

ATTACHMENT 11
**Draft Community Infrastructure Housing Accelerator (CIHA) Order Conditions
Rationale**
661 and 681 Chrislea Road, City of Vaughan file CIHA.23.002

Item No. In Draft CIHA Order	Proposed Condition	Rationale
Development Engineering Department Conditions		
1(a)(i)	The Owner shall provide an updated downstream sanitary capacity analysis and related drawings of external municipal infrastructure upgrades required to demonstrate that the lands on the map set out in Schedule A can be adequately serviced for sanitary sewage, to the satisfaction of the Development Engineering Department.	A downstream sanitary capacity analysis is required to demonstrate that the Subject Lands can be adequately serviced for sanitary sewage.
1(a)(ii)	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.	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 Weston and 7 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 Weston and 7 Secondary Plan Area and beyond.
1(a)(iii)	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 Schedule A.	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 municipalities.
1(a)(iv)	The Owner shall provide an updated Transportation Impact Study where such report requires additional information and addresses all Transportation Engineering	Staff have concerns with the location of the second proposed access due to the lack of sightline, large volume of anticipated traffic due to the location of both ramps to

	comments prior to the final approval of the application, to the satisfaction of the City.	the parking garage and proposed lay-by parking spaces along the driveway.
1(a)(v)	The Owner shall enter into a Development Agreement with the City, if required, to design and construct at no cost to the City all improvements identified in the revised Transportation Impact Study and Functional Servicing and Stormwater Management Report including all applicable external 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.	There are two full-moves accesses proposed on Chrislea Road. Staff have concerns with the location of the east access due to the lack of sightline, large volume of anticipated traffic due to the location of both ramps to the parking garage and proposed lay-by parking spaces along the driveway. The Transportation Impact Study identifies no traffic signals are warranted at any study intersections, however a traffic signal at the intersection of Jevlan Drive/Chrislea Road and Silmar Drive is recommended as a part of full build out of the proposed development. Additionally, an option to provide a 25-m eastbound auxiliary left-turn lane at the second entrance is explored, however staff have concerns due to the sightline issues at Access #2.
1(a)(vi)	The Owner shall provide an updated Functional Servicing Report to the satisfaction of the Development Engineering Department.	Implements 1(a)(v)
1(a)(vii)	The Owner shall provide a Noise Impact Study and Air Quality and Odor Impact Study to assess for any potential adverse effects on the proposed sensitive land use from the adjacent industrial facilities and transportation right of ways to the satisfaction of the Development Engineering Department.	Needed to assess any potential adverse effects on the proposed sensitive land use from the adjacent industrial land uses and transportation right of ways. These items should not be deferred to a subsequent stage of development.
1(a)(viii)	The Owner shall provide revised Phase One and Two Environmental Site Assessment ('ESA') reports, conforming to O. Reg. 153/04 standards assessing the site for the proposed residential use to confirm if exceedances of applicable Ministry of the Environment, Conservation, and Parks ('MECP') standards are present, to the satisfaction of the Development Engineering Department. The ESA reports shall be accompanied with a reliance letter	The submitted Phase I ESA report was written with the intent that the site is remaining as a commercial use, which has less stringent requirements.

	from the environmental consultant in accordance with the City's template.	
Development Planning Department Conditions		
1(b)(i)	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 Order, the Development requires a substantial community benefit above what the <i>Planning Act</i> requires of a traditional application.
1(b)(ii)	<p>i. The Owner shall enter into an agreement with the City to submit the following materials as part of the future Site Plan application process:</p> <ol style="list-style-type: none"> 1. Detailed Facility Fit Study 2. Pedestrian Level Wind Study 3. Arborist Report and Tree Inventory Plan 4. Pedestrian and Bicycle Circulation Plan 5. Revised/Final Noise Impact Study 6. Geotechnical Report 7. Hydrogeological Report 8. Land Use Compatibility Study 9. Water Balance Assessment Report 10. Stormwater Management Report 11. Prior to final site plan approval, an electronic set of final engineering drawings showing the water and wastewater infrastructure for the proposed development to York Region's Development Services and the Infrastructure Asset Management Branch for record. 	Documentation that would typically be required in order to establish the principal of development, is to be deferred to the Site Plan application stage in order to expedite the proposal.
Regional Municipality of York ('York Region') Conditions		
2(a)(i)	The Owner shall provide a Transportation Impact Study consistent with the format and recommendations of the Region's <i>Transportation Mobility Plan Guidelines for Development Applications</i> (November 2016) to the satisfaction of the Region. The TIS shall include assessment of other modes of transportation such as transit and active transportation internal and external to the site in the future total conditions.	Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities, and walkable destinations.
2(a)(ii)	The Owner shall provide a comprehensive Transportation Demand Management Plan (TDM) consistent with the Region's <i>Transportation Mobility Plan Guidelines for Development Applications</i> (November 2016) to the satisfaction of the Region. The	Important planning policy direction for intensification areas is the creation of pedestrian oriented, 15-minute complete communities. The site is not within a planned intensification area.

	TDM Plan shall include a TDM checklist that summarizes the programs and measures, estimated costs and responsibility of the Owner to implement TDM recommendations.	Introducing new high density residential uses on a site-specific basis surrounded by employment uses would create an isolated community without close access to typical residential neighbourhood uses, such as schools, community facilities, and walkable destinations.
2(a)(iii)	The Owner shall provide a basic 43.0 metre right-of-way for this section of Langstaff Road. As such, all municipal setbacks shall be referenced from a point 21.5 metres from the centreline of construction of Langstaff Road. Any additional lands required for turn lanes at the intersection/access will also be conveyed to the Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of the Region's solicitor.	Maintenance of regional road network to respond to future anticipated transportation needs.
2(a)(iv)	The Owner shall enter into an agreement with the Region to provide "above and beyond" transit services, such as YRT Monthly PRESTO cards, for each residential unit, to the satisfaction of the Region, for a period of three months.	The proposed development creates an isolated residential neighbourhood within an employment area. Measures are required to assist in easing resident barriers to transportation access.
2(a)(v)	The Owner shall consult with the Ministry of Transportation (MTO) regarding the feasibility of a full move interchange at Highway 400 and Langstaff Road and confirm to the Region's satisfaction MTO's requirements for Highway 400 ramps.	The Subject Lands abut a Highway 400 onramp.
2(b)(i)(1)	A copy of the Council resolution confirming that the City has allocated servicing capacity, specifying the specific source of the capacity, to the development proposed.	To confirm that water and wastewater services are available to the Subject Lands and have been allocated service by the City.
2(b)(i)(2)	The Owner shall agree in a development agreement that they shall save harmless the City and the Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.	To confirm that water and wastewater services are available to the Subject Lands and have been allocated service by the City.
2(b)(i)(3)	The Owner shall submit a Functional Servicing Report, to the satisfaction of the City and Region.	To confirm that water and wastewater services are available to the Subject Lands and have been allocated service by the City.