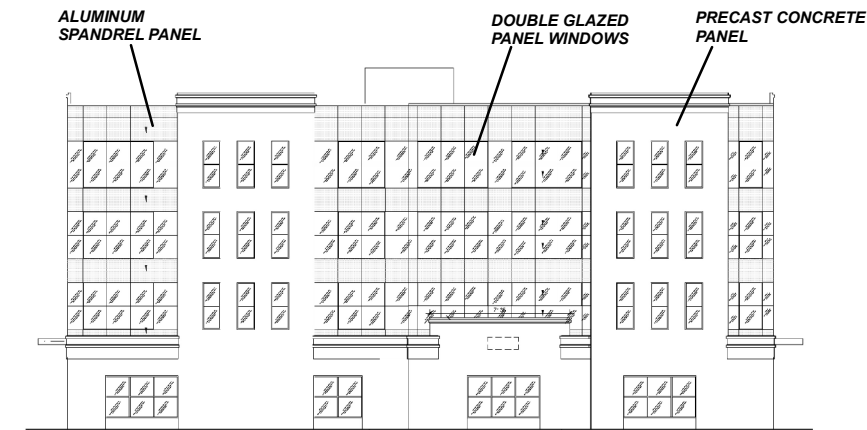


## Landscape Plan

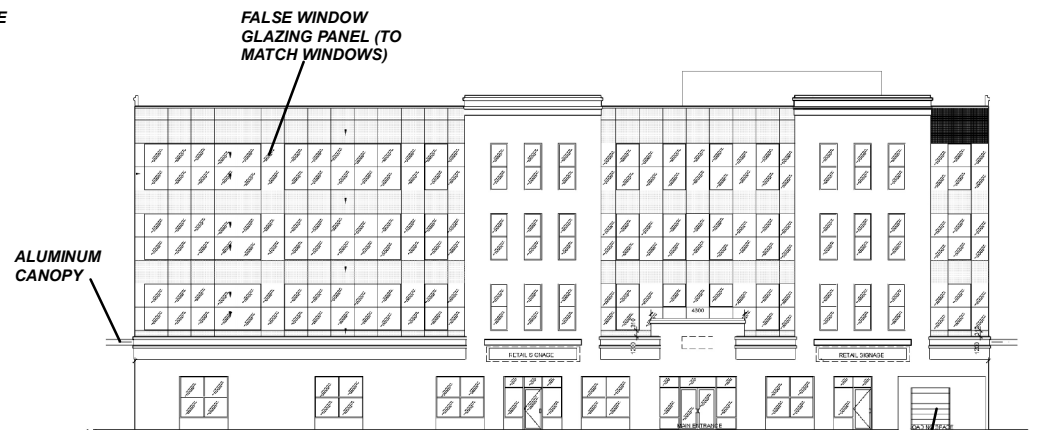
**LOCATION:**  
Part Lot 8, Concession 2

**APPLICANT:**  
Kartelle 130 Racco Parkway GP Inc.

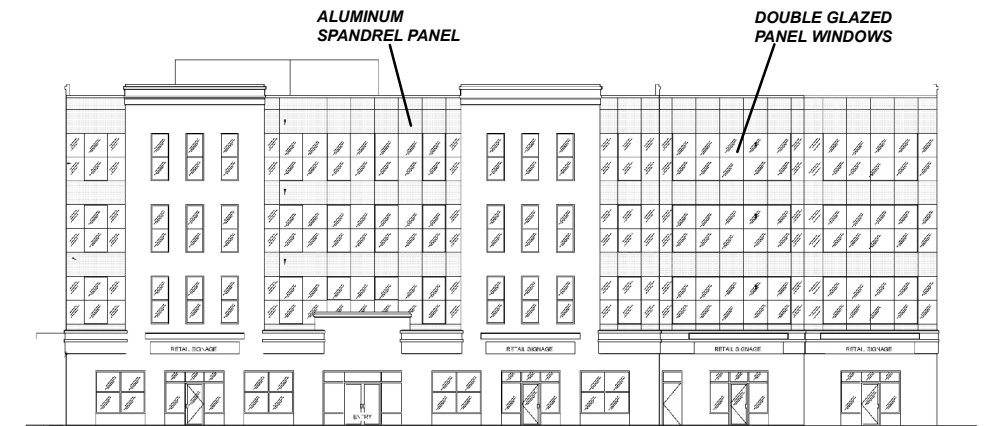
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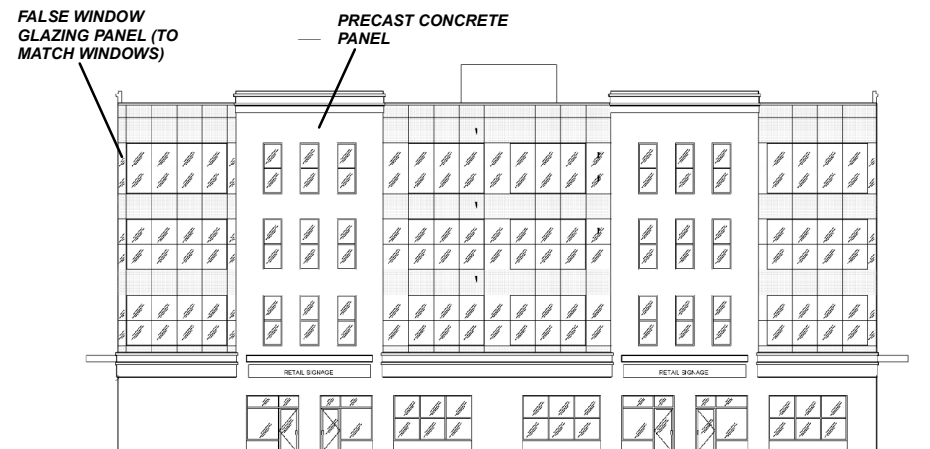
**EAST ELEVATION - FACING RACCO PARKWAY**



**NORTH (FRONT) ELEVATION**



**SOUTH (REAR) ELEVATION**



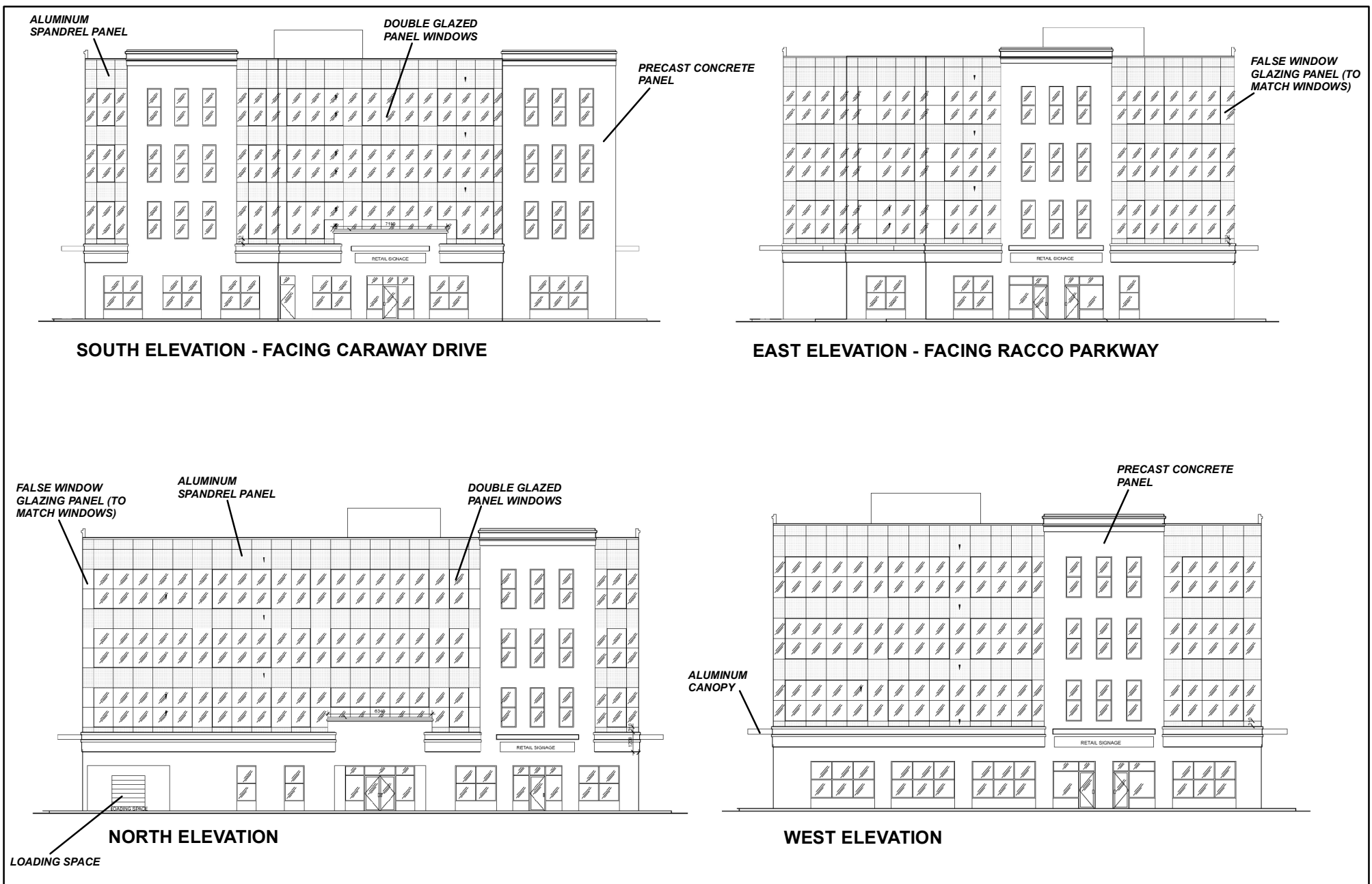
**WEST ELEVATION**

## Elevations - Building "A"

**LOCATION:**  
Part Lot 8, Concession 2; 130 Racco Parkway

**APPLICANT:**  
Kartelle 130 Racco Parkway GP Inc.



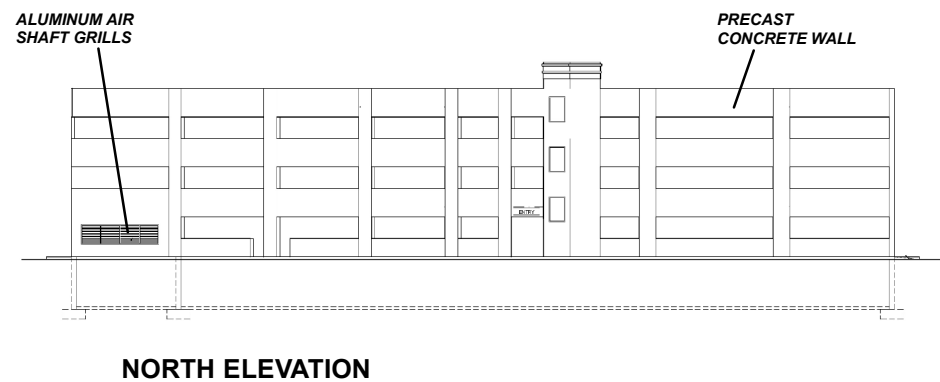
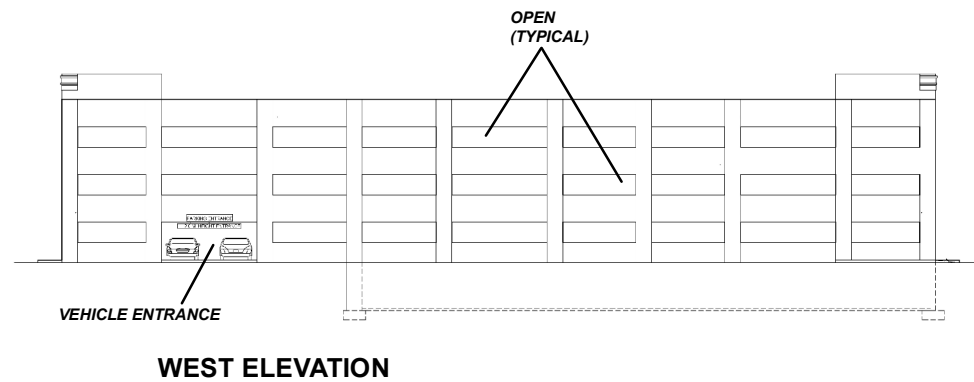
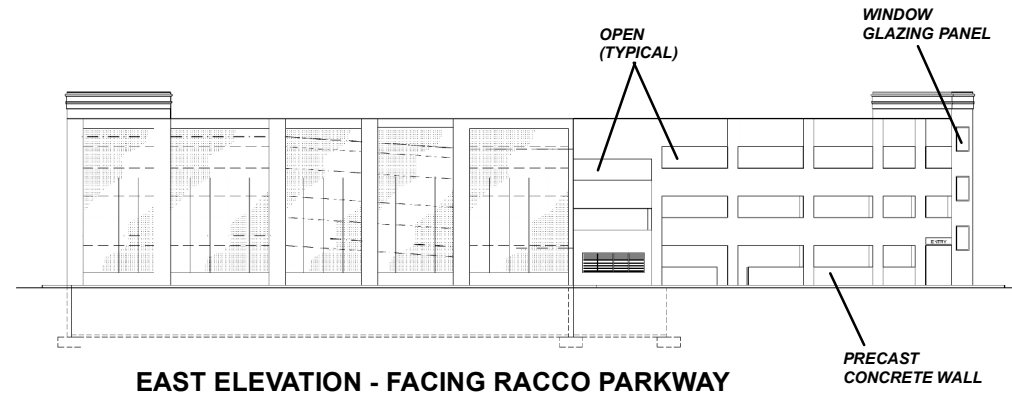
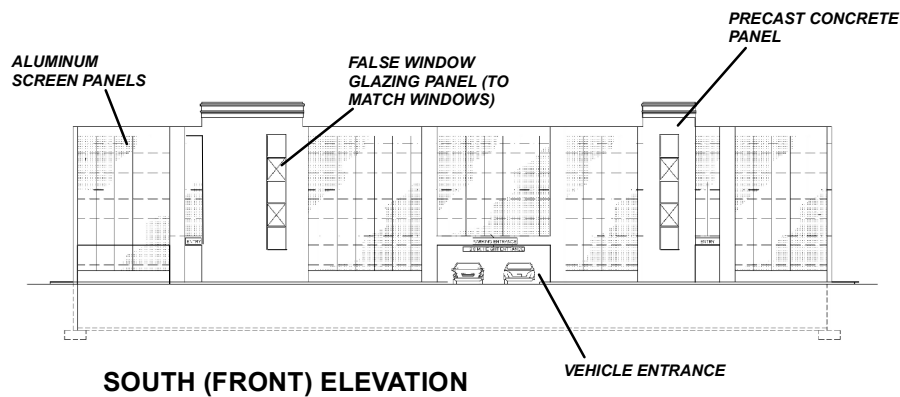


## Elevations - Building "B"

**LOCATION:**  
Part Lot 8, Concession 2; 130 Racco Parkway

**APPLICANT:**  
Kartelle 130 Racco Parkway GP Inc.

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## Elevations - Building "C"

**LOCATION:**  
Part Lot 8, Concession 2; 130 Racco Parkway

**APPLICANT:**  
Kartelle 130 Racco Parkway GP Inc.

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## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 17, 2019

**WARD:** 1

**TITLE: LAURIER HARBOUR (KEELE) INC.  
SITE DEVELOPMENT FILE DA.16.116  
VICINITY OF KEELE STREET AND CROMWELL ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

### **Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.16.116 for the Subject Lands shown on Attachment 1 to permit the development of eight (8) semi-detached dwellings and nine (9) townhouse dwellings accessed by a condominium private road, as shown on Attachments 2 to 7.

### **Report Highlights**

- The Owner seeks approval for eight (8) semi-detached dwellings and nine (9) townhouse dwellings accessed by a condominium private road.
- The Local Planning Appeal Tribunal approved Official Plan Amendment File OP.15.008, and approved Zoning By-law Amendment File Z.15.034 and Draft Plan of Subdivision File 19T-15V014, subject to conditions, to permit the proposed development.
- The Development Planning Department supports approval of the proposed development, subject to the Recommendations in this report, as it conforms to the Vaughan Official Plan 2010 and is a permitted use by Zoning By-law 1-88 through the approved decision by the Local Planning Appeal Tribunal.

### **Recommendations**

1. THAT Site Development File DA.16.116 (Laurier Harbour (Keele) Inc.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of eight (8) semi-detached dwellings and nine (9) townhouse dwellings accessed by a private road, as shown on Attachments 2 to 7:
  - a) That prior to the execution of the Site Plan Agreement:

- i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
- ii) the Development Engineering Department shall approve the final grading plan, erosion and sediment control plan, site servicing plan, and functional servicing and stormwater management report;
- iii) the Owner shall enter into a Development Agreement or make alternative arrangements for the construction of any external servicing, all to the satisfaction of the Development Engineering Department;
- iv) the final implementing Zoning By-law for Zoning By-law Amendment File Z.15.034 shall be approved by the Local Planning Appeal Tribunal ('LPAT') in accordance with the LPAT Decision dated February 26, 2019 (File No. PL170640);
- v) the Conditions of Subdivision Approval for Draft Plan of Subdivision File 19T-15V014 shall be satisfied and the final plan shall be registered on title;
- vi) the Owner shall enter into a Tree Protection Agreement with the City in accordance with the Council adopted Tree By-law 052-2018, and upon finalization of the landscape plan, shall quantify the value of tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City;
- vii) the Owner shall satisfy all requirements of the Parks Planning Department;
- viii) The Owner shall provide the City with a Letter of Credit in the amount of \$10,000 which represents the complete costs to grade, sod and plant/restore any disturbed portion(s) of the Frank Robson Park site as a result of the development of the Subject Lands. Portions or the total sum of the Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted grading/restoration works on the Park;
- ix) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division; and
- x) the Owner shall satisfy all requirements of York Region.

2. The Site Plan Agreement shall include the following clauses:

- i) “Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately.”;
- ii) “If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”;
- iii) “The Owner agrees to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Stormwater Management Report, prepared by Husson Engineering and dated June 2019.”;
- iv) “The Owner shall agree that no construction work, including but not limited to tree cutting, grading or filling, will occur on City property until the Owner has obtained written permission from the City.”;
- v) “The Owner shall notify the City seven (7) days in advance of commencing works within Frank Robson Park in order to obtain written permission. The Owner shall coordinate a site meeting with Parks Planning and Transportation, Parks and Forestry Operations Departments along with the General Contractor to review site conditions prior to commencement of any work on the Park or within any works which may impact the Park site (e.g. grading, erection of retaining walls etc.).”; and
- vi) “The following warning clauses are to be placed within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting the City neighbourhood park (Frank Robson Park):
  - a) “Purchasers and/or tenants are advised that the lot abuts a neighborhood park and that lighting and noise should be expected from the use of the park for recreation purposes. A 2.5 m high fence is to be constructed on the lot abutting the

park block boundary with all fencing material, including foundations, wholly on the lot as per to delineate the boundary of the park, and to screen the yard amenity area on the lot. This fence is required as the lot abuts a Park with an active recreational facility (baseball).”; and

- b) "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to Frank Robson Park is prohibited.””

- 3. THAT Site Development File DA.16.116 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 17 residential units (55 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.

### **Background**

The 0.33 ha subject lands (the ‘Subject Lands’) shown on Attachment 1 are located on the west side of Keele Street, north of Cromwell Road, and are municipally known as 9560 and 9570 Keele Street. Two (2) single detached dwellings occupy the Subject Lands and are proposed to be demolished to facilitate the proposed development.

### ***A Site Development Application has been submitted to permit the proposed development***

The Owner has submitted Site Development File DA.16.116 (the ‘Application’) for the Subject Lands to permit eight (8) semi-detached dwellings and nine (9) townhouse dwellings accessed by a private road, together with four (4) visitor parking spaces (the ‘Development’), as shown on Attachments 2 to 7.

### ***On February 26, 2019, the Local Planning Appeal Tribunal approved the land use to permit the Development***

The Owner, on December 17, 2015, submitted Official Plan Amendment File OP.15.008, Zoning By-law Amendment File Z.15.034 and Draft Plan of Subdivision File 19T-15V014 to permit the development of 19 townhouse units over three blocks accessed by a private condominium road. On December 22, 2016, the Owner submitted the Site Development File DA.16.116 in addition to the existing development applications to facilitate site plan approval of the Development. The Owner revised the proposed development on December 17, 2018, to permit eight (8) semi-detached dwellings and nine (9) townhouse dwellings accessed by a private condominium road, as shown on Attachments 2 to 7.

The Owner, on April 24, 2018, appealed the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications (the 'Appealed Applications') to the Local Planning Appeal Tribunal ('LPAT') under Subsections 22(7), 34(11) and 51(34), respectively, of the *Planning Act*. The appeal was the result of the failure of the City to make a decision on the Appealed Applications within the timeframes of the *Planning Act*. The Owner has not appealed the Application (Site Development File DA.16.116) to the LPAT.

A one-day LPAT hearing (Case No. PL170640) for the Appealed Applications commenced on February 11, 2019. The LPAT, on February 26, 2019, issued a decision (the 'LPAT Decision') on the Appealed Applications, approving the following:

- Official Plan Amendment File OP.15.008, thereby adding site-specific Policy 13.44 in Volume 2 of Vaughan Official Plan 2010 ('OPA 36') to permit 8 semi-detached dwellings and 9 townhouse dwellings
- Zoning By-law Amendment File Z.15.034, with final approval of the implementing Zoning By-law by the LPAT being withheld until such time that a site plan has been finalized and the parties (i.e. the City and Owner) provide the LPAT with a final form of the implementing zoning by-law
- Draft Plan of Subdivision File 19T-15V014, with final approval by the LPAT being withheld until such time that a final version of the Draft Plan of Subdivision Conditions is provided to the LPAT

The LPAT Decision also required the Owner to incorporate fenestration techniques for the north side of Block 1, as shown on Attachment 3, to reduce the potential for overlook into the rear yard of the abutting property located north of the Subject Lands (9580 Keele Street). The Owner has incorporated fenestration techniques by providing additional landscape along the north property line and frosted glass on the north elevation of the unit in Block 1, as shown on Attachments 4 and 6.

### **Previous Reports/Authority**

[Item 1, Report No. 22 of the Committee of the Whole \(Public Hearing\), May 3, 2016](#)

[Item 1 of the Heritage Vaughan Committee, October 17, 2018](#)

[Local Planning Appeal Tribunal, Decision PL170640, February 26, 2019](#)

### **Analysis and Options**

#### ***The Development Conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region and encourages compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types.

The Subject Lands are designated “Urban Area” on Map 1 - “Regional Structure” of YROP. Keele Street is identified as a “Regional Transit Priority Network” on Map 11 - “Transit Network” of YROP. The “Urban Area” designation permits a range of residential, industrial, commercial and institutional uses, and encourages a balance of residential and employment uses throughout the Region to improve working and living in proximity to each other.

The Subject Lands are located on Keele Street being a Regional Transit Priority Network and located within a residential area and will efficiently utilize existing lands within the Urban Area. The Application conforms to the policies of the YROP.

***The Development Conforms to Vaughan Official Plan 2010***

The Subject Lands are located within a “Community Area” on Schedule 1 “Urban Structure” of Vaughan Official Plan 2010 (‘VOP 2010’). Community Areas consist of predominantly low-rise housing forms with limited intensification. The Subject Lands are not identified on Schedule 1B “Vaughan’s Established Large-Lot Neighborhoods” of VOP 2010.

The Subject Lands are designated “Low-Rise Residential” on Schedule 13 “Land Use” of VOP 2010, and subject to site-specific Policy 13.44 in Section 13, Volume 2, of VOP 2010, as approved by the LPAT Decision through OPA 36. Section 13.44.1.2 of VOP 2010 permits nine (9) townhouse units and eight (8) semi-detached units on the Subject Lands. The Development includes a low-rise housing form consistent with the Community Area policies and is permitted in accordance with Section 13.44.1.2 of VOP 2010. The Development conforms to VOP 2010.

***The Development was approved by the Heritage Vaughan Committee***

The Subject Lands are located within the “Residential Village Area” of the Maple Heritage Conservation District Plan (‘MHCDP’) and are protected under Part V of the *Ontario Heritage Act*. The Development was considered by the Heritage Vaughan Committee on October 17, 2018. The Cultural Heritage Division of the Development Planning Department provided recommendations to demolish the existing detached dwellings located on the Subject Lands and to approve the Development, subject to conditions. The recommendations identified in the October 17, 2019, Heritage Vaughan Report were approved by Vaughan Council on December 12, 2018.

***The Development Complies with Zoning By-law 1-88, as conditionally approved by the LPAT Decision***

The Subject Lands are zoned “R1 Residential Zone” by Zoning By-law 1-88. The LPAT Decision conditionally approved the rezoning of the Subject Lands to “RT1 Residential Townhouse Zone”, with site-specific zoning exceptions for lot standards, building height, permitted uses, and frontage onto a private street, in order to implement the Development shown on Attachments 2 to 7. Approval of the implementing Zoning By-law by the LPAT is being withheld until such time that a site plan has been finalized and



the parties (i.e. the City and Owner) provide the LPAT with a final form of the implementing zoning by-law.

The final implementing Zoning By-law for Zoning By-law Amendment File Z.15.034 shall be approved by the LPAT in accordance with the LPAT Decision dated February 26, 2019 (File PL170640) prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

***Draft Plan of Subdivision Approval was granted by the LPAT for the creation of one development block to implement the Development***

Draft Plan of Subdivision File 19T-15V014 was approved by the LPAT Decision in the manner shown on Attachment 2 for the purpose of creating one residential development Block ("Block 1") to implement the Development, and one block to be conveyed to York Region for road widening purposes ("Block 2") ('Draft Plan'). Prior to the execution of the Site Plan Agreement, the Owner is required to satisfy all conditions of Draft Plan of Subdivision Approval and the final Draft Plan shall be registered on title. A condition to this effect is included in the Recommendations of this report.

***Draft Plan of Condominium and Part Lot Control Applications are required to implement the Development***

Should the Application be approved, a Draft Plan of Condominium application is required to establish the proposed condominium tenure and common elements of the Development, and to secure appropriate conditions of draft plan of condominium approval.

Should the Application be approved, a Part Lot Control Application will be required to create individual lots tied to the common element condominium ("Parcels of Tied Land") for future ownership.

***The Development Planning Department supports the Development, subject to the Recommendations in this Report***

Site Plan

The Development shown on Attachments 2 to 7 consists of eight (8) semi-detached units and nine (9) townhouse units accessed by a private common element condominium road, for a total of 17 residential units. Six (6) of the semi-detached units front onto Keele Street, with one semi-detached unit flanking Keele Street. The townhouse units front onto the proposed common element condominium road.

Four (4) visitor parking spaces, inclusive of one (1) barrier-free space, are proposed on the west side of the Subject Lands. A community mailbox is proposed to the east of the visitor parking area. Snow storage is proposed on the north and west side of the Subject Lands where the private road terminates. Pedestrian connections are proposed from the driveway entrance and from Keele Street to the proposed semi-detached units.

A sound barrier fence varying in height from 1.8 m to 2.5 m is proposed along the south property line of the Subject Lands to mitigate road noise from Keele Street.

### Landscape Plan

The Landscape Plan shown on Attachment 4 consists of a mix of deciduous and coniferous trees, shrubs and perennials. Nine (9) existing trees are proposed to be retained, primarily located at the southwest corner of the Subject Lands and within the Keele Street right-of-way. A double row of trees is proposed along Keele Street in accordance with the Maple Heritage Streetscape Plan. A total of 27, 1.5 m high cedar trees are proposed along the north property line to satisfy the condition imposed by the LPAT Decision to reduce overlook into the rear yard of 9580 Keele Street, the abutting property located north of the Subject Lands.

A 1.3 m high concrete entry feature with perennial shrubs and grasses is proposed along the south portion of the driveway entrance adjacent to Block 5. Red unit pavers are proposed along the proposed sidewalk in accordance with the Maple Heritage Streetscape Plan.

### Building Elevations

The proposed building elevations shown on Attachments 5 to 7 consist of three-storey semi-detached and townhouse dwellings ranging in height from 8.88 m to 9.42 m. The proposed dwellings are inspired by the Victorian Vernacular style in accordance with Section 9.1 of the MHCDP. This style has been adapted to be simpler and more restrained to be distinguishable as a product of its own time.

The Development includes two separate material schemes between alternating blocks, as shown on Attachment 7. The first material scheme includes red brick for the main facades and beige brick accents with black CertainTeed roof shingles. The second material scheme includes beige brick for the main facades and red brick accents with dark grey CertainTeed roof shingles. The window and door materials for all units will be wood or vinyl. Frosted glass is proposed on the north elevation of Block 1, as shown on Attachment 6, to satisfy the condition imposed by the LPAT Decision to reduce overlook into the rear yard of 9580 Keele Street, the abutting property located north of the Subject Lands.

Prior to the execution of the Site Plan Agreement, the final site plan, building elevations, landscape plan and landscape cost estimate for the Development must be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in the Recommendations of this report.

### ***A Tree Protection Agreement is required***

The Owner has submitted an Arborist Report and Tree Preservation Plan prepared by Baker Turner Inc. and dated June 2019. Based on the City's Replacement Tree Requirements under the City's Tree Protection Protocol, 100 replacement trees are

required on the Subject Lands. Twenty-seven (27) trees are proposed, requiring a cash-in-lieu contribution of \$40,150 at \$550 per tree for the remaining 73 trees required (100 trees - 27 trees = 73 trees x \$550).

The Owner shall enter into a Tree Protection Agreement with the City prior to finalizing the Site Plan Agreement in accordance with the City's Tree By-law 052-2018. Upon finalization of the landscape plan, the Owner shall quantify the value of tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol. The Owner shall not remove trees without written approval by the City. A condition to this effect is included in the Recommendations of this report.

***The Development Engineering Department has no objection to the Development, subject to conditions***

The Development Engineering ('DE') Department has reviewed the Application and provides the following comments:

a) Site Servicing and Stormwater Management

The Owner has submitted a Functional Servicing & Stormwater Management Report ('Servicing Report') prepared by Husson Engineering and dated June 2019. The Servicing Report identifies the following:

i) Water Servicing

The Subject Lands are proposed to be serviced by an existing 300 mm watermain located on the east side of Keele Street. The Subject Lands are located within Pressure District 7 of the York Water System.

ii) Sanitary Servicing

The Subject Lands are proposed to be serviced by a 200 mm connection to the existing 200 mm municipal sanitary sewer located on Keele Street, which outlets to the existing 675 mm trunk sanitary sewer.

iii) Stormwater Management

Storm water from the Subject Lands is proposed to be discharged through a 300 mm storm sewer connection proposed to extend beyond the Subject Lands and into an existing 300 mm regional storm sewer via a connection to the existing catchbasin on Keele Street.

The DE Department has reviewed the proposed servicing scheme for the Development and does not anticipate any constraints. Based on the proposed stormwater management scheme, approval from York Region is required as the Subject Lands are connecting to a Regional storm connection. The proposed extension will also require a Development Agreement or alternative

arrangements with the DE Department for the construction of the services, all to the satisfaction of the DE Department. Any agreement shall be completed and registered prior to the issuance of the Site Plan Agreement, should the Application be approved. A condition to this effect is included in the Recommendations of this report.

b) Lot Grading

All existing grades are to be shown a minimum of 20 m beyond the limits of the Subject Lands in relation to the Development. All stormwater flows from the Development (i.e. rear and side lot drainage, aside from the existing emergency overland flow route) must be captured internally, as drainage to adjacent lands and City parkland is not permitted.

c) Environmental Engineering

The Owner has submitted a Phase One Environmental Site Assessment ('ESA') report which identified potential environmental concerns with former above and underground storage tanks associated with the previous residential dwellings. The Owner subsequently submitted an Underground Storage Tank Removal and Limited Subsurface Investigation reports which were reviewed by the DE Department. The findings of the reports indicated soil samples submitted for analysis met the applicable Ministry of the Environment, Conservation, and Parks Standards and no further investigations are required.

d) Environmental Noise Assessment

The Owner has submitted an Environmental Noise Feasibility Study ('Noise Study') prepared by Valcoustics Canada Ltd. and dated December 6, 2019. The Noise Study states that "unmitigated daytime sound levels at the rear yards of the dwellings in Blocks 5 and 6 exceed the 55 decibel ('dBA') design objective. Thus, noise mitigation measures are required." To mitigate the daytime sound levels to 55 dBA, the Noise Study recommends the following sound barriers:

- a 2.5 m high sound barrier at the rear yard of Block 5; and
- a 1.8 m high sound barrier at the rear yard of Block 6.

The Noise Study states the sound barriers must be constructed of solid construction with no gaps except for small openings required for water drainage. The proposed sound barrier wall must be located completely within the Subject Lands. The DE Department and Parks Planning Department agree with the findings of the noise report, subject to the fencing along the south property line being 2.5 m in height across the entire south property line, given the proximity of the Subject Lands to an existing baseball diamond located in Frank Robson Park. A condition to this effect is included in the Recommendations of this report.

Warning clauses regarding noise are included in the Conditions of Draft Plan of Subdivision Approval as part of the LPAT Decision and will be registered on title through a Condominium Agreement, should the Application be approved. The warning clauses will also be included in agreements of Offers of Purchase and Sale and lease/rental agreements to make future occupants aware of the potential noise levels.

The final site servicing and grading plan, erosion and sediment control plan, and Servicing Report must be approved to the satisfaction of the DE Department. Conditions to this effect are included in the Recommendations of this report.

***Sewage and Water Allocation is available for the Development***

On February 21, 2018, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. Further, it is expected that York Region will be assigning short-term growth capacity (2019-2026) to Vaughan in the third quarter of 2019. Therefore, the following resolution to allocate capacity to the Development may be recommended for Council approval:

"THAT Site Plan Development File DA.16.116 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 17 residential units (55 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe."

***The Cultural Heritage Division has no objection to the Development, subject to standard archaeological conditions***

The Subject Lands are located within the MHCDP and the Development was recommended for approval by the Heritage Vaughan Committee on October 17, 2018. Vaughan Council, on December 12, 2018, adopted the recommendations from the Heritage Vaughan Committee. The Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the Application and advise that the Subject Lands are located within an area identified by the City as having high archaeological resource potential. The following standard clauses shall be included in the Site Plan Agreement for the Subject Lands, as noted in the Recommendations of this report:

- i) Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately.
- ii) If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York

Region Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

***The Toronto and Region Conservation Authority has no objection to the Application, subject to conditions***

The Subject Lands are located outside of the Toronto and Region Conservation Authority's ('TRCA') regulated area; however, the Subject Lands are located within a Source Water Protection Area ('WHPA-Q') and requires water balance to meet pre-to-post infiltration rates. The TRCA is satisfied with the site Water Balance Assessment submitted as part of the Servicing Report prepared by Husson and dated June 2019, subject to the Owner agreeing in the Site Plan Agreement to carry out the water balance mitigation strategy as described in the Water Balance Assessment. A condition to this effect is included in the Recommendations of this report.

***The Parks Planning Department has no objection to the Development, subject to conditions***

The Subject Land are located adjacent to Frank Robson Park. The Parks Planning Department has no objection to the Development subject to the following conditions that are included in the Recommendations of this report:

- i) A 2.5 m high noise attenuation fence with proper drainage for stormwater shall be provided along the south property line and wholly within the Subject Lands;
- ii) Provide a Letter of Credit in the amount of \$10,000, which represents the complete costs to grade, sod and plant/restore any disturbed portion(s) of the Frank Robson Park site as a result of the development on the Subject Lands;
- iii) Warning clauses for permission to enter City-owned lands (Frank Robson Park) to facilitate construction of the Development; and
- iv) Warning clauses within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting Frank Robson Park regarding noise, lighting and dumping.

The Owner is required to satisfy all requirements of the Parks Planning Department. Conditions to this effect are included in the Recommendations of this report.

***Cash-in-Lieu of the dedication of parkland is required***

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of the 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 Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. Standard conditions to this effect are included in the Site Plan Agreement.

### ***Development Charges are Applicable***

The Owner shall pay to the City applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. Standard conditions to this effect are included in the Site Plan Agreement.

### ***The Environmental Services Department, Solid Waste Management Division has no objection to the Development, subject to conditions***

The Owner is proposing private waste collection to service the Development. The Development is eligible for future curbside municipal waste collection subject to an on-site inspection by the Environmental Services Department, Solid Waste Management Division, and the execution of a servicing agreement with the City. The Environmental Services Department, Solid Waste Management Division has no objection to the Development subject to the Owner finalizing details regarding waste management. A condition to this effect is included in the Recommendations of this report.

### ***The various utilities have no objection to the Development***

Alectra Utilities Corporation and Enbridge Gas. and have no objection to the Development and have advised that it is the Owners responsibility to contact them with respect to the installation of services and metering facilities.

### **Financial Impact**

Not Applicable.

### **Broader Regional Impacts/Considerations**

The Subject Lands are located on Keele Street, a Regional right-of-way under the jurisdiction of York Region. York Region, on January 21, 2019, provided comments on the Application.

Through the approval of Draft Plan of Subdivision File 19T-15V014, the Owner is required to convey land measured at 21.5 m from the centre line of Keele Street for road widening purposes, shown as "Block 2" on Attachment 2. Access for the Development is proposed via a full moves driveway from Keele Street together with a left-turn lane from Keele Street to the Subject Lands. York Region and the City have no objection to the proposed access to serve the Development.

The proposed sanitary connection within the Keele Street right-of-way is subject to a road occupancy permit issued by the Region of York. In addition, any direct connection to a York Region water system requires approval from York Region. The Owner is required to enter into an encroachment permit for the proposed landscaping within York Region's right-of-way.

The Owner is required to satisfy all requirements of York Region prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

### **Conclusion**

Site Development File DA.16.116 has been reviewed in consideration of the policies of VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, the LPAT Decision and the surrounding area context. The Development shown on Attachments 2 to 7 is a permitted use in VOP 2010 and consistent with Zoning By-law 1-88 as conditionally approved by the LPAT. Accordingly, the Development Planning Department supports the approval of Site Development File DA.16.116, subject to the Recommendations in this report.

**For more information**, please contact **Mark Antoine**, Senior Planner at extension 8212

### **Attachments**

1. Location Map
2. Approved Draft Plan of Subdivision File 19T-15V014
3. Site Plan and Approved Zoning
4. Landscape Plan
5. Building Elevations - Semi Detached Units (Block 2)
6. Building Elevations - Townhouse Units (Block 1)
7. Rendering - Keele Street

### **Prepared by**

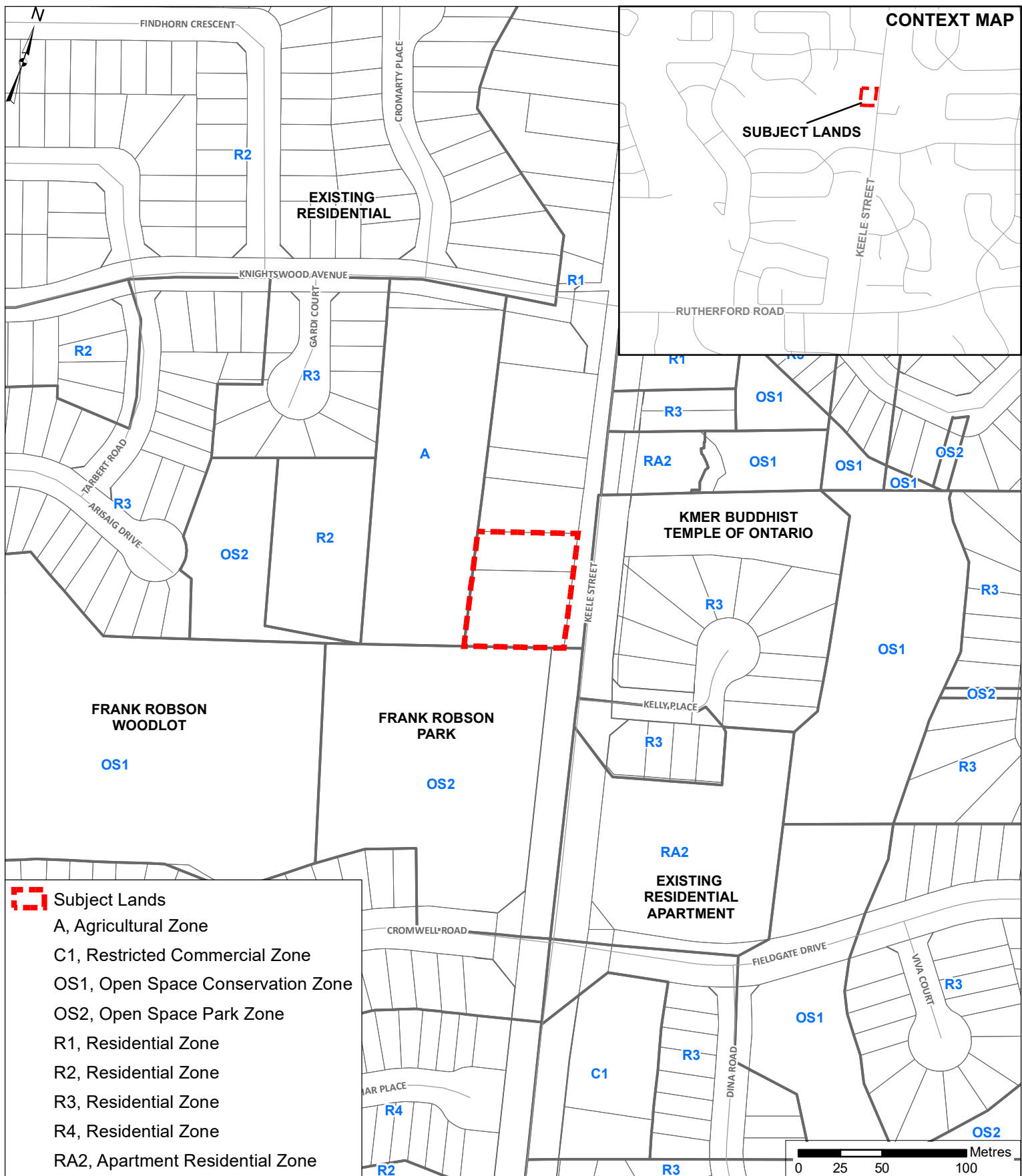
Mark Antoine, Senior Planner, ext. 8212

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/LG





## Location Map

**LOCATION:**  
Part of Lot 18, Concession 4

**APPLICANT:**  
Laurier Harbour (Keele) Inc.



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Development Planning

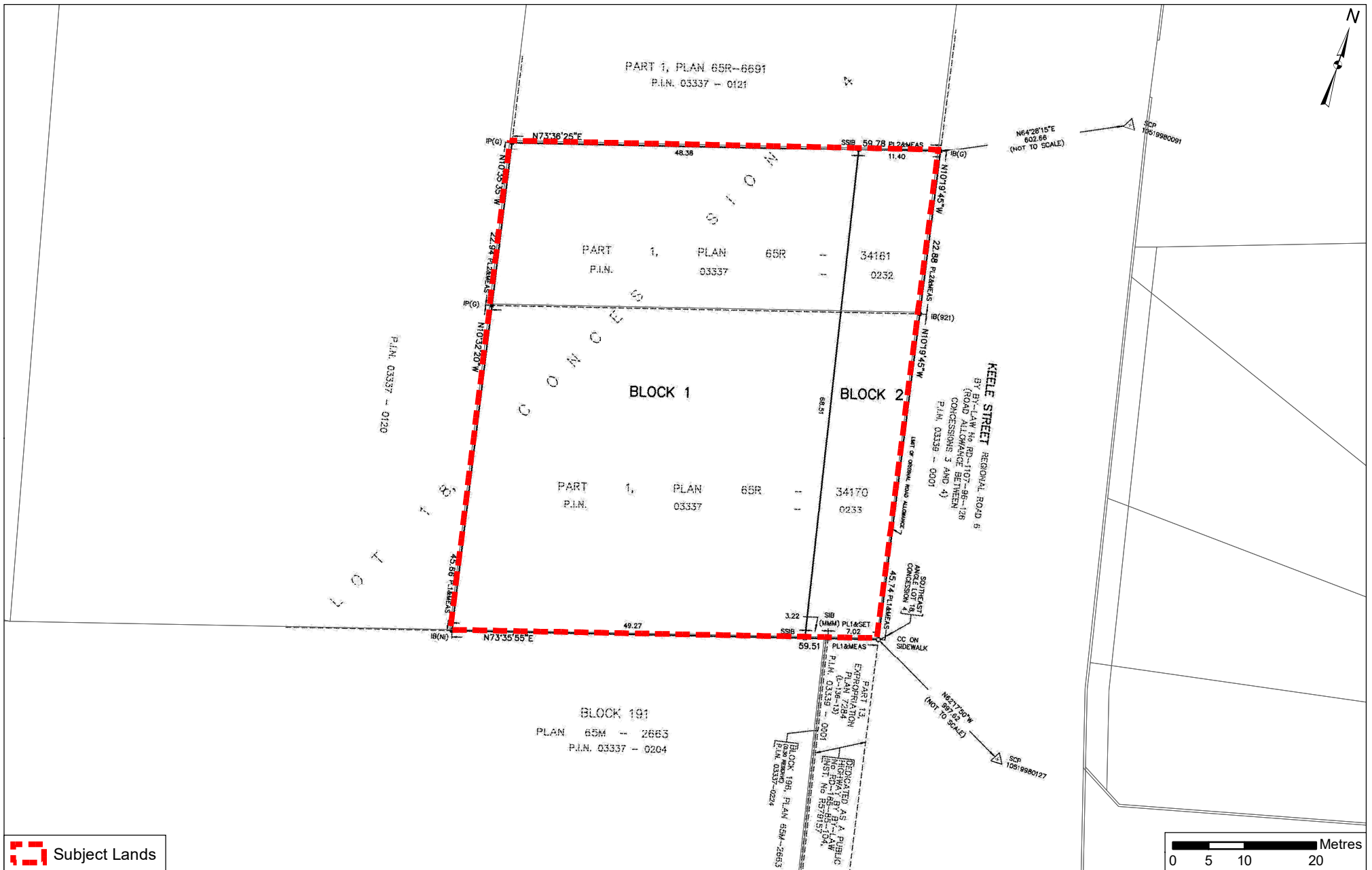
## Attachment

**FILE:**  
DA.16.116

**RELATED FILES:**  
OP.15.008; Z.15.034; 19T-15V014

**DATE:**  
September 17, 2019

1



# Approved Draft Plan of Subdivision File 19T-15V014

**LOCATION:**  
Part of Lot 18, Concession 4

**APPLICANT:**  
Laurier Harbour (Keele) Inc.



244

## Attachment

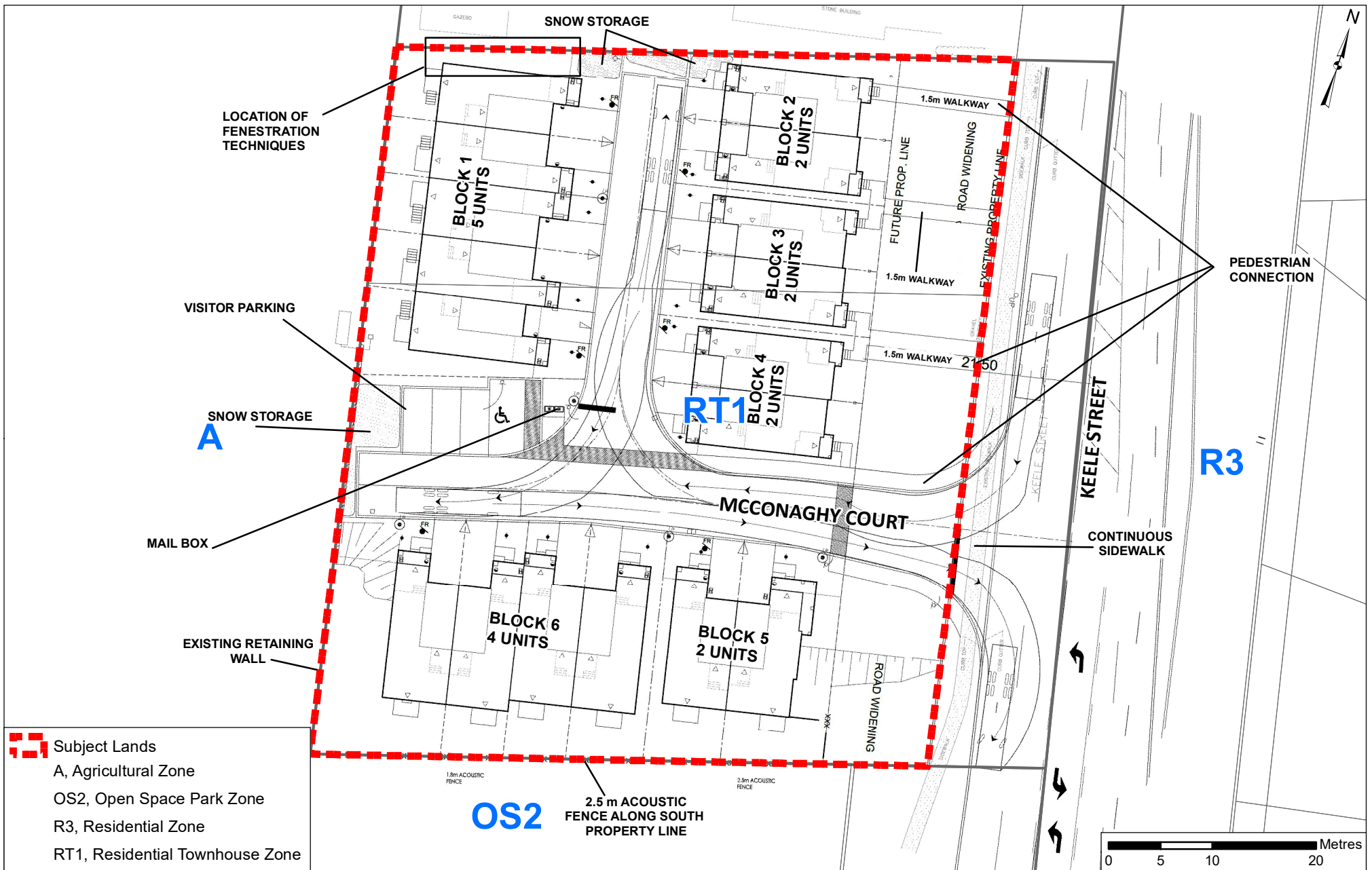
**FILE:**  
DA.16.116

**RELATED FILES:**  
OP.15.008; Z.15.034; 19T-15V014

**DATE:**  
September 17, 2019

Created on: 8/7/2019

2



# Site Plan and Approved Zoning

**LOCATION:**  
Part of Lot 18, Concession 4

**APPLICANT:**  
Laurier Harbour (Keele) Inc.



245

## Attachment

**FILE:**  
DA.16.116

**RELATED FILES:**  
OP.15.008; Z.15.034; 19T-15V014

**DATE:**  
September 17, 2019

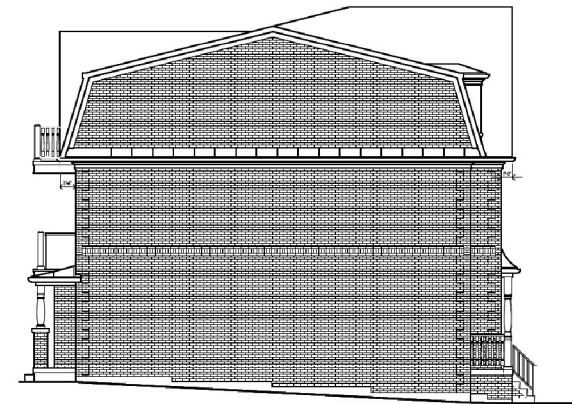
3







**FRONT (EAST) ELEVATION (KEELE STREET)**



**SIDE (SOUTH) ELEVATION (INTERIOR)**



**REAR (WEST) ELEVATION**



**SIDE (NORTH) ELEVATION (EXTERIOR)**

Not to Scale

## Building Elevations - Semi-Detached Units (Block 2)

**LOCATION:**  
Part of Lot 18, Concession 4

**APPLICANT:**  
Laurier Harbour (Keele) Inc.



247

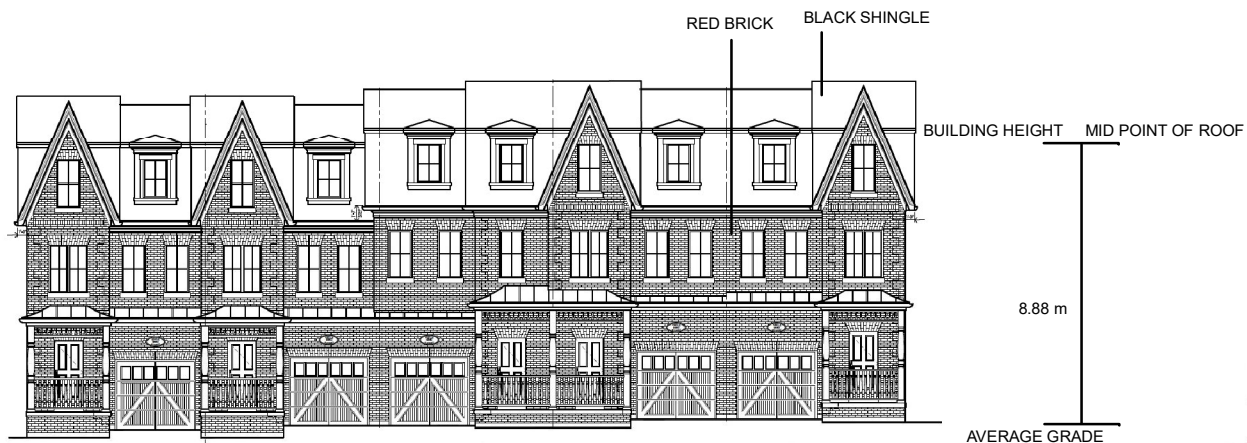
Development Planning

## Attachment

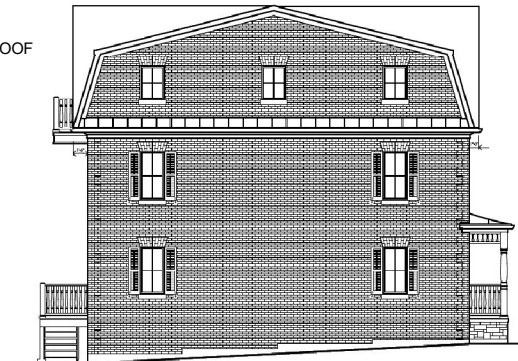
**FILE:**  
DA.16.116  
**RELATED FILES:**  
OP.15.008; Z.15.034; 19T-15V014  
**DATE:**  
September 17, 2019

5





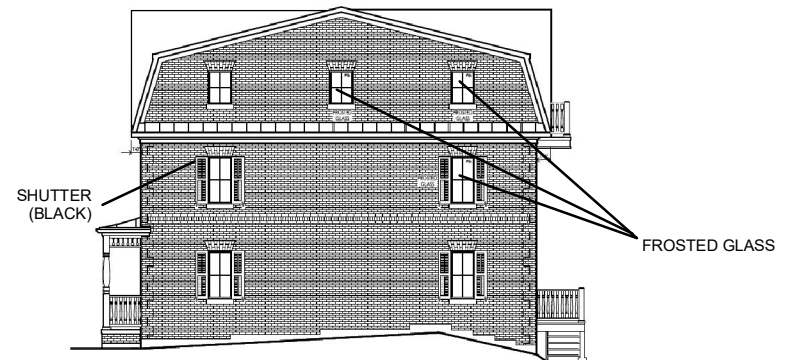
**FRONT (EAST) ELEVATION (PRIVATE ROAD)**



**SIDE (SOUTH) ELEVATION (INTERIOR)**



**REAR (WEST) ELEVATION**



**SIDE (NORTH) ELEVATION (EXTERIOR)**

Not to Scale

## Building Elevations - Townhouse Units (Block 1)

**LOCATION:**  
Part of Lot 18, Concession 4

**APPLICANT:**  
Laurier Harbour (Keele) Inc.



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Development Planning

**Attachment**

**FILE:**  
DA.16.116  
**RELATED FILES:**  
OP.15.008; Z.15.034; 19T-15V014  
**DATE:**  
September 17, 2019

**6**



## Rendering - Keele Street

**LOCATION:**

Part of Lot 18, Concession 4

**APPLICANT:**

Laurier Harbour (Keele) Inc.



249

## Attachment

**FILE:**

DA.16.116

**RELATED FILES:**

OP.15.008; Z.15.034; 19T-15V014

**DATE:**

September 17, 2019

7





## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 17, 2019

**WARD:** 4

**TITLE: 2748355 CANADA INC. (QUADREAL BLOCK 2)  
SITE DEVELOPMENT FILE DA.18.056  
VICINITY OF INTERCHANGE WAY AND JANE STREET**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

---

### **Purpose**

To seek approval from the Committee of the Whole to facilitate a mixed-use residential development in the Vaughan Metropolitan Centre, consisting of 1,148 residential units, three apartment buildings (13, 15, and 18-storeys in height) with 111.9 m<sup>2</sup> of grade-related retail, and 22 townhouse blocks consisting of four-storey, stacked, back-to-back and traditional townhouse units, as shown on Attachments 2 to 13.

### **Report Highlights**

- The Owner proposes a two-phased residential development consisting of 1,148 residential units within:
  - Three apartment buildings (13, 15, and 18-storeys with 111.9 m<sup>2</sup> grade related retail)
  - 22, four-storey townhouse blocks (stacked, back-to-back, and traditional townhouse units).
- The Planning and Growth Management Portfolio, VMC Program supports the approval of the proposed development as it is compatible with the existing and planned uses of the surrounding area, subject to the conditions of this report.

## **Recommendations**

1. THAT Site Development File DA.18.056, BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the City, to permit the proposed development:
  - a) Prior to the execution of the Site Plan Agreement:
    - i. The Planning and Growth Management Portfolio, VMC Program shall approve the final site plan, building elevations, landscape cost estimate, landscape plans, photometric lighting plan, 3D digital model, and wayfinding/signage design. The elevations should demonstrate appropriate treatment and articulation of the built form to ensure activation of the public realm edges;
    - ii. 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;
    - iii. The Owner shall enter into a Tree Protection Agreement, which includes a security for all trees to be preserved and protected in accordance with the approved Arborist Report. The security amount associated with the Tree Protection Agreement is to be determined through the following:
      - Tree compensation formula provided in the Arborist Report based on the City Tree Replacement requirement
      - The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
      - The costs associated with actual tree removals
    - iv. Prior to final approval, the Owner shall submit a detailed wind tunnel model and sun/shadow analysis to the satisfaction of the City. These studies should include existing and planned neighbouring buildings and demonstrate the incorporation mitigation measures to ensure favourable micro-climatic conditions for people sitting, standing and walking within the public realm;
    - v. The Owner shall submit to the City the final 3D digital model of the development, which shall include the accurately geo-referenced digital data, as outlined in the VMC Submission Protocol, to the satisfaction of the Planning and Growth Management Portfolio,

VMC Program. If the 3D digital model of the development has not been completed by the Owner and provided to the City prior to the execution of the Site Plan Agreement, the Owner shall provide a separate Letter of Credit in a format satisfactory to the City of Vaughan in the amount of \$15,000.00 to guarantee the completion of the model;

- vi. Prior to final approval, the Owner shall provide an updated landscape plan and related securities that provides for additional plantings and landscape treatment along the west side of the Street C (local road) to provide increased visual and noise buffering from the adjacent property, to the satisfaction of the City;
- vii. The Owner shall provide a public access easement over the pedestrian mews, registered on title. The Owner shall indemnify and save harmless the City and/or their employees from all actions, causes of actions, suits, claims and demands whatsoever which may arise directly or indirectly by reason of the pedestrian mews provided under this Agreement;
- viii. The Owner shall prepare, and Development Engineering Staff, VMC Program shall approve, the final site servicing and grading plan, erosion sediment control plan, functional servicing and stormwater management reports and drawings, site illumination plan, utility coordination plan, geotechnical and hydrogeological assessment, dewatering plan, external lighting plan, environmental noise report, shoring and tie-back design, construction schedule and phasing plan, construction logistics plan, construction parking management plan, Urban Transportation Study, Transportation Demand Management Plan, and Pavement Markings and Signage Plan;
- ix. Prior to final approval, 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. The City agrees to utilize its reasonable efforts to recover the Owner's costs of any external municipal services that have been designed and oversized by the Owner to accommodate any benefitting owners;
- x. The Owner shall submit to the City a copy of the Record of Site Condition ('RSC') filed on the environmental site registry and acknowledged by the Ministry of the Environment Conservation and Parks ('MECP') covering the entire Subject Lands;

- xi. The Owner shall pay the Development Engineering Complex Site Plan fee, pursuant to the Fees and Charges By-law;
- xii. The Owner agrees to submit an application to the Public Works, Environmental Services Department for any permanent dewatering system that is required for the buildings, and enter into an agreement and/or permit to discharge groundwater as required by the City;
- xiii. The Owner shall enter into a Subdivision Agreement and satisfy engineering conditions and provide the necessary financial securities and fees to the satisfaction of Development Engineering Staff, VMC Program;
- xiv. The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division and the Owner is advised that upon a successfully completed application, site inspection and executed agreement as determined by the Environmental Services Department, Solid Waste Management Division, the future condominium corporation will be eligible for municipal waste collection services. Should the future condominium corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the future condominium corporation;
- xv. Prior to final approval, the Owner shall submit an environmental noise impact study and vibration impact study, prepared in accordance with MECP MPC-300 for review and approval by the City. The preparation of the revised environmental noise assessment shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the related Subdivision Agreement (File 19T-18V008) to carry out, or cause to carry out, the recommendations set out in the approved revised environmental noise assessment and include the necessary warning clauses in all Offers of Purchase and Sale or Lease, to the satisfaction of the City;
- xvi. The Owner shall satisfy all requirements of Parks Planning Staff, VMC Program;
- xvii. The Owner shall satisfy all requirements of the Toronto Transit Commission ('TTC');

- xviii. The Owner shall satisfy all requirements of York Region;
  - xix. The Owner shall satisfy all requirements of the Ministry of Transportation Ontario ('MTO'); and,
- b) THAT the implementing Site Plan Agreement shall include the following clauses:
- i. "The Owner shall dedicate all roads, daylight triangles, and road widenings included within the Plan as public highways without monetary consideration and free of all encumbrances."
  - ii. "The Owner shall agree in the Subdivision Agreement that the construction access shall be provided only in a location approved by the City. Construction staging areas, staging and construction vehicle parking plans shall be approved by the City."
  - iii. "Should archaeological resources be found on the Subject Lands during construction activities, all construction activity and work must cease, and the Owner shall notify the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately."
  - iv. "If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division."
  - v. "The Owner agrees to include in all Purchase and Sale Agreements, the details regarding solid waste collection services and advise all future owners and residents through the same means that the development will be obtaining private collection services."
  - vi. "The Owner shall agree to design and construct Streets A, B, and C, together with their associated services (including watermain, sanitary sewer, storm sewer), to the satisfaction of the City. Components of these road works are considered growth related

and included in the 2018 City's Development Charges Background Study."

- vii. "The Owner shall convey Streets A, B and C, and associated daylight triangles to the City free of costs and encumbrances to the satisfaction of Development Engineering Staff, VMC Program."
  - viii. "The Owner shall prepare plan and profile construction drawings for Streets A, B and C, to the satisfaction of Development Engineering Staff, VMC Program."
  - ix. "Parkland shall be dedicated in accordance with By-law 139-90, as amended by By-law 205-201 and the policies outlined in Section 7.3.3 of VOP 2010, Parkland Dedication, to satisfaction of the City."
  - x. "The Owner shall dedicate parkland and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units, or at a fixed rate, prior to the issuance of a Building permit, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. Parkland credit calculation will be affected by any existing and/or proposed land encumbrances. The Real Estate Department will assess the credits based on any present easements and/or other types of encumbrances."
  - xi. "It is the intent of the City that the development of the Millway Avenue Linear Park shall be coordinated with implementation of the residential development to provide park facilities to the residents in a timely manner. The timing of these works shall be completed by no later than occupancy of Phase 1 to ensure that the Millway Avenue Linear Park is open to the public at that time."
  - xii. "The Owner shall pay to the City of Vaughan all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board."
- c) THAT the implementing Site Plan Agreement shall include the following warning clauses:
- i. The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan:

"Purchasers and/or tenants are advised that Street B will be extended northerly in the future in accordance with the VMC Secondary Plan to facilitate the development of adjacent lands without further notice."

"Purchasers and/or tenants are advised that Street A will be extended westerly in the future in accordance with the VMC Secondary Plan to facilitate development of adjacent lands without further notice."

"Purchasers and/or tenants are advised that despite the inclusion of noise control features within the development area and within individual units, noise levels from construction activity may continue to be of concern occasionally interfering with some activities of the building occupants."

"Purchasers and/or tenants are hereby put on notice that the *Telecommunications Act* and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

- ii. The following warning clauses shall be included in the Agreement of Purchase and Sale, Condominium Declarations, Condominium Agreement(s):

"Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the City and Ministry of Environment, Conservation and Parks."

"This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and the Ministry of Environment, Conservation and Parks."

"Purchasers/tenants are advised that due to the proximity of nearby commercial/office/retail facilities, sound levels from these facilities may at times be audible."

"Purchasers are advised that due to the proximity of the nearby IKEA store and warehouse, sound levels from these facilities may at times be audible."

2. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

"THAT Site Plan Development Application DA.18.056 be allocated servicing capacity from York Sewage Servicing/Water Supply System for a total of 1,148 residential units (2,875 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe."

## **Background**

The subject lands are located along south side of Interchange Way and west of Jane Street (the 'Subject Lands') with the surrounding land uses shown on Attachment 1. The Subject Lands are municipally known as 250 Interchange Way.

Vaughan Council, on May 1, 2019 ratified the recommendations to approve the related Draft Plan of Subdivision File 19T-18V008, Official Plan Amendment File OP.18.014 and Zoning By-law Amendment File Z.18.021 to permit the mixed-use development and facilitate the creation of the development blocks, road widenings, two new minor collector roads and a new local road. The Development consists of the following:

- Three residential apartment buildings (future condominium buildings) with building heights of 18-storeys (Building 2), 15-storeys (Building 1), and 13-storeys (Building 3)
- Gross Floor Area ('GFA') of 104,100.6 m<sup>2</sup>, including 111.9 m<sup>2</sup> of grade-related retail
- 1,192 parking spaces within one-level of underground parking, inclusive of 41 at-grade visitor layby parking spaces
- 795 bicycle parking spaces (116 short-term and 679 long-term) located underground



- 22,102.2 m<sup>2</sup> combined outdoor common areas and private terraces, patios and balconies
- A new minor collector and 26 m right-of-way ('ROW') for Millway Avenue (Street B)
- A road widening that includes a 23.4 m ROW for Exchange Avenue (Street A), 22 m ROW for a new local north-south street (Street C) and the southerly road widening to facilitate the ultimate 33 m ROW along Interchange Way, and 15 m wide pedestrian mews
- A maximum Floor Space Index ('FSI') of 2.65 times the area of the Subject Lands

OPA 41 and By-law 052-2019 were adopted by Vaughan Council on May 1, 2019 to implement the development proposal.

### **Previous Reports/Authority**

[Communications Memorandum, Item 3 Report No. 14 \(Official Plan Amendment File OP.18.014 and Zoning By-law Amendment File Z.18.012\)](#)

[Item 3, Committee of the Whole Report No.14 \(May 1, 2019\)](#)

[Item 3, Committee of the Whole Report No.14 \(May 1, 2019\) Attachments](#)

### **Analysis and Options**

#### ***The Development is consistent with the Provincial Policy Statement***

The Provincial Policy Statement (the 'PPS') 2014, provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean, safe, liveable and healthy environment. The Development is consistent with the following policies of the PPS:

- Section 1.1.1 respecting contributing to healthy liveable, and safe communities
- Section 1.1.3.2 respecting the promotion of intensification, redevelopment in appropriate land-use areas to support active and transit-supportive developments
- Section 1.4.3 respecting appropriate range and mix of housing types and densities
- Section 1.5.1 respecting the promotion of healthy and active communities
- Section 1.6.3 respecting the use of existing infrastructure and public service facilities
- Section 1.7.1 respecting promotion of opportunities for long-term economic development and community-investment readiness

The Development is located on an existing vacant site that is within a designated settlement area. The Development has a compact built-form and density that is transit-supportive and would contribute to the overall range of housing options and unit typologies within the VMC to support a healthy community. The Development is located within the VMC, which is the City's emerging downtown, which contributes a significant investment that supports the existing and planned commercial, office and cultural uses.

The Development promotes the efficient use of the lands, reduces land consumption and servicing costs. The Development utilizes municipal infrastructure that is existing, under construction, and planned, and would efficiently utilize resources at a density in a designated growth area that would support the surrounding transit investments within the VMC including the SmartCentres Place Bus Terminal, the VMC Subway Station, and the VivaNext Bus Rapid Transit ('BRT') along Regional Road 7 (the 'higher order transit'). The Development will support modes of transportation such as transit, cycling, and walking. The Development would have direct access within a 5-minute walking distance to the Black Creek Renewal Corridor, a 10-minute walk to Edgeley Pond and Park and planned future urban park in the southwest quadrant of the VMC. The southern extension of the Millway Avenue Linear Park would add to the planned parkland network within the VMC.

***The Development conforms to A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2019***

The "A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2019" (the "Growth Plan") is intended to guide the development of the land; encourage a compact built form; transit-supportive communities; diverse land uses, and a range of housing types; and, direct growth to settlement areas that offer municipal and water and wastewater systems. The Growth Plan states that a focus on transit and infrastructure investment to support the future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types. The Development conforms to the following policies of the Growth Plan:

- Sections 2.2.1.1 and 2.2.1.2 respecting managing population and employment growth
- Section 2.2.1.4 respecting the achievement of complete communities
- Section 2.2.2.1 respecting intensification targets of 50% within a delineated built-up area
- Section 2.2.4.6 respecting the requirement for land-uses and built forms to be transit-supportive and meet minimum density requirements within Major Transit Station Areas

The Development conforms to the policy framework of the Growth Plan as it makes efficient use of the Subject Lands and existing infrastructure, is located near existing,

under construction and planned higher-order transit and provides housing options at a density that supports the transit investments in the VMC. The Development focuses new growth through the intensification of an underutilized vacant site that provides a residential development with a pedestrian-friendly environment located near higher-order transit.

The Development contributes to a complete community by introducing a mix of housing typologies in the VMC that will improve social equity and meet the means of various users and contribute to the betterment of human health by having access to open spaces, amenity areas, and the proposed Millway Avenue Linear Park, and the pedestrian mews. The Development produces a high-quality of life that is focused on a neighborhood scale where vehicle-demand is reduced, which promotes walkability, other modes of transportation and reduces greenhouse gas emissions.

The regional and municipal Official Plans currently do not conform to the Growth Plan policies with respect to the now updated intensification target of 50% (revisions through Bill 108) within built-up areas. While a conformity exercise will be undertaken, the Development in the interim would assist York Region and the City in meeting the general intensification objectives contained in the in-effect Official Plans. The Development also meets the objectives of development within the downtown by providing access to higher-order transit facilities, thereby reducing vehicular demand within the VMC. The Development is also located within a Major Transit Station Area ('MTSA') which will encourage, support and promote alternative modes of transportation such as walking and cycling, through the provision of cycling facilities and pedestrian amenities in the VMC.

The Development will contribute to the establishment of a complete community, as the Development provides housing options within the VMC that are conveniently accessible to planned parks and open space systems and promotes an active and healthy quality of life for residents and visitors, as Vaughan's planned downtown community.

***The Development conforms to the York Region Official Plan***

The Subject Lands are designated "Urban Area" by the York Region Official Plan (the 'YROP') and located within a "Regional Centre". The Development conforms to the following policies of the YROP:

- Section 3.5.4 and 3.5.20 respecting providing a mix and range of affordable housing, and smaller unit types and meeting density and intensification requirements
- Section 4.2.4 respecting the provision of mixed-use pedestrian environments
- Section 5.2.5 respecting the balance of residential and employment uses within close proximity

- Section 5.3.4 respecting locations of transit stops
- Section 5.4.5, 5.4.9, 5.4.16 respecting designs that are urban, compact, and pedestrian-cycle friendly and transit-supportive
- Section 5.4.19, 5.4.20, 5.4.23 and 8.2.3 respecting mixed-use developments within Regional Centres

The Development is urban and compact in form with 1,148 residential units ranging from one-bedroom to three-bedroom unit sizes, in high-rise, mid-rise and grade-related (stacked, back-to-back, and traditional townhouse) built forms that are compact and contribute to the range of housing typologies in York Region. The Development provides a mix of residential building types with associated urban streetscapes that will complement the adjacent existing and planned employment and commercial uses and provides for accessibility to higher-order transit. The proposed building and streetscape designs are high quality, pedestrian-friendly and will encourage active modes of transportation. The Development contributes to a mix of uses planned in the VMC and will deliver a density to support the existing employment and commercial uses, encourages and optimizes the uses of higher-order transit, and facilitates the success of planned cultural functions (i.e. community facilities) within the VMC.

The Development conforms to the YROP as it includes a mix of unit types and contributes to a range of housing choices in the City to meet the needs of residents and workers within York Region. The Development supports and achieves an urban and integrated transportation system within a Regional Centre as a focus of economic activity and culture and contributes to a high-quality and sustainable community in the VMC.

***The Development conforms with Volume 2 of Vaughan Official Plan 2010 (the Vaughan Metropolitan Centre Secondary Plan)***

The Subject Lands are designated “South Precinct” by Volume 2 of Vaughan Official Plan 2010 (the Vaughan Metropolitan Centre Secondary Plan (“VMCSP”)), which permits a broad mix of uses and a wide variety of building types, including residential dwellings (apartment units and traditional, back-to-back and stacked townhouses), retail and service commercial. The Development includes residential with limited commercial uses.

On May 1, 2019, Vaughan Council ratified the Committee of the Whole Report to approve Official Plan Amendment File OP.18.014 (OPA 41) to permit the following:

- Increase the maximum tower floor plate size for Building 3 only (maximum 13-storeys) from approximately 750 m<sup>2</sup> to 930 m<sup>2</sup>;

- Increase the maximum building height from 15-storeys to 18-storeys for Building 2;
- Permit minimum facing distances between townhouse blocks to be reduced from a minimum of 18 m to the following:
  - 11 m between front facing walls of stacked and back-to-back townhouse blocks;
  - 8 m between the front facing wall and side wall of another structure
- Amend Schedule “D” Major Parks and Open Space and modify Schedule “K”, Site-Specific Policy Area, to include the proposed extension of the Millway Avenue Linear Park along the east side of Street B from Interchange Way to Exchange Avenue and the proposed relocated Public Square from the southwest to the northeast corner of Interchange Way and Street B. The relocated Public Square shall be a minimum of 0.2 ha in size, and with a width of 25 m.

Accordingly, the proposal conforms with the policies of the VMCSP.

***The removal of the Holding Symbol “(H)” is required for compliance with Zoning By-law 1-88***

On May 1, 2019, Vaughan Council enacted By-law 052-2019, which amended Zoning By-law 1-88, specifically to rezone the Subject Lands to the “RM2(H) Multiple Residential Zone” with the Holding Symbol “(H)” and “OS2 Open Space Park Zone” and is subject to Exceptions 9(959) and 9(1475). The following Recommendation was endorsed by Vaughan Council respecting the removal of the Holding Symbol “(H)”, which is contingent upon the following being satisfied:

“THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands, or any portion thereof, until the following conditions are fulfilled:

- a) Final approval of Site Development File DA.18.056 has been obtained, in accordance with Section 41 of the *Planning Act*.”

The Owner has submitted Zoning By-law Amendment File Z.19.011 to request the removal of the Holding Symbol “(H)” on the Subject Lands to permit the proposed Development. On August 23, 2019, a Notice of Intention to Remove the Holding Symbol “(H)” was circulated to all property owners within 150 m of the Subject Lands.

Should Site Development DA.18.056 be approved and all recommendations endorsed by Vaughan Committee of the Whole and Council, the Planning and Growth Management Portfolio, VMC Program is satisfied that the intent of the Holding Symbol “(H)” has been met and can therefore be removed from the Subject Lands. The implementing draft by-law to remove the Holding Symbol “(H)” from the Subject Lands

will be forwarded to the same Vaughan Council meeting for enactment, should the related Site Development application be approved. Accordingly, the Development will comply with the provisions of Zoning By-law 1-88.

***The Planning and Growth Management Portfolio, VMC Program supports the Site Development Application***

a) Site Plan

The proposed site plan as shown on Attachment 2, includes three residential apartment buildings with building heights of 13 (Building 3), 15 (Building 1) and 18-storeys (Building 2), along with 22 urban townhouse blocks consisting of back-to-back, stacked and traditional townhouse units, a 15 m wide pedestrian mews, a central plaza, and a 991 m<sup>2</sup> public open space at the south-west corner of Interchange Way and Street B. In order to activate the public open space, the Development includes 111.9 m<sup>2</sup> of at-grade retail within the north-east corner of Building 2.

The proposed mid and high-rise building heights will contribute to a varied skyline in the VMC. The Development is proposed to be constructed in two-phases with Phase 1 consisting of the mid and high-rise buildings along with the townhouse blocks located north of the pedestrian mews and Phase 2 will include the remaining townhouse blocks, as shown on Attachment 2.

The Development includes 100,833.8 m<sup>2</sup> of combined indoor and outdoor amenity areas which are comprised of common areas, private terraces, patios and balconies. Buildings 1 and 2 are connected by a two-storey entrance pavilion which connects to the lobby at-grade, and shared common amenity areas between buildings above. Private rooftop amenity areas are also proposed for the townhouse blocks.

The site plan includes a 15 m wide enhanced pedestrian mews which runs east-west and is proposed to be constructed as part of Phase 1. A centralized plaza is located at the heart of the Development and is integrated with pedestrian walkways, outdoor amenity areas with play equipment and demarcated by decorative paved surfaces, trees and raised planters, as shown on Attachment 3. The Development also includes the proposed extension of the Millway Avenue Linear Park along the east side of Street B from Interchange Way to Exchange Avenue, which will be designed and constructed to align with the completion of Phase 1 to provide additional recreational options for residents of the Development and broader VMC community.

b) Site Access

The Development proposes a number of new public streets, including a new minor collector road with a 26 m right-of-way ('ROW') for Street B (Millway Avenue), a road widening to 23.4 m for Street A (Exchange Avenue), a 22 m ROW for Street C (local street), the southerly road widening to facilitate a 33 m ROW along Interchange Way, and a 15 m wide pedestrian mews, as shown on Attachment 2. The Development is also proposed to be serviced by a private condominium driveway which provides access to two underground parking garage ramps located by Street B, and Exchange Avenue. The underground access ramps will provide access to one-level of underground parking which includes a total (Phase 1 and 2) of 1,192 residential and visitor parking spaces, inclusive of 41 at-grade, layby parking spaces.

All services (loading/unloading and waste collection) are proposed internal to the Development (accessed via the private driveway) with each loading/unloading bay located within its respective building, to minimize the vehicular impacts on the site and maximize the pedestrian and cycling activities. There are bicycle facilities located at-grade (bike racks) and 795 short and long-term parking spaces integrated within the underground parking structure.

c) Landscape

The Development is centered on a 15 m wide pedestrian mews to support a fine-grain street network in the VMC, as shown on Attachment 3, and provide connectivity to the surrounding planned open spaces and community facilities in the quadrant. The proposed mews offers a generous pedestrian zone, with enhanced lighting, feature landscape elements, and street furnishings to provide amenities and gathering space at the heart of the Development. The mews is anchored by a central plaza that connects with a secondary pedestrian spine running north-south through the Development. Together, these linkages provide access throughout the site, and direct residents to the feature play areas and various open spaces and amenity areas. Staff recommend additional seating and low planters be included to enhance gathering, reduce visual barriers and improve connectivity to the main pavilion at the Building 1 and 2 entrances.

A large public open space is located at the south-west corner of Interchange Way and Street B (Millway Avenue). This area is intended to serve as a gateway and community hub for the neighbourhood, animated by a corner retail unit located in Building 2. The proposed signage wall within the plaza, as shown on Attachment 3, currently provides a slight barrier-like condition. Staff recommend that the height of the proposed signage be reduced to seating level or relocated to ensure that it is appropriately scaled for the residential development. The Owner must

also submit an updated photometric lighting plan which shall demonstrate acceptable lighting levels at all building entrances. This landscape plan also proposes a dog relief area immediately south of Building 3. Staff recommend the implementation of an irrigation strategy to maintain this area. A condition to this effect is included in the Recommendations of this report.

The Owner will be required to provide updated streetscape and open space construction drawings following the City's level of service requirements, prior to the final approval of the related Draft Plan of Subdivision (File 19T-18V008).

***Cash-in-Lieu of trees to be removed is required in accordance with the Tree Protection Protocol***

Vaughan Council on March 20, 2018, enacted Tree By-law 052-2018 and Tree Protection Protocol 2018, which requires the City and the Owner to enter into a Tree Protection Agreement for the preservation and protection of private and public trees, prior to the execution of the Site Plan Agreement. The following condition is included as a Recommendation of Site Plan approval:

"The Owner is required to enter into a Tree Protection Agreement, prior to the execution of the Site Plan Agreement which includes a security for trees to be preserved and protected in accordance with the approved Arborist Report. The value of the security associated with the City's Tree Protection Agreement is determined through the following:

- Tree compensation formula provided in the Arborist Report based on the City Tree Replacement Requirement
- The costs associated with tree protection measures (i.e. tree protection fencing, silt barriers etc.)
- The costs associated with actual tree removals"

The Owner has submitted an Arborist Report which documents a total of three existing trees on the Subject Lands that are to be removed to facilitate the Development. The Owner shall provide cash-in-lieu payment in accordance with the City's Tree Protection Protocol, should the Application be approved. A condition to this effect is included in the Recommendations of this report.

d) **Building Elevations**

The residential apartment building elevations are comprised of materials such as brick, glass, stucco, architectural stone and precast panels, which are proposed to be distinguished and articulated through high-quality designs, as shown on Attachments 4 through 13. These buildings contain four-storey podiums with common amenity areas, and residential units.



All primary lobby entrances are located at-grade and are clearly visible and accessible to the public realm to activate street frontages and promote vibrant and pedestrian friendly environments. The north-east corner of the Development is articulated with a retail component and public open space which will animate and enhance this entry feature as a gateway into the site and provide an interesting street frontage. Buildings 1 and 2 are proposed to be connected by a two-storey entrance pavilion that will provide a transition point and recess in the street wall, and will feature curtain wall glazing to create a sense of transparency to accentuate the midblock connection through the site. The Owner has also incorporated bird-friendly design window treatments on Buildings 1, 2 and 3.

The proposed townhouse building elevations are comprised of materials consisting of architectural stone or pre-cast paneling, glass, brick and dryvit to create a residential character to the neighbourhood. Metal doors on the residential units are proposed to satisfy fire rating requirements but are painted to add a quality of warmth for the Development.

The Urban Design division of the VMC Program has reviewed the Development as shown on Attachments 4 to 13, and is continuing to work with the Owner to refine the building elevations to demonstrate the appropriate treatment and articulation of the built-form. The final site plan, building elevations, landscape plan, landscape cost estimate, wind tunnel model and sun/shadow analysis, 3D digital model, wayfinding/signage design plan, and photometric lighting plan must be approved prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

***The Owner is required to submit a 3D Digital Model of the Development***

The Owner is required to submit a 3D digital model of the Development including accurately geo-referenced digital data, as outlined in the VMC Submission Protocol, to the satisfaction of the Planning and Growth Management Portfolio, VMC Program. However, if the 3D digital model is not completed by the Owner and provided to the City prior to the execution of the Site Plan Agreement, the Owner must provide a separate Letter of Credit in a format satisfactory to the City of Vaughan in the amount of \$15,000.00 to guarantee the completion of the final 3D digital model. A condition to this effect is included in the Recommendations of this report.

***The Owner has addressed the Vaughan Design Review Panel's comments***

The Design Review Panel (the 'Panel'), on January 26, 2018, and September 27, 2018, considered the Development.

At the January 26, 2018 meeting, the Panel commented on the lack of variety of public spaces, amenities and streets within the project. A greater diversity in building form, height and use was recommended. Panel commented that the repetitive alignment of the townhouse units along the mews could be improved by introducing different setbacks to support placemaking. The Panel recommended providing areas as main gateways to easily access the site and provide better circulation and wayfinding for pedestrians. The proposed buildings were deemed too similar in building height and could potentially support higher massing along the Millway Avenue frontage. The Panel strongly encouraged the addition of other building typologies to allow for more ground floor space to be freed up.

The Panel also commented on the lack of an overall neighbourhood concept and associated gathering spaces to anchor the Development. To improve connectivity, the Panel recommended that a strong entry point from the pedestrian mews be connected to the linear park, where careful consideration to programming be undertaken. The Panel noted the need to ensure that the Development be self-sufficient to function as a stand-alone community in the initial build-out of the VMC, by providing greater diversity of uses, built form and provision of public space.

At the September 27, 2018 meeting, the Panel reiterated the comment on the lack of meaningful open space proposed within the Development and raised concerns about the linear park becoming an orphaned space. The Panel recommended that a variation of expression and form be proposed for the open space, building massing and architecture, and that the mid-rise transition to the proposed high-rise buildings be improved. The Panel also encouraged the Owner to explore a building connection between the two buildings facing Interchange Way. Finally, the Panel recommended that more details be provided to resolve the ground-related context and functions such as the extent of privately-owned and publicly accessible spaces, building facades, and threshold conditions (i.e. resolving grade separations through use of porch stoops).

The Owner has responded to the Panel's comments by proposing three mid and high-rise apartment buildings with staggered building heights of 13, 15, and 18-storeys, and 22 townhouse blocks comprised of four-storey stacked, back-to-back and traditional townhouse dwelling units. The programming and design of the open space, amenity areas and pedestrian mews has been refined with widened landscaped areas running north-south between the townhouse blocks to offer opportunities for the central plaza, family zones and parkettes to interconnect with the enhanced pedestrian mews. Treatment of the main pedestrian connections extend across the private road to provide a seamless design of the public realm from the centre of the site to the peripheral streets and enhanced wayfinding through the Development. The apartment building designs incorporate a three-storey podium and tower step backs which provides an appropriate

massing and offers a transition to the proposed townhouse dwellings. The townhouse blocks are also improved with a greater variety in building type, architectural materiality and wider separation between blocks. Following a series of design workshops to prioritize design matters raised by the Panel and Staff, VMC Program staff are satisfied that the Owner has addressed the main comments of the Panel through refinements in the Development subject to the Recommendations in this report.

***The Cultural Heritage Division of the Development Planning***

***Department supports the approval of the Development, subject to conditions***

In areas that have been cleared of concern for archaeological resources, the Owner is advised that:

- a) Should archaeological resources be found on the property during construction activities, all construction activity and work must cease and the Owner shall notify the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division immediately; and
- b) If human remains are encountered during construction activities, the Owner must cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

A condition to include the above clauses in the Site Plan Agreement is included in the Recommendations of this report.

***Cash-in-Lieu of Parkland is required for this Development***

The Legal Services, Real Estate Department has advised that parkland shall be dedicated in accordance with By-law 139-90, as amended by By-law 205-2012 and the policies outlined in Section 7.3.3 of VOP 2010 Parkland Dedication. The Owner will be required through the draft-approved related Plan of Subdivision File 19T-18V008 to dedicate parkland and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units, or at a fixed rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. Parkland credit calculation will be affected by any existing and/or proposed land encumbrances. The Real Estate Department will assess the credits based on any present easements and/or other types of encumbrances. A clause will be included in the implementing Site Plan Agreement. A condition this effect is included in the Recommendations of this report.

***Parks Planning Staff, VMC Program have no objection to the Application***

The Parks Planning Staff has reviewed the Application and has no objection to the proposal.

The Owner proposes to extend the Millway Avenue Linear Park to the east of the new public road (Street B), from Interchange Way south to Exchange Avenue. The proposed extension of the Millway Avenue Linear Park would add to the planned parkland network within the VMC. The Owner is working with Parks Planning staff, VMC Program on the design of the Millway Avenue Linear Park. The conveyance of the Linear Park extension is partially encumbered by the existing easement in favour of the Toronto Transit Commission ('TTC') subway tunnel. The Linear Park Extension will remain in an interim condition until the property to the east (Teledyne Optech) redevelops and conveys additional lands to obtain an overall 25 m width for the corridor.

Prior to final approval of the draft-approved Plan of Subdivision, the Owner shall agree to develop the base requirements for Park Blocks 5, 6, and 7 (the Millway Avenue Linear Park) to the satisfaction of the City. The development of the Millway Avenue Linear park shall be coordinated with the residential development to provide park facilities to the residents in a timely manner. The timing of these works shall be completed no later than occupancy of Phase 1 so that the Millway Avenue Linear Park is open to the public.

***The Development Engineering Staff, VMC Program has no objection to the Development, subject to the conditions of approval in this report***

The Development Engineering ('DE') Staff, VMC Program have reviewed the Site Development Application and have no objection to the Development in-principle. The final grading plan, servicing plan, erosion sediment control plan, Functional Servicing Report and Stormwater Management Report, Environmental Noise and Vibration Feasibility Study, and Traffic Impact Study and Transportation Demand Management Plan must be approved to the satisfaction of the DE Staff, along with any outstanding review fees that must be paid prior to execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

The following comments are provided below:

**Road Network**

The Subject Lands are bounded by Interchange Way, Exchange Avenue, and Jane street. The related draft-approved Plan of Subdivision (File 19T-18V008) identified new north/south roads (Streets B and C) and an east/west road (Street A). The proposed ROW widths and cross-section details were established to the satisfaction of the City, in

accordance with the draft plan engineering submission review and VMC Secondary Plan.

A private condominium road accessed off the surrounding public road network will service the apartment buildings and townhouse blocks. A pedestrian mews bisecting the site will run east-west and provide pedestrian linkage to the Millway Avenue Linear Park east of the Subject Lands.

### Parking

The Owner has submitted a Traffic Impact Study, which has been reviewed to the satisfaction of the Transportation Division of the DE Department. The Owner is proposing one-level of underground parking consisting of 1,192 residential and visitor parking spaces (inclusive of at-grade layby parking spaces), which complies with the Zoning By-law requirements pursuant to By-law 052-2019 as enacted by Vaughan Council on May 1, 2019. The Transportation Division of the DE Department has reviewed the underground parking plan and recommends that the visitor and residential parking spaces be physically separated, whereas visitor and residential parking is mixed throughout the underground garage. The Owner must also confirm that vertical clearances for all underground garage ramps can accommodate parking for vehicles.

A midblock pedestrian crossing on Millway Avenue is proposed but is not currently warranted by the TIS, as shown on Attachments 2 and 3. Staff advise that the proposed pedestrian crossing does not meet the provincial OTM Book 15 warrants and recommends that the midblock location be monitored after the construction and occupancy of the Phase 1 development and have requested that the Owner report back on the results of the monitoring as part of the Phase 2 development. Short-term bicycle parking spaces is currently centralized at the main entrances. Staff recommend that these bicycle parking spaces be proposed along the north-south pedestrian connections, and east-west mews, including the Linear Park east of Millway Avenue. The final Transportation Impact Study and Transportation Demand Management Plan must be approved to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

### Noise and Vibration Assessment

The Owner has submitted an Environmental Noise and Vibration Study, prepared by HGC Engineering ("HGC") dated July 24, 2018 to verify the noise sources surrounding the Development, which identified the noise control measures for the Development itself. The analysis considered the traffic on Highway 407, Jane Street, Highway 400, Interchange Way, Regional Road 7, Exchange Avenue, and the numerous surrounding employment, commercial and industrial uses.

The Owner and IKEA have entered into a Minutes of Settlement Agreement to ensure the appropriate noise mitigation measures and designs are implemented and maintained in the site plan to provide for compatibility between the residential development and IKEA with respect to noise. The Owner has subsequently filed Site Development File DA.19.048 which proposes a 4 m high and 30 m wide noise wall, that will be further screened by landscape plantings. The proposed noise wall has been reviewed and approved to the satisfaction of the City. Accordingly, the Owner has fulfilled their requirements pertaining to the noise wall.

Prior to execution of the Site Plan Agreement, the Owner shall provide a final Environmental Noise and Vibration Impact Study for review and approval by the City, and the Owner shall agree in the Site Plan Agreement to implement all recommendations of the final Environmental Noise and Vibration Impact Study to the satisfaction of the City.

#### Municipal Servicing

The City has completed a Municipal Servicing Master Plan which identifies the preferred strategy for water, wastewater and stormwater servicing for the planned growth in the VMC Secondary Plan Area. The Master Environmental Servicing Plan ('MESP') update is being undertaken based on the proposed in current and future development applications. This updated MESP will further analyze sewer capacities and make recommendations for upgrades/improvements to City infrastructure considering the overall increased densities proposed in the VMC.

The Owner has submitted a Functional Servicing and Stormwater Management Report ('FSR'), prepared by Stantec Consulting Ltd., dated July 2018. The DE Staff, VMC Program must approve the final FSR and SWM Report. A condition to this effect is included in the Recommendation of this report. The following comments are provided:

a) Water Supply

The Development lies within Pressure District 6 (PD6) of the York Water Supply System. In accordance with the VMC Servicing Strategy Master Plan, the servicing strategy for the proposed development includes new service connections installed at the Owner's expense to the existing and new 300mm-dia municipal watermain.

b) Sanitary Servicing

In keeping with the VMC Servicing Strategy Master Plan and informed by the updated MESP, the Development has triggered the requirement to replace the existing sanitary sewer on Interchange Way. The servicing strategy and the submitted FSR for the Development recommends the installation of a new

600mm-dia to 900mm-dia sanitary sewer along Interchange Way to service this Development:

- Between Regional Road 7 and Street C (local road)
- Along Street C (local road) between Interchange Way and Street A (Exchange Avenue)
- Along Street A (Exchange Avenue) between Street C (local road) and Street B (Millway Avenue)

The proposed sanitary sewer system will be connected and discharged into the existing Jane Street Trunk sewer. The Owner will participate in the Development Agreement to complete these infrastructure works. The Subject Lands will be serviced by a new sanitary sewer service connection to the upgrade sanitary sewer on Street "C".

c) Storm Drainage

The VMC Master Servicing Strategy ('VMCMSS') identified that the existing SWM facility (the 'Interchange Pond') located within the south-west quadrant of the VMC is proposed to be retrofitted in the future to accommodate development within the VMC, which would provide water quality, quantity and erosion control of the southwest quadrant of the VMC, including the Subject Lands. As part of the overall VMC development, a stormwater management treatment train approach has been adopted; as such, stormwater quantity and water balance controls are required on site.

The proposed development will be serviced by a new connection to the proposed 600mm-dia storm sewer on Street C. An on-site storm quantity control facility (underground storage tank) will be provided to achieve the TRCA Humber River Unit Flow Rates.

The MESP will state the trigger for when the Interchange Pond retrofit will occur. It will analyze the stormwater management strategy for the south-west quadrant and make recommendations for retrofit/upgrades/improvements to the stormwater sewer system and any introduction of low impact development measures.

Environmental Site Assessment

The Owner submitted Phase One and Two Environmental Site Assessment ('ESA') reports for the Development, including an assessment of the road and parklands to be conveyed to the City. The ESA reports were reviewed by DE Staff and no environmental impacts were identified. A condition prior to the execution of the site plan and

subdivision agreement will require the Owner to submit finalized ESA reports and a copy of the MECP Record of Site Condition ('RSC') for the park blocks (private and public) due to its change to a more sensitive land use. A condition to this effect is included in the Recommendations of this report.

#### Geotechnical and Hydrogeological Report

The Owner shall update the final Geotechnical and Hydrogeological Investigation Report for the Development. The Report shall recommend the ground water control measures that need to be implemented during the design and construction of the buildings and municipal services, and assessment of potential water quantity/quality effects due to dewatering activities on the proposed and existing development. A condition to this effect is included in this report.

#### Servicing Allocation

On February 21, 2018, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. Further, it is expected that York Region will be assigning short-term growth capacity (2019-2026) to Vaughan in Q3-2019.

Therefore, the following resolution to allocate capacity to the subject development may be recommended for Council approval:

"THAT Site Development Application DA.18.056 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 1,148 residential units (2,875 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building permit construction program within a reasonable timeframe."

The above noted resolution is included in the Recommendations section of this Report.

#### ***The Environmental Services Department, Solid Waste Management Division, has no objection to the Development***

The Environmental Services Department, Solid Waste Management Division has advised that upon a successfully completed application, site inspection and executed agreement as determined by the Vaughan Environmental Services Department, Solid Waste Management Division, the future condominium corporation(s) will be eligible for municipal waste collection services. Should the future condominium corporation(s) be deemed ineligible by the City or chose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the future condominium corporation(s).



***The Ministry of Transportation Ontario has no objection to the Applications***

The Ministry of Transportation Ontario (the 'MTO') has indicated no objection to the Application. The Development is located within the MTO Permit control area, and therefore; the *Public Transportation and Highway Improvement Act* regulations apply. The MTO requires that any new buildings or structures, including internal roads and detention ponds, above and below ground, be setback a minimum distance of 14 m from the Highway 407 property line. MTO permits are required for all buildings, infrastructures and roads located within 46 m from the Highway 407 property line and a radius of 396 m from the centerline of Highway 407 and Jane Street, prior to any construction being undertaken. The Owner must satisfy all requirements and obtain a Building and Land Use Permit from the MTO. A condition to this effect is included in the Recommendations of this report.

***The Toronto Transit Commission ('TTC') has on objection to the Application subject to conditions of approval***

The Subject Lands are located within the development review zone of the Yonge-University Subway Line (Line 1) and is directly adjacent to the existing subway tunnel and an emergency exit building (Building 7) and existing subway tunnel. The final site plan, site servicing plans, and building sections are subject to review and approval by the TTC. The TTC has provided draft comments, Notice of Approval Conditions ("NOAC"), and the pre-approval NOAC for the Development, dated October 1, 2018. The Owner shall be required to work with TTC on the technical review of the Development to satisfy all requirements of the TTC. A condition to this effect is included in the Recommendations of this report.

***The Canadian National ('CN') Railway has no objection to the Development***

The Subject Lands are within the review area of CN. CN has reviewed the Owner's Noise and Vibration Feasibility Study. In a letter dated March 6, 2019 CN advised that they have no objection to the Development.

***NavCanada and Bombardier Aerospace have no objection to the Development***

NavCanada, a private sector, non-share Capital Corporation that owns and operates Canada's civil air navigation service and Bombardier Aerospace, owner and operator of the Toronto Downsview Airport, has advised in a letter dated February 26, 2019, of no objection to the Development.

***The various utilities have no objection to the Development***

Alectra Utilities Corporation, Enbridge Gas Inc., Rogers Communication Inc. and Bell Canada have indicated no objection to the Development. The Owner will be responsible for contacting these agencies with respect to their clearance and service requirements.

## **Financial Impact**

There are no financial impacts associated with this Application.

## **Broader Regional Impacts/Considerations**

York Region has reviewed the application and has no objection to the Development in-principle. York Region shall approve the final dewatering plan, Transportation Demand Study (the 'Study'), dewatering permits and written confirmation from the City confirming allocation. York Region has identified the following comments to be addressed prior to execution of the Site Plan Agreement:

### **Source Water Protection**

The Owner is advised that high groundwater levels and confined aquifer conditions have been identified in the general vicinity of the site and appropriate precautions should be taken to prevent impacts to the Development.

### **Servicing Allocation**

The Owner must provide a Council resolution confirming that the City of Vaughan has allocated servicing capacity, and that the allocation of the Development remains valid at the time of the request for regional clearance.

### **Transportation**

The Owner has submitted a Transportation Impact Study that must be approved to the satisfaction of York Region. The final Study must address the impacts of 300+ pedestrian trips on the Regional Road 7 intersections and how exclusive Rapid Transit phase is to be incorporated in the synchro analysis for intersections located on Regional Road 7.

### **Dewatering**

The Owner shall submit a Dewatering Plan to assess the proper design and supervision of permanent and temporary construction dewatering on the Subject Lands. The Owner must confirm to York Region that they have received, where necessary, from Ontario Ministry of Environment (MOE) permits.

The Owner shall satisfy all requirements of York Region. A condition to this effect is included in the Recommendation of this report.

## **Conclusion**

The Planning and Growth Management Portfolio, VMC Program has reviewed Site Development Application File DA.18.056 in consideration of the policies of the Provincial Policy Statement, the Growth Plan, the York Region and City Official Plan

policies, the requirements of Zoning By-law 1-88, comments from City Departments, external public agencies, the public and the surrounding area context. The Development is consistent with the policies of the PPS, conforms to the Growth Plan, York Region Plan and implements the VMC Secondary Plan. On this basis, the Planning and Growth Management Portfolio, VMC Program can support the approval of Site Development File DA.18.056 subject to the Recommendations in this report.

**For more information**, please contact Natalie Wong, VMC Senior Planner, Extension 8866.

### **Attachments**

1. Location Map
2. Proposed Site Plan
3. Proposed Landscape Plan
4. Proposed Apartment Building Elevations (Buildings 1 and 2)
5. Proposed Apartment Building Elevations (Building 3)
6. Back-to-Back Townhouse Elevations Blocks 9 to 12, 21 and 22 (Colour Scheme 1)
7. Back-to-Back Townhouse Elevations Block 9 to 12, 21 and 22 (Colour Scheme 2)
8. Traditional Townhouse Elevations Blocks 1 to 4
9. Stacked Townhouse Elevations Blocks 5 to 8, 13 to 18 (Colour Scheme 1)
10. Stacked Townhouse Elevations Blocks 5 to 8, 13 to 18 (Colour Scheme 2)
11. Perspective Renderings - View of Apartment Buildings
12. Perspective Renderings - View of Townhouse Blocks
13. Perspective Renderings - View of Entrance Pavilion and Corner Plaza

### **Prepared by**

Natalie Wong, VMC Senior Planner ext. 8866

Amy Roots, Senior Manager - VMC, extension 8035

Christina Bruce, Director, VMC Program, extension 8231









# Proposed Site Plan

## LOCATION:

Part Lot 4, Concession 5;  
250 Interchange Way

## APPLICANT:

2748355 Canada Inc.



280

Development Planning

# Attachment

## FILE:

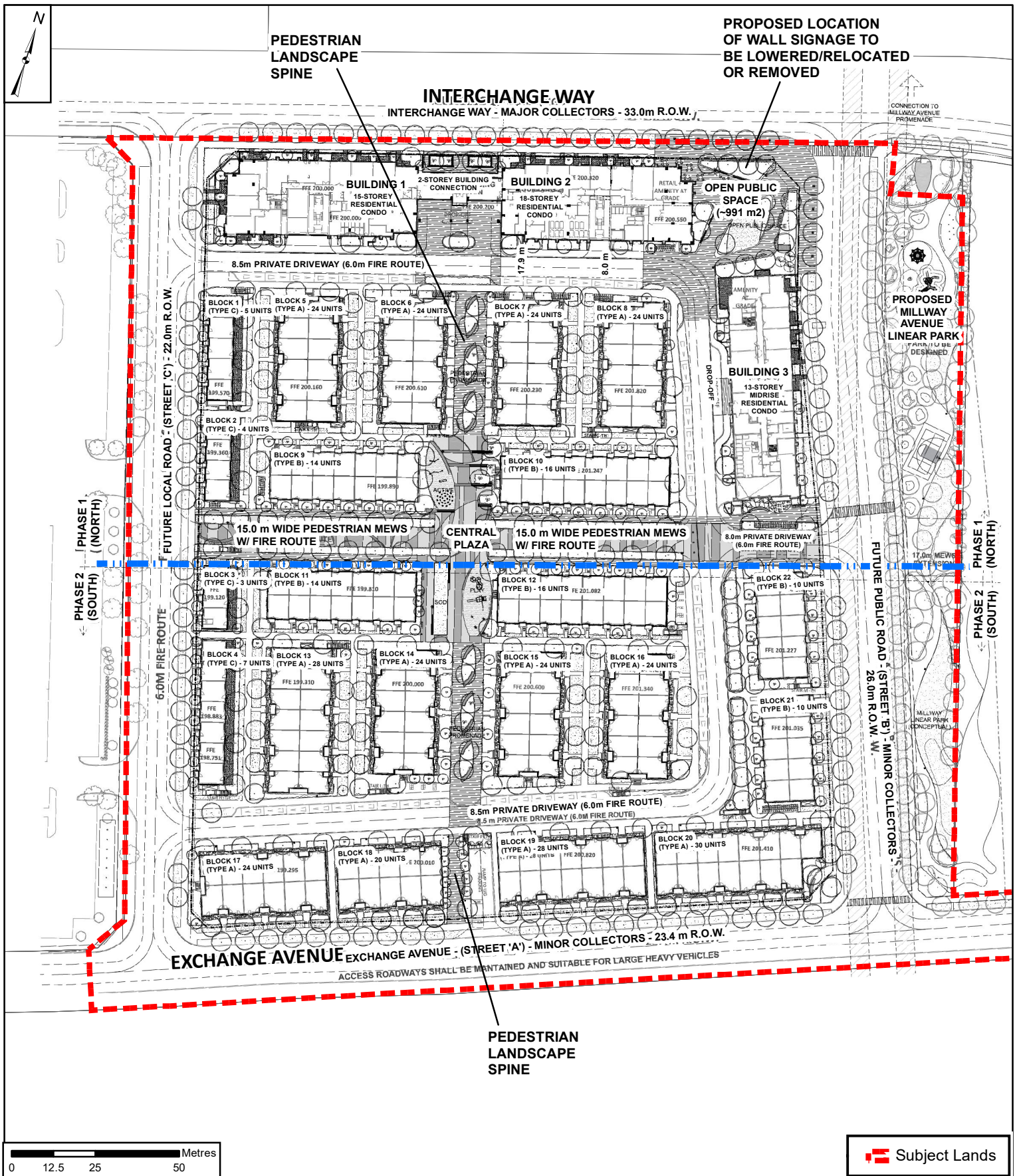
DA.18.056

## DATE:

September 17, 2019

2





# Proposed Landscape Plan

**LOCATION:**  
Part Lot 4, Concession 5;  
250 Interchange Way

**APPLICANT:**  
2748355 Canada Inc.



281

# Attachment

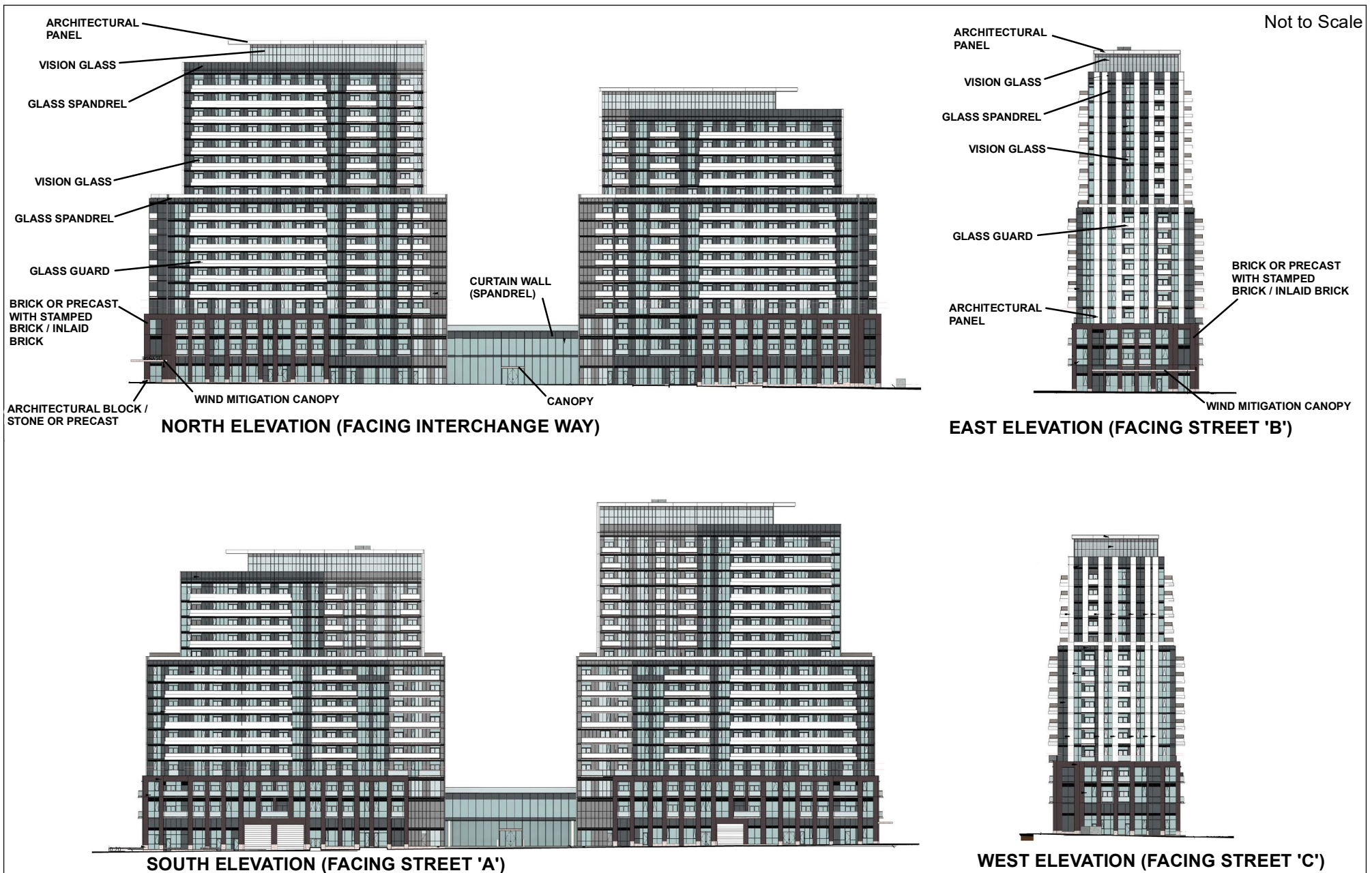
**FILE:**  
DA.18.056

**DATE:**

September 17, 2019

3





## Proposed Apartment Building Elevations - Buildings 1 and 2

**LOCATION:**  
Part of Lot 4, Concession 5;  
250 Interchange Way

**APPLICANT:**  
2748355 Canada Inc.



282

Development Planning

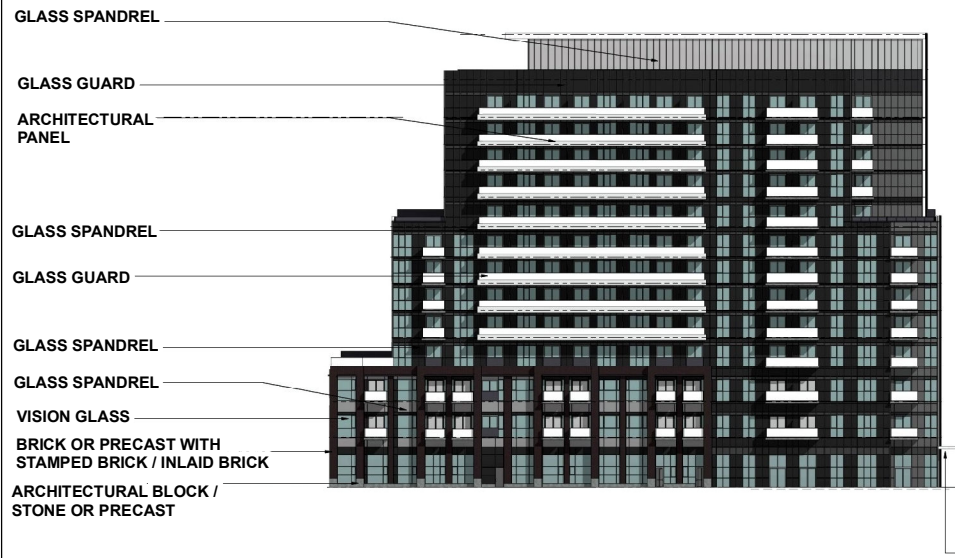
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**FILE:**  
DA.18.056

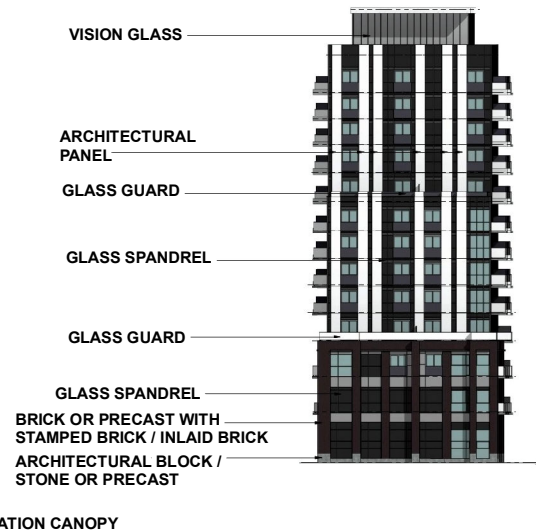
**DATE:**  
September 17, 2019

4





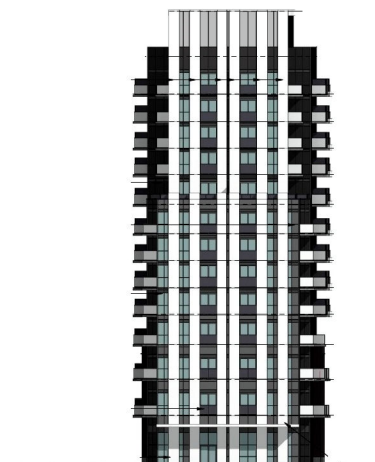
**EAST ELEVATION (FACING STREET 'B')**



**SOUTH ELEVATION**



**WEST ELEVATION (FACING STREET 'C')**



**NORTH ELEVATION**

Not to Scale

## Proposed Apartment Building Elevations - Building 3

**LOCATION:**  
Part of Lot 4, Concession 5;  
250 Interchange Way

**APPLICANT:**  
2748355 Canada Inc.



283

# Attachment

**FILE:**  
DA.18.056

**DATE:**  
September 17, 2019

# 5



Not to Scale

## Back-to-Back Townhouse Elevations - Blocks 9 to 12, 21 and 22 (Colour Scheme 1)

**LOCATION:**  
Part of Lot 4, Concession 5;  
250 Interchange Way

**APPLICANT:**  
2748355 Canada Inc.



284

**Attachment**

**FILE:**  
DA.18.056

**DATE:**  
September 17, 2019

**6**



Not to Scale

## Back-to-Back Townhouse Elevations - Blocks 9 to 12, 21 and 22 (Colour Scheme 2)

### LOCATION:

Part of Lot 4, Concession 5;  
250 Interchange Way

### APPLICANT:

2748355 Canada Inc.



285

Development Planning

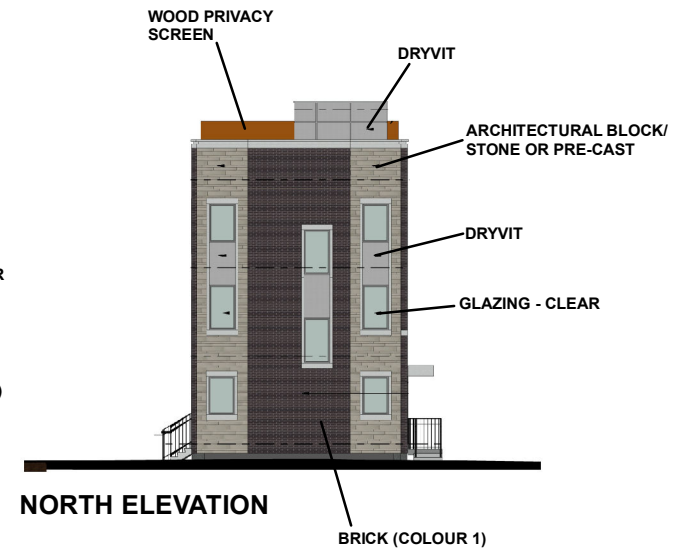
## Attachment

FILE:  
DA.18.056

DATE:  
September 17, 2019

7





Not to Scale

## Traditional Townhouse Elevations - Blocks 1 to 4

**LOCATION:**  
Part of Lot 4, Concession 5;  
250 Interchange Way

**APPLICANT:**  
2748355 Canada Inc.



286

## Attachment

**FILE:**  
DA.18.056

**DATE:**  
September 17, 2019

8



Not to Scale

# Stacked Townhouse Elevations - Blocks 5 to 8, 13 to 18 (Colour Scheme 1)

**LOCATION:**  
Part of Lot 4, Concession 5;  
250 Interchange Way

**APPLICANT:**  
2748355 Canada Inc.



**Attachment**

**FILE:**  
DA.18.056

**DATE:**  
September 17, 2019

**9**



Not to Scale

## Stacked Townhouse Elevations - Blocks 5 to 8, 13 to 18 (Colour Scheme 2)

**LOCATION:**  
Part of Lot 4, Concession 5;  
250 Interchange Way

**APPLICANT:**  
2748355 Canada Inc.



288

# Attachment

**FILE:**  
DA.18.056

**DATE:**  
September 17, 2019

# 10





VIEW OF BUILDINGS 1, 2 & 3 LOOKING SOUTH FROM INTERCHANGE WAY



AERIAL VIEW OF BUILDINGS 1 & 2 LOOKING SOUTH-EAST



VIEW OF BUILDING 2 PODIUM LOOKING FROM INTERCHANGE WAY



VIEW OF BUILDING 3 LOOKING SOUTH-WEST FROM FUTURE LINEAR PARK

Not to Scale

## Perspective Renderings - View of Apartment Buildings

**LOCATION:**  
Part of Lot 4, Concession 5;  
250 Interchange Way

**APPLICANT:**  
2748355 Canada Inc.



289

# Attachment

**FILE:**  
DA.18.056

**DATE:**  
September 17, 2019

# 11





**VIEW OF TH BLOCK 2 LOOKING NORTH-EAST FROM STREET 'C'**



**VIEW OF TH BLOCK 16 LOOKING NORTH-WEST FROM PRIVATE DRIVEWAY**



**VIEW OF BLOCK 17 FROM CORNER OF STREET 'C' & STREET 'A'**



**VIEW OF BLOCK 10 LOOKING NORTH-EAST FROM PEDESTRIAN MEWS**

Not to Scale

## Perspective Renderings - View of Townhouse Blocks

**LOCATION:**  
Part of Lot 4, Concession 5;  
250 Interchange Way

**APPLICANT:**  
2748355 Canada Inc.



290

**Attachment**

**FILE:**  
DA.18.056

**DATE:**  
September 17, 2019

**12**





**VIEW BETWEEN BUILDING 2 AND BUILDING 3 - LOOKING SOUTH WEST**



**VIEW OF THE SOUTH EAST CORNER - LOOKING NORTH WEST**



**CONNECTION BETWEEN BUILDING 1 AND BUILDING 2 - LOOKING SOUTH**

## Perspective Renderings of Entrance Pavillion and Corner Plaza

### LOCATION:

Part of Lot 4, Concession 5;  
250 Interchange Way

**APPLICANT:** 2748355 Canada Inc.



291

Not to Scale

# Attachment

**FILE:**  
DA.18.056

**DATE:**  
September 17, 2019

# 13



## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 17, 2019

**WARD(S):** ALL

**TITLE: BY-LAW CONSOLIDATION TECHNICAL AMENDMENTS**

**FROM:**

Mary Reali, Deputy City Manager, Community Services

**ACTION:** DECISION

---

**Purpose**

As staff continue to review and revise the City's regulatory by-laws as part of its Council-approved By-law Strategy, the further need to consolidate and ensure consistency across by-laws has been identified as a first-step towards the codification of the City's By-laws. This report seeks authority to systematically consolidate and harmonize all applicable regulatory By-laws.

**Report Highlights**

- In June of 2014, City Council approved the By-law Strategy to ensure the City's By-laws be municipally relevant, responsive to community needs and transparent to the public.
- In September of 2018, staff began the process of consolidating its regulatory By-laws to ensure accessibility and transparency and as an interim step in the codification process. This report seeks approval for additional consolidation and a series of By-law technical amendments.
- Consolidation and harmonization support a number of Council priorities, including good governance, citizen experience and operational performance.

**Recommendations**

1. That the recommendations in Attachment 1 of this report be adopted; and
2. That staff be authorized to undertake any other actions required to implement the recommendations of this report, including any consequential amendments to other By-laws.

## **Background**

The City of Vaughan has often been at the forefront of regulatory practices, driven in large part by the Term of Council Service Excellence Strategic Plan and the City's By-law Strategy. Underlying the development of many of these City policies, programs and by-laws is the tenet of protecting the health, safety and well-being of the City's residents and visitors alike, while continuing to ensure that Vaughan is a city of choice that upholds the best of Canadian values.

As part of the City's ongoing commitment to good governance, staff have been consolidating the City's By-laws with the ultimate objective of creating a City of Vaughan Municipal Code. Consolidation means that all By-laws pertaining to a particular regulatory regime will be laid out as a single coherent regulation. Some of the benefits of consolidation are:

- greater accessibility and transparency for residents, businesses and other stakeholders;
- greater ease of use for City staff and those from other regulatory agencies; and
- a more organized and logical system of regulations, promoting greater accountability.

Consolidation is intended to culminate in the creation of a City of Vaughan Municipal Code. This is an initiative jointly lead by By-law and Compliance, Licensing and Permit Services, the Office of the City Clerk and the Office of the City Solicitor.

In addition, and in keeping with the City's initiative to provide service excellence to residents and visitors, staff have been putting more and more By-laws under the City's Administrative Monetary Penalties program. The main purpose of this initiative is to expedite offence disputes while providing a transparent and fair adjudication process.

## **Previous Reports/Authority**

- [Fill By-law 189-96](#) (Approved by Council on July 8, 1996)
- [Licensing By-law 315-2005](#) (Approved by Council on December 12, 2005)
- [Anti-Graffiti By-law 046-2009](#) (Approved by Council on March 23, 2009)
- [Discharge of Firearms By-law 123-2016](#) (Approved by Council on September 20, 2016)
- [Encroachment By-law 034-2017](#) (Approved by Council on April 19, 2017)
- [Tree Protection By-law 052-2018](#) (Approved by Council on April 11, 2018)
- [Special Events By-law 061-2019](#) (Approved by Council on May 1, 2019).
- [Parking By-law 064-2019](#) (Approved by Council on May 1, 2019)

## **Analysis and Options**

Staff are making a number of recommendations to ensure the ongoing consistent consolidation of the City's regulatory By-laws. Consolidation will mean significant standardization. As a result, staff are proposing changes that will introduce same or similar language for the City's regulatory By-laws.

Aside from adopting the City's consolidation format, staff are proposing amendments to a number of By-laws. These amendments are intended to ensure that all regulatory By-laws have similar language, especially around enforcement powers and penalties (including the ongoing designation of certain By-laws under the Administrative Monetary Penalties program).

Staff are also proposing technical amendments to the Fill By-law to ensure that both Inspectors and MLEOs have adequate enforcement authorities under the By-law. The Fill By-law is currently scheduled to be consolidated at a later date upon its overall review.

In addition, staff are proposing a number of other technical amendments, including the repeal of the Geese By-law, as its provisions are already covered in the Animal Control By-law, and amendments to the Parking By-law, introducing fines for existing contraventions and adding more precise language to certain provisions.

## **Financial Impact**

There are no anticipated financial impacts to the City as a result of the recommendations of this report.

## **Broader Regional Impacts/Considerations**

The recommendations in this report do not have an impact on other municipalities, the Region or any of its agencies.

## **Conclusion**

In accordance with Vaughan Council's strategic priorities of *Active, Safe and Diverse Communities* and *Good Governance*, the proposed amendments will provide greater clarity to the public with respect to the City's existing regulations. The City's regulations are not only intended to protect the health, safety and well-being of its residents and visitors, but also to promote its community standards and social values.

In addition, By-law consolidation is an ongoing process to culminate in the creation of a Vaughan Municipal Code and improve both *Operational Performance* and *Good Governance*.

**For more information**, please contact: Gus Michaels, Director of By-law and Compliance, Licensing and Permit Services, ext. 8735.

**Attachment**

1. Proposed Amendments

**Prepared by**

Rudi Czekalla-Martinez, Manager, Policy & Business Planning, ext. 8782



## Proposed Amendments

1. That the following by-laws be consolidated, including making any stylistic and organizational changes required to ensure consistency with the City's consolidation format:

Discharge of Firearms By-law 123-2016  
 Encroachment By-law 034-2017  
 Tree Protection By-law 052-2018, as amended  
 Anti Graffiti By-law 046-2009

2. That the Smoking By-law be a Designated By-law under the Administrative Monetary Penalties By-law.
3. That the Administrative Monetary Penalties By-law be amended as follows:
  - (a) include "the existence of mitigating or extenuating circumstances" as a reason for the cancellation, reduction or extension of a monetary penalty by either the Screening or Hearings Officer;
  - (b) update Schedule 1 by amending the first entry to read:  
     064-2019            Parking By-law                      Schedule 10
  - (c) add the following entry to Schedule 1:  
     074-2019            Smoking By-law                      Part 9.0
4. That Geese By-law 256-99 be repealed.
5. That the Discharge of Firearms By-law be further amended as follows:
  - (a) the "Short Title" section be replaced with a "Authority and Short Title" section;
  - (b) an "Applicability and Scope" section be added;
  - (c) a provision be added to ensure that penalties established under the Municipal Act are subject to process under the Provincial Offences Act; and
  - (d) a "Severability" section be added.
6. That the Encroachment By-law be further amended as follows:
  - (a) the "Short Title" section be replaced with a "Authority and Short Title" section;
  - (b) an "Applicability and Scope" section be added;

- (c) a provision be added to ensure that penalties established under the Municipal Act are subject to process under the Provincial Offences Act.
7. That the Anti-Graffiti By-law be amended as follows:
- (a) the “Title” section be replaced with an “Authority and Short Title” section;
  - (b) an “Applicability and Scope” section be added;
  - (c) a provision be added to ensure that penalties established are subject to process under the Provincial Offences Act;
  - (d) a “Severability” section be added.
8. That the Tree Protection By-law be amended as follows:
- (a) the “Title” section be replaced with an “Authority and Short Title” section;
  - (b) an “Applicability and Scope” section be added.
9. That the Parking By-law be further amended as follows:
- (a) Amend any references to “Nappa Valley Boulevard” to read “Nappa Valley Avenue.”
  - (b) Amend the definition for “Private Roadway” to include a laneway.
  - (c) Add the following fines to Schedule 10:
- |        |  |           |
|--------|--|-----------|
| 6.0(3) | Stop on a highway during a prohibited time       | \$ 50.00  |
| 6.0(4) | Park on a highway without a permit               | \$ 50.00  |
| 7.0(1) | Fail to erect “Fire Route” signs                 | \$ 200.00 |
| 7.0(4) | Fail to erect “Fire Department Connection” signs | \$ 200.00 |
10. That By-law 024-2019 be repealed.
11. That Special Events By-law 045-2018 be further amended as follows:
- (a) add section 7.1 to Part 4.0, as follows:
    - (7.1) If a fee for a particular year is not prescribed in Fees and Charges By-law 171-2013, as amended or its successor by-law, and a budget has not been passed by January 1st in a given year, the Treasurer is authorized to apply a 3 per cent increase to the fee applied in the previous year to account for economic adjustment.
  - (b) reformat and renumber sections 30 and 33 to match the current standard;
  - (c) delete sections 31 and 32;
  - (d) amend By-law 96-2006, as amended, by:
    - (i) replacing the definition for “Special Events” in Section 3 with the following definition:



“Special Event” means an event as defined in the Special Events By-law, as amended, or its successor by-law.

(ii) amending Section 17(2) to read:

The provisions of this By-law shall not apply to preclude musicians or performers providing outdoor entertainment involving sound reproduction devices during City events.

(e) amend By-law 171-2013, as amended, by adding to Schedule “I”, under By-law & Compliance Services, the following fees:

Special Event Permit and deposit costs based on maximum attendance*	2018	2019	2020
Special event permit – up to 250 people	\$ 52	\$ 53	\$ 55
Special event permit – up to 500 people	\$ 103	\$ 106	\$ 109
Special event permit – up to 1,000 people	\$ 206	\$ 212	\$ 218
Special event permit – more than 1,000 people	\$ 412	\$ 424	\$ 437
Special event damage deposit – up to 250 people	\$ 1,000	\$ 1,000	\$ 1,000
Special event damage deposit – up to 500 people	\$ 2,500	\$ 2,500	\$ 2,500
Special event damage deposit – up to 1,000 people	\$ 5,000	\$ 5,000	\$ 5,000
Special event damage deposit – more than 1,000 people	\$ 10,000	\$ 10,000	\$ 10,000

\*Note that attendance may not exceed the maximum attendance amount at any given time.

12. That the Licensing By-law be:

- (a) re-formatted to reflect the City’s new consolidated by-law style and be approved by Council as a new by-law.
- (b) amended by deleting Schedule A.
- (c) amended by replacing section 1.0 “Title” with the “Authority and Short Title” section.
- (d) amended by adding “Scope and Applicability” as section 2.0.
- (e) amended by reformatting the definition and interpretation sections, including numbering to reflect the new standard.
- (f) amended by deleting the tariff rates in Schedule B (as they are not prescribed any more, as per the by-law provisions).

13. That Fill By-law 189-96, as amended, be further amended by:

- (a) Amending the definition of “Director” by adding “and his or her designate” at the end of the sentence.
- (b) Adding the following definition:  
“Municipal Law Enforcement Officer” or “MLEO” means an individual appointed or employed by the *City* as a municipal law enforcement officer under section 15 of the *Police Services Act*, R.S.O. 1990, c. P.15, as amended;
- (c) Replacing section 14 with the following:  
The administration and enforcement of this by-law shall be performed by the *Director, Inspectors* and *Municipal Law Enforcement Officers*.
- (d) Replacing every instance of Inspector with Inspector and/or MLEO.

## Committee of the Whole (1) Report

---

**DATE:** Tuesday, September 17, 2019

**WARD(S):** ALL

**TITLE: PROCLAMATION REQUEST  
CARIBBEAN HERITAGE MONTH**

**FROM:**

Wendy Law, Deputy City Manager, Administrative Services & City Solicitor

**ACTION:** DECISION

---

**Purpose**

To seek Council approval to proclaim October 2019 as Caribbean Heritage Month and that the proclamation be posted on the City's website.

**Report Highlights**

- Respond to the proclamation request received from the Founder and President of the Caribbean Women's Society.
- Proclamation requested for the month of October.

**Recommendations**

1. That October 2019 be proclaimed as "Caribbean Heritage Month", and
2. That the proclamation be posted on the City's website.

**Background**

Correspondence was received from the Founder and President of the Caribbean Women's Society in the Office of the City Clerk on May 9, 2019 making the request for proclamation.

Ontario is home to a large Caribbean-Canadian community; this diverse group represents forty-two Caribbean nations, regions, and territories. By proclaiming the month of October as Caribbean Heritage Month, the municipality would be joining

several other municipalities in the GTA in recognizing the contributions Caribbean-Canadians have made to the province's social, economic, political and cultural fabric.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

This proclamation request meets the requirements of the City's Proclamation Policy, as follows:

"That upon request, the City of Vaughan issue Proclamations for events, campaigns, or other similar matters: If the event, campaign or declaration is directly related to matters over which the City has jurisdiction or the City directly sponsors the event, campaign or other matter."

### **Financial Impact**

Not applicable.

### **Broader Regional Impacts/Considerations**

Not applicable.

### **Conclusion**

Staff is recommending that October 2019 be proclaimed as Caribbean Heritage Month and that the proclamation be posted on the City's website.

**For more information**, please contact: Todd Coles, City Clerk, x8281

### **Attachment**

1. Correspondence from Founder and President, Caribbean Women's Society, received on May 9, 2019

### **Prepared by**

Julia Bartolomeo, Supervisor, City Clerk's Administrative Services, x8280



[www.ourcws.com](http://www.ourcws.com)  
[admin@ourcws.com](mailto:admin@ourcws.com)

Dear Mayor Maurizio Bevilacqua,

Please accept this letter of request to the join the City of Toronto, City of Markham, City of Pickering, City of Brampton, Lieutenant Governor of Ontario, Mayor of Toronto and Premier of Ontario in supporting Caribbean Women's Society and the Caribbean-Canadian community by proclaiming October as Caribbean Heritage Month in the City of Vaughan.

As background, Ontario is home to a large and vibrant Caribbean-Canadian community; a rich and diverse group representing forty-two Caribbean nations, regions and territories (more info here: [www.ourchm.ca](http://www.ourchm.ca)).

Since the first Caribbean immigrants arrived in Canada in the late 1700's, Caribbean-Canadians from across Ontario have made significant contributions across all fields; including, science, education, medicine, broadcasting, law, politics, business, sports and culture.

Caribbean-Canadians have helped build the City of Vaughan, Ontario and the country, into the multicultural success story that it is and have helped to build this province into the best place to live, work and raise families. They continue to help foster growth, prosperity and innovation throughout Ontario and Canada.

October is a significant month for the Caribbean-Canadian community. With the points system incorporated into the Immigration Regulations in October 1967, it meant that visitors, including Caribbeans, and their families were given the right to apply for immigrant status while in Canada. By 1970, immigration from, in part, the Caribbean represented over 23% of the total; compared to 10% four years previously.

Caribbean Heritage Month is an opportunity to remember, celebrate and educate future generations about Caribbean-Canadians and the important role that they have played and continue to play in communities across Ontario.

By proclaiming the month of October as Caribbean Heritage Month, the City of Vaughan would be recognizing the important contributions that Caribbean-Canadians have made to the City of Vaughan's, Ontario's and the country's social, economic, political and cultural fabric.

Thank you in advance for your consideration and support.

Sincerely,

Camille Kerr, Founder and President  
[admin@ourcws.com](mailto:admin@ourcws.com)

RECEIVED  
MAY 09 2019  
CLERK'S DEPT.



## Committee of the Whole (1) Report

---

**DATE:** Tuesday, September 17, 2019

**WARD(S):** ALL

**TITLE: PROCLAMATION REQUEST  
CHILD CARE WORKER AND EARLY CHILDHOOD EDUCATOR  
APPRECIATION DAY**

**FROM:**

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

**ACTION:** DECISION

---

**Purpose**

To seek Council approval to proclaim October 24, 2019 as Child Care Worker and Early Childhood Educator Appreciation Day, and that the proclamation be posted on the City's website.

**Report Highlights**

- Respond to the proclamation request received from the Ontario Coalition for Better Child Care and CUPE, Ontario Division.
- Proclamation requested for October 24, 2019.

**Recommendations**

1. That October 24, 2019 be proclaimed as Child Care Worker and Early Childhood Educator Appreciation Day; and,
2. That the proclamation be posted on the City's website.

**Background**

Correspondence making a request for proclamation was received from the Ontario Coalition for Better Child Care in conjunction with CUPE, Ontario Division, in the Office of the Mayor on July 30, 2019 and forwarded to the Office of the City Clerk.

Council has previously granted this request.

### **Previous Reports/Authority**

[Committee of the Whole – September 17, 2018](#)

### **Analysis and Options**

The proclamation request meets the requirements of the City's Proclamation Policy, as follows:

"That upon request, the City of Vaughan issue Proclamations for events, campaigns or other similar matters:

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act".

This annual awareness day recognizes the education, skills, commitment and dedication of Early Childhood Educators (ECEs) and child care staff. This is the nineteenth year this day has been acknowledged by the Ontario Coalition for Better Childcare, CUPE, and labour and community partners around Ontario.

### **Financial Impact**

Not applicable.

### **Broader Regional Impacts/Considerations**

Not applicable.

### **Conclusion**

Staff is recommending that October 24, 2019 be proclaimed as Child Care Worker and Early Childhood Educator Appreciation Day, and that the proclamation be posted on the City's website.

**For more information**, please contact: Todd Coles, City Clerk, x8281

### **Attachment**

1. Correspondence from the President of Ontario Coalition for Better Child Care and President of CUPE, Ontario Division, dated July 24, 2019

### **Prepared by**

Julia Bartolomeo, Supervisor, City Clerk's Administrative Services, x8280





July 24, 2019

Re: 19<sup>th</sup> Annual Child Care Worker and Early Childhood Educator Appreciation Day, October 24, 2019

To Ontario mayors and councils,

The Ontario Coalition for Better Child Care (OCBCC), the Canadian Union of Public Employees (CUPE) and other labour and community partners around Ontario have announced **Thursday, October 24, 2019** as the 19<sup>th</sup> annual Child Care Worker & Early Childhood Educator Appreciation Day, a day of recognition for the many people who work providing early learning and child care services in your community.

Our theme again this year is: ***Champions for Children.***

This annual awareness day recognizes the education, skills, commitment and dedication of Early Childhood Educators (ECEs) and child care staff, and each year is proclaimed by municipalities and school boards across Ontario. Many groups are recognized by way of municipal resolution. Such a day allows us to acknowledge the important contributions of child care workers and ECEs.

**We are writing to ask that you and your Council consider proclaiming Child Care Worker & Early Childhood Educator Appreciation Day in your municipality. A sample proclamation is attached.**

Even if your council does not issue official proclamations, there are many ways for your municipality to participate in celebrating this special day:

- Your council could sponsor a public announcement;
- Display our posters and distribute our buttons;
- Many municipalities organize events and contests for the day or have councilors or the mayor participate in events hosted by child care centres within the municipality.
- A document of further ideas and examples is attached.

We would love to acknowledge those municipalities celebrating child care workers and ECEs across Ontario on October 24, 2019. Let us know how your municipality is participating in the recognition day and we will add your municipality to our list of proclamations and celebrations.

Please direct any correspondence on proclamations and/or celebration activities to the attention of Carolyn Ferns, by mail: Ontario Coalition for Better Child Care, 489 College St., Suite 206, Toronto, ON M6G 1A5, by fax at 416-538-6737, or by email at: [carolyn@childcareontario.org](mailto:carolyn@childcareontario.org).

Thank you for your consideration.

Sheila Olan-Maclean  
President, Ontario Coalition for Better Child Care

Fred Hahn  
President, CUPE Ontario Division



# CHILD CARE WORKER & ECE APPRECIATION DAY 2019

19<sup>TH</sup> ANNIVERSARY – OCTOBER 24<sup>TH</sup>, 2019

*This year marks the 19th annual Child Care Worker & Early Childhood Educator Appreciation Day, which will be held on **Thursday October 24th 2019**. On this day we recognize the hard work, meaningful care and continuous learning these educators provide children every day. This year's theme is **CHAMPIONS FOR CHILDREN** in recognition of the essential role that educators play in the lives of our youngest learners.*

## Ideas to celebrate the day!

### Municipalities

- Place an ad in the local newspaper announcing Child Care Worker and ECE Appreciation Day.
- Take nominations from local child care centres for outstanding staff to be recognized by the Mayor through a letter, announcement or event.
- Encourage local councillors to tour child care centres to find out more about this important work. Event could also generate media coverage.
- Organize a community-wide celebration to recognize individual staff or centres and programs.

### School Boards

- Insert the day on the monthly calendar of October.
- Arrange to have the day announced on the PA the morning of Thursday October 24th.
- Encourage classes of grade 7 and 8 students to visit the child care centre. Students may ask the educators about their role as an ECE.
- Set up a Wall of Fame where parents have the opportunity to say thank you to each staff.
- Place our poster on school bulletin boards.

### Child care centres

- Host a pizza lunch for the staff. Give each staff member a certificate of appreciation.
- Have every staff in the centre vote on one child care champion of the year.
- Set up a board near the entrance of the centre where parents may write thank you notes.
- Place our poster on the door to show everyone that it is Child Care Worker and Early Childhood Educator Appreciation Day!

## Show ECEs your appreciation on social media

- Share photos of how you're celebrating Child Care Worker and ECE Appreciation Day.
- Use the hashtags **#Champion4Children** and **#ECEappreciation** and tag us **@ChildCareON**
- Share an event prior to the date to raise awareness and get more people involved.
- Write a kind message about a child care provider you know.

**Contact the OCBCC to order posters and buttons by Tuesday October 1<sup>st</sup> to ensure delivery.**

**Ontario Coalition for Better Child Care**

Phone: 416-538-0628 x 2 / toll-free 1-800-594-7514 x 2

Email: [campaigns@childcareontario.org](mailto:campaigns@childcareontario.org)

COALITION ONTARIENNE POUR  
de meilleurs services  
éducatifs à l'enfance



ONTARIO COALITION FOR  
**Better Child Care**



## Committee of the Whole (1) Report

---

**DATE:** Tuesday, September 17, 2019

**WARD(S):** ALL

**TITLE: PROCLAMATION REQUEST  
DEMENTIA FRIENDLY DAY**

**FROM:**

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

**ACTION:** DECISION

---

**Purpose**

To seek Council approval to proclaim September 21, 2019 as Dementia Friendly Day and that the proclamation be posted on the City's website.

**Report Highlights**

- Respond to the proclamation request received from the CEO of the Alzheimer's Society of York Region (AS York).
- Proclamation requested for September 21, 2019.

**Recommendations**

1. That September 21, 2019 be proclaimed as Dementia Friendly Day; and,
2. That the proclamation be posted on the City's website.

**Background**

Correspondence was received from AS York on August 12, 2019 in the Office of the City Clerk making the request for proclamation.

AS York is hoping to raise awareness of Alzheimer's disease and other dementias and change the stigma of a diagnosis by proclaiming September 21, 2019 as Dementia Friendly Day for World Alzheimer's Day. According to AS York, there are currently more than 15,000 York Region residents and 564,000 Canadians living with Alzheimer's

disease or other dementias. By proclaiming this day, the City of Vaughan would demonstrate a commitment to support members of the community affected by these diseases.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

This proclamation meets the requirements of the City's Proclamation Policy, as follows:

"That upon request, the City of Vaughan issue proclamations for events, campaigns or other similar matters:

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act."

### **Financial Impact**

Not applicable.

### **Broader Regional Impacts/Considerations**

AS York supports those diagnosed with Alzheimer's disease and other dementias along with their caregivers, families, and friends, across the Regional Municipality of York.

### **Conclusion**

Staff is recommending that September 21, 2019 be proclaimed as Dementia Friendly Day, and that the proclamation be posted on the City's website.

**For more information**, please contact: Todd Coles, City Clerk, x8281

### **Attachment**

1. Correspondence from the CEO, AS York, received on August 12, 2019

### **Prepared by**

Julia Bartolomeo, Supervisor, City Clerk's Administrative Services, x8280

# Alzheimer Society

Y O R K   R E G I O N

Caregiver Support & Education / D.A.Y. Centres / Support Groups / Resource Centre / Research Support

August 9, 2019

**RECEIVED**

**AUG 12 2019**

Dear Ms. McEwan,

**CLERK'S DEPT.**

On Saturday, Sept. 21, the Alzheimer Society of York Region (AS York) celebrates World Alzheimer's Day, a time to acknowledge the more than 15,000 York Region residents - and 564,000 Canadians - currently living with Alzheimer's disease and other dementias (ADOD). Those numbers are only going to increase, more than doubling by 2031. While age is the No. 1 risk factor of developing ADOD, it is not a normal sign of aging.

Considered a family disease, ADOD not only affects those diagnosed, but family and friends. For every person diagnosed with ADOD, another 10 to 12 people are directly impacted. Caregivers, particularly as the illness progresses, provide around-the-clock care and spend 75 per cent more hours helping family members living with ADOD than other chronic illnesses. Caregiver burnout is a threat to many York Region residents.

On World Alzheimer's Day, AS York is hoping to raise awareness of ADOD and change the stigma of a diagnosis by proclaiming Sept. 21 as Dementia Friendly Day for World Alzheimer's Day. AS York, along with other chapters across Ontario, are creating a sea of blue and white at landmarks and public spaces across the province. In Niagara Falls, for example, the falls will be lit blue and white for 15 minutes and the Gateway to the City of Markham will also be lit.

In addition, we are looking for the City of Vaughan to proclaim Sept. 21 Dementia Friendly Day for World Alzheimer's Day. Dementia-friendly communities are ones where neighbours, business people and government representatives in buildings and public spaces understand what ADOD is and that people living with the disease are more than their diagnosis.

By lighting up a Vaughan landmark in blue and white and proclaiming Sept. 21 as Dementia Friendly Day for World Alzheimer's Day, the City of Vaughan is demonstrating that people living with the disease are important, valued and contributing members of the community.

On behalf of AS York, we thank the City of Vaughan for helping raise awareness about Alzheimer's disease and other dementias and help change the stigma.

Sincerely,



Loren Freid  
CEO, Alzheimer Society of York Region  
905-726-3477, ext. 223; lfried@alzheimer-york.com



2-240 Edward Street, Aurora, ON L4G 3S9  
Tel: 905-726-3477 / 1-888-414-5550 / Fax: 905-726-1917 / [www.alzheimer-york.com](http://www.alzheimer-york.com)  
Charitable Registration # 10670 5429 RR0001

Offices and Programs across York Region

Thornhill (Markham)

Georgina

Whitchurch-Stouffville

Richmond Hill

Vaughan





## Committee of the Whole (1) Report

---

**DATE:** Tuesday, September 17, 2019

**WARD(S):** ALL

**TITLE: PROCLAMATION REQUEST  
PKD AWARENESS DAY**

**FROM:**

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

**ACTION:** DECISION

---

**Purpose**

To seek Council approval to proclaim September 4, 2019 as Polycystic Kidney Disease (PKD) Awareness Day, and that the proclamation be posted on the City's website.

**Report Highlights**

- Respond to the proclamation request received from the Foundation Coordinator of the PKD Foundation of Canada.
- Proclamation requested for September 4, 2019.

**Recommendations**

1. That September 4, 2019 be proclaimed as "PKD Awareness Day"; and,
2. That the proclamation be posted on the City's website.

**Background**

Correspondence was received from the Foundation Coordinator of the PKD Foundation of Canada.

The proclamation request did not meet the timeline requirements for Council consideration before the date of, however the foundation was agreeable to having the proclamation made after the fact.

PKD is a chronic, genetic disease that causes uncontrolled growth of fluid-filled cysts in the kidneys, often leading to kidney failure. It currently affects about 66,000 Canadians and millions of people worldwide. Since 2014, Health Canada has recognized September 4 as National PKD Awareness Day.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

The proclamation meets the requirements of the City's Proclamation Policy, as follows:

"That upon request, the City of Vaughan issue Proclamations for events, campaigns, or other similar matters:

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act."

### **Financial Impact**

Not applicable.

### **Broader Regional Impacts/Considerations**

Not applicable.

### **Conclusion**

Staff is recommending that September 4, 2019 be proclaimed as PKD Awareness Day, and that the proclamation be posted after the fact.

**For more information**, please contact: Todd Coles, City Clerk, x8281

### **Attachment**

1. Correspondence from the Foundation Coordinator, PKD Foundation of Canada, received on July 26, 2019

### **Prepared by**

Julia Bartolomeo, Supervisor, City Clerk's Administrative Services, x8280



**Bartolomeo, Julia**

---

**Subject:** FW: September 4th PKD Awareness Day Proclamation

**From:** Suita Beck <[sbeck@endpkd.ca](mailto:sbeck@endpkd.ca)>

**Sent:** Friday, July 19, 2019 10:47 AM

**To:** Mayor <[Mayor@vaughan.ca](mailto:Mayor@vaughan.ca)>

**Subject:** September 4th PKD Awareness Day Proclamation

**RECEIVED**

**JUL 26 2019**

**CLERK'S DEPT.**

Good morning Sir or Madam,

I am writing on behalf of the PKD Foundation of Canada. Could we request the Mayor's Proclamation for the September 4<sup>th</sup> as a PKD (polycystic kidney disease) Awareness Day? Thank you in advance for information and have a great day.

Since 2014, Health Canada has recognized September 4 as National Polycystic Kidney Disease (PKD) Awareness Day – a special day devoted to raising awareness of this life-threatening, genetic disease.

Today, the PKD Foundation of Canada is the only national organization solely dedicated to fighting PKD through research, education, advocacy, support and awareness.

Polycystic kidney disease (PKD) is a chronic, genetic disease causing uncontrolled growth of fluid-filled cysts in the kidneys, often leading to kidney failure. With 66,000 Canadians and millions worldwide living with PKD today, chances are high that you know someone with the disease.

Best regards,

Suita Beck  
Foundation Coordinator  
PKD Foundation of Canada  
t 647 367 2610  
[www.endpkd.ca](http://www.endpkd.ca)



3-1750 The Queensway, Suite 158, Etobicoke ON, M9C 5H5

Since 2014, Health Canada has recognized September 4 as National Polycystic Kidney Disease (PKD) Awareness Day – a special day devoted to raising awareness of this life-threatening, genetic disease.

Polycystic kidney disease (PKD) is a chronic, genetic disease causing uncontrolled growth of fluid-filled cysts in the kidneys, often leading to kidney failure. With 66,000 Canadians and millions worldwide living with PKD today, chances are high that you know someone with the disease.

The more who know about PKD, the more resources we can dedicate to finding treatments and a cure. PKD Awareness Day is our opportunity to step up our efforts and gives us a platform to widely spread the word, share stories and encourage others to learn more. On PKD Awareness Day, let's come together as a united front to spread the word about this disease further than we ever have before!

Since its creation in 1993, the PKD Foundation of Canada has raised more than \$1 million towards research, support and help for families living with polycystic kidney disease (PKD). From the first research grant awarded in 1999, the PKD Foundation of Canada has set up chapters and support groups across the country, built an expansive and passionate volunteer network, and connected with PKD groups around the world to support our most notable fundraising event – the Walk to END PKD.

Today, the PKD Foundation of Canada is the only national organization solely dedicated to fighting PKD through research, education, advocacy, support and awareness.

## **NATIONAL POLYCYSTIC KIDNEY DISEASE AWARENESS DAY**

**September 4, 2019**

**WHEREAS**, Polycystic kidney disease (PKD) causes abnormal cysts to develop and grow in the kidneys and the enlargement of cysts causes kidney function to decline. It equally affects men, women and children – regardless of geography or ethnic origin; and

**WHEREAS**, the PKD Foundation of Canada is the only national charitable organization dedicated to fighting PKD, a progressive, life-threatening genetic disease, through programs of research, advocacy, education, support and awareness in order to discover vital treatments and a cure for PKD and improve the lives of all it affects; and

**WHEREAS**, in September, walks will take place in several locations to honour friends, family and supporters impacted by PKD to help raise funds for research and improve the quality of life for those afflicted with PKD, including many (Town/City) residents; and

**THEREFORE**, I, (Name of Mayor), Mayor of the Town / City of (Town/City Name), do hereby proclaim **September 4, 2019 National Polycystic Kidney Disease Awareness Day** in (Town/City Name).



## Committee of the Whole (1) Report

---

**DATE:** Tuesday, September 17, 2019

**WARD(S):** ALL

**TITLE: PROCLAMATION REQUEST  
RECOVERY MONTH**

**FROM:**

Wendy Law, Deputy City Manager, Administrative Services and City Solicitor

**ACTION:** DECISION

---

**Purpose**

To seek Council approval to proclaim September 2019 as Recovery Month and that the proclamation be posted on the City's website.

**Report Highlights**

- Respond to the proclamation request received from the Policy & Outreach Coordinator of Caritas School of Life.
- Proclamation requested for the month of September.

**Recommendations**

1. That September 2019 be proclaimed as "Recovery Month"; and,
2. That the proclamation be posted on the City's website.

**Background**

Correspondence was received from the Policy & Outreach Coordinator of Caritas School of Life on July 26, 2019 making the request for proclamation.

Recovery Month promotes the societal benefits of prevention, treatment and recovery for mental health and substance use disorders, celebrates people in recovery, lauds the contributions of treatment and service providers, and promotes the message that recovery in all its forms is possible. A proclamation for Recovery Month may spread the

positive message that behavioral health is essential to overall health, that prevention works, treatment is effective, and people can and do recover.

### **Previous Reports/Authority**

Not applicable.

### **Analysis and Options**

The proclamation request meets the requirements of the City's Proclamation Policy, as follows:

"That upon request, the City of Vaughan issue Proclamations for events, campaigns, or other similar matters:

- (i) which are promoted by any organization that is a registered charity pursuant to Section 248 of the Income Tax Act."

### **Financial Impact**

Not applicable.

### **Broader Regional Impacts/Considerations**

The National Recovery Day Committee is requesting September 5, 2019 as the launch for Recovery Month York Region, to be celebrated with a flag raising ceremony at Vaughan City Hall.

### **Conclusion**

Staff is recommending that September 2019 be proclaimed as Recovery Month and that the proclamation be posted on the City's website.

**For more information**, please contact: Todd Coles, City Clerk, x8281

### **Attachment**

1. Correspondence from Policy & Outreach Coordinator, Caritas School of Life, received July 26, 2019

### **Prepared by**

Julia Bartolomeo, Supervisor, City Clerk's Administrative Services, x8280

RECEIVED

JUL 26 2019

CLERK'S DEPT.



**THE CARITAS FOUNDATION**

Office of the City Clerk  
Vaughan City Hall, Level 100  
2141 Major Mackenzie Dr.  
Vaughan, ON  
L6T 1T1

Email: [clerks@vaughan.ca](mailto:clerks@vaughan.ca)

July 15, 2019

To Whom It May Concern:

During the month of September, Canadians in recovery from addiction join with friends and family to build awareness, challenge societal stigma, and celebrate the role that recovery plays in improving the lives of individuals, families, workplaces and communities.


We believe that recovery saves lives. We envision a world in which full recovery from addiction is a common and celebrated reality. We want to open the conversation so individuals will not experience shame when seeking help.

As such the National Recovery Day Committee is requesting **Thursday September 5, 2019** as the launch for Recovery Month York Region in the City of Vaughan. The days event would include a **proclamation and flag raising** at Vaughan City Hall, followed by a variety of activities including guest speakers and agencies providing services and community support on this important issue.

Recovery Month promotes the societal benefits of prevention, treatment and recovery for mental health and substance use disorders, celebrates people in recovery, lauds the contributions of treatment and service providers, and promotes the message that recovery in all its forms is possible. Recovery Month spreads the positive message that behavioral health is essential to overall health, that prevention works, treatment is effective, and people can and do recover.

We look forward to your approval at the earliest convenience. Should you have any questions please do not hesitate to contact me.

Yours truly,



*Silvana Tibolto*

*Caritas School of Life*

**Policy & Outreach Coordinator**

241 Hanlan Road, Vaughan, ON L4L 3R7

E: [Silvana@caritas.ca](mailto:Silvana@caritas.ca)

P: 416 748-9988 ext.105

F: 416 748-7341

W: [caritas.ca](http://caritas.ca)

Toll Free: 1-800-201-8138





## Committee of the Whole (1) Report

---

**DATE:** Tuesday, September 17, 2019

**WARD(S):** ALL

**TITLE: 2019 ORDER OF VAUGHAN RECIPIENTS**

**FROM:**

Wendy Law, Deputy City Manager Administrative Services and City Solicitor

**ACTION:** DECISION

---

**Purpose**

To seek Council's endorsement of the Order of Vaughan Selection Committee's list of recipients for the 2019 Order of Vaughan.

**Report Highlights**

- The Order of Vaughan was initiated in 2016 as part of Vaughan's 25<sup>th</sup> Anniversary Celebration, recognizing 25 years as a city.
- A total of 17 nominations were received for 2019.
- Recipients will be recognized at a ceremony on November 19, 2019.

**Recommendations**

1. That Council endorse the individuals recommended by the Order of Vaughan Selection Committee and set out in Confidential Attachment 1 to this report, as the 2019 recipients of the Order of Vaughan; and
2. That the names of the individual recipients be made public following notification by the Mayor.

**Background**

The Order of Vaughan award program was established by Council's adoption of Item No. 16 of Report No. 40 of the Committee of the Whole on November 17, 2015, and of Item No. 9 of Report No. 12 of Committee of the Whole on March 22, 2016.

The Order of Vaughan is presented as Vaughan's highest civic honour. The Order of Vaughan is granted to a maximum of ten individuals annually, except in the first year (2016) when 25 individuals were recognized for their contributions to the city over its first 25 years.

Recipients will become Members of the Order of Vaughan and will be permitted to indicate such membership by wearing a pin presented at a public ceremony. The initiative is modelled after the Order of Canada and Order of Ontario, and similar awards programs have been established by cities such as Ottawa and Montreal.

### **Previous Reports/Authority**

<http://www.vaughan.ca/cityhall/OrderOfVaughan/Pages/default.aspx>

### **Analysis and Options**

To qualify for the Order of Vaughan, an individual must have a significant and enduring relationship with the city and recognized as being engaged in a beneficial activity in Vaughan in one or more of the following categories:

- Arts and Entertainment
- Business
- Science and Technology
- Environment
- Media and Communications
- Philanthropy
- Not-For-Profit
- Spiritual
- Athletics
- Public Service
- Equity and Diversity
- Health and Wellness
- Education
- Accessibility

In all, nomination packages for 17 individuals were reviewed by the Order of Vaughan Selection Committee. The Selection Committee for the Order of Vaughan consists of Tim Simmonds, Interim City Manager; Mary Realì, Deputy City Manager of Community Services; Margie Singleton, CEO of Vaughan Public Libraries; Dan Zelenyj, Manager, Archives and Records Management Services and City Archivist; Brian Shifman, President and CEO of the Vaughan Chamber of Commerce; Alessia Dickson, Past Recipient; and Todd Coles, City Clerk as chair.

### **Financial Impact**

Funding for the 2019 Order of Vaughan ceremony is captured in the budget for the Office of the City Clerk.

### **Broader Regional Impacts/Considerations**

There are no regional impacts associated with this report.

### **Conclusion**

Having reviewed all applications received, the Order of Vaughan Selection Committee recommends the individuals set out in Confidential Attachment 1 to be the 2019 recipients of the Order of Vaughan.

**For more information**, please contact: Evan Read, Manager, Elections and Special Projects, extension 8241.

### **Attachments**

1. Confidential Attachment 1: 2019 Order of Vaughan Recipients, Office of the City Clerk, September 17, 2019 (To be circulated at Committee)

### **Prepared by**

Todd Coles, City Clerk, Extension 8281

Evan Read, Manager, Elections and Special Projects, Extension 8241



## MEMBER'S RESOLUTION

<b>Date:</b>	<b>SEPTEMBER 17, 2019 – COMMITTEE OF THE WHOLE (1)</b>
<b>Title:</b>	<b>FAIR PRICING FOR CANADIAN PUBLIC LIBRARIES</b>
<b>Submitted by:</b>	<b>COUNCILLOR MARILYN IAFRATE &amp; COUNCILLOR SANDRA YEUNG RACCO</b>

**Whereas**, the City of Vaughan recognizes the important role that libraries play in our community. Libraries and the early literacy programs that they run are integral to developing proficient readers and ensuring that children succeed in school. More and more, digital literacy programs run by libraries also help ensure that citizens can contribute to our digital world. Additionally, vulnerable demographic groups, including seniors, low income families, youth, and new Canadians rely on access to libraries as an important tool for their participation in the community – from education to searching for jobs to consuming Canadian cultural materials; and

**Whereas**, libraries in our community recognize that our users increasingly seek to access digital publications offered by multinational publishers, and that access to those publications is too often curtailed by prohibitively high licensing fees or else entirely denied to Canadian libraries; and

**Whereas**, libraries must be in a position to offer digital publications to their users as part of their service offering to the community, particularly given the contemporary rapid pace of digitization of educational and cultural materials.

**It is therefore recommended that** the City of Vaughan indicate its support for the Canadian Urban Libraries Council in its efforts to increase access to digital publications for library users in the City of Vaughan and across Canada; and

**That** the Federal government be called on to investigate the barriers faced by libraries in acquiring digital publications and the problems that poses for vulnerable demographic groups in Canada; and

**That** the Federal government take action to develop a solution that increases access to digital publications across Canada and assists libraries in meeting the cost requirements to acquire digital publications; and

**That** this resolution be forwarded to the three MPs for Vaughan and to the Canadian Urban Library Council.

Respectfully submitted,

Marilyn Iafate  
Councillor, Ward 1

Sandra Yeung Racco  
Councillor, Ward 4

### **Attachments**

Minutes of Library Board Meeting June 20, 2019 Item #8.1

**NEW BUSINESS - AGENDA ITEM #8.1****CULC eBook PRICING INITIATIVE****RECOMMENDATION:**

**THAT the Board endorse the Canadian Urban Libraries Council (CULC) initiative advocating for fair pricing for purchase of eBooks and eAudio for Canadian Public Libraries,**

**AND THAT a resolution be forwarded to City of Vaughan Council for approval advocating for fair pricing for purchase of eBooks and eAudio for Canadian Public Libraries,**

**AND THAT a letter be forwarded to each City of Vaughan Member of Parliament advocating for fair pricing for purchase of eBooks and eAudio for Canadian Public Libraries.**

**BACKGROUND**

Collections of public libraries in the 21<sup>st</sup> century are evolving and now contain significant collections of digital content including eBooks and eAudio. Vaughan Public Libraries has embraced this evolution and offers a vast collection of eBooks and eAudio to customers. The collection is continuously being refreshed as is every other collection of VPL. With the excessively high cost of eBooks and eAudio and restrictive licensing agreements, VPL has experienced challenges meeting customer needs and maintaining a robust eBook and eAudio collection.

When print books are purchased, VPL is awarded a discount of up to 41% off the suggested list price, however, there are no similar discounts offered for purchase of eBooks. Additionally, for Public Libraries in Canada the cost to purchase an eBook is frequently up to five times that applied to an average consumer, that is, publishers are charging Public Libraries a greatly inflated cost for the same eBook title available to any citizen at a much lower cost. This inflated cost to public libraries is due to the publishers attempting to control the use of eBook lending by public libraries. This issue exists only with the large five multinational publishers - Macmillan Publishing, Penguin Random House, HarperCollins, Simon & Schuster, and Hachette Book Group. This is not the case for smaller Canadian publishers or niche presses.

Examples of inflated pricing would be Macmillan Publishing's author Louise Penny's newest book Kingdom of the Blind which is available to Canadian public libraries in paperback format for \$13, in hardcover format for \$22, and in digital format as an eBook for \$60. This same title can be purchased in eBook format by an individual for only \$16 from Amazon.ca. Similarly, Penguin Random House's author Linwood Barclay's A Noise Downstairs is available on Amazon.ca for purchase by individuals as an eBook for \$14 whereas Vaughan Public Libraries was charged \$57 for the eBook version. Another example from Penguin Random House is Michelle Obama's book Becoming whose hardcover cost is \$24 whereas VPL's cost to purchase an eBook is \$57 and an individual's cost to purchase the same eBook through Amazon.ca is \$18. Hachette Book Group is also guilty of inflating eBook prices including one of their current bestselling titles Upheaval: Turning Points for Nations in Crises by Jared Diamond. This eBook cost VPL \$114 whereas an individual can purchase the same eBook from Amazon.ca for \$22!

In addition to inflating prices, publishers often put limits or barriers on the eBooks they sell to libraries such as reducing the length of time a library will own the book or the number of circulations allowed before access to the digital content is denied. HarperCollins allows an eBook to only circulate 26 times before they remove it from library collections. Macmillan Publishing allows 52 uses or 24 months, whichever happens first, before the item is automatically deleted from a library's collection. Simon & Schuster allows libraries the use of a title for only 12 months before the title disappears from the library collection and Penguin Random House titles are removed from public library collections after 2 years. Hachette does not impose borrowing or length of ownership limits on their works.



Not only are eBook prices for public libraries inflated, Public Libraries in Canada are now facing another challenge – lack of access to eAudio content. Some popular titles are not available for purchase by public libraries at any price or with any restrictions due to increasing restrictive licensing limitations. For example, Justin Trudeau's book A Common Ground: A Political Life, Margaret Atwood's A Handmaid's Tale, and Jared Diamond's Upheaval eAudio formats are not available for public libraries to purchase. Rather, they are accessible only through Audible, an online eAudio subscription service which is not available to public libraries, thus VPL cannot add these popular titles to our eAudio collections.

In summary the current situation with the five large multinational publishers is:

- eBooks are 2-3 times as expensive as print books
- eBooks sold to public libraries are up to 5 times as expensive as eBooks sold to individuals
- eBooks have a limited life span as dictated by the publisher
- eAudio are 2-3 times as expensive as audio books
- Some eAudio is not available for purchase by public libraries, only to subscribers

Vaughan Public Libraries has been involved in advocating for fair pricing for purchase of eBooks for Canadian public libraries for many years. In November 2015 the VPL Board registered their support by joining the coalition Canadian Libraries for Fair eBook Prices. Although some small improvements have been made, no lasting solutions were developed and the state of eBook purchasing for Canadian public libraries remains unacceptable. Now the challenge of lack of access to eAudio has emerged.

Canadian Urban Libraries Council (CULC), which VPL is an active participant in, is embarking in June 2019 on a campaign advocating for a Canada-wide solution confirming fair pricing and access to purchasing of digital format materials for Canadian Public Libraries from the five large multinational publishers. The goal of this campaign is to build awareness of this situation and encourage support from public library boards, municipal councils and federal members of parliament/policy makers to seek a fair and reasonable resolution.

It is recommended that the VPL Board register their support for this CULC initiative continuing a leadership role in digital content advocacy and that the VPL Board direct the CEO to correspond with Vaughan's MPs (Attachment 1) to advocate for their support in identifying a national solution. Further, it is recommended that our municipal leaders are encouraged to similarly approve a resolution (Attachment 2) advocating for removal of barriers for Canadian Public Libraries accessing digital publications.

Prepared by:  
Margie Singleton  
Chief Executive Officer





**CITY OF VAUGHAN**  
**REPORT NO. 2 OF THE**  
**HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole  
of the City of Vaughan  
on September 17, 2019***

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The Heritage Vaughan Committee met at 7:09 p.m., on May 15, 2019.

Present: Antonella Strangis, Vice-Chair  
Sandra Colica  
Erica He  
Diana A. Hordo  
Riccardo Orsini  
Elly Perricciolo  
Shira Rocklin  
John Senisi  
Dave Snider

Staff present: Katrina Guy, Cultural Heritage Co-ordinator  
Wendy Whitfield Ferguson, Cultural Heritage Coordinator  
Sharhzad Davoudi-Strike, Senior Urban Designer  
Rob Bayley, Manager of Urban Design & Cultural Heritage  
Rose Magnifico, Council/Committee Administrator

The following items were dealt with:

**1        NEW CONSTRUCTION – THREE-STOREY, 45-UNIT  
APARTMENT BUILDING LOCATED AT 8010 KIPLING AVENUE,  
          WOODBIDGE HERITAGE CONSERVATION DISTRICT**

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved; and

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- 2) That the applicant be requested to alter the design of the façade by recessing the windows and balconies.

The Heritage Vaughan Committee advises Council:

- 1) That the deputation of Mr. Gregg Fordyce, KFA Architects and Planning, representing the applicant, was received.

**Purpose**

To seek a recommendation from the Heritage Vaughan Committee regarding the proposed demolition of the existing dwelling and two small buildings and the proposed construction of a three-storey, 45-unit residential rental apartment building at 8010 Kipling Avenue, a property located in the Woodbridge Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*, as show on Attachments 2,3, and 4.

**Report Highlights**

- The Owner is proposing to demolish the existing three (3) buildings and to construct a three-storey rental apartment building at 8010 Kipling Avenue.
- The main dwelling is identified as a non-contributing property in the Woodbridge Heritage Conservation District Plan (“Woodbridge HCD Plan”).
- The proposal is consistent with the relevant policies of the Woodbridge HCD Plan.
- Heritage Vaughan review and Council approval is required under the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the Woodbridge HCD Plan.

**Recommendations**

1. THAT Heritage Vaughan recommend Council approve the proposed demolition of the existing buildings at 8010 Kipling Avenue and new construction of a three (3) storey, 45-unit building on the same property under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
  - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application

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under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;

- c) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

**Background**

The subject property is located on the west side of Kipling Avenue north of Woodbridge Avenue and William Street in the Woodbridge HCD and is Designated Part V as per the *Ontario Heritage Act*. The property presently holds three structures:

- a) A 1½ storey aluminum clad older residential building at the eastern end of the property. This building fronts onto Kipling Avenue;
- b) a small aluminum shed at the north edge of the lot,
- c) concrete block and adjacent aluminum shed at the west end (rear) of the property.

The western boundary of the property is adjacent to Canadian Pacific Rail property. North of the property is a six-storey apartment building at 8026-8032 Kipling Avenue. To the south of the property is a single-family brick residence.

At this portion of Kipling Avenue, architectural character is a mixture of older, low scaled buildings and newer larger scaled infill buildings with a sidewalk along Kipling Avenue with few trees and some grassed areas between the sidewalk and the street.

The existing buildings at 8010 Kipling are all noted as “non-contributing” buildings within the Woodbridge HCD Plan. As such, demolition can be supported for a new construction proposal that conforms to the Woodbridge HCD Plan.

Policies and guidelines within the Woodbridge HCD Plan apply to all new construction within the Woodbridge HCD. Policies pertain to all aspects of development which include, but are not limited to height, angular planes, massing, design, pedestrian and vehicular circulation, and landscape.

**Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

The Owner is proposing a three-storey, 45-unit residential rental apartment building at 8010 Kipling Avenue.

Planned redevelopment of the property is to remove the existing buildings on the property and to construct 45 new rental apartment units with a single level of underground parking. The building will visually bridge the scale between an existing single-family residence on the south side of the property and the multi-unit five-storey condominium building on the north side of the property, extending the full depth of the lot with vehicular access to parking at the north of the lot.

The use of red brick, properly scaled fenestration, landscaping and main entrance facing Kipling Avenue add to the compatibility as a transitional structure within the Woodbridge Heritage Conservation District.

**All new development must conform to the policies and guidelines within the Woodbridge Heritage Conservation District Plan. The following is an analysis of the proposed development according the Woodbridge HCD Plan.**

### **5.3 Heritage Character Statement** defines:

*“The village character and quality of the district should continue to be defined by:*

- a mixture of residential, industrial, commercial and public amenities organized in a community-oriented fashion, with main streets, a village core, open space and healthy neighborhoods, all within an accessible and walkable environment;*
- lower density-built form along Kipling Avenue with two to three storey building heights and a mixture of uses including residential, industrial, open space and commerce;*
- a concentration of increased height and density, and a mixed use-built form at the village nodes of Kipling and Woodbridge Avenue and the valley portion of Woodbridge Avenue (the Woodbridge Core);*
- a diversity and mixture of a minimum of 14 different architectural styles throughout the village;*
- a variety of building setbacks, typically having deep frontages and side yards;*
- a “green” quality where the built form is generally integrated within the natural landscape and topography, with mature trees and tree canopies, creating a park-like development setting and context; “*

The proposed plan aligns with the Heritage Character Statement extracts above.

#### **5.3.1.5. Woodbridge is changing and maturing** defines:

*“Woodbridge has never stopped changing and never will: new buildings emerge every year and landscapes are frequently renewed. The original Woodbridge village character lingers amidst this change and is reflected in many of its buildings in terms of architecture, scale and density, in some of the monuments and bridges, in its topography and open spaces, and in the pattern of walkable streets and trails.”*

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The proposed plan aligns with the Woodbridge is changing and maturing extracts above.

**5.3.2.2. Archaeology** states:

*“The District includes areas of potential archaeological significance (mostly in proximity to the river).”*

The proposed application included a Stage 1&2 Archaeological Assessment (November 2017) for the subject lands. A letter of review and acceptance regarding this report from the Ministry of Tourism, Culture and Sport (March 2018) has been provided by the Owner and satisfies archaeological concerns.

**5.3.2.3. Architecture** notes:

*“Buildings of two to three storey building heights, from different construction periods and uses coexist, side by side, including: residential homes, barns, farmhouses, commercial buildings, institutional and industrial buildings.”*

The proposed plan of a three (3) storey residential building aligns with the Architecture extract above.

**5.3.2.4. Scale and height** notes:

*“Buildings in Woodbridge are primarily of a two to three storey scale and height that is pedestrian friendly and allows ample sun penetration and open views (OPA #240 allows for a concentration of increased height and scale of up to four storeys maximum at the historic commercial nodes of Woodbridge and Kipling Avenue, within the Woodbridge Avenue commercial core). Buildings include: doors and windows facing directly onto the street, creating an animated environment for pedestrians. There are no blank walls.”*

The development plan of a three (3) storey residential building aligns with the Architecture extracts above.

**5.3.2.5. Circulation, vehicular access and parking** notes:

*“Pedestrians can move freely and comfortably on all streets (there are sidewalks on both sides of the street, except for portions of Clarence Street, Wallace Street, William Street and James Street). On-site parking, garages, and parking structures are generally concealed behind or below inhabited buildings.”*

The proposed plan provides one level of underground parking for 41 vehicles (including 2 Accessibility for Ontarians with Disabilities Act parking spaces) and 1 surface parking space. Thus, the proposed plan aligns with the Circulation, vehicular access and parking policy above.

**6.1.2 Heritage Attributes (Kipling Avenue North and South) guidelines** state:

*“2. New and renovated buildings and landscapes must:*

- conserve and enhance the tree canopy;*

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- *front directly onto Kipling Avenue, and provide a landscaped front yard that contributes to the overall streetscape;*
  - *contribute to the quality and connectivity of the pedestrian environment;*
  - *serve to enhance the overall system of trails, pathways and pedestrian walkways;*
  - *maintain the intimate scale of the street, through the building mass, the length of facades, and the detailing of architecture and landscape architecture;*
  - *be no taller than 3 floors (11 m); and*
  - *conserve and enhance views to the valleys east and west,*
  - *provide a design that is sympathetic with the character of adjacent properties.*
3. *New buildings must have a residential character and should be conducive to a mix of uses, including small-scaled commercial uses.*
4. *All interventions within Kipling Avenue should contribute through structures and/or landscape to the design of significant points of entry and gateways.*
5. *Generally, new buildings should be built to a minimum 3m setback from the front property line or street line, and transition back to the setback line of existing contributing buildings, to maintain the character of the deep front yards.”*

The applicant has provided a satisfactory Site Plan, Arborist Report and Landscape Plan that will contribute to the overall streetscape. The proposed 45-unit residential rental building is set back 5.67m from the front property line which meets the above guidelines.

The proposed development fronts directly onto Kipling Avenue with landscaping in the form of planter boxes. This is an appropriate style to meet the above policy.

The overall massing and height of the building as it fronts Kipling Avenue is consistent with the proportion of building in the immediate context which meets the above policy.

**6.2.5 Approach to Non-Contributing Buildings** states:

*“Non-contributing buildings are not to be demolished until such time as a demolition permit has been issued. Additions and alterations to non-contributing buildings can have an impact on contributing buildings and the overall character of Woodbridge. As non-contributing buildings are modified, and as new buildings are built, these should contribute to the heritage character of Woodbridge as a whole, and specifically to the heritage character of adjacent contributing properties. The City of Vaughan may require a Heritage Impact Assessment when it considers that cultural heritage value may exist, or be impacted by any new construction.”*

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The applicant has provided a satisfactory Heritage Impact Assessment shown on Attachment 1. The proposed development aligns with the intent that new buildings have a positive impact on the overall character of Woodbridge.

**6.2.6 Activities that are Subject to Review** states:

- *“All matters relating to the City of Vaughan Official Plan, and the regulation of zoning, site plan control, severances, variances, signage, demolitions, and building relocation.*
- *All municipal public works, such as street lighting, signs, landscaping, tree removal, utility locations and street and infrastructure improvements.*
- *All activities of the municipal and regional governments.”*

The property is undergoing a proposed Official Plan and Zoning By-Law amendment:

*Current:*

Official Plan: Low-Rise Mixed-Use

Zoning: R3 Residential Zone

*Proposed:*

Official Plan: Mid-Rise Mixed-Use

Zoning: RA3 Residential Apartment Zone 3

**6.2.8 Appropriate Materials**

**“Exterior Finish:** *Smooth red clay face brick, with smooth buff clay face brick as accent, or in some instances brick to match existing conditions.*

**Exterior Detail:** *Cut stone or reconstituted stone for trim in brick buildings.*

**Roofs:** *Hipped or gable roof as appropriate to the architectural style. Cedar, slate, simulated slate, or asphalt shingles of an appropriate colour. Standing seam metal roofing, if appropriate to the architectural style. Skylights in the form of cupolas or monitors are acceptable, if appropriate to the style.*

**Doors:** *Wood doors and frames, panel construction, may be glazed; transom windows and paired sidelights with real glazing bars; wood french doors for porch entrances; single-bay, wood panelled garage doors.*

**Windows:** *Wood frames; single or double hung; lights as appropriate to the architectural style; real glazing bars, or high quality simulated glazing bars; vertical proportion, ranging from 3:5 to 3:7.”*

The applicant has provided a satisfactory Architectural Materials and Colour Rendering shown on Attachments 5 and 11 that will contribute to the overall character of the district.

**6.3 Architectural Guidelines for New Buildings, Additions and Alterations**

states:

*“Within the heritage district new architecture will invariably be constructed. This will occur on vacant sites, as replacement buildings for non-contributing existing structures, or severely deteriorated older buildings.*

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*Entirely new buildings may be proposed:*

- *where no previous buildings existed or,*
- *where original buildings are missing or,*
- *where severely deteriorated buildings are removed through no fault of the current owner, or*
- *where noncontributing buildings are removed.*

*The intention in creating designs for new buildings should not be to create a false or fake historic building. Instead the objective must be to create a sensitive well-designed new structure ‘of its time’ that is compatible with the character of the district and its immediate context.”*

The applicant has provided a satisfactory Site Plan, architectural massing, and building design that will contribute to the overall character of the district.

**6.3.2 Contemporary Design** states:

*“Just as it is the characteristic of the Woodbridge HCD to contain contributing buildings in at least 12 recognizable styles, contemporary work should be ‘of its time’”.*

The applicant has provided a satisfactory Site Plan, building form and style that will contribute to the overall character of the district.

**6.3.3 Architectural Guidelines** states:

**Material Palette:** *“There is a very broad range of materials in today’s design palette, but materials proposed for new buildings in the district should include those drawn from ones historically in use in Woodbridge. This includes brick, stone, traditional stucco; wood siding and trim, glass windows and storefronts, and various metals. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fit of the proposed building in its context. The proportional use of materials, use of extrapolated construction lines (window head, or cornices for example) projected from the surrounding context, careful consideration of colour and texture all add to the success of a composition.”*

The applicant has provided a satisfactory Materials Palette that is comprised of a suitable integration of red and yellow masonry which is reflective of the area; complementary charcoal aluminum cladding, galvanized steel and glass is complementary to the overall character of the district.

**Proportions of Parts** states:

*“For new buildings in this heritage district, the design should take into account the proportions of buildings in the immediate context and consider a design with proportional relationships that will make a good fit. “*

The proposed development presents a height and scale relationship appropriate to the adjacent heritage home and transitions adequately to the higher five (5) storey



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condominium building north of the property. The applicant has provided a satisfactory architectural massing and form that is in keeping with the overall character of the district.

**Detailing** states:

*“For new buildings in the Woodbridge Heritage District, the detailing of the work should again refer to the nature of the immediate context and the attributes of the Character Area in which it is to be placed.”*

The development includes a contemporary take on traditional characteristics such as solid brick walls with punched out windows; double hung vertical two (2) over two (2) windows that are present in the adjacent 8006 Kipling Avenue. The applicant has provided a satisfactory massing, proportions, and style that will contribute to the overall character of the district.

**6.4.1 Street Wall Setbacks** states:

1. *New buildings must be sympathetic to the setbacks of adjacent contributing buildings.*
2. *When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.*
3. *Existing contributing buildings should retain their historic setbacks, and create front landscaped courtyards built on the “green” character of Woodbridge’s streetscapes.*
4. *Except where noted, new buildings must follow the City of Vaughan Zoning Bylaw in regard to side yards, back yards, interior yards and exterior yards.*
5. *All buildings must have active uses facing the street. No building shall have a blank wall facing a street or public space.*

The applicant has provided a design which includes satisfactory setbacks that are behind the required 45-degree angular plan from the front corner of 8006 Kipling Avenue and are in keeping with the overall surrounding context and massing of the district.

**6.4.1.3 Kipling Avenue North and South** requires:

*“New development should be set back a minimum of three metres from the property line and a maximum of 4.5 metres to maintain the deep setback character of contributing buildings and allow for landscaped front yards.*

*Where heritage contributing buildings are located on either side of a new development site and are set further back from the 3.0m minimum building setback line; the setback for the development site will be the average of the front yard setbacks of the two properties on either side.”*

The applicant has provided a satisfactory Site Plan and streetscape rapport that will contribute to the overall streetscape. The proposed 45-unit residential rental

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building is set back 5.67m from the front property line which meets the above guidelines.

**6.4.2 Street Wall Height and Scale and 6.4.2.1 Woodbridge HCD (General)**

notes:

*“In Woodbridge, the height and scale of buildings has a relatively consistent “Village” character, generally free standing 2-3 storey buildings with the exception of small concentrations of up to 6 storeys in certain locations.”*

The proposed development is three (3) storeys which aligns with the above policy.

**6.5 Transitions of New Buildings in Relation to Heritage Resources states:**

*“ii. Conservation of Heritage Character: New development must be sympathetic to this character and must develop in a way that does not detract, hide from view, or impose in a negative way, on existing heritage contributing resources, as per the following height and setback guidelines.*

*v. Front yard Setback Guidelines: New buildings must be sympathetic to the setbacks of adjacent contributing buildings. When new buildings are located adjacent to existing contributing buildings that are set back from the property or street line, new buildings should transition back to the setback line of existing contributing buildings in order to maintain open views and vantage points from the street to the contributing buildings.*

*Where heritage contributing buildings are located on either side of a new development site, and are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue; the setback for the development site will be the average of the front yard setbacks of the two properties on either side.*

*Where heritage contributing buildings are set further back from either a zero building setback line along Woodbridge Avenue, or a 3.0m minimum building setback line along Kipling Avenue, any new development adjacent to the heritage contributing building must be set back, at a minimum, to a line measured at 45 degrees from the front corner of the existing heritage contributing building.”*

The applicant has provided a satisfactory Site Plan and street setting which meets the above guidelines for the district.

**6.6.3 Tree Canopy and Vegetation states:**

*“Streetscapes should conserve the existing green canopy and provide new tree planting where none exists, in order to create a continuous tree canopy along the street.*

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*Trees on public and private property, having a tree diameter of twenty (20) centimetres or more or having a base diameter of twenty (20) centimetres or more, must be conserved, and the requirements of the City of Vaughan Tree Bylaw 185-2007 (Amended to 052-2018) must be adhered to.*

*Prior to the issuance of a Heritage Permit, Building Permit or Site Plan approval, a tree conservation plan is required to be submitted and approved by the City.*

*An on-going tree maintenance and replacement strategy should be developed in order to maintain the extensive forest canopy, especially as maturing trees start to show signs of deterioration or stress.*

*The forested character should be encouraged to expand within the urban context, within the neighbourhoods and especially along streets or trail routes in order to create a continuous system of open spaces, provide a “soft” transition to the built form and ensure that Woodbridge is continuously planned as ‘a community within a park setting’.*

The applicant has provided a satisfactory Site Plan, Arborist Report and Landscape Plan which includes an acceptable tree replacement strategy of multi-stem trees and shrubs on the landscape buffer at the entrance; planting beds and shrubs on the north and west side of the property.

**6.7.1 Roads, Curbs, Sidewalks and Streetscape** states:

*“Kipling Avenue - Should have a continuous planting of street trees on either side of the street and incorporate existing mature trees.”*

The Landscape Plan suggests a continuity of soft landscape material at street edge as well as perimeter definition, which provides a satisfactory Site Plan and Landscape Plan that will contribute to the overall streetscape.

**6.7.6 Parking** states

*“On-site parking, including structured parking should not be visible from the street or from public spaces. Parking areas should be concealed and buffered with buildings with active uses.*

The proposed development meets the above policy as a masonry wall with stepped landscape feature over the front facade disguises the underground parking functions behind, and brings the massing and structure within a human proportion and scale.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

**Conclusion**

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed demolition and new construction conforms to

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the policies and guidelines within the Woodbridge Heritage Conservation District Plan. Accordingly, staff can support Council approval of the proposed demolition and new construction at 8010 Kipling Avenue under the Ontario Heritage Act.

**For more information**, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

**Attachments**

1. Cultural Heritage Impact Assessment
2. Context Plan
3. Aerial Plan
4. Site Plan
5. Colour Rendering
6. Parking Plan – Level 1
7. Ground Floor Plan
8. Level 2 & 3 Floor Plan
9. Street Elevation
10. North, South & West Elevations
11. Architectural Materials
12. Landscape Plan

**Prepared by**

Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Nick Borcescu, Senior Heritage Planner, ext. 8191

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**2 RELOCATION AND RESTORATION OF EXISTING BUILT HERITAGE  
PROPERTIES, DEMOLITION OF ONE EXISTING STRUCTURE AND  
CONSTRUCTION OF 25 NEW UNITS  
89 & 99 NASHVILLE ROAD AND THE FORMER PART LOT OF 10515  
REGIONAL ROAD 27 – KLEINBURG-NASHVILLE HERITAGE  
CONSERVATION DISTRICT**

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

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- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved.

The Heritage Vaughan Committee advises Council:

- 1) That the following deputants, representing the applicant, was received:
  1. Mr. Alfred Casati, Rafael & Bigauskas Architects;
  2. Mr. Paul Oberst, Paul Oberst Architect;
  3. Mr. Phillip Carter, Phillip H. carter Architect; and
  4. Mr. Yuriy M. Pelech, Bessant Pelech Associates Inc.

**Purpose**

To seek a recommendation from the Heritage Vaughan Committee regarding a Heritage Permit application for the proposed minor relocation of the two existing heritage dwellings located at 89 & 99 Nashville Road, the demolition of an existing accessory building located in the Kleinburg-Nashville Heritage Conservation District ('KNHCD') Plan and designated under Part V of the *Ontario Heritage Act*, and the proposed construction of 25 new residential units.

**Report Highlights**

- The Owner is proposing to restore and relocate 2 contributing heritage dwellings, and construct semi-detached and townhouse units on the site for a total of 27 dwellings on site.
- Heritage Vaughan review and Council approval is required under 42 (1) of the *Ontario Heritage Act* ("OHA").
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

**Recommendations**

1. THAT Heritage Vaughan Committee recommend approval to Council for the proposed restoration and relocation of two existing heritage dwellings at 89 & 99 Nashville Road.
2. THAT Heritage Vaughan Committee recommend approval to Council for the proposed new construction for 25 new units at 89 & 99 Nashville Road under Section 42 of *Ontario Heritage Act*, subject to following conditions:
  - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be

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determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;

- b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application; and
- c) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.
- d) That the applicant continue to work with Cultural Heritage staff during the Site Plan application process in final selection of materials and landscaping details.

**Background**

The subject properties are municipally known as 89 and 99 Nashville Road and are located on the south side of Nashville Road, east of Regional Road 27 within the Kleinburg-Nashville Heritage Conservation District (Attachment 1) and located within the Village of Kleinburg.

There are three structures on the properties; a Georgian house at 89 Nashville Road, an altered Ontario Gothic Cottage building at 99 Nashville Road, and a small barn which straddles the south property line. The current locations of the buildings is shown in Attachment 2 and the outbuilding is located on southern edge of 99 Nashville Road and is visible along the east side of Regional Road 27.

**Previous Reports/Authority**

Not applicable.

**Analysis and Options**

The applicant has submitted an Official Plan Amendment, a Zoning By-law Amendment, a Draft Plan of Subdivision, and a Site Development Application (Files OP.16.009, Z.16.036, 19T-18V006 and DA.18.028, respectively) with the Development Planning Department. The applicant has appealed the Official Plan and Zoning By-law Amendment applications to the Local Planning Appeal Tribunal (LPAT, formerly known as the Ontario Municipal Board) for non-decision. Four pre-hearing conferences have been held regarding the appeals and the hearing will begin on Tuesday, October 8, 2019.

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Prior to the hearing, the development applications will be considered by Council at a future Committee of the Whole meeting.

***The Proposal requires the minor relocation of two existing heritage dwellings and the demolition of an existing outbuilding***

The subject lands of 89 Nashville and 99 Nashville Road each contain a dwelling that is recognized in the KNHCD Plan as a contributing property. Both properties are identified in the 2001 inventory as having cultural heritage value as shown in Attachment 3.

89 Nashville Road is a 1 ½ storey house with a central door and surround and is of a mid 19<sup>th</sup> century Georgian/Classic Revival style. The foundation under the front part of the house is fieldstone, and appears to be original. The foundation under the salt-box tail appears to be newer. The salt box tail may have been a later alteration, with the original tail being the typical narrow extension with a front-to-back gable roof. The ground floor framing of the front part of the house consists of two large summer beams running front to back on either side of the stair, with large joists running side-to-side. All the framing appears to be original. Although the original inventory entry suggests a 1920's date for the dwelling, it is likely of much earlier construction, between 1850-1870's as implied by the property history and construction.

99 Nashville Road is thought to have been constructed in the 1870's and features a pitched roof, one and half storey Ontario Gothic Cottage style that is oriented towards towards Regional Road 27 and has been altered over time. This original central entry door has been relocated to the right. The window to the right of the door is the only opening in the building that is probably of its original size and shape. The entire rear portion of the house is a later addition, replacing what would have been a narrower original kitchen tail, probably fitted with a kitchen verandah on one side or another. The exact footprint of the original tail is unknown.

The third-largest structure is located on 99 Nashville Road and is a red 2-storey wood framed barn with insulbrik siding. It is of interest as part of a larger assemblage of a village property, but has no cultural heritage value itself. There was another stone and brick outbuilding towards the rear of the property line, but it appears to have been removed around 2005-2007, and no heritage permit from that time has been identified.

89 & 99 Nashville Road together represent four separate lots of Registered Plan 9, created in 1848 and are lots from the original plan of the Village of Kleinburg, as shown in Attachment 5.

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The subject properties also include a lot created through severance application B052/14 where a small section of 10515 Regional Road 27 was severed from the main property. At that time, the applicant noted in their Committee of Adjustment application that the severed parcel (Part A) was to be combined with 89 and 99 Nashville Road for a future development application. The combined footprint of the subject properties in its current situation as shown in Attachment 5a.

The applicant has submitted a Cultural Heritage Impact Assessment (CHIA) in support of the application. The CHIA outlines the current condition, history, and proposed relocation of the existing heritage dwellings as shown in Attachment 6a. A preliminary conservation plan was also submitted at this time. As the proposal evolved, the applicant has submitted an addendum that addresses these changes and updates the Conservation Plan. Cultural Heritage staff has reviewed the CHIA and Conservation Plan and concur that it meets the criteria of the City of Vaughan's CHIA and Conservation Plan Guidelines.

The planned relocation and restoration of the heritage dwellings also reflect the policy in Section 5.2.2 of the KNHCD Plan for Heritage Buildings states *"to retain and conserve the buildings identified in the Heritage District Plan as having heritage importance to the District"*, as the dwellings known as 89 & 99 Nashville Road are to be restored with new rear additions for intended residential use. This restoration and proposed residential use is consistent with the above policy. Hereafter, the existing Georgian building currently located at 89 Nashville Road will be referred to as 'Unit 5' and the existing Ontario Gothic Cottage building currently located at 99 Nashville Road will be referred to as 'Unit 6'.

Prior to the relocation and restoration of the heritage dwellings known as Units 5 and 6, a letter of credit in the amount of \$100 per square foot is to be obtained from the owner to ensure Units 5 and 6 (89 & 99 Nashville) are preserved and maintained during and after their relocation until their restoration is complete, as facilitated by the Site Plan application process.

**The Proposal is for construction of two new semi-detached houses and five new townhouse blocks for a total of 25 new residential units, in addition to the two original dwellings relocated on site**

The KNHCD Plan provides several objectives, policies in the District regarding the retainment of heritage buildings, future development and new construction. The following segment of this report reviews the relevant policies of the District in connection to this proposal.



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**Section 5.2.5 Future Development in the District** states *“to encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to nonheritage buildings”*.

**Section 5.2.5 Future Development in the District** states *“to guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within”*.

The proposed Site Plan for the subject properties would provide new development that conserves the existing heritage buildings relatively similar to the current siting, and will provide infill construction that is compatible for contemporary needs as shown in Attachment 7.

**Section 6.3 Policies for New Development** states that *“new development should be limited to vacant sites or to sites currently occupied by unsympathetic buildings. Even the most skillfully executed heritage-friendly building cannot replace the value of a real heritage building”*.

The proposed development will integrate the existing heritage buildings into a new residential development with associated underground parking to be located in the remaining portions of the subject property. The proposed new dwellings are designed in a sympathetic architectural Victorian townhouse style and incorporates underground parking to ensure that landscaping for the development remains sympathetic onto Nashville Road as shown in Attachment 8.

**Section 6.5 Policies for the Valley Setting** states that *“development and redevelopment in the valleys should respect their heritage character as natural, farming and milling areas”*.

The rear of the property (a portion of 10515 Regional Road 27) is located in the valley lands (as described in Section 2.4.3 of the KNHCD Plan) according to the KNHCD Plan map. However, through the development application process is proposed to be redeveloped and rezoned to residential uses. The proposed mill-inspired design of the exposed parking garage is consistent with the milling history of this area as shown in Attachments 9 and 10.

**Section 9.7.2 New Development in the Valleys** states to *“use local historical precedent, suitable for the valley landscape, such as mill buildings, farmhouses and rural buildings, or village-like clusters of buildings. See Section 9.1 for Architectural*

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*Styles and Details” Or, use modern designs that deliberately fit tightly into the landscape, making use of low profiles, natural materials, bermed walls, planted roofs.”*

The proposed interior units located (approximately) in the Valleys Lands are Edwardian inspired which is consistent with Section 9.2, as shown in Attachment 11.

The 19<sup>th</sup> Century Mill Building is listed in this policy as a suitable style for larger buildings and it is this inspiration for the townhouse units on the western edge and southern side of the subject property.

**Section 9.7.2 New Development in the Valleys** states to *“locate parking lots away from roads and screen them from view by generous planting.*

As shown on Attachment 12, parking has been located underground to minimize and screen the impact of parking away from the roads and effectively screen them out of public view. The units will have access to underground parking as shown.

The materials and palettes for the proposed new construction is shown on Attachment 13 and is in keeping with the proposed architectural styles.

**Proposed Landscaping**

The proposed scale of alteration and development on the subject property will result in the existing trees on site to be removed to accommodate the underground parking. Compensation planting will be required in accordance with City’s Tree Protection Protocol and new tree planting will be mandated through the development process. In anticipation of the Site Plan application moving forward, there will be further work done in landscaping and possible retention of views.

The following are landscape policies applicable to this site.

**Section 9.7.2 New Development in the Valleys** states to *“minimize changes to landform; minimize removal of native topsoil; minimize non-permeable paving”.*

As shown in Attachment 14 b, the subject site will be undergoing significant alteration and reconstruction in landscaping and hardscaping to accommodate underground parking. Further to the changes regarding this property, the applicant proposes to replant and use non-permeable paving. Additional details are to be determined through the Site Plan application process.

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**Section 9.7.4 Preserving the Natural Experience** states *“if existing vegetation provides such screening, do not remove it”*.

The existing trees adjacent to subject property are proposed to be maintained and protected.

Section 9.7.7 of the KNHCD Plan on Plantings lists a number of invasive plant species to avoid. The submitted Landscape Plan (Planting Plan) does not include any of the invasive plant species listed in this section outlined in Section 9.7.7 of the KNHCD Plan

**Section 9.7.6 Exterior Lighting** states to *“minimize exterior lighting in the valleys and on the ridgelines”*.

**Section 9.7.6 Exterior Lighting** states to *“prevent the spread of light beyond where it is required, by screening with suitable planting”*.

The lighting plan proposes that the majority of lighting to be interior within the courtyard which will minimize visible lighting outside of the development.

**Timeline**

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on May 6, 2019, and must be deliberated upon by August 4, 2019, to meet the 90-day timeline.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

**Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the application for the proposed relocation of the two existing heritage dwellings and the demolition of an existing accessory building designated under Part V of the *Ontario Heritage Act*, and the proposed construction of 2 semi-detached and 21 new townhouse units located within the KNHCD Plan for relocation and restoration of existing structure, demolition of an accessory structure and construction of new units and is satisfied that the proposal is consistent with the KNHCD Plan. Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department can support the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act*, subject to the recommendations in this report.

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**For more information**, please contact: Katrina Guy, Cultural Heritage Coordinator, ext. 8115

**Attachments**

1. Location Map
2. Subject Properties
3. KNHCD Inventory Excerpts
4. Streetview of 89 & 99 Nashville Road, 10515 Regional Road 27
5. Site Plan
  - a. Historic Site Plan
  - b. Current Site Plan
6. Cultural Heritage Impact Assessment (CHIA) & Conservation Plan
  - a. Original Report
  - b. CHIA & CP Addendum
7. Proposed Site Plan
8. Proposed Elevation Along Nashville Road (North Side of Subject Site)
  - a. Proposed Elevations North and South
  - b. Proposed Elevations Units 1-4
  - c. Proposed Elevations Units 5 & 6 (89 & 99 Nashville Road)
  - d. Proposed Elevations Units 7-8
9. Proposed Elevations Along Regional Road 27
  - a. Regional Road 27 Elevations 9 - 18
  - b. Regional Road 27 Units 9, 10,12,14,16
  - c. Regional Road 27 Units 11, 13, 15,17
  - d. Regional Road 27 Unit 18
10. Proposed Elevations for South Side (formerly part of 10515 Regional Road 27)
  - a. Units 19, 21
  - b. Units 20, 22
11. Proposed Elevations East Side
  - a. Units 23-27
  - b. Units 23, 24, 26
  - c. Units 25, 27
12. Site Sections
  - a. Units 1-4, 5, 6, 7-8
  - b. Units 19-27
  - c. Heritage Units (89 & 99 Nashville Road) Proposed Floor Plan
  - d. North and East Sections
  - e. South and West
13. Material Samples and Palettes
  - a. Units 9-22 (Along Regional Road 27 and South Section

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- b. Units 1 & 2, foundation & mill “wall” of Units 9-22
  - c. Mill Wall Units 9-22 Sample A
  - d. Mill Wall Units 9-22 Sample B
  - e. 89 Nashville Road
  - f. 99 Nashville Road
14. Landscapes Drawings and References
- a. Coversheet & Information
  - b. Landscape Planting Elevations
  - c. Landscape Hardscape Plan
  - d. Landscape Planting Plan
  - e. Planting Palette
  - f. Hardscape Palette
15. Site Grading Plan
16. Coloured Renderings
- a. Nashville Road
  - b. Nashville Road and Regional Road 27
  - c. Highway & Interior of Site
  - d. South, East and West Elevations

**Prepared by**

Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Nick Borcescu, Senior Urban Designer, ext. 8191

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

**3        NEW CONSTRUCTION AND DEMOLITION – SINGLE  
          DETACHED DWELLING 14 NAPIER STREET  
          KLEINBURG-NASHVILLE HERITAGE  
          CONSERVATION DISTRICT**

The Heritage Vaughan Committee recommended that the following recommendation be forwarded to Council for approval:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated May 15, 2019, be approved.

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**Purpose**

To seek a recommendation from the Heritage Vaughan Committee for the proposed demolition of the existing dwelling, rear yard shed and the proposed construction of a detached two (2) storey dwelling and accessory structure located at 14 Napier Street, a property located in the Kleinburg-Nashville Heritage Conservation District (KNHCD) Plan and designated under Part V of the *Ontario Heritage Act* as shown on Attachments 2, 3 and 4.

**Report Highlights**

- The Owner is proposing to demolish the existing dwelling and to construct a new detached dwelling and accessory structure (pool house).
- The main dwelling is identified as a non-contributing property in the Kleinburg-Nashville Heritage Conservation District Plan ('KNHCD Plan').
- The proposal is consistent with the relevant policies of the KNHCD Plan.
- Heritage Vaughan review and Council approval is required under of the *Ontario Heritage Act*.
- Staff is recommending approval of the proposal as it conforms with the policies of the KNHCD Plan.

**Recommendations**

1. THAT Heritage Vaughan recommend Council approve the proposed demolition of the existing detached dwelling and shed at 14 Napier Street and new construction of a detached dwelling unit and accessory structure (pool house) under Section 42 of *Ontario Heritage Act*, subject to the following conditions:
  - a) Any significant changes to the proposal by the Owner may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - b) That Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits currently under review or to be submitted in the future by the Owner as it relates to the subject application;
  - c) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

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**Background**

The subject property is located on the west side of Napier Street in the Kleinburg-Nashville Heritage Conservation District and is Designated Part V as per the *Ontario Heritage Act*. The property presently holds one dwelling and one accessory structure (shed).

The Cultural Heritage Impact Assessment (CHIA) submitted in support of the application concludes that the existing dwelling does not have any cultural heritage value as identified in the KNHCD Plan or Regulation 9/06 of the *Ontario Heritage Act*.

Cultural Heritage staff concurs with this assessment. (Attachment #1) Staff find that there are no adverse impacts on the heritage character of the area by the proposed demolition or new construction.

Policies and guidelines within the KNHCD Plan apply to all new construction within the KNHCD. Policies pertain to all aspects of development which include, but are not limited to height, angular planes, massing, design, pedestrian and vehicular circulation, and landscape.

**Previous Reports/Authority**

Not applicable.

**Analysis and Options**

The Owner is proposing a two-storey dwelling and accessory building (pool house) at 14 Napier Street.

A Minor Variance application is required for the proposed dwelling, citing setbacks and height non-conformity.

**All new development must conform to the policies and guidelines within the KNHCD Plan.** The following is an analysis of the proposed development according to the KNHCD Plan.

**Section 5.2.2 District Goals and Objectives – Future Development** defines:

*“To encourage new development that will enhance the heritage character of the District as infill construction on vacant lands and replacement construction or alterations to non-heritage buildings”.*

The proposed new dwelling is the third such replacement construction on a lot that contains a non-heritage building. The existing building dates back to 1974, with various alterations/additions to it up to 1990. The previous building before it dates to 1956.

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**Section 5.2.2 District Goals and Objectives – Future Development** states:

*“To guide new development so it can provide for contemporary needs, and to ensure its design will be compatible with and complementary to the character of the District and the heritage resources within”.*

The overall proposed design is compatible with the character of the District in terms of architectural style, height, setbacks and massing: it is a clean representation of a Georgian-style two-storey house with a modestly-modern 2-car garage at front but retaining and respecting the purist architectural elements of the Georgian architectural style.

**Section 9.5.3.1 – Residential Villages – Site Planning** states:

*“Site new houses to provide setbacks that contrast with adjacent properties, in order to create the variety characteristics of the village”.*

The proposed dwelling is sited to use part of the foundation of the existing house but set closer to the street on the west corner of the site. Cultural Heritage staff are satisfied that the siting of the proposed dwelling reinforces the variety of setbacks characteristic of the village setting.

**Section 9.5.3.2 – Residential Villages – Architectural Style** states:

1. *“Design houses to reflect one of the local heritage Architectural Styles. See Section 9.2.*
2. *Use authentic detail, consistent with the Architectural Style. See Section 9.2.1”.*

The proposed Georgian style design includes a front red brick façade that plays with the symmetrical aspects and classical proportions by balancing a 2-car garage with a proportional box window extrusion on the ground floor, and subtle decorative Limestone elements and banding on both levels. A limestone covered front entry portico, with solid-panel main door with sidelights enhances the entry. The windows are in keeping with Georgian-style double hung windows with clean line stone sills and framing. The applicant has provided a satisfactory architectural drawings set that delineates a house which will contribute positively to the overall character of the district.

**Section 9.5.3.2 – Residential Villages – Scale & Massing** states:

*“New residential construction in the Residential Villages should respect local heritage precedents in scale and massing.”*

The proposed two-storey dwelling and accessory structure (pool house) aligns with local heritage precedents in terms of scale and massing. The proposed height and massing of the dwelling is in keeping with Georgian Neo-Classical styles found in Kleinburg and Vaughan.



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**Section 9.5.3.2 – Residential Villages – Scale & Massing** states:

*“A new house should fit in with the scale of its neighbourhood”.*

The proposed dwelling is consistent with the surrounding area, which is made up of a variety of one-storey and two-storey dwellings. The proposed dwelling will be sited in the same area as the existing house. The applicant has provided a satisfactory massing, proportions, and style that will contribute to the overall character of the district. Where the proposed building exceeds the allowable maximum height, it is noted that the proportions of the building and the positioning on the site will not constitute a negative impact upon the immediate property, its neighbours, or the larger scale area. (attachment 5, 6, 7)

**Section 9.3.8 Outbuildings for Heritage Buildings** states:

1. *“Connected garages should minimize their street presence.*
2. *Use single-bay garage doors, compatible with traditional designs”.*

The plan includes a double garage connected to the main dwelling with placement on the front façade. The two proposed single-bay garage doors align with historical designs similar to those found in Section 9.3.8. showcasing a panelling division of 1/3 over 2/3 so as to reinforce the human scale of the front elevation. The applicant has provided a satisfactory design that will contribute to the overall character of the district.

**Section 9.10.1 Heritage Buildings – Appropriate Materials** states:

*“Smooth red clay face brick, with smooth buff clay face brick as accent” or “smooth, painted, wood board and batten siding.”*

The proposed plans include a satisfactory Materials Palette this is comprised of a suitable integration of red brick with limestone accents, charcoal roofing, garage doors and window detailing. Limestone material is not listed as a material in the appropriate or non-appropriate sections. However, it has a historical precedence in Vaughan. Cultural Heritage staff are satisfied that the proposed limestone material is appropriate for the selected style of building. (Attachment #10)

**Section 9.5 – The Village Forests** states:

*“Site buildings and additions to preserve suitable mature trees”.*

The application includes a satisfactory Tree Inventory and Protection Plan which details the retention of eight (8) trees and removal of one (1) tree on the property. Staff are satisfied that the proposed tree removal and subsequent replacement with four (4) trees adheres to the guidelines and the City of Vaughan’s Council endorsed Tree Protection Protocol. (Attachment #9)

**Financial Impact**

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

**REPORT NO. 2 OF THE HERITAGE VAUGHAN  
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE  
OF THE CITY OF VAUGHAN ON SEPTEMBER 17, 2019**

---

**Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

**Conclusion**

The Urban Design and Cultural Heritage Division of the Development Planning Department is satisfied the proposed demolition and new construction conforms to the policies and guidelines within the KNHCD Plan. Accordingly, staff can support Council approval of the proposed demolition and new construction at 14 Napier Street under the *Ontario Heritage Act*.

**For more information**, please contact: Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

**Attachments**

1. Cultural Heritage Impact Assessment (CHIA)
2. Aerial Plan
3. Context Plan
4. Site Plan
5. Colour Rendering
6. Floor Plans
7. Building Elevations
8. Pool House
9. Landscape Plan and Details
10. Architectural Materials

**Prepared by**

Wendy Whitfield Ferguson, Cultural Heritage Coordinator, ext. 8813

Nick Borcescu, Senior Heritage Planner, ext. 8191

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

/CM

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

---

The meeting adjourned at 9:06 p.m.

Respectfully submitted,

Antonella Strangis, Chair

Report Prepared by: Rose Magnifico, Council / Committee Administrator

**CITY OF VAUGHAN  
REPORT NO. 3 OF THE  
HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole (1)  
of the City of Vaughan  
on September 17, 2019***

---

The Heritage Vaughan Committee met at 7:08 p.m., on June 19, 2019.

Present: Giacomo Parisi, Chair  
Erica He  
Diana A. Hordo  
Councillor Marilyn Iafrate  
Waseem Malik  
Riccardo Orsini  
Elly Perricciolo  
John Senisi  
Dave Snider

Staff Present: Rose Magnifico, Council / Committee Administrator  
Katrina Guy, Cultural Heritage Coordinator  
Wendy Whitfield Ferguson, Cultural Heritage Coordinator

The following item was dealt with:

**1. ADDITION TO EXISTING HOUSE -22 JOHN STREET, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT**

The Heritage Vaughan Committee advises Council:

1. THAT the Heritage Vaughan Committee approve the proposed new addition at 22 John Street, subject to following conditions:
  - a) Any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - b) That the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

**REPORT NO. 3 OF THE HERITAGE VAUGHAN COMMITTEE  
FOR CONSIDERATION BY THE  
COMMITTEE OF THE WHOLE (1), SEPTEMBER 17, 2019**

---

- 2) That the report of the Senior Heritage Planner, Development Planning Department, dated June 19, 2019, was received; and
- 3) That the deputation of Ms. Natalie Aiello, architect for the applicant, was received.

(A copy of the foregoing report has been attached for reference.)

---

The meeting adjourned at 7:51 p.m.

Respectfully submitted,

Giacomo Parisi, Chair

## HERITAGE VAUGHAN REPORT

---

**DATE:** Wednesday, June 19, 2019

**WARD(S):** 5

**TITLE: ADDITION TO EXISTING HOUSE - 22 JOHN STREET,  
KLEINBURG-NASHVILLE HERITAGE CONSERVATION  
DISTRICT**

**FROM:**

Nick Borcescu, Senior Heritage Planner, Development Planning Department

**ACTION:** DECISION

---

**Purpose**

To seek an approval from the Heritage Vaughan Committee regarding the proposed new addition at 22 John Street, a property located in the Kleinburg-Nashville Heritage Conservation District Plan and designated under Part V of the *Ontario Heritage Act*.

**Report Highlights**

- The Owner is proposing to construct a 2 storey addition at 22 John Street
- The proposal is consistent with the relevant policies of the Kleinburg-Nashville Heritage Conservation District Plan (“KNHCD Plan”).
- The proposed works are in accordance with the Heritage Vaughan delegation by-law 193-2015 as amended by by-law 109-2016
- Staff are recommending approval of the proposal as it conforms with the KNHCD Plan.

## **Recommendations**

1. THAT the Heritage Vaughan Committee approve the proposed new addition at 22 John Street, subject to following conditions:
  - a) Any significant changes to the proposal by the Owner, may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning and Manager of Urban Design and Cultural Heritage;
  - b) That the applicant submit Building Permit stage architectural drawings and building material specifications to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

## **Background**

The subject property is municipally known as 22 John Street and is located on the east side of Islington Avenue, north of Nashville Road, as shown in Attachment #1.

The subject property currently contains a single detached dwelling. It was initially built as a single storey bungalow sometime before 1954 as shown in Attachment #2. However, a series of alterations in the 1960's and the second storey addition in 1990 have resulted in its current form.

The property is not identified as a contributing property in the Kleinburg-Nashville Heritage Conservation District (KNHCD) Plan. The KNHCD Inventory, while confirming its non-contributing status does state that in size and detail, it is appropriate to the District. (Attachment #3)

The current photos of the house as shown in Attachment #4 and streetscape indicate that the house has not changed materially from the Inventory and is in good condition. The owner wishes to further add to the dwelling and intends to match the existing condition.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

The owner is proposing to build a new side and rear addition with garage and mudroom on the ground level and master bedroom with closet and ensuite on the 2<sup>nd</sup> level with a partial rear walkout balcony. Further work proposes the creation of a new deck at the rear of the property and an expanded driveway. The proposal will require the removal of the existing rear sunroom.

The property is located within the Village Residential area of the District and is subject to the following policies and guidelines outlined in Section 9.4 of the KNHCD Plan. There are two ways of approaching alterations to non-heritage properties in the District. One is that of historic conversion, the second is to maintain the existing architectural style and to introduce alterations that are sympathetic to the existing style.

***The proposed new construction is consistent with the KNHCD Plan, with justification provided where the proposal does not meet certain policies in their entirety.***

### **Architectural Style**

The current structure represents a history of alterations that were contemporary to their time, and the choices of the 1960's and 1990's. The existing elevations, proportions and site plan are documented in Attachment #5.

#### **9.4.1.1 Contemporary Alteration Approach**

*Ordinarily, a modern building should be altered in a way that respects and complements its original design. Interest in preservation of the modern architectural heritage is growing, and good modern design deserves the same respect as good design of the 19th century. (KNHCD Plan)*

- Additions and alterations using the Contemporary Alteration approach should respect, and be consistent with, the original design of the building.

The proposed addition continues this history of sympathetic alterations and the result is an extension of the existing architecture and materials. The proposed garage 2 storey addition is wrapped around the side and the rear of the existing attached garage.

While the District Plan prefers that garages be built as separate rear buildings, the house has an existing side garage built prior to 2003 and attached to the main building. Building only to the rear of the property is not currently possible due to the presence of an inground pool in the rear yard.

The proposed addition shown in Attachment #6, is slightly set back from the existing garage entry, and the additional single car garage door entry will have a minimal impact on the streetscape.

The second storey of the proposed addition, while giving extra living space to the family, is notably shorter than the main body of the house, which further minimizes the impact on the streetscape, while respecting the existing architecture.

The proposed new deck at the rear will not have any impact on the streetscape of John Street.

Lastly, the proposed addition does not require a site plan application nor any minor variances in lot coverage, setbacks, or driveway entrances; it will only require a building permit, once heritage approval is obtained.

## **Landscaping**

### **4.5.1 Landscape Treatment**

*Existing historical landscapes will be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. (KNHCD Plan)*

The proposed addition will not impact any mature trees, although two smaller trees are proposed to be removed.

## **Timeline**

This Application is subject to the 90-day review under the *Ontario Heritage Act*. This Application was declared complete on June 6, 2019, and must be deliberated upon by September 5, 2019, to meet the 90-day timeline.

## **Financial Impact**

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

## **Broader Regional Impacts/Considerations**

There are no broader Regional impacts or considerations.

## **Conclusion**

The Urban Design and Cultural Heritage Division has reviewed the Application to permit an addition and associated works on the property municipally known as 22 John Street and is satisfied that the proposed addition is consistent with the KNHCD Plan.

Accordingly, the Urban Design and Cultural Heritage Division of the Development Planning Department supports the approval of the proposed new construction under Section 42 of the *Ontario Heritage Act*, subject to the recommendations in this report.

**For more information**, please contact: Katrina Guy, Cultural Heritage Coordinator, ext. 8115



**Attachments**

1. Location Map
2. Aerial photo of property 1954 & 1970
3. KNHCD Inventory Extract
4. Current photos
5. Current elevations and Site Plan
6. Proposed Elevations
7. Proposed Site Plan

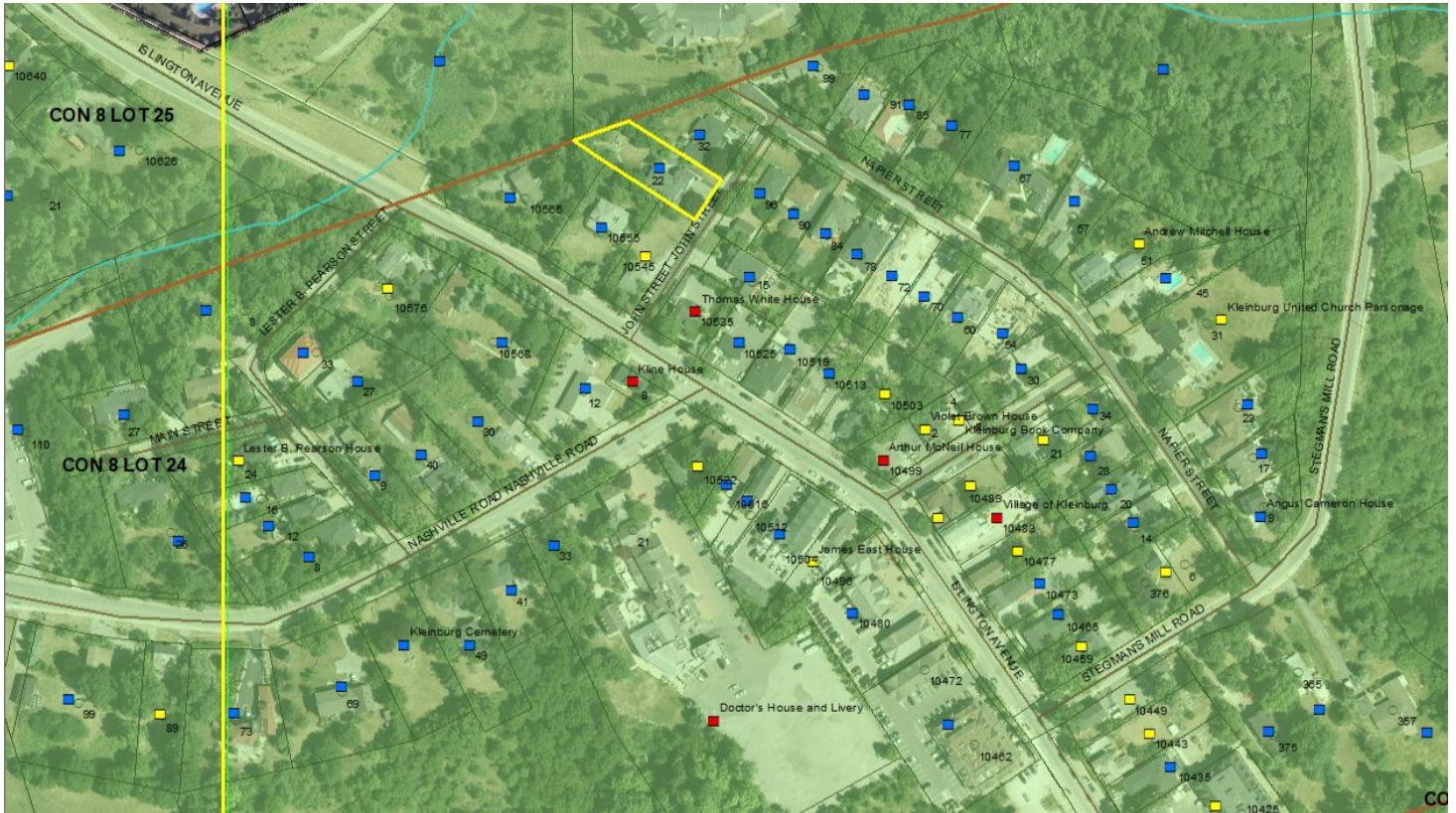
**Prepared by**

Katrina Guy, Cultural Heritage Coordinator, ext. 8115

Nick Borcescu , Senior Urban Designer, ext. 8191

Rob Bayley, Manager of Urban Design & Cultural Heritage, ext. 8254

/LG



22 John Street





1954



1970

John Street (north)

Kleinburg

**22 John Street**

- Two-storey, vinyl-clad, timber-frame house with various Post Modern features (c. 1990).
- **Description** – Large, vinyl-clad house is unmistakably recent, based on size, massing and materials, and yet pays some misquoted tributes to traditional and historic styles. Tall gable above garage (at RH side) evokes Victorian style, while segmental arched fanlight at upper window is typical of ground-floor masonry aperture, whether Georgian or early twentieth century. Wide, flat aperture of double-car garage below can only be contemporary, while strip of small windows above, with horizontally oriented panes formed by false dividers, is a quasi-traditional touch. Steps at LH side lead to raised, masonry verandah with simple, picket-type vinyl railings, while front screen door is traditional, colonial type, set between side-lights with false muntins. Windows elsewhere are casement, again with false dividers, for a somewhat French aspect, set between small, fake, vinyl shutters. Fine spacing on vinyl siding suggests, again, mid-nineteenth century practices, while soffits are clad in aluminum. Small peaks over upper floor windows complete the eclectic effect. Roof has grey asphalt shingles and gutters and downpipes are in contemporary aluminum profiles.
- **Comments** – Building is in excellent repair, and entirely of its post-modern time. Although not entirely appropriate to the historic context both in size and detail, this house should be retained as is. Note that transom beam over garage is curiously sagging.



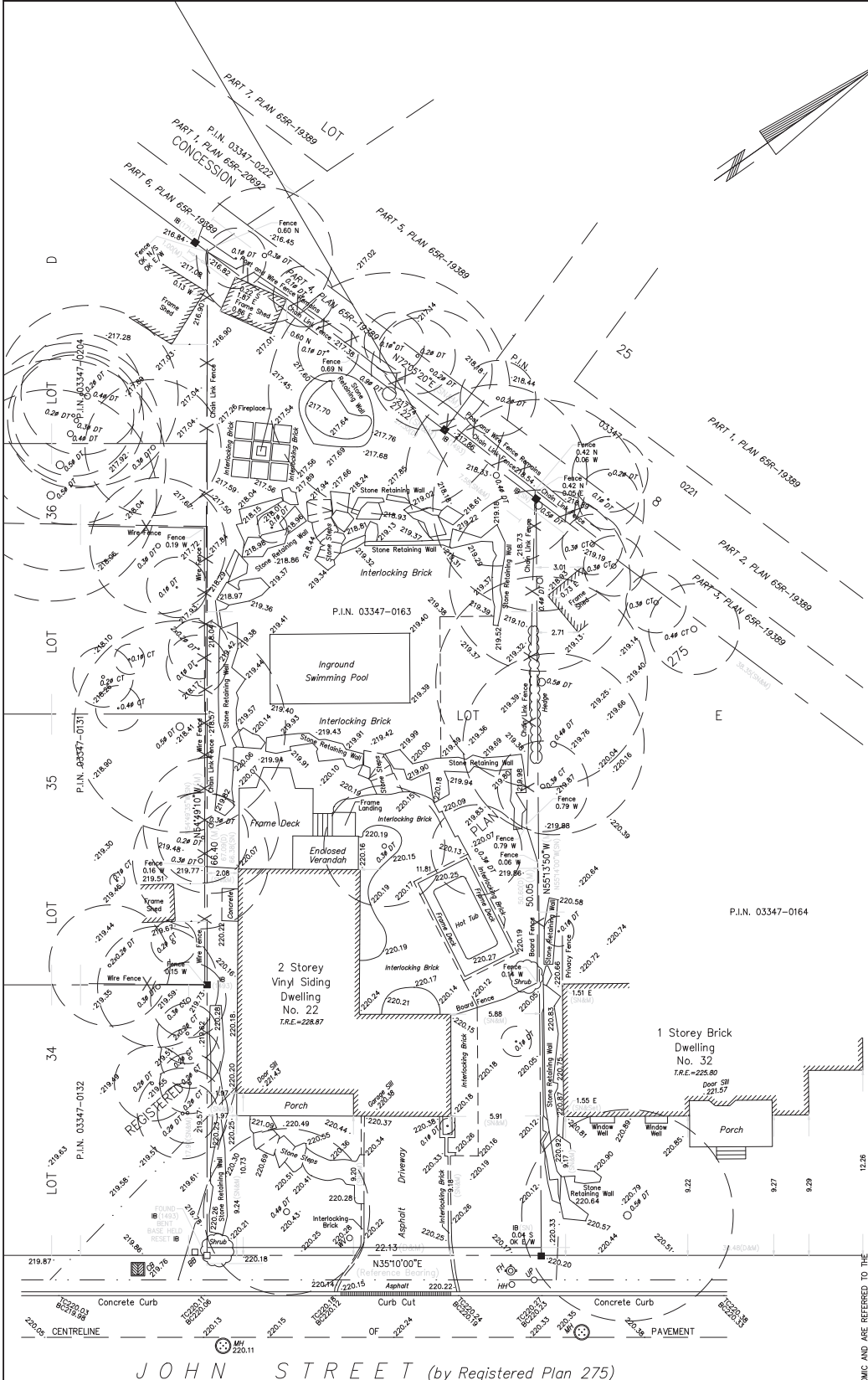




**Attachment 4 Current Photos (Rear)**





[illegible]

SURVEYOR'S REAL PROPERTY REPORT — PART 1  
PLAN OF SURVEY OF  
Part of LOT E  
REGISTERED PLAN 175  
CITY OF VAUGHAN  
Regional Municipality of York

SCALE 1 : 200

5m 4m 3m 2m 1m 0m

GTA SURVEYING INC.  
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**PART 2 – SURVEY REPORT**

1) PLEASE NOTE LOCATION OF FENCES AND OVERHEAD WIRES  
 2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: NONE  
 3) THIS PLAN DOES NOT COMPLY WITH ZONING BY-LAWS

**IGTA**

Greater Toronto Acres  
 // SURVEYING INC.

7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2  
 Tel: (416) 679-0572  
 E-MAIL: [info@ataurveying.co](mailto:info@ataurveying.co)

DRAME: M.C. CHECKED: P.W. PROJECT 17513

<b>LEGEND Continued</b>	
BC	DEMOTES BOTTOM OF CURB
CI	CONIFEROUS TREE
DI	DECIDUOUS TREE
BB	BURBANK BURNING
CA	CATCH BASIN
FI	FIRE HYDRANT
HH	HAND HOLE
HH	MANHOLE
VA	VALVE
WV	WATER VALVE
T.R.E.	TO TOP OF ROOF ELEVATION
<b>ELEVATION NOTE</b>	
ELEVATIONS SHOWN ARE REFERRED TO THE CITY OF VAUGHAN BENCHMARK No. 0081970850, HAVING A PUBLISHED ELEVATION OF 183.937 METRES	

**LEGEND**

□	DENOTES
■	SURVEY MONUMENT SET
RP	REGISTERED PLAN 275
N.S.W.	NAPLES SOUTH-EAST WEST
W	WATER
IB	IRON BAR
SIB	STANDARD IRON BAR
OU	ORIGIN UNKNOWN
OU	ORIGIN UNKNOWN
SN	SURVEY NOTES OF UNKNOWN ORIGIN
773	REF. 7734
1493	J.F. BEARMAN, O.L.S.
1716	J.F.G. YOUNG, O.L.S.
1718	PROPERTY IDENTIFIER NUMBER
1719	OVERHEAD WIRE & UTILITY POLE
TC	TOP OF CURB

THIS PLAN WAS PREPARED FOR NATALIE AIELLO

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
2041000

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
IN accordance with  
Regulation 1026, Section 29(3).

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVING BY 0.3048

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE SURVEY ACT, 1991.
2. THE SURVEY WAS COMPLETED ON THE 30th DAY OF NOVEMBER, 2017.

\_\_\_\_\_  
CHIEF AND SURVEYOR

DECEMBER 11, 2017

DATE









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PROJECT:  
22 JOHN STREET  
KLEINBURG ON L4H3N5

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CONSTRUCTION TRUE NORTH



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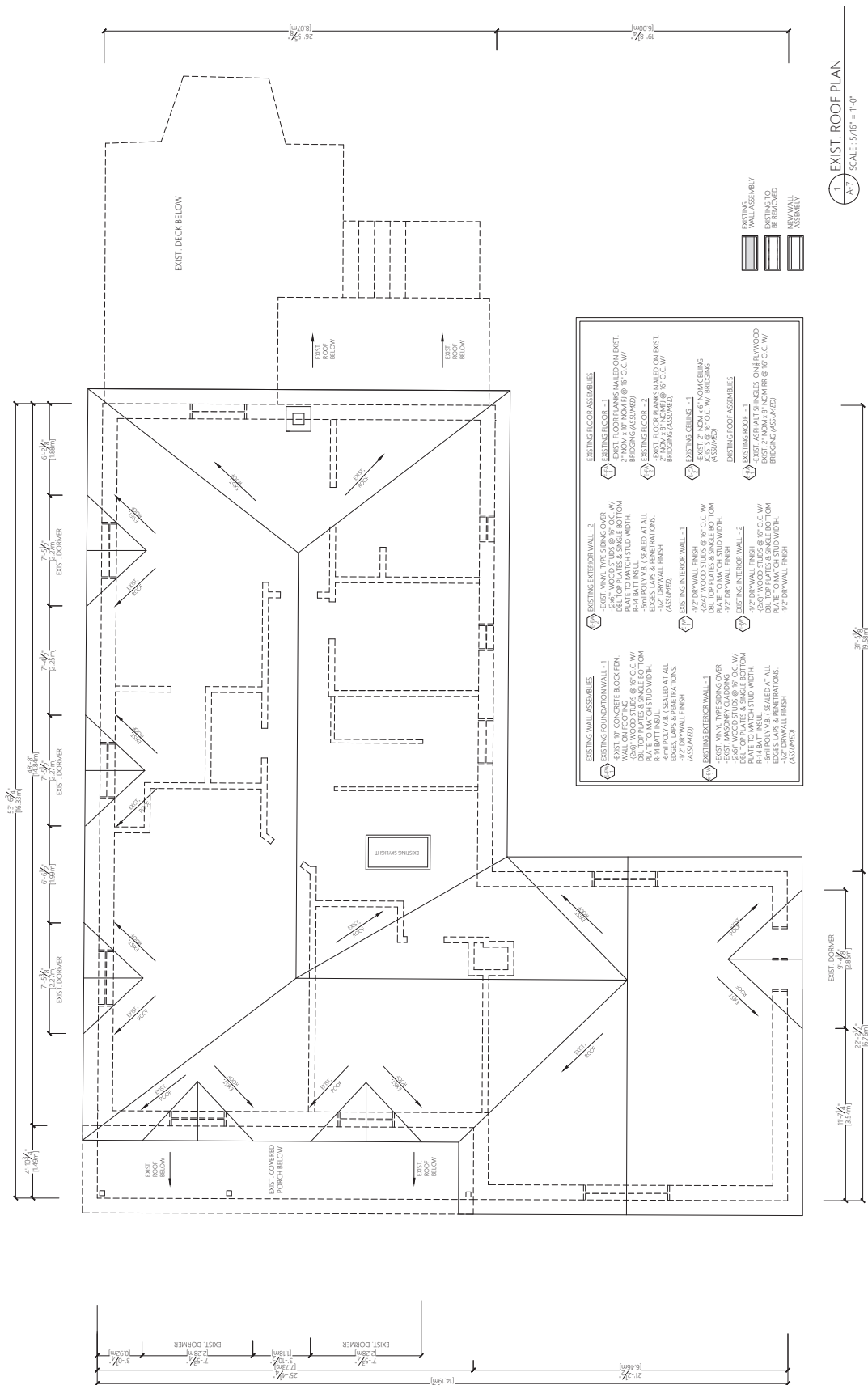
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A007





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22 JOHN STREET  
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PROJECT No: 190002

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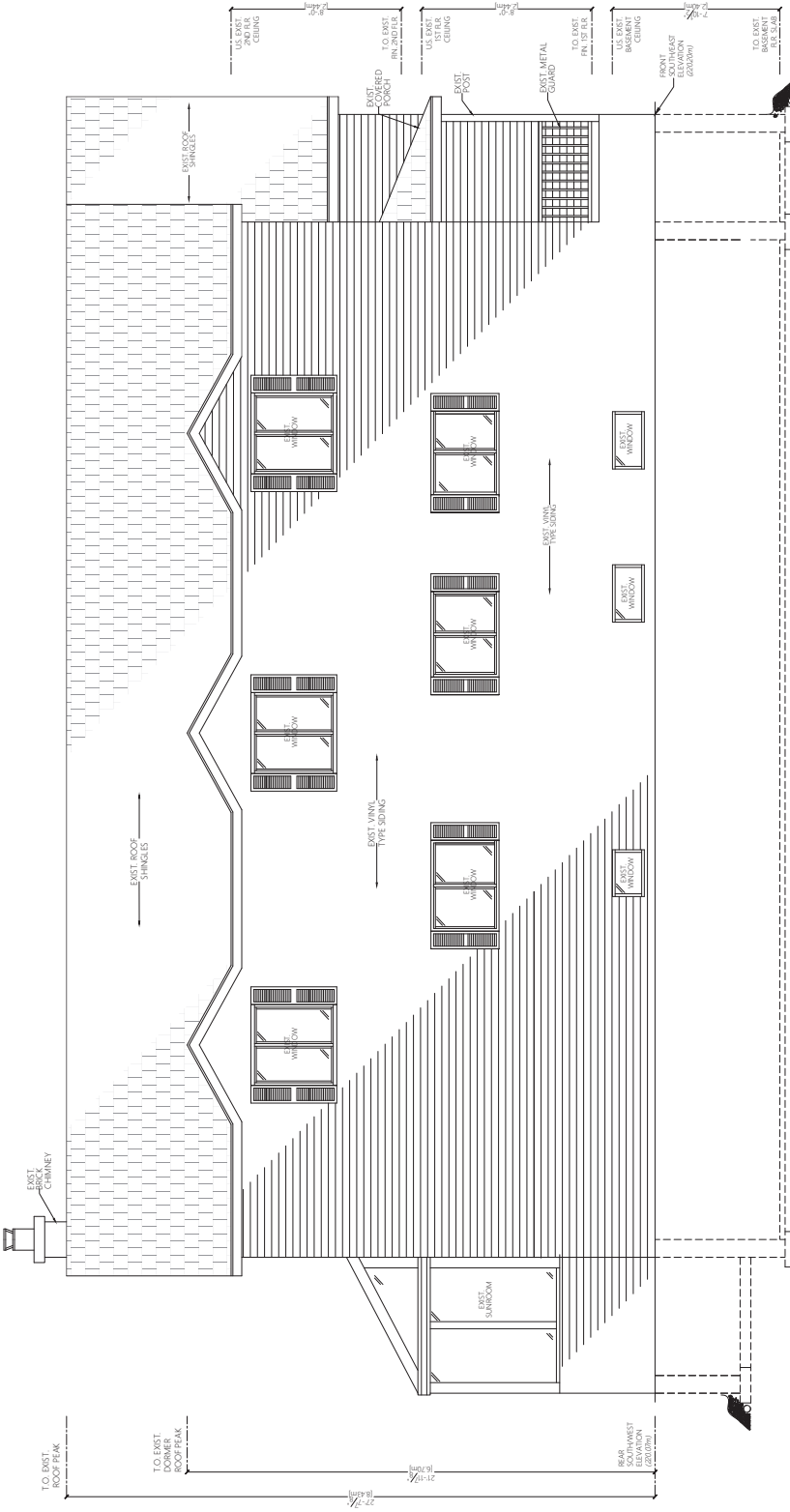
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SCALE: 3/8" = 1'-0"

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EXIST. (SOUTH) SIDE ELEVATION

DRAWING No.

A009



1. EXIST. SIDE (SOUTH) ELEVATION  
A-09 SCALE: 3/8" = 1'-0"

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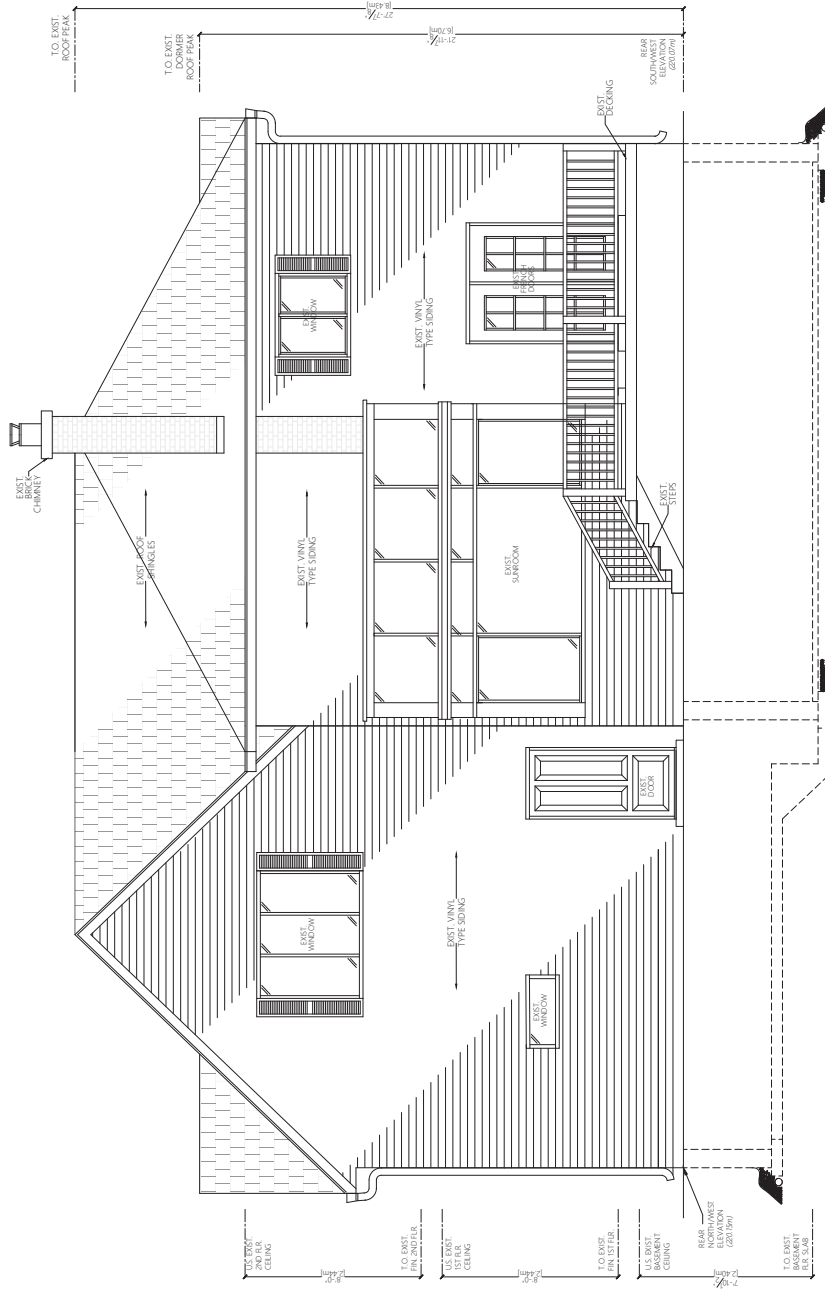
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PROJECT No:	190002
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DATE:	MAR 25 2019
SCALE:	3/8" = 1'-0"
DRAWING TITLE:	EXIST. REAR (WEST) ELEVATION
DRAWING No.	A010



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A-10  
EXIST. REAR ELEVATION  
SCALE: 3/8" = 1'-0"

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22 JOHN STREET  
KLEINBURG ON L4HNS

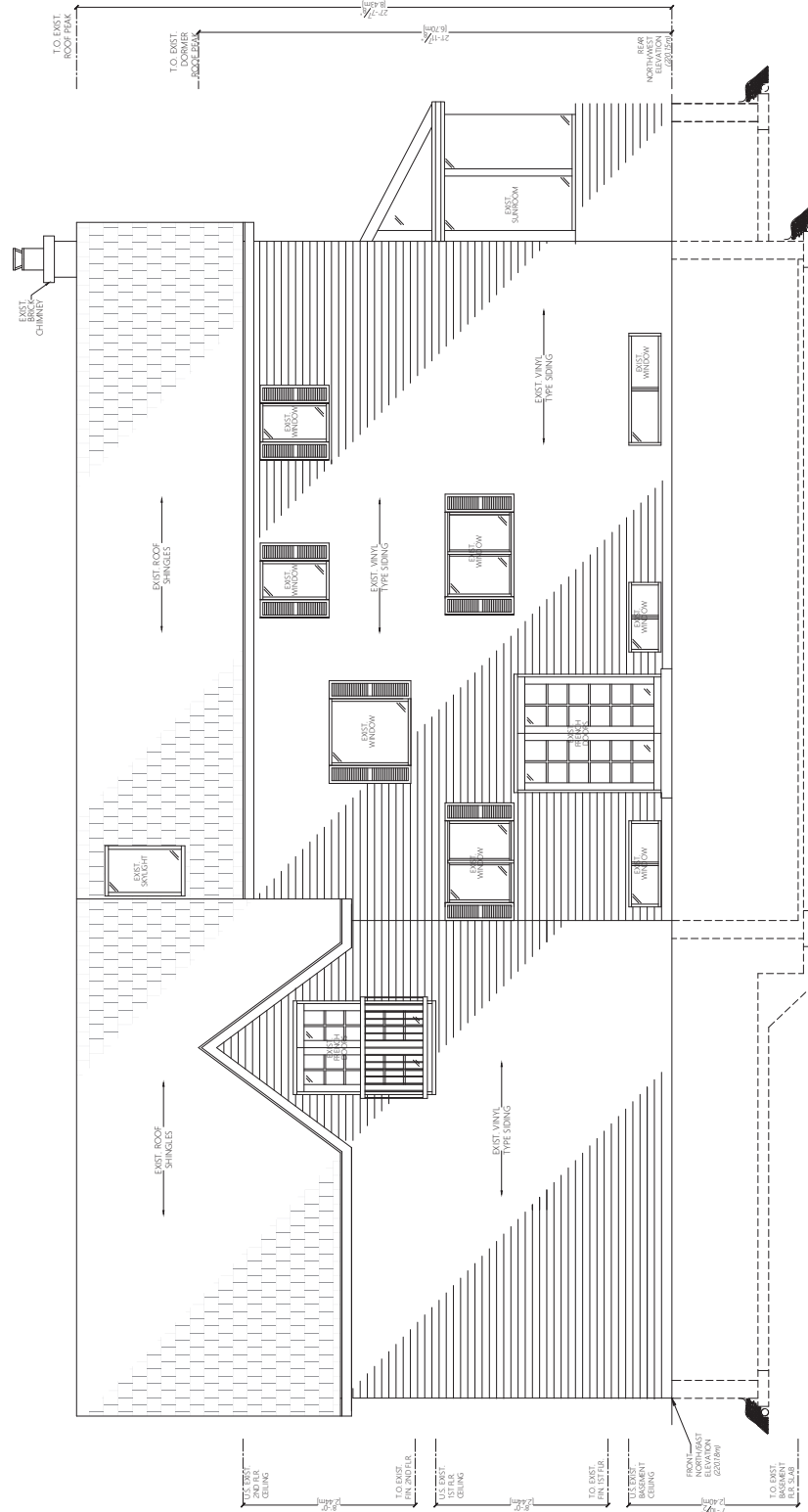
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DRAWING No.	A011



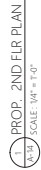
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A-11 SCALE: 3/8" = 1'-0"

A012











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22 JOHN STREET  
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PROJECT:

22 JOHN STREET  
KLEINBURG ON 14H3N5

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190002

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NATALIE S. AIELLO

DATE: \_\_\_\_\_

MAR 25 2019

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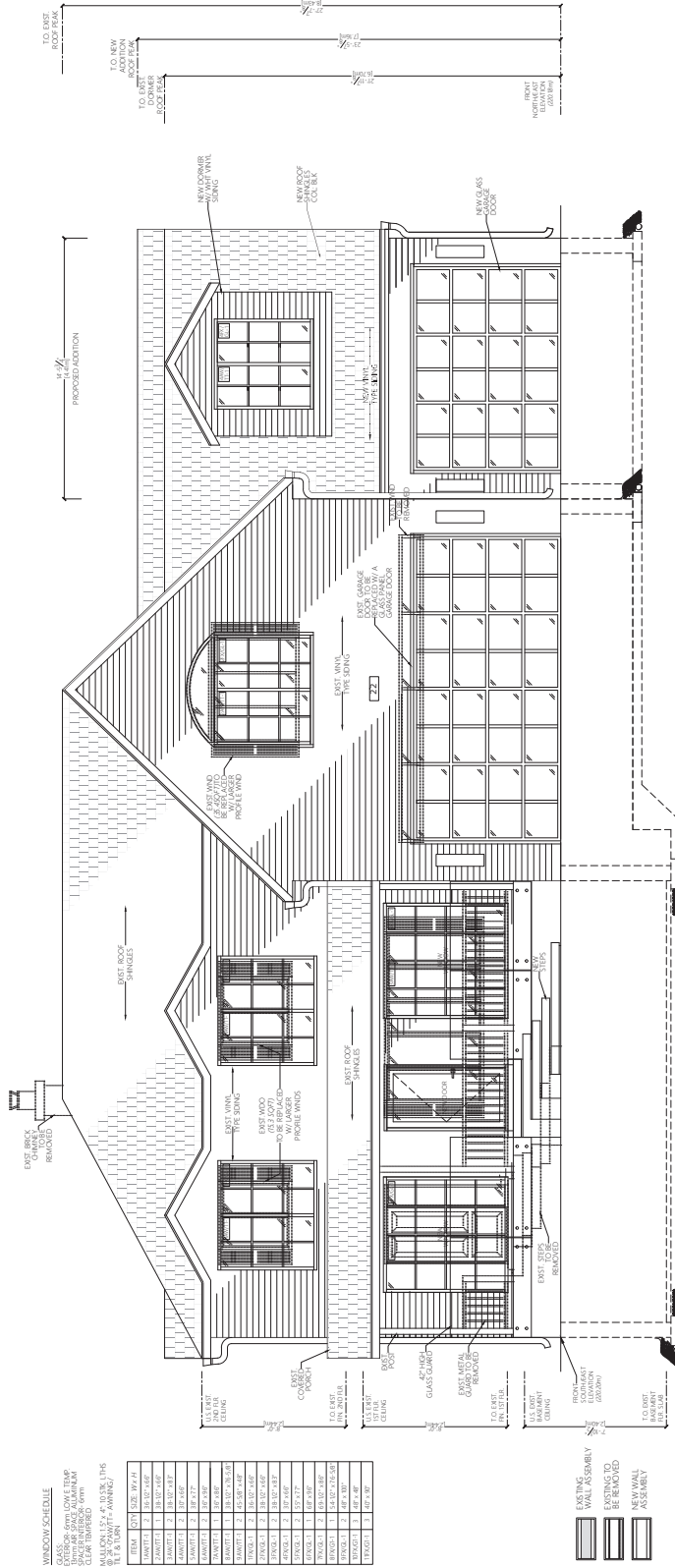
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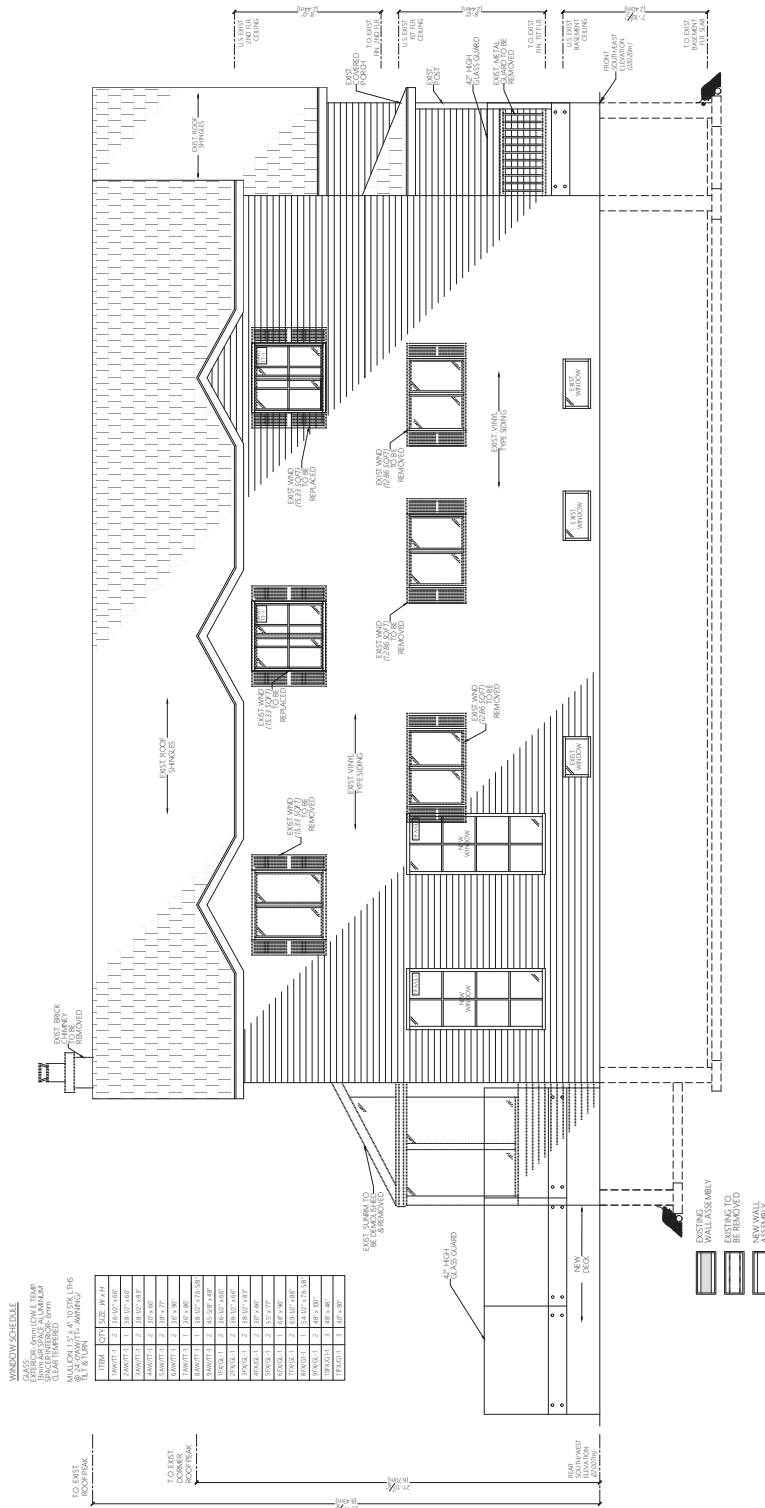
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PROP. (SOUTH) SIDE ELEVATION

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A017



1 PROP. SIDE (SOUTH) ELEVATION  
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PROJECT:

22 JOHN STREET  
KLEINBURG ON L4H3N5

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190002

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MAR 25 2019

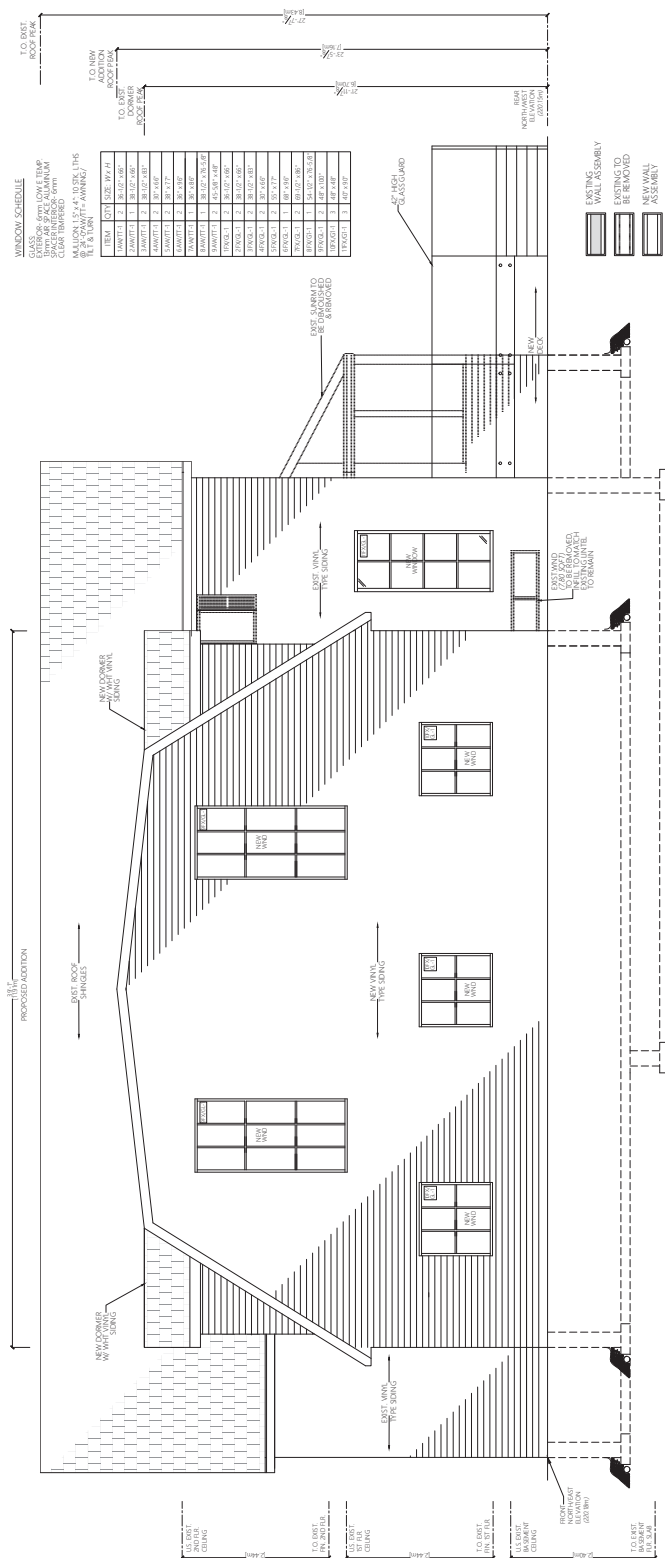
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A019



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PROJECT:  
22 JOHN STREET  
KLEINBURG ON L4HENS

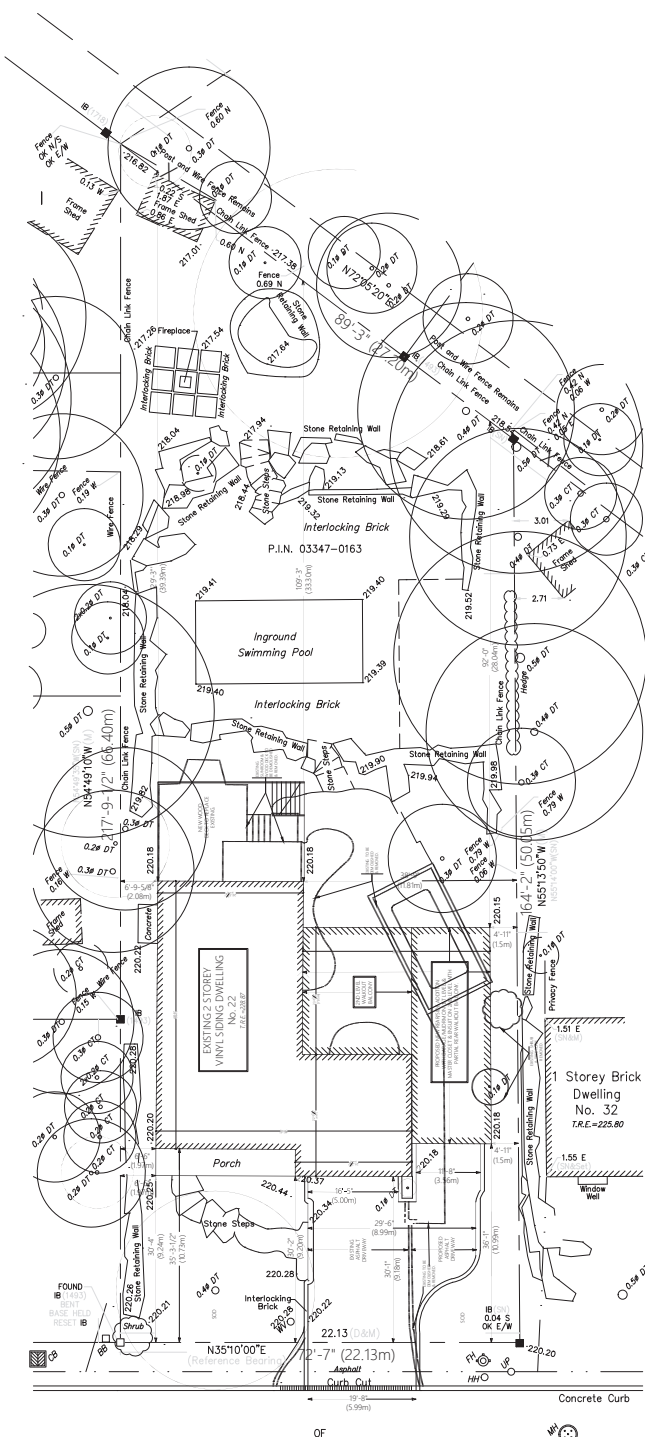
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PROJECT No:	190002
DRAWN BY:	NATALIE S. AIELLO
DATE:	MAR 25 2019
SCALE:	3/32" = 1'-0"
DRAWING TITLE:	SITEPLAN
DRAWING No.	A002



JOHN STREET (by Registered Plan 275)

EXISTING LOT COVERAGE:	NEW LOT COVERAGE:
1. DWELLING 1762.40SF (163.73m <sup>2</sup> )	1. DWELLING 1762.40SF (163.73m <sup>2</sup> )
2. FRONT COVERED PORCH 123.51SF (11.47m <sup>2</sup> )	2. FRONT COVERED PORCH 123.51SF (11.47m <sup>2</sup> )
3. REAR WOOD DECK 479.10SF (44.57m <sup>2</sup> )	3. NEW REAR WOOD DECK 479.10SF (44.57m <sup>2</sup> )
4. PROPOSED SIDEWALK ADDITION 1022.04SF (94.99m <sup>2</sup> )	4. PROPOSED SIDEWALK ADDITION 1022.04SF (94.99m <sup>2</sup> )
TOTAL 2318.16SF (215.36m <sup>2</sup> )	TOTAL 3387.05SF (314.67m <sup>2</sup> )
MAX. REQ. LOT COVERAGE % = 30% LOT COVERAGE % = NEW LOT COVERAGE / LOT AREA = 3387.05SF (314.67m <sup>2</sup> ) / 83743.85SF (1276.89m <sup>2</sup> ) = 0.04044 x 100 = 4.04%	MAX. REQ. LOT COVERAGE % = 30% LOT COVERAGE % = NEW LOT COVERAGE / LOT AREA = 3387.05SF (314.67m <sup>2</sup> ) / 83743.85SF (1276.89m <sup>2</sup> ) = 0.04044 x 100 = 4.04%

TO BE REMOVED

PROJECT STATISTICS:  
ZONING: R1-RESIDENTIAL  
LOT AREA: 137,438.51 SF (1276.89m<sup>2</sup>)  
LOT COVERAGE: 3387.05 SF (314.67m<sup>2</sup>)  
LOT FRONTAGE: 72'-7" (22.13m)  
MIN. FRONT YARD SETBACK REQ: 24'-7" (7.5m)  
ACTUAL FRONT YARD SETBACK: 30'-4" (9.24m) 30'-7" (9.31m) 36'-1" (10.99m)

MIN. REAR YARD SETBACK REQ: 24'-7" (7.5m)  
129'-3" (39.39m) 109'-3" (33.39m) 99'-0" (30.00m)  
MIN. SIDE YARD SETBACK REQ: 4'-11" (1.5m) ON ONE SIDE  
OF THE LOT & 14'-31" (4.5m) ON THE OTHER SIDE  
ACTUAL SIDE YARD SETBACK: REFER TO SITE PLAN  
MAX. HEIGHT REQ: 31'-2" (9.5m)  
PROPOSED ADDITION: 28'-5" (8.69m) (7.6m)



**NSA DESIGN BUILD**

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ON A DESIGN BUILD BASIS, THE DESIGNER, THE CONSULTANT AND THE CLIENT AGREE TO THE PROVISION OF THE DOCUMENTS IN PRINTED OR DIGITAL FORM. THE CLIENT AGREES TO BE RESPONSIBLE FOR THE PROVISION OF ALL INFORMATION AND DATA REQUIRED FOR THE DESIGN OF THE PROJECT. THE DESIGNER AND CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE PROVISION OF ANY INFORMATION OR DATA NOT PROVIDED BY THE CLIENT. THE DESIGNER AND CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE PROVISION OF ANY INFORMATION OR DATA NOT PROVIDED BY THE CLIENT. THE DESIGNER AND CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE PROVISION OF ANY INFORMATION OR DATA NOT PROVIDED BY THE CLIENT.

**PROJECT:**  
22 JOHN STREET  
KLEINBURG ON L4H3V5

NO.	REVISION	DATE

KEY PLAN	STAMP:

**CONSTRUCTION NORTH**

**PROJECT No:** 190002

**DRAWN BY:** NATALIE S. AIELLO

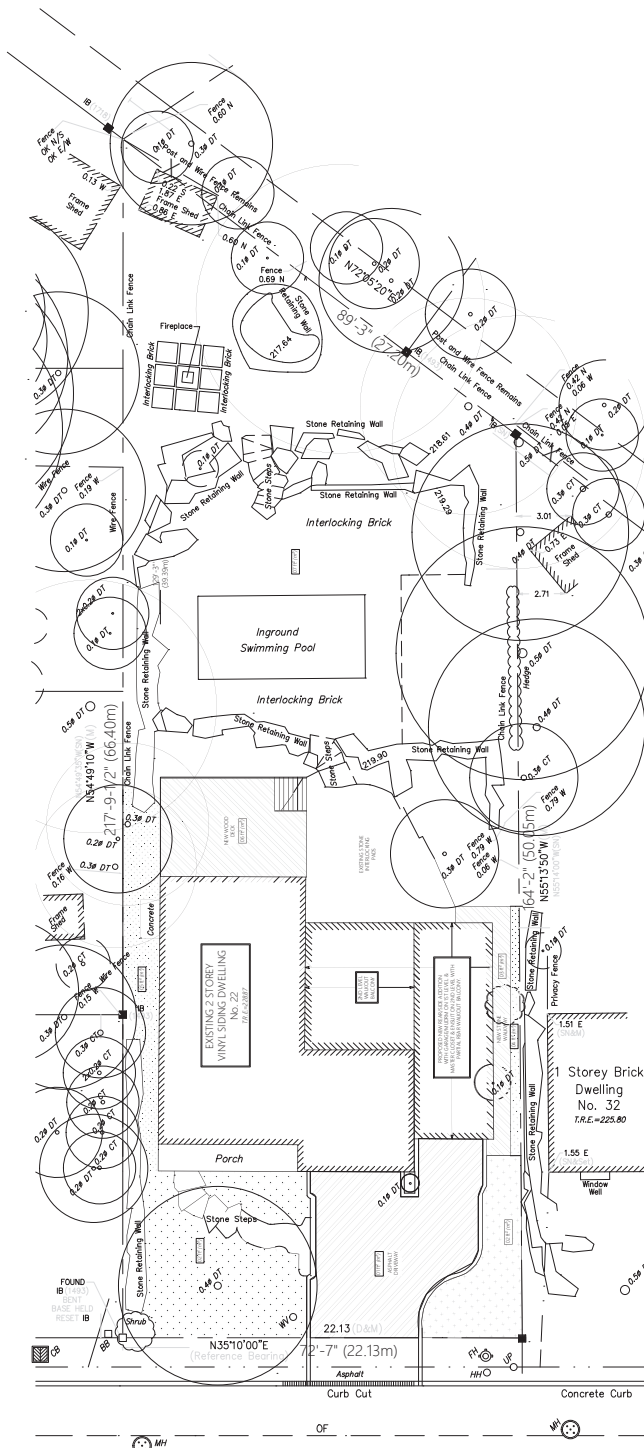
**DATE:** MAR 25 2019

**SCALE:** 3/32" = 1'-0"

**DRAWING TITLE:** LANDSCAPE PLAN

**DRAWING No.**

**A003**



JOHN STREET (by Registered Plan 275)

**LANDSCAPED AREAS**

SOFT LANDSCAPE	HARD LANDSCAPE	EXISTING LANDSCAPE

LANDSCAPED AREA	TYPE	AREA
AREA 01	HARD	933.59ft <sup>2</sup> (86.76m <sup>2</sup> )
AREA 02	SOFT	3378.44ft <sup>2</sup> (312.06m <sup>2</sup> )
AREA 03	HARD	805.05ft <sup>2</sup> (74.77m <sup>2</sup> )
AREA 04	SOFT	809.03ft <sup>2</sup> (75.17m <sup>2</sup> )
AREA 05	SOFT	2729.94ft <sup>2</sup> (254.06m <sup>2</sup> )
AREA 06	SOFT	481.55ft <sup>2</sup> (44.73m <sup>2</sup> )
AREA 07	HARD	7403.74ft <sup>2</sup> (687.82m <sup>2</sup> )
TOTAL LANDSCAPED AREAS		10897.76ft <sup>2</sup> (1012.44m <sup>2</sup> )

**PRIVATE TREES TO BE REMOVED**

(D.B.H.) DIAMETER AT BREAST HEIGHT	QUANTITY
1. 10m	2
TOTAL	2

**LANDSCAPE**

**MIN. FRONT YARD LANDSCAPE REQ:**  
50% OF FRONT YARD AREA  
-FRONT YARD 2312.33ft<sup>2</sup> (214.82m<sup>2</sup>)  
50% = 1156.17 (107.41m<sup>2</sup>)  
60% MIN. MUST BE SOFT LANDSCAPE  
-SOFT LANDSCAPE 1878.44ft<sup>2</sup> (173.06m<sup>2</sup>) +  
1156.17 (107.41m<sup>2</sup>)  
= 3034.61 (280.47m<sup>2</sup>)  
= 1.922 x 100 = 119.22%

**PROJECT STATISTICS:**

**ZONING:** R1-RESIDENTIAL  
**LOT AREA:** 13,743.85ft<sup>2</sup> (1276.85m<sup>2</sup>)  
**LOT COVERAGE:** 3387.05ft<sup>2</sup> (314.67m<sup>2</sup>)  
**LOT FRONTAGE:** 72'-7" (22.13m)  
**MIN. FRONT YARD SETBACK REQ:** 24'-7" (7.5m)  
**ACTUAL FRONT YARD SETBACK:** 30'-4" (9.24m)  
**30'-4" (9.24m) 30'-1" (9.18m) 36'-1" (10.99m)**  
**FRONT LANDSCAPED AREA:** 2312.33ft<sup>2</sup> (214.82m<sup>2</sup>)  
**N/E SIDE LANDSCAPED AREA:** 332.82ft<sup>2</sup> (30.87m<sup>2</sup>)  
**S/E SIDE LANDSCAPED AREA:** 474.23ft<sup>2</sup> (44.06m<sup>2</sup>)  
**REAR LANDSCAPED AREA:** 7885.29ft<sup>2</sup> (728.57m<sup>2</sup>)