

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 2, 2019

Item 9, Report No. 24, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 2, 2019.

9. LAURIER HARBOUR (KEELE) INC. SITE DEVELOPMENT FILE DA.16.116 VICINITY OF KEELE STREET AND CROMWELL ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated September 17, 2019 be approved;**
- 2) That Communication C4 from Ms. Angela Orsini, dated September 16, 2019 be received; and**
- 3) That the coloured elevation submitted by the applicant be received.**

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);

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- 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.";

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- 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.

Committee of the Whole (1) Report

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

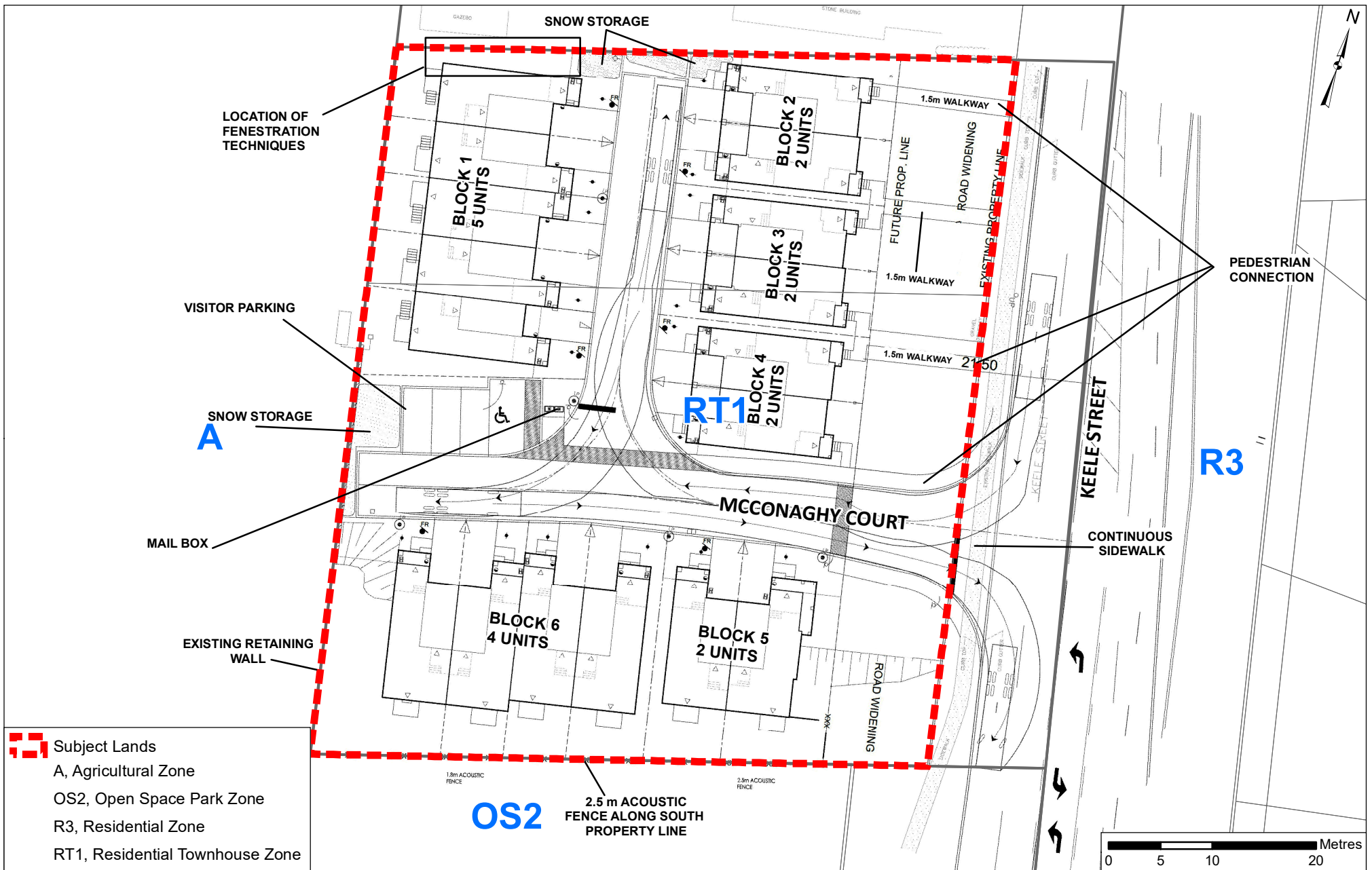
APPLICANT:
Laurier Harbour (Keele) Inc.



Attachment

FILE:
DA.16.116
RELATED FILES:
OP.15.008; Z.15.034; 19T-15V014
DATE:
September 17, 2019

1



Site Plan and Approved Zoning

LOCATION:
Part of Lot 18, Concession 4

APPLICANT:
Laurier Harbour (Keele) Inc.



Attachment

FILE:
DA.16.116
RELATED FILES:
OP.15.008; Z.15.034; 19T-15V014

DATE:
September 17, 2019

3



Landscape Plan

LOCATION:
Part of Lot 18, Concession 4

APPLICANT:
Laurier Harbour (Keele) Inc.



Attachment

FILE:
DA.16.116

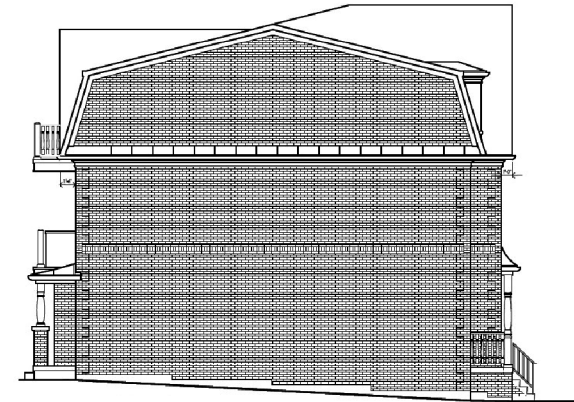
RELATED FILES:
OP.15.008; Z.15.034; 19T-15V014

DATE:
September 17, 2019

4



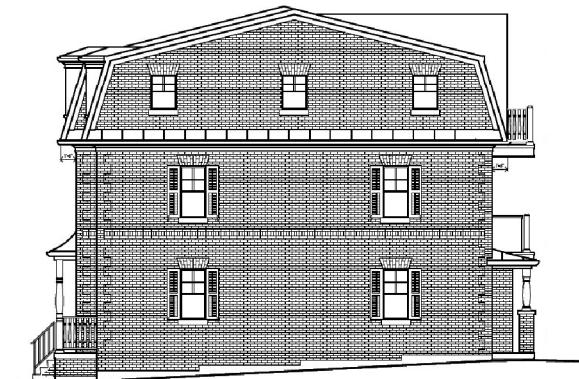
FRONT (EAST) ELEVATION (KEELE STREET)



SIDE (SOUTH) ELEVATION (INTERIOR)



REAR (WEST) ELEVATION



SIDE (NORTH) ELEVATION (EXTERIOR)

Not to Scale

Building Elevations - Semi-Detached Units (Block 2)

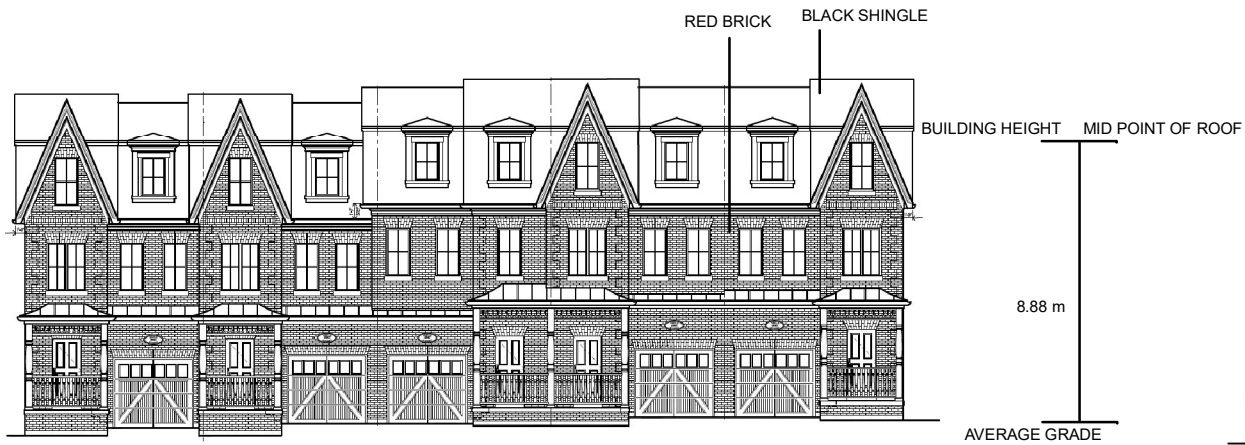
LOCATION:
Part of Lot 18, Concession 4

APPLICANT:
Laurier Harbour (Keele) Inc.

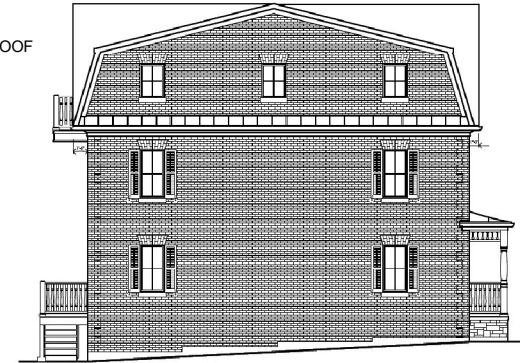


FILE:
DA.16.116
RELATED FILES:
OP.15.008; Z.15.034; 19T-15V014
DATE:
September 17, 2019

5



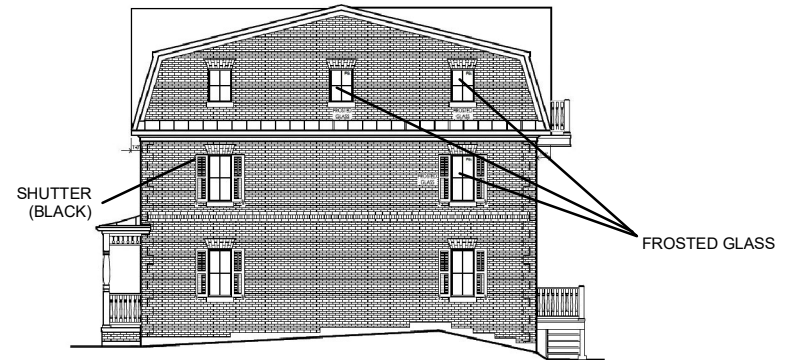
FRONT (EAST) ELEVATION (PRIVATE ROAD)



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.



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.



Attachment

FILE:

DA.16.116

RELATED FILES:

OP.15.008; Z.15.034; 19T-15V014

DATE:

September 17, 2019

7