

DATE: JUNE 13, 2018

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT

RE: COUNCIL MEETING - JUNE 19, 2018

**REPORT 21, ITEM 5.40 - COMMITTEE OF THE WHOLE
ZONING BY-LAW AMENDMENT FILE Z.17.022
DRAFT PLAN OF SUBDIVISION FILE 19T-17V007
NASHVILLE (BARONS) DEVELOPMENTS INC. & NASHVILLE
(10 ACRES) DEVELOPMENT INC.**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. That Attachment #1b) in the report dated June 5, 2018 for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.) be deleted and replaced with Attachment #1b) York Region Conditions of Approval, dated February 21, 2018, attached hereto.

Background

The report for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.) considered at the June 5, 2018 Committee of the Whole Meeting inadvertently included York Region's conditions of approval letter for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.024 and 19T-17V008 (Nashville (Barons) Developments Inc.).

It is recommended that Attachment 1b) of Item 5.40 of Report 21 be replaced with York Region's February 21, 2018 conditions of approval letter for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.022 and 19T-17V007 (Nashville (Barons) Developments Inc. & Nashville (10 Acres) Developments Inc.), attached to this memorandum.

Attachment

Attachment #1b) - York Region Conditions of Approval

Respectfully submitted,



for:

JASON SCHMIDT-SHOUKRI

Deputy City Manager, Planning and Growth Management

Copy to: Daniel Kostopoulos, City Manager
Todd Coles, City Clerk
Mauro Peverini, Director of Development Planning

/LG



ATTACHMENT 1b)

Corporate Services

File No.: 19T-17V07
Regional File No.: SUBP.17.V.0033
Refer To: Joseph McMackin

February 21, 2018

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: Draft Plan of Subdivision 19T-17V07 (SUBP.17.V.0033)
10671 Huntington Road
Part of Lot 25, Concession 9
(Nashville Developments (Barons) Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Malone Given Parsons Ltd., Project No. 16-2466, dated May 4, 2017. The proposed development is located on lands municipally known as 10671 Huntington Road, south of Nashville Road and on the east side of Huntington Road, in the City of Vaughan. The draft plan of subdivision will facilitate the development of 236 single detached units, and blocks for a medium density mixed-use block, parks, buffers, vistas, open space, CPR berm, CPR greenway, landscape strip, road widening, 0.3m reserves and streets, within a 23.15 ha site.

Water Resources

Regional Water Resources staff advises that the subject property is located within the boundaries for Wellhead Protection Areas A, B, C, D and Q with vulnerability scores of 2, 4, 6, 8, and 10. The development is also partially located within the boundaries for a Highly Vulnerable Aquifer (HVA) and Significant Groundwater Recharge Area (SGRA) under the *Clean Water Act, 2006*. Technical comments relating to the Dense Non-Aqueous Phase Liquids (DNAPLs), Contaminant Management Plan (CMP), Source Water Impact Assessment and Mitigation Plan (SWIAMP), Low Impact Development (LID) measures and best risk management practices, are attached hereto.

Sanitary Sewage and Water Supply

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:

- West Vaughan Sewage Servicing: Humber Pumping Station Expansion (completion 2025)
- 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 review of the Functional Servicing Report (FSR) submitted, it is our understanding that the wastewater and water servicing for the proposed development are connecting to the City of Vaughan wastewater and water infrastructure through adjacent development to the south.

The Owner is advised that the Region's 750 mm diameter Huntington Road watermain is located in the east side of Huntington Road right-of-way and the integrity of the aforementioned pipe is to be maintained at all times during the grading and construction activities for the proposed development.

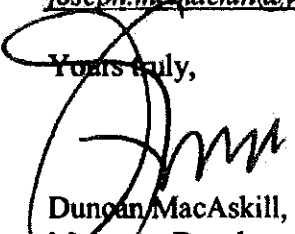
Prior to final approval, the owner shall provide an electronic set of engineering drawings showing the watermains and sewers for the proposed development to the Community Planning and Development Services Division and the Infrastructure Asset Management Branch for record.

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 Joseph McMackin, Associate Planner, at extension 71516 or through electronic mail at joseph.mcmackin@york.ca.

Yours truly,


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

JM/

Attachments (2) Schedule of Conditions
Water Resources Memorandum dated November 6, 2017

YORK-8161400-v1-19T-17V07_-_Regional_Condition_Letter

**Schedule of Conditions
19T-17V07 (SUBP.17.V.0033)
10671 Huntington Road
(Nashville Developments (Barons) Inc.)
City of Vaughan**

Re: Malone Given Parsons Ltd., Project No. 16-2466, dated May 4, 2017

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. 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. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. 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.
4. The Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (October 2014).
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.

Environmental Services
Environmental Promotion and Protection Branch

MEMORANDUM

TO: Justin Wong, Planner, CS
Vick Bilkhu, Development Review Coordinator, CS

FROM: David Berg, Source Protection Project Assistant, Water Resources
Angelika Masotti, Source Protection Program Coordinator, Water Resources

DATE: November 6, 2017

RE: **Comments on Draft Plan of Subdivision application 19T-17V07**
10671 Huntington Road
City of Vaughan
(Nashville (Barons) Development Inc.)

Comments for Draft Plan of Subdivision application are provided below.

York Region is pleased to provide the following comments on the Draft Plan of Subdivision application noted above for the lands located at 10671 Huntington Road in the City of Vaughan. The Site Plan application is to permit the construction of 236 lots for detached dwellings, 30 blocks for future detached dwellings, 1 block for medium density-mixed-use, a park, a linear park, vista, and open space. . It is Water Resources understanding that the development will be municipally serviced.

The site is within the boundaries for Wellhead Protection Area A (WHPA-A), Wellhead Protection Area B (WHPA-B), Wellhead Protection Area C (WHPA-C), and Wellhead Protection Area D (WHPA-D) with Vulnerability Scores of 10, 8, 6, 4, and 2, Wellhead Protection Area Q (WHPA-Q), Partially within the boundaries for a Highly Vulnerable Aquifer (HVA) and Significant Groundwater Recharge Area (SGRA) under the *Clean Water Act, 2006*.

The following documentation, related to the subject lands was provided to the Water Resources Group for review:

- NASR Circulation Memo dated October 10, 2017
- Draft Plan of Subdivision prepared by Malone Given Parsons LTD. Dated May 4, 2017
- Source Water Impact Assessment and Mitigation Plan (SWIAMP) Nashville Heights Development Part of Lot 24 Concession 9 Vaughan, Ontario File No. 1-16-0168-46 prepared by Terraprobe, dated May 3, 2017

Water Resources staff has reviewed the documentation listed above and based on the proposal does not have any concerns, subject to the following conditions and comments, with the Draft Plan of Subdivision application as it relates to Source Protection policy. Should the proposal change and/or the application be amended Water Resources will require recirculation for comment and/or approval.

Summary of Conditions for Draft Plan of Subdivision application:

Development proposed on the subject property within the Wellhead Protection Area must adhere to the Wellhead Protection Policies outlined in the York Region Official Plan (ROP, 2010) and Regional Official Plan Amendment 5 (ROPA 5, 2013).

1. Prior to Draft Plan of Subdivision approval, the Owner shall conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP shall be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (October 2014). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:
 - a) petroleum-based fuels and or solvents;
 - b) pesticides, herbicides, fungicides or fertilizers;
 - c) construction equipment;
 - d) inorganic chemicals;
 - e) road salt and contaminants as identified by the Province;
 - f) the generation and storage of hazardous waste or liquid industrial waste, and a waste disposal sites and facilities;
 - g) organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
 - h) snow storage and disposal facilities.

Water Resources has received a SWIAMP (Source Water Impact Assessment and Mitigation Plan (SWIAMP) Nashville Developments Vaughan, Ontario, File No. 1-16-0168-46, prepared by Terraprobe, dated May 3, 2017) that covers this application that was approved May 2017. Water Resources requires confirmation that the SWIAMP is still valid and no updates are required for this portion of the overall development.

Summary of Comments for Draft Plan of Subdivision application:

2. Dense Non-Aqueous Phase Liquids (DNAPLs) are prohibited within WHPA-A/B under the Clean Water Act as they are considered significant drinking water threats.

3. Should the proposed development include bulk fuel or bulk chemicals within the HVA, a Contaminant Management Plan (CMP) will be required prior to Draft Plan of Subdivision approval, for Water Resources review and approval.
4. The owner is to be advised that Low Impact Development (LID) measures are encouraged to be applied to the site. As per York Region Official Plan policy 2.3.37, developments should 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 use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide and is available using 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/>
5. Should significant dewatering be required, a dewatering plan shall be prepared by a qualified person and submitted by the proponent to the Region for approval prior to excavation. If there will be water discharging to the Regional storm or sanitary sewer, it is recommended that the proponent consult with Regional Sewer use by-law group and obtain a dewatering discharge permit as necessary. Please contact the Sewer Use By-law group at SewerUsebylaw@york.ca or 1-877-464-9675.
6. As the site is within a wellhead protection area, Water Resources does encourage the use of best management practices during construction and post construction with respect to the handling and storage of chemicals (such as used oil, degreasers and salt) on site. It is strongly recommended that Risk Management Measures are put in place with respect to chemical use and storage including spill kits, secondary containment, a spill response plan and training.
7. With respect to the use of salt on the property, Water Resources recommends the use of a contractor who is certified by Smart About Salt, and use of best management practices identified in the TAC Synthesis of Best Management Practices for Salt and Snow are followed: <http://tac-atc.ca/en/bookstore-and-resources/free-resources-and-tools/syntheses-practice>

If you have any questions or comments, please contact Angelika Masotti, Source Protection Program Coordinator at extension 75128.

AM/db