

ATTACHMENT 12

Community Infrastructure Housing Accelerator (CIHA) Order Conditions and Rationale

8083 Jane Street, City of Vaughan file CIHA.23.001

Item No. In Draft Order	Proposed Condition	Rationale
City of Vaughan: Development Planning Conditions		
1	The Owner shall enter into an agreement with the City to provide a minimum of 5% of the total number of residential units as affordable housing units as defined by the York Region Official Plan 2022.	To be eligible for a CIHA, the Development requires a substantial CIHA Order community benefit.
City of Vaughan: Urban Design Division Conditions		
2	The Owner shall provide a Pedestrian Level Wind Study, as per the City's Terms of Reference for Wind Study .	Is required to ensure the wind conditions on site and within the adjacent public realm meet the pedestrian comfort levels and mitigative measures such as but not limited to, massing sculpting, architectural features, and landscape features, are considered.
3	The Owner shall provide an Arborist report and Tree Inventory and Preservation Plan for all trees within the subject property or the 6m of the property boundary should be provided to preserve as many trees as possible on site and to compensate for the tree removals through replacement planting or monetary contributions.	To ensure the preservation of as many trees as possible on site and to compensate for the tree removals through replacement planting or monetary contributions.
4 & 5	Prior to removing this CIHA Order condition and submitting a formal Site Plan Application to the City of Vaughan, the conceptual Site Plan shall illustrate only below-grade (underground parking) in order to comply with policy 9.2.3.6 of the Vaughan Official Plan 2010. If there is any technical constraint on the site	To ensure the City of Vaughan is satisfied with the conceptual site plan in principle prior to submitting a formal Site Plan Application that is governed under the Act. Conceptual Site Plan needs to consider the Urban Design's comments noted in Attachment 9 of this Report

	<p>that prevents such a requirement, the above-grade parking should be wrapped with active uses at ground level along all public frontages, including the natural feature and should be fully enclosed within the envelope of the building or structure.</p> <p>Prior to removing this CIHA Order condition and submitting a formal Site Plan Application to the City of Vaughan, the conceptual Site Plan shall be satisfactory to the City of Vaughan Development Planning Department in principle.</p>	
<p>City of Vaughan: Development Engineering Conditions</p>		
<p>6.</p>	<p>The Owner shall provide the updated downstream sanitary capacity analysis and related drawings of external municipal infrastructure upgrades required to demonstrate that the Subject Lands can be adequately serviced for sanitary sewage, to the satisfaction of the Development Engineering Department.</p>	<p>A downstream sanitary capacity analysis is required to demonstrate that the Subject Lands can be adequately serviced for sanitary sewage, to the satisfaction of the Development Engineering Department. Any infrastructure improvements will be based on the conclusions and recommendations of the final Functional Servicing Strategy Report</p>
<p>7.</p>	<p>The Owner shall enter into an agreement with the City that ensures the Owner shall front-end finance and construct or contribute to related required water distribution system and wastewater servicing infrastructure improvements based on the conclusions and recommendations of the City's Integrated Urban Water Master Plan EA, specifically the Vaughan Metropolitan Centre Secondary Plan Area Functional Servicing Strategy Report, to the satisfaction of the City.</p>	<p>The City has initiated a Servicing Master Plan Update, Integrated Urban Water Master Plan Class EA (IUW-MP). The Study will assess the existing and planned municipal servicing systems (water, wastewater, stormwater) to support the City's Official Plan review. A Functional Servicing Strategy Report (FSSR) will be completed for the Vaughan Metropolitan Centre Secondary Plan Area through this on-going Master Plan update. The Subject Lands' wastewater peak flows are expected to directly affect downstream servicing capacity within the Vaughan Metropolitan Secondary Plan Area and beyond.</p>
<p>8.</p>	<p>The Owner shall enter into a Development Agreement with the City to design and construct at no cost to the City all applicable external</p>	<p>Mitigation measures identified through forthcoming studies and civil drawings may require further external infrastructure improvements permit</p>

	<p>municipal infrastructure required that are necessary to benefit the Plan to the satisfaction of the City. The Development Agreement shall be registered against the lands to which it applies, and upon execution, the Owner shall satisfy conditions of the City, financial or otherwise, all to the satisfaction of the City</p>	<p>the contemplate development on the Subject Lands</p>
9.	<p>The Owner shall submit a copy of a Ministry of the Environment, Conservation, and Parks (MECP) Record of Site Condition filed on the environmental site registry covering the subject lands or implementation and confirmation of completion of the Remedial Action Plan to the satisfaction of the City.</p>	<p>The Environmental Site Assessment (ESA) documents indicated shallow soil contamination and estimated the extent to cover the entire site and recommends remediation. As per the City's Contaminated Sites Policy, the Applicant is requested to provide the City with a Remedial Action Plan (RAP).</p>
10.	<p>The Owner must submit a Final Noise Study for the Subject Lands, to the satisfaction of the City detailing the specific mitigation measures that will be required to mitigate noise impacts on the Subject Lands</p>	<p>The Owner submitted a Noise Study to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. The Study recommended further study be conducted once the building design has been finalized to inform on the specific noise mitigation measures that will be required.</p>
11.	<p>The Owner shall provide an updated comprehensive Transportation Impact Study (TIS) to the satisfaction of the Development Engineering department to determine the full list of transportation infrastructure improvements/works.</p>	<p>It is anticipated that the subject redevelopment may introduce an acceptable transportation impact onto the surrounding network. However, revisions and clarifications are required to the provided. Transportation Study to confirm and ensure that the development impacts can be accommodated.</p>
12.	<p>For City Council to adopt a resolution allocating sewage and water supply capacity in accordance with the City's approved Servicing Capacity Distribution Policy assigning capacity to the lands on the map set out in Appendix B</p>	<p>There is limited available city-wide servicing capacity, however, York Region is expected to grant the City additional servicing capacity in Q4-2023 as part of their Capacity Assignment cycle to Regional Municipalities</p>
<p>City of Vaughan: Parks Infrastructure Planning and Development Conditions</p>		
13.	<p>Prior to submitting a formal Site Plan Application, the Owner shall provide a conceptual Site Plan which illustrates pedestrian connection(s) and public</p>	<p>Prior to submitting a Site Plan Application to the City of Vaughan an understanding of the location of Public Park Block must be established and</p>

	<p>access easement(s) to ensure appropriate public access, including public street frontage, will be provided for the proposed Public Park Block, to the satisfaction of the Parks Infrastructure Planning and Development department. Exact limits of easement(s) to be finalized through the formal Site Plan Application.</p>	<p>subsequently created through a draft Plan of Subdivision. This will help define final developable area</p>
<p>City of Vaughan: Parks, Forestry and Horticulture Operations Conditions</p>		
14	<p>The Owner shall provide an arborist report and Tree Inventory and Preservation Plan for all trees 20cm DBH or greater located on the subject property or within 6 metres of the property boundary.</p> <p>Note* Forestry cannot provide any comments in relation to tree removals, tree protection or tree planting on the York Region right-of-way.</p>	<p>There may be some tree removals or trees that will require protection on this property. Staff require a full understanding of the trees impacted by the contemplated Development on the Subject Lands</p>
<p>The Regional Municipality of York ('York Region') Conditions</p>		
15	<p>The Owner shall provide a Transportation Impact Study consistent with the format and recommendations of the Region's Transportation Mobility Plan Guidelines for Development Applications (November 2016). The TIS shall include assessment of other modes of transportation such as transit and active transportation for internal and external to the site in the future total conditions.</p>	<p>York Region reviewed the Transportation Assessment Report that was provided by the Owner and concluded that further detail and information is required in order to determine the appropriateness of the Development on the Subject Lands</p>
16	<p>The Owner shall provide a comprehensive Transportation Demand Management Plan (TDM) consistent with Region Transportation Mobility Plan Guidelines to the satisfaction of York Region. The TDM Plan shall include a TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the applicant to implement TDM recommendations.</p>	
17	<p>The Owner shall demonstrate through a preliminary site plan that protects for a basic 45.0 metre right-of-way for this section of Jane Street. As such, all</p>	<p>The current Conceptual Site Plan does not illustrate potential road widening provisions and will require</p>

	<p>municipal setbacks shall be referenced from a point 22.5 metre from the centerline of construction of Jane Street. Any additional lands required for turn lanes at the intersections/access will also be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the York Region Solicitor.</p>	<p>confirmation of a 22.5 metre setback from centerline.</p>
<p>18(a)(b)</p>	<p>Prior to final approval, the Owner shall provide to the Region the following documentation to confirm that water and wastewater services are available to the subject development and have been allocated by the City of Vaughan:</p> <ul style="list-style-type: none"> a) a copy of the Council resolution confirming that the City of Vaughan has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed within this draft plan of subdivision. b) a copy of an email confirmation by City of Vaughan staff stating that the allocation to the subject development remains valid at the time of the request for regional clearance of this condition. 	<p>The residential development proposed within the Subject Lands will require water and wastewater servicing allocation from the City of Vaughan. If the City of Vaughan does not grant this development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment.</p>
<p>19</p>	<p>The Owner shall agree in the development agreement that 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.</p>	<p>Service allocation has not been confirmed and is needed in order to accommodate the contemplated residential uses proposed.</p>
<p>20</p>	<p>The Owner shall enter into an agreement with York Region to ensure the following is provided and addressed to York Region's satisfaction through a future Site Plan Application: final engineering drawing showing water, waster water infrastructure, Infrastructure Asset Management Branch and a Functional Servicing Report (FSR).</p>	<p>Existing drawings require further details as it relates to contemplated infrastructure required for the Subject Lands along with and FSR that is to York Region's standards. The FSR does not provide details on dewatering discharge strategy. Clarity on where sanitary flow drain is also required through the updated report</p>

21	The Owner shall enter into an agreement with York Region ensuring that any work within the Region's right-of-way is to the Region's satisfaction including engineering drawings.	The Owner requires approval of any work impacting the Jane Street right-of-way as is considered a regional road. This may include impact to trees, vegetation and existing regional infrastructure.
Toronto and Region Conservation Authority ('TRCA') Conditions		
22. (a)(b)	<p>The Owner shall enter into an agreement with the TRCA and the City to ensure they obtain the following permits at the Site Plan Stage and/or prior to any development or site alterations on the Subject Lands:</p> <ul style="list-style-type: none"> a) Obtain a permit from the TRCA pursuant to Ontario Regulation 166/06 for any development or site alteration works associated with the high-rise mixed-use development within TRCA's Regulated Area. b) Obtain a permit from TRCA pursuant to Ontario Regulation 166/06 for flood plain remediation works involving installation of relief culverts under Jane Street and Pennsylvania Avenue and modifications to the Black Creek corridor. As a part of a TRCA permit application for flood plain remediation works, the following technical requirements and design considerations will need to be addressed, at a minimum, to the satisfaction of the TRCA <ul style="list-style-type: none"> I. As a part of the design for the flood remediation works, the proponent will need to provide all modelling files to demonstrate that there are no negative off-site impacts (i.e., causing increased flood depths, velocity, and erosion) due to the development and the remediation works. Please note that hydraulic 2D MIKE Flood model should 	Based on TRCA's current engineered flood plain mapping and modelling, a significant portion of the Subject Lands is impacted by flooding during a Regional Storm (i.e., Hurricane Hazel level) event.

	<p>be used for the Flood Impact Assessment</p> <ul style="list-style-type: none"> II. All proposed infrastructure and channel modification measures need to be modelled and digital files need to be provided III. The Owner shall explore all options to avoid the use of vertical retaining walls and channel hardening measures within the reach of the Black Creek corridor that is subject to the flood remediation works. The channel alteration options will need to incorporate natural channel design principles consistent with TRCA's channel modification design requirements and TRCA's valley and stream crossing guideline IV. The locations for any cut and fill should be clearly identified on applicable drawings/plans by including cross sections with cut and fill volumes provided between each cross section. It also must be demonstrated that the cut and fill volumes are equivalent for every 0.3 m vertical increments 	
<p>23 (a) (b) (c)</p>	<p>The Owner Shall enter into an agreement with the TRCA and City to ensure the following occurs at the Site Plan stage and/or prior to issuance of occupancy for buildings on the Subject Lands :</p> <ul style="list-style-type: none"> a) Confirmation that flood mitigation works including installation of the relief culverts under Jane Street and Pennsylvania Avenue and modifications to the Black Creek corridor are completed pursuant to 	<p>Based on TRCA's current engineered flood plain mapping and modelling, a significant portion of the Subject Lands is impacted by flooding during a Regional Storm (i.e., Hurricane Hazel level) event</p>

	<p>a permit from TRCA pursuant to Ontario Regulation 166/06;</p> <p>b) Updated flood line mapping based on as-constructed drawings have been prepared by a qualified engineer and approved by TRCA, which confirms the subject lands have been removed from the Regional Storm flood plain; and</p> <p>c) The development meets the program, regulatory and policy requirements of the TRCA.</p>	
24	<p>The Owner shall engage a consultant to undertake an analysis of noise (Noise Study). Subject to the review of the noise report, the CN Rail may consider other measures recommended by an approved Noise Consultant.</p>	<p>RWDI memorandum dated 2023-08-25, did not respond to any evaluation of noise and concordant noise mitigation measures.</p>