

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

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 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:

Block(s)/ Streets	Land Use	Area (ha)	Number of Units
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	
	Total	1.645	30.5

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

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone (Standard Lot) Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone (Standard Lot) Requirements
a.	Minimum Lot Frontage	6 m	5.5 m
b.	Minimum Lot Area (Per Unit)	162 m ²	- 124.5 m ² for Blocks 2 and 3 - 148 m ² 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 m², whereas the proposed minimum lot area for Block 6 on the Subject Lands is 148 m²
- 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

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