

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2020**

Item 8, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2020.

#### **8. 2334504 ONTARIO INC. SITE DEVELOPMENT FILE DA.18.005 VICINITY OF REGIONAL ROAD 7 AND HUNTINGTON 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 January 21, 2020, be approved subject to the following amendments, in accordance with Communication C4 from the Director of Development Planning, dated January 20, 2020, as follows:**
  - 1. That Attachment #1 be replaced, with the Attachment #1 attached hereto;**
  - 2) That the deputation of Mr. Richard Domes, Gagnon Walker Domes Ltd., Queen Street East, Brampton, on behalf of the applicant, be received; and**
  - 3) That the coloured elevations submitted by the applicant be received.**

#### **Recommendations**

- 1. THAT Site Development File DA.18.005 (2334504 Ontario Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a six-storey, 119 room hotel building with a gross floor area of 5,403.9 m<sup>2</sup> and 114 at-grade parking spaces, as shown on Attachments 3 to 5.**

## Committee of the Whole (2) Report

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**DATE:** Tuesday, January 21, 2020

**WARD:** 2

**TITLE: 2334504 ONTARIO INC.  
SITE DEVELOPMENT FILE DA.18.005  
VICINITY OF REGIONAL ROAD 7 AND HUNTINGTON ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.18.005 for the Subject Lands shown on Attachment 2, to permit the development of a six-storey, 119 room hotel building, served by 114 at-grade parking spaces as shown on Attachments 3 to 5.

**Report Highlights**

- The Owner proposes a six-storey, 119 room hotel building, served by 114 at-grade parking spaces.
- The Development Planning Department supports the approval of Site Development application as the development is consistent with Provincial policy, conforms to the York Region Official Plan and Vaughan Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

**Recommendation**

1. THAT Site Development File DA.18.005 (2334504 Ontario Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a six-

storey, 119 room hotel building with a gross floor area of 5,403.9 m<sup>2</sup> and 114 at-grade parking spaces, as shown on Attachments 3 to 5.

## **Background**

The subject lands (the 'Subject Lands') identified on Attachment 2 are located at the northwest corner of Regional Road 7 and Huntington Road, and are municipally known as 6800 Regional Road 7 and 7771 Regional Road 50. The Subject Lands are located within the Huntington Business Park.

### ***A Site Development Application has been submitted to permit the Development***

The Owner has submitted Site Development File DA.18.005 (the 'Application') to permit a six-storey, 119 room hotel building with a gross floor area ('GFA') of 5,403.9m<sup>2</sup> and 114 at-grade parking spaces (the 'Development'), as shown on Attachments 3 to 5.

## **Previous Reports/Authority**

Not Applicable

## **Analysis and Options**

### ***The Development is consistent with the Provincial Policy Statement, 2014***

The *Provincial Policy Statement, 2014* ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring that public health and safety, and the quality of the natural and built environment are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario "shall be consistent with" the PPS.

The Development is consistent with provincial policies, specifically Section 1.3.1 and 1.3.2 which encourage planning authorities to promote economic development and competitiveness by providing the appropriate mix and range of employment and institutional uses to meet long term needs; providing opportunities for a diversified economic base; and ensuring necessary infrastructure is provided to support current and projected needs.

The Subject Lands contain two buildings used for business or professional office uses, and were previously residential detached dwelling units. The Development on the underutilized site is compatible with the existing uses within the Huntington Business Park. The Subject Lands are located in an area where servicing and infrastructure is available for the Development, including existing sewage and water infrastructure, and transportation corridors including Regional Road 7; Highway 427; transit - GO Transit

Bus Route: Bolton/Malton Number 38; York Region Transit ('YRT')/Rapid Transit ('Viva') Route: Viva Blue Numbers 77 and 77A; Brampton Transit Routes: Queen Number 1, Sandalwood Number 23 and Clarkway Number 35; and Brampton Rapid Transit ('Zum') Route: Zum Queen Numbers 501, 501A and 501C; and the Toronto Pearson International Airport. In consideration of the above, the Development is consistent with the PPS.

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019***

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') guides decision making on the development of land and includes encouraging compact built form, transit supportive communities, diverse land uses, and the flexibility to capitalize on new economic and employment opportunities while providing certainty for traditional industries. The Growth Plan encourages the concentration of population and employment growth within settlement areas and promotes the development of complete communities that offers a mix of jobs, local stores, services and housing types. In accordance with Section 3(5) of the *Planning Act*, Vaughan Council's planning decisions shall conform to the Growth Plan.

The Development is located within a Settlement Area that contributes to providing employment lands. Specifically, the Subject Lands are located within the "Employment Areas" by Schedule 1 - Urban Structure in Volume 1 of Vaughan Official Plan 2010 ('VOP 2010') and within the Huntington Business Park. The Development makes more efficient use of an existing and underutilized employment site within the Huntington Business Park and will utilize existing municipal water and wastewater services. In consideration of the above, the Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are designated "Urban Area" by Map 1 - Regional Structure of YROP 2010, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The Subject Lands are located on a "Regional Corridor" by Map 1 - Regional Structure (Regional Road 7) and are located along a "Regional Rapid Transit Corridor" (Regional Road 7) by Map 11 - Transit Network of YROP 2010.



The Development meets the objectives of Chapters 4.3 and 5.4 of YROP 2010 as it provides a higher density use intended to primarily service industrial and business users in the surrounding employment lands and maximizes efficiencies in infrastructure such as proximity to transit (GO Transit) and access to the surrounding road network (Regional Road 7 and Highway 427). In consideration of the above, the Development conforms to the YROP 2010.

***The Development conforms to Vaughan Official Plan 2010***

The Subject Lands are located within a “Regional Intensification Corridor within the Employment Area” by Schedule 1 “Urban Structure” of VOP 2010. The Subject Lands are designated “Employment Commercial Mixed-Use” by VOP 2010. Volume 2, Section 12.12 Huntington Business Park, and is subject to Section 13.19 Huntington South, which permits a maximum building height of ten-storeys and a maximum Floor Space Index (‘FSI’) of 3 times the area of the lot.

The “Employment Commercial Mixed-Use” designation permits uses for the day-to-day convenience and service needs of businesses and industries, including a hotel provided the lands are located in an Intensification Area. The proposed hotel serves the needs of the business and industrial users and is permitted by the “Employment Commercial Mixed-Use” land use designation and conforms to the policies of VOP 2010.

***Exceptions to Zoning By-law 1-88 are required to permit the Development***

The Subject Lands are zoned “C6 Highway Commercial Zone” by Zoning By-law 1-88, and subject to site-specific Exception 9(506), as shown on Attachment 2, which permits the hotel use. The following site-specific zoning exceptions are required to permit the Development:

Table 1:

	<b>By-law Standard</b>	<b>C6 Highway Commercial Zone by Zoning By-law 1-88 subject to site-specific Exception 9(506) Requirement</b>	<b>Proposed Exceptions to the C6 Highway Commercial Zone by Zoning By-law 1-88 subject to site-specific Exception 9(506)</b>
a.	Minimum Front Yard	15 m	11 m (Regional Road 7)
b.	Minimum Lot Depth	60 m	54.5 m

	By-law Standard	C6 Highway Commercial Zone by Zoning By-law 1-88 subject to site-specific Exception 9(506) Requirement	Proposed Exceptions to the C6 Highway Commercial Zone by Zoning By-law 1-88 subject to site-specific Exception 9(506)
c.	Maximum Building Height	11 m	20.6 m
d.	Minimum Landscape Strip Width	6 m abutting a street line	- 2 m Regional Road 7 & Huntington Road - 2.7 m Regional Road 50
e.	Minimum Parking Spaces	119 (1 space / each room)	114 (0.95 space / each room)
f.	Minimum Loading Spaces	2	1

The Development Planning Department can support the variances identified in Table 1 as they are minor and allow for a compact development in an intensification area. The proposed parking variance is supported by a Traffic Impact Statement which is to the satisfaction of the Development Engineering Department. The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment (the 'Committee'), and the Committee's decision shall be final and binding, prior to the execution of the Site Plan Agreement, and the Owner shall satisfy any condition imposed by the Committee. A condition to this effect is included in Attachment 1 of this report.

***The Development Planning Department supports the Development, subject to the Recommendation in this Report***

#### Site Plan

The Development shown on Attachments 3 to 5 is for a six-storey (20.6 m), 5,403.9m<sup>2</sup> hotel building with 119 rooms served by 114 at-grade parking spaces, inclusive of 5 barrier-free parking spaces.

The Subject Lands abut Regional Road 7, Huntington Road and Regional Road 50. The main entrance located at the southwest corner of the building faces Regional Road 7, with pedestrian connections to Regional Road 7, Huntington Road and Regional Road 50. The main entrance area features a patio which is partially covered by a canopy. A patio area enclosed with a glass railing for the pool is located at the east end of the building. One driveway access to the Subject Lands is provided from Huntington Road. At-grade parking and bicycle parking is provided on the Subject Lands as shown on Attachment 3. The loading area and refuse/recycling room and area are located at the rear west end of the building and are screened by landscape and 1.2 m high wood screen.

### Landscape Plan

The Owner is proposing landscape strips along Regional Road 7, Huntington Road and Regional Road 50 ranging in widths from 2 m to 3 m and consisting of a variety of deciduous trees and coniferous and deciduous shrubs, perennials and grasses, as shown on Attachment 4. A 1.5 m wide landscaping buffer is provided abutting the rear property line and incorporates a 0.73 m high stone retaining wall. An entry feature wall, which incorporates concrete and aluminum fencing, is proposed for the corner of Regional Road 7 and Regional Road 50. Landscape within the Regional Road 50 right-of-way ('ROW') is subject to approval by Peel Region and York Region, while landscape within the Regional Road 7 ROW is subject to approval by York Region.

A total of 11 existing trees are located on the Subject Lands. The Tree Preservation Plan submitted with the Application identifies six deciduous trees on the Subject Lands that will be removed, with one of the trees being located on the north property line which will require approval from the landowner to the north prior to removal. Six existing deciduous trees are to remain and are integrated into the proposed landscape scheme. Prior to the execution of the Site Plan Agreement, the Owner shall enter into a Tree Protection Agreement with the City in accordance with Council enacted Tree By-law 52-2018 and the City's Tree Protection Protocol. A condition to this effect is included in Attachment 1.

### Building Elevations

The building elevations (Attachment 5) include a colour combination of light and dark grey, red and light blue composite paneling and aluminum siding on the façades. The main entrance features a vision glass entry and wall feature wrapped around the southwest corner of the building with a canopy. The rooftop mechanicals are screened by a gray coloured fiber cement board.

### Signage/Lighting

The building and the 3.65 m high pylon signage for the Development will be visible from Regional Road 7, Huntington Road and Regional Road 50. Lighting is provided on the building and throughout the parking area.

The Development Planning Department is satisfied with the Development shown on Attachments 3 to 5, subject to the above comments. The final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, signage details, lighting plan, tree protection plan and Arborist Report must be approved, and the Tree Protection Agreement must be executed by the Owner to the satisfaction of the Development Planning Department, prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1 to this report.

### Sustainability Performance Metrics

The Development has an overall application score of 16 points. Direct pedestrian connections are provided from the Development to the nearest transit stops located at the intersection of Regional Road 7 and Huntington Road, and the intersection of Regional Road 7 and Regional Road 50. The Development has a sustainable transportation feature with the provision of bicycle spaces. The Development also achieves sustainable lighting standard and bird friendly design features.

### ***The Subject Lands are cleared of any concern for archaeological resources***

The Subject Lands are cleared of any concern for archaeological resources. The appropriate warning clauses regarding archeological resources will be included in the implementing Site Plan Agreement.

### ***The Development Engineering Department have no objection to the Development, subject to conditions***

The Development Engineering ('DE') Department has no objection to the Development, subject to the Owner addressing the comments and conditions in Attachment 1 to this report.

### Huntington Landowners' Cost Sharing Agreement/Trustee Letter

In order to use the infrastructure within the Block 57/58 Plan (Huntington Business Park), the Owner has to pay his share for services put in by other developers to provide servicing to the Subject Lands. The Owner shall enter into the Huntington Landowners' Cost Sharing Agreement and enter into a Development Agreement to urbanize Huntington Road from its existing terminus south of Runway Road to Regional Road 7.

The Owner shall submit a letter from the Huntington Landowners' Cost Sharing Group Inc. Trustee that the Owner has fulfilled all cost sharing and other obligations of the Huntington Landowners, Cost Sharing Agreement, to the satisfaction of the City

#### Transportation

Access to the Subject Lands is proposed via Huntington Road, which currently has a rural cross section and requires urbanization to accommodate the Development. The DE Department concurs with the findings of the Traffic Impact Statement prepared by Nextrans Consulting Engineers and dated January 2018, and Addendum dated October 4, 2019, that the "Development can adequately be accommodated by the existing transportation network with manageable traffic impact to the adjacent public roadways."

The Site Plan is red-line revised to add a stop sign at the Huntington Road access/egress.

#### Water Supply

The Subject Lands will be serviced by a proposed watermain connection from the Subject Lands to the existing watermain under Huntington Road. The submitted Functional Servicing Report ('FSR') confirms the existing watermain will be able to service the Development, which is acceptable to the DE Department.

#### Sanitary Sewer System

The existing sanitary sewer under Huntington Road terminates north of the Subject Lands. The Development will be serviced by connecting to the proposed extension of the sanitary sewer under Huntington Road, which will be installed as part of this Development. The sanitary sewer system is designed to the satisfaction of the DE Department.

#### Storm Sewer System and Stormwater Management Facilities

The Development will be serviced by the proposed storm sewers on the Huntington Road, which will be installed as part of this Development. An underground stormwater tank with an orifice is proposed to control the runoff providing for the Subject Lands to not exceed the allowable discharge rate. The system is designed to the satisfaction of the DE Department.

#### Environmental Site Assessment

The Owner submitted the Environmental Site Assessment ('ESA') Phase One and Two Reports. The ESA Phase Two Report indicates that the soil and groundwater samples met the applicable site condition standards and concluded that the Subject Land are suitable for the Development, which is acceptable to the DE Department.

### Environmental Noise Assessment

The submitted Noise Report concludes that the Development will require air conditioning or upgraded windows to satisfy the Ministry of the Environment, Conservation and Parks criteria, which is acceptable to the DE Department.

The final site plan, grading plan, servicing plan, storm tributary plan, erosion and sediment control plan, waste management plan, FSR and Noise Report submitted in support of the Application must be approved to the satisfaction of the DE Department, prior to execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

### ***Development Charges for the Development are applicable***

The Financial Planning and Development Finance Department requires that the Owner pay all applicable development charges in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws.

### ***The Environmental Services Department, Waste Management Division has no objection to the Development***

The Environmental Services Department, Waste Management Division has no objection to the Development and proposed molok waste disposal system.

### ***Cash-in-Lieu of Parkland Dedication is required***

The Real Estate Department has confirmed that for the commercial component of the Development, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the Subject Lands, in accordance with the *Planning Act* and City of Vaughan Policy is required.

### ***The Parks Development Department has no objection to the Development***

The Parks Development Department has no objection to the Development subject to the Owner paying cash-in-lieu of the dedication of parkland.

### ***The Forestry Operations Division has no objection to the Development***

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has no objection to the Development.

***The Fire and Rescue Services Department has no objection to the Development***

The Fire and Rescue Services Department has no objection to the Development, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

***NavCanada has no objection to the Development subject to the condition in this report***

NavCanada has no objection to the Application subject to the Owner notifying NavCanada once the Development is constructed.

***The various utilities have no objection to the Development, subject to conditions***

Hydro One, Enbridge Gas, Alectra Utilities Corporation, and Canada Post have no objections to the Development, subject to the Owner coordinating servicing connections, easements and locates with the note utilities prior to the commencement of any site works.

**Financial Impact**

Not Applicable

**Broader Regional Impacts/Considerations**

York Region and Peel Region have no objections to the Development, subject to conditions included on Attachment 2.

**Conclusion**

Site Development File DA.18.005 has been reviewed in consideration of the applicable provincial policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The Development shown on Attachments 3 to 5 is consistent with provincial policy and conforms to the YROP 2010 and VOP 2010. The Development Planning Department is satisfied that the Development is appropriate and compatible with the existing and permitted uses in the surrounding area. The required Committee of Adjustment Minor Variance Application for the exceptions to Zoning By-law 1-88 shall be final and binding prior to final approval of the Development.

Accordingly, the Development Planning Department supports the approval of Site Development File DA.18.005. Should Council approve the Application, conditions of approval are included in the Recommendation section of this report and Attachment 1.

**For more information**, please contact Judy Jeffers, Planner, at extension 8645.

**Attachments**

1. Conditions of Site Plan Approval
2. Location Map
3. Red-Line Revised Site Plan and Zoning
4. Landscape Plan
5. Building Elevations

**Prepared by**

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.19.031 (2602002 Ontario Inc.)**

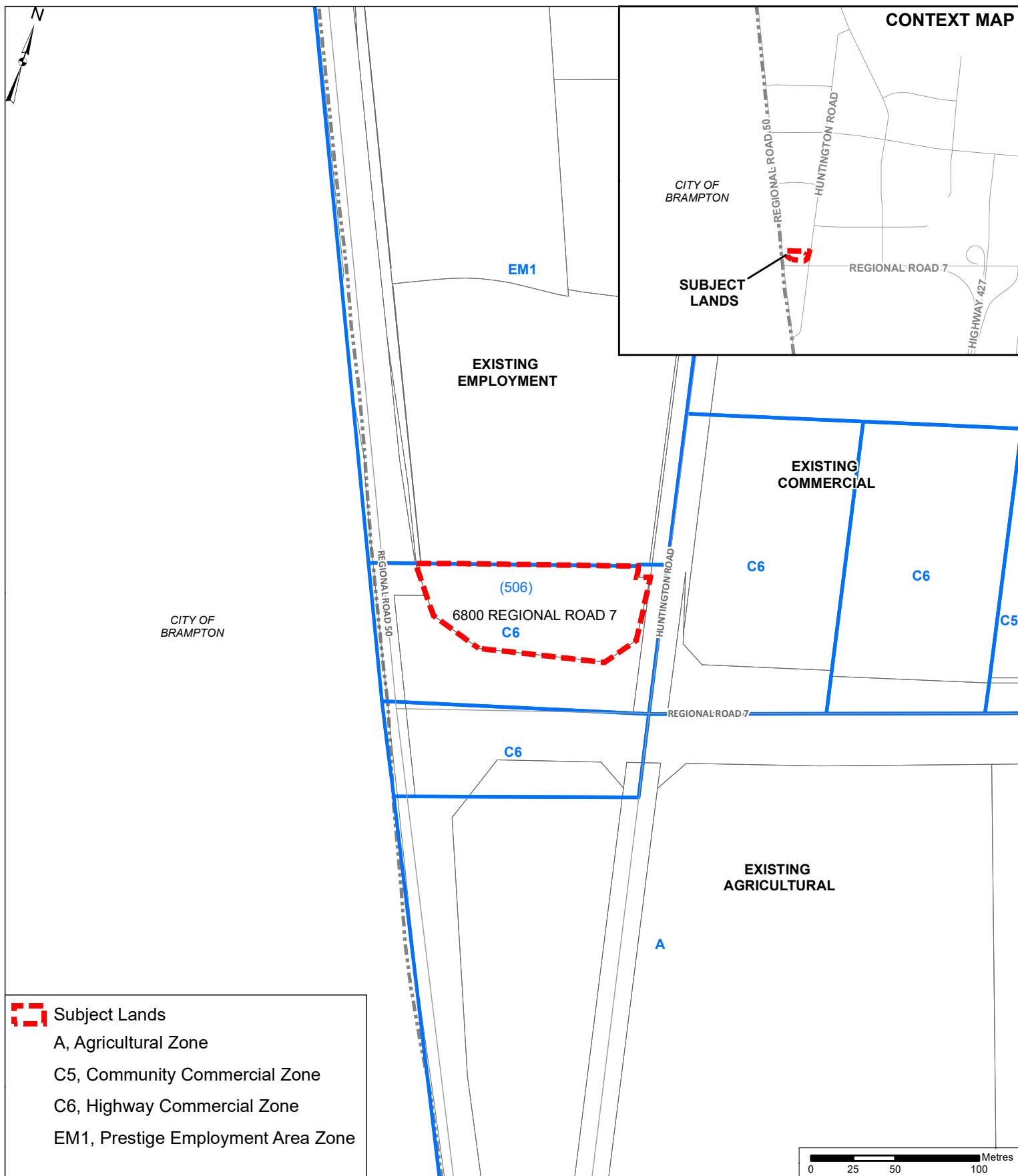
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1. THAT prior to the execution of the Site Plan Agreement:
  - a) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, signage details, lighting plan, sustainability performance metrics and Arborist Report.
  - b) The Development Engineering Department shall approve the final site plan, servicing plan, grading plan, erosion and sediment control plan, Functional Servicing and Stormwater Management Report, Transportation Study, and sustainability performance metrics.
  - c) The Environmental Services Department shall approve the final Waste Collection Design Standards Submission including the refuse/recycling room size.
  - d) The Parks Development Department shall approve the final Parkland Dedication Summary.
  - e) The Owner shall provide the City with a letter of consent from the Owner of 7867 Regional Road 27 respecting the removal of the tree on the property line and on this property and the letter must identify that any costs and activities associated with tree removals shall be at the Owner's expense.
  - f) The Owner shall provide the City with a letter of consent from the Owner of 101 Ashbridge Circle respecting the removal of the tree on the property line and on this property and the letter must identify that any costs and activities associated with tree removals shall be at the Owner's expense.
  - g) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for the variances to Zoning By-law 1-88 identified in Table 1 of this report, to permit the Development. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
  - h) The Owner shall satisfy the servicing, grading, erosion and sediment control, landscape plan and detail, tree inventory, preservation and removal, transportation, stormwater management, and any other requirements of York Region.

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.19.031 (2602002 Ontario Inc.)**

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- i) The Owner shall satisfy all requirements from Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada, Rogers Communications and Canada Post.
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) “The Owner shall contact the Vaughan Development Inspection and Lot Grading Division directly, upon receipt of Site Plan Approval, to coordinate the proposed works. If servicing connections are located within York Region's right-of-way, then York Region's Road Occupancy Permit must be issued prior to the commencement of any works.”
  - b) “The Owner shall obtain any required additional permits and coordinate all inspections directly through the Vaughan Development Inspection and Lot Grading Division upon receipt of Site Plan Approval for all proposed works within the City's right-of-way (i.e. curb cuts/fills, sidewalk installation, boulevard rehabilitation.”
  - c) “The Owner shall notify NavCanada when the building is completed in accordance with their notification requirements.”
  - d) “The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
    - i) archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
    - ii) where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”



## Location Map

**LOCATION:**  
Part of Lots 5 & 6, Concession 10

**APPLICANT:**  
2334504 Ontario Inc.

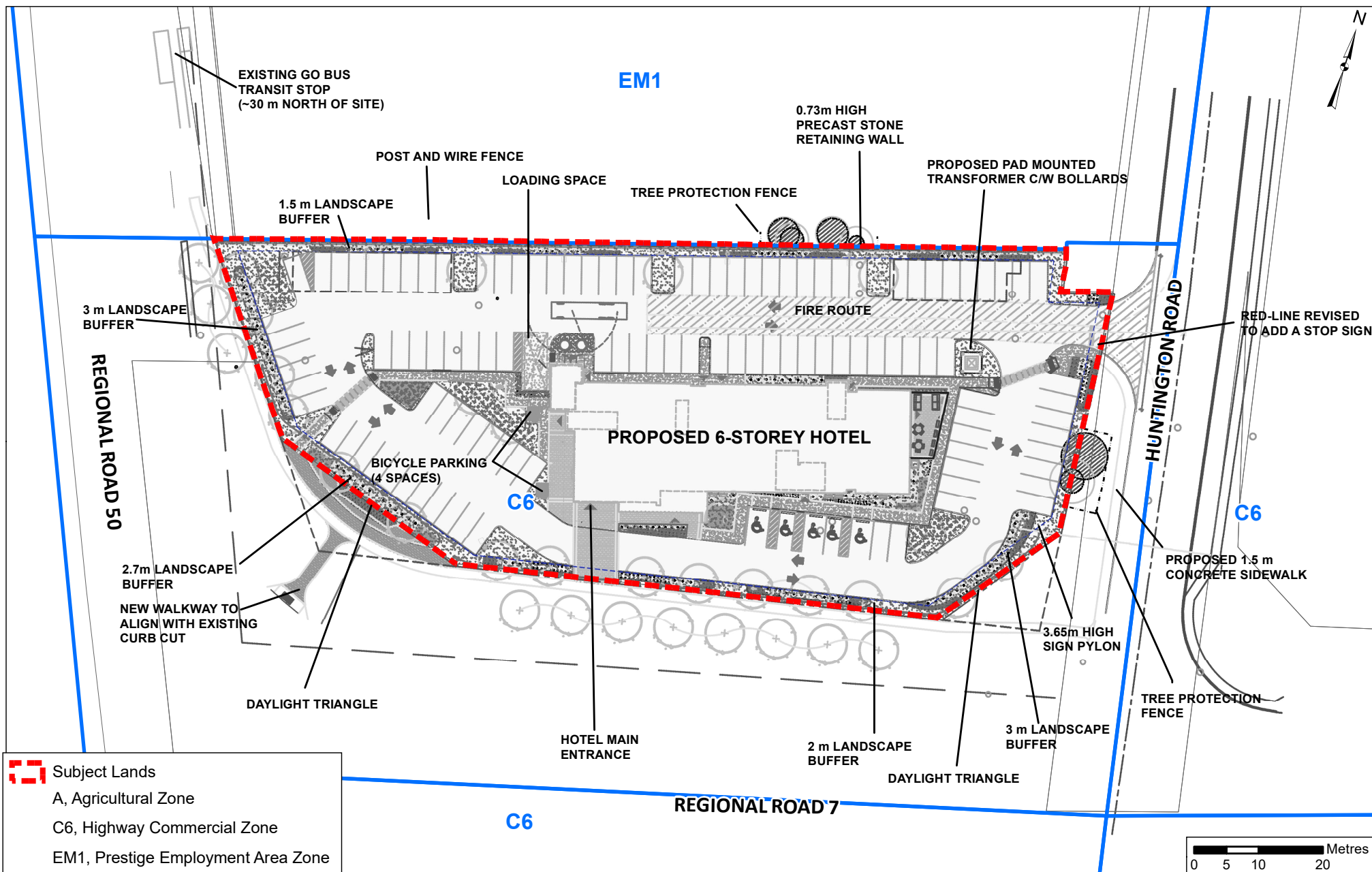


## Attachment

**FILE:**  
DA.18.005

**DATE:**  
January 14, 2020

**2**



# Red-Line Revised Site Plan and Zoning

## LOCATION:

Part of Lots 5 & 6, Concession 10

## APPLICANT:

2334504 Ontario Inc.



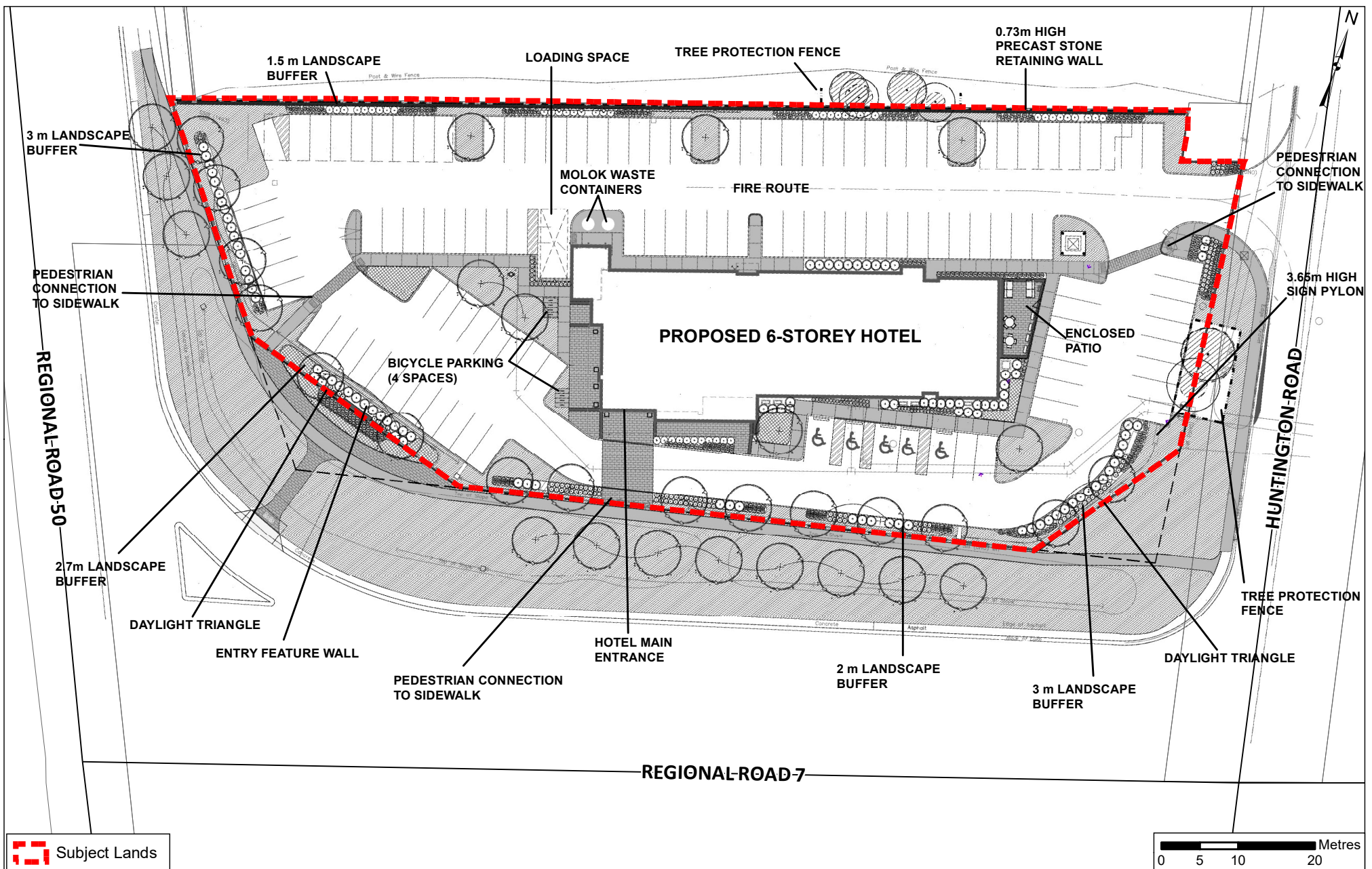
# Attachment

**FILE:**  
DA.18.005

**DATE:**  
January 14, 2020

**3**





# Landscape Plan

**LOCATION:**  
Part of Lots 5 & 6, Concession 10

**APPLICANT:**  
2334504 Ontario Inc.

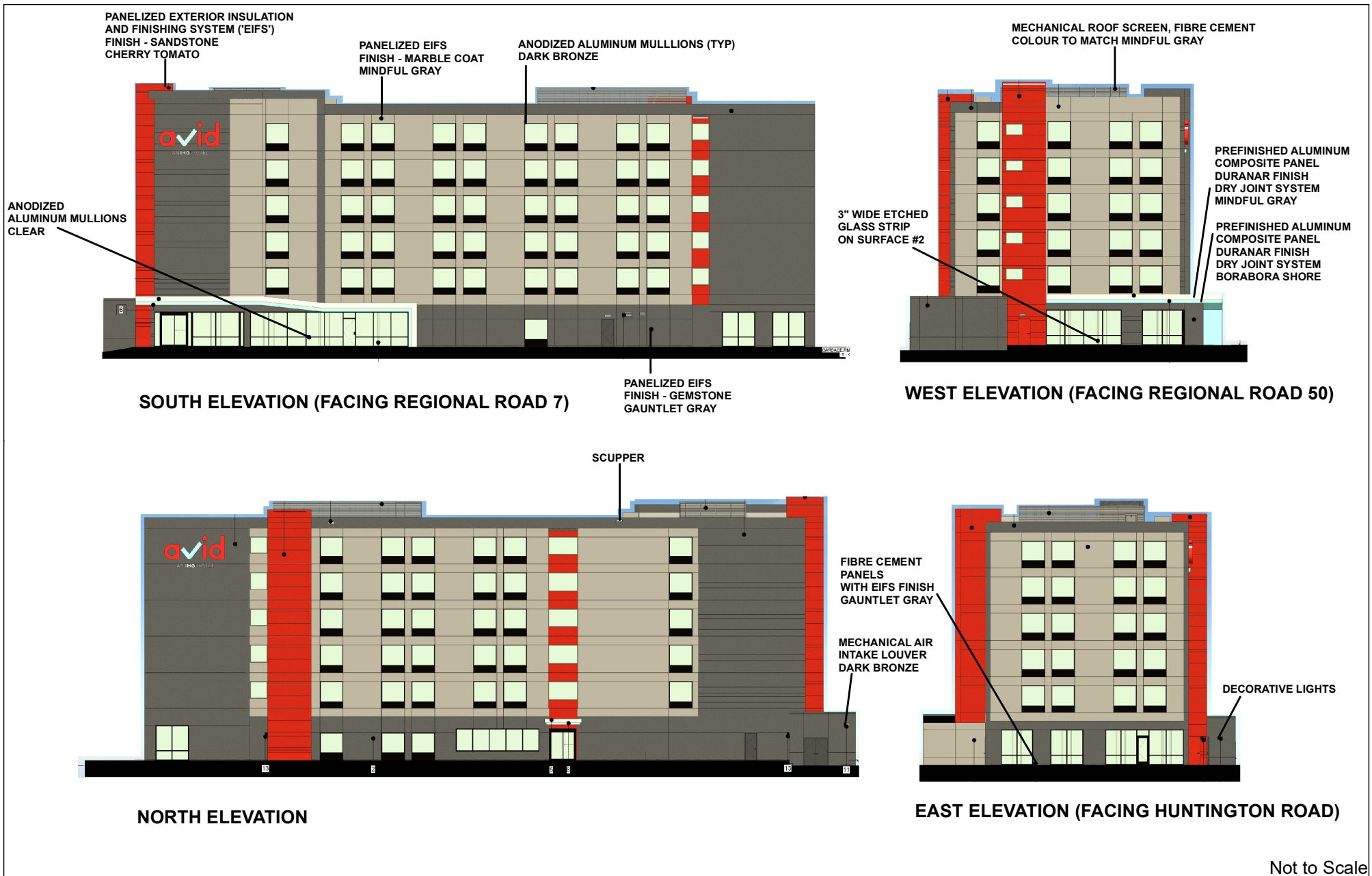


## Attachment

**FILE:**  
DA.18.005

**DATE:**  
January 14, 2020

**4**



## Building Elevations

### LOCATION:

Part of Lots 5 & 6, Concession 10

### APPLICANT:

2334504 Ontario Inc.



## Attachment

FILE:  
DA.18.005

DATE:  
January 14, 2020

5



C 4  
COMMUNICATION  
CW (2) - January 21/2020  
ITEM - 8

**DATE:** JANUARY 20, 2020

**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL

**FROM:** MAURO PEVERINI, DIRECTOR OF DEVELOPMENT PLANNING

**COPY TO:** JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER,  
PLANNING AND GROWTH MANAGEMENT

**RE:** COMMITTEE OF THE WHOLE – JANUARY 21, 2020  
ITEM No. 8  
ATTACHMENT #1

2334504 ONTARIO INC,  
SITE DEVELOPMENT FILE DA.18.005  
VICINITY OF REGIONAL ROAD 7 AND HUNTINGTON ROAD

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Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT Attachment #1, Item No. 8, Committee of the Whole January 21, 2020 be replaced, with the Attachment #1 attached hereto.

Respectfully submitted,



**MAURO PEVERINI**

Director of Development Planning

**Prepared by**

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.18.005 (2334504 Ontario Inc.)**

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1. THAT prior to the execution of the Site Plan Agreement:
  - a) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, signage details, lighting plan, tree protection plan and Arborist Report.
  - b) The Development Engineering Department shall approve the final site plan, servicing plan, grading plan, erosion and sediment control plan, Functional Servicing Report ('FSR'), Noise Report and Traffic Impact Study ('TIS').
  - c) The Owner shall enter into and register a Development Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services, including but not limited to, roads (urbanization of Huntington Road), street lighting/pedestrian scale lighting, water, wastewater, storm, the submission of a geotechnical report and any land conveyances, as required for the Subject Lands to City standards and to the satisfaction of the City.
  - d) The Owner shall enter into a Tree Protection Agreement with the City in accordance with Council enacted Tree By-law 52-2018 and the City's Tree Protection Protocol.
  - e) The Owner shall provide the City with a letter of consent from the Owner of 7805 Regional Road 50 respecting the removal of the tree on the property line and the letter must identify that any costs and activities associated with tree removals shall be at the Owner's expense.
  - f) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for the variances to Zoning By-law 1-88 identified in Table 1 of this report, to permit the Development. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
  - g) The Owner shall satisfy the following requirements of York Region:
    - i) the Owner shall finalize the dedication of the 0.3 m reserve and sight triangle along Regional Road 50 and Regional Road 7, free of all costs and encumbrances, to the satisfaction of York Region.



**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.18.005 (2334504 Ontario Inc.)**

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- ii) that the Owner submit the required engineering submission, fees, securities and permits prior to the commencement of any works within the Regional rights-of-way.
  - h) The Owner shall satisfy the following requirements of Peel Region:
    - i) the Owner shall finalize the dedication of the 0.3 m reserve and sight triangle along Regional Road 50, free of all costs and encumbrances, to the satisfaction of Peel Region.
    - ii) that the Owner submit the required engineering submission, fees, securities and permits prior to the commencement of any works within the Regional right-of-way.
  - i) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Gas Inc. and Hydro One.
2. THAT prior to the execution of the Site Plan Agreement:
- a) The Owner shall provide the City with the necessary construction plans including the traffic and construction management plans and enter into an agreement and/or permit as required by the City, to the satisfaction of the City.
  - b) The Owner shall enter into a Developers' Group ('DG') Agreement with the other participating landowners to the Huntington Landowners' Cost Sharing Agreement, to the satisfaction of the City. The DG Agreement shall be regarding, but not limited to, all cost sharing for the urbanization of Huntington Road, and municipal services on Huntington Road. The DG Agreement shall also include a provision for additional developers to join the DG and contribute to the DG Agreement when they wish to develop their lands.
  - c) The Owner shall submit a letter from the Huntington Landowners' Cost Sharing Group Inc. Trustee that the Owner has fulfilled all cost sharing and other obligations of the Huntington Landowners, Cost Sharing Agreement, to the satisfaction of the City.
3. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.18.005 (2334504 Ontario Inc.)**

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- a) "The Owner shall agree to implement the recommendations of the final detailed noise impact assessment report into the design and construction of the buildings on the Subject Lands."
- b) "A noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final detailed noise impact assessment report. Where mitigation measures such as wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final detailed noise impact assessment report and be submitted to the City's Chief Building Official and the Director of Development Engineering."
- c) "The Owner shall notify NavCanada when the building is completed in accordance with their notification requirements."
- d) "The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
  - i) archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
  - ii) where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services."

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 28, 2020**

Item 9, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 28, 2020.

**9.     DM11 INC. PROPOSED STREET NAME DRAFT PLAN OF  
SUBDIVISION FILE 19T-17V012 WARD 5 - VICINITY OF CENTRE  
STREET AND DONNA MAE CRESCENT**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated January 21, 2020:**

**Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

1.     That the following street name for the proposed street in approved Draft Plan of Subdivision File 19T-17V012 as shown on Attachment 2, BE APPROVED:

Proposed Name

Peter Morse Way

## Committee of the Whole (2) Report

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**DATE:** Tuesday, January 21, 2020

**WARD(S):** 5

**TITLE: DM11 INC.**

**PROPOSED STREET NAME**

**DRAFT PLAN OF SUBDIVISION FILE 19T-17V012**

**WARD 5 - VICINITY OF CENTRE STREET AND  
DONNA MAE CRESCENT**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To seek approval for the proposed street name “Peter Morse Way” in Draft Plan of Subdivision File 19T-17V012 for the subject lands shown on Attachment 1.

### **Report Highlights**

- The Owner is seeking approval for “Peter Morse Way” to be used as a street name in approved Draft Plan of Subdivision File 19T-17V012 located south of Centre Street and east of Donna May Crescent.
- The name “Peter Morse Way” was chosen to commemorate Peter Morse, a respected local figure who practiced medicine in Thornhill for over 40 years, supported preservation of local history and culture, and who played an important role in the success of the formation of this development.
- The Development Planning Department supports the approval of the street name, subject to the recommendation of this report, as the street name is consistent with the City’s Street Naming Policy and Procedures that were approved by Vaughan Council on December 10, 2013.

## **Recommendations**

The Deputy City Manager, Planning and Growth Management recommends:

1. That the following street name for the proposed street in approved Draft Plan of Subdivision File 19T-17V012 as shown on Attachment 2, BE APPROVED:

### **Proposed Name**

Peter Morse Way

## **Background**

The Development Planning Department received an application to name a street in Draft Plan of Subdivision File 19T-17V012, located south of Centre Street and east of Donna Mae Crescent. The Owner has submitted “Peter Morse Way” as a proposed street name to commemorate a respected local figure named Peter Morse.

Peter Morse was a highly respected figure in Thornhill who passed away earlier this year. He practiced medicine in the area for close to 40 years and strove to protect the history and culture of the area. He was directly responsible for the formation and success of achieving this development. According to the Owner, the street name has been reviewed with Peter Morse’s family and all parties agree with this street name proposal.

## **Previous Reports/Authority**

N/A

## **Analysis and Options**

The subject lands shown on Attachment 1 are located south of Centre Street and east of Donna May Crescent.

The Owner has submitted a street name in approved Draft Plan of Subdivision File 19T-17V012 (DM11 Inc.) as shown on Attachment 2.

The Region of York Transportation and Community Planning and Development Services Department have no objection to the proposed name. The Vaughan Fire and Rescue Services Department and Vaughan Development Planning Department have also reviewed the proposed street name, which is considered to be satisfactory.

The proposed street name is consistent with the City’s Street Naming Policy and Procedures that was approved by Vaughan Council on December 10, 2013. Staff circulated the preferred street name to each Council member on November 12, 2019, and received no comments.

The submitted street name is not the result of a charity fundraising auction/event.

### **Financial Impact**

There are no requirements for new funding associated with this report.

### **Broader Regional Impacts/Considerations**

The York Region Community Planning and Development Services Department has no objection to the proposed street name.

### **Conclusion**

The Vaughan Development Planning Department has no objection with the proposed street name for the street in approved Draft Plan of Subdivision File 19T-17V012, as the name is consistent with the City's Street Naming Policy and has been reviewed and approved by York Region and the Vaughan Fire and Rescue Services Department. Should the Committee concur, the Recommendation in this report can be approved.

**For more information**, please contact: Sarah-Anne Seale, GIS Technician, Development Planning Department, at extension 8119.

### **Attachments**

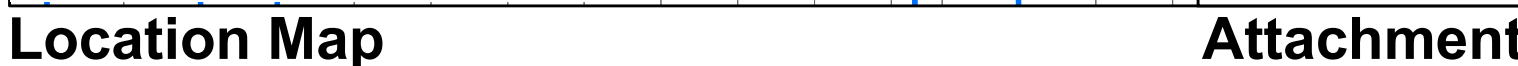
1. Location Map
2. Approved Draft Plan of Subdivision File 19T-17V012

### **Prepared by**

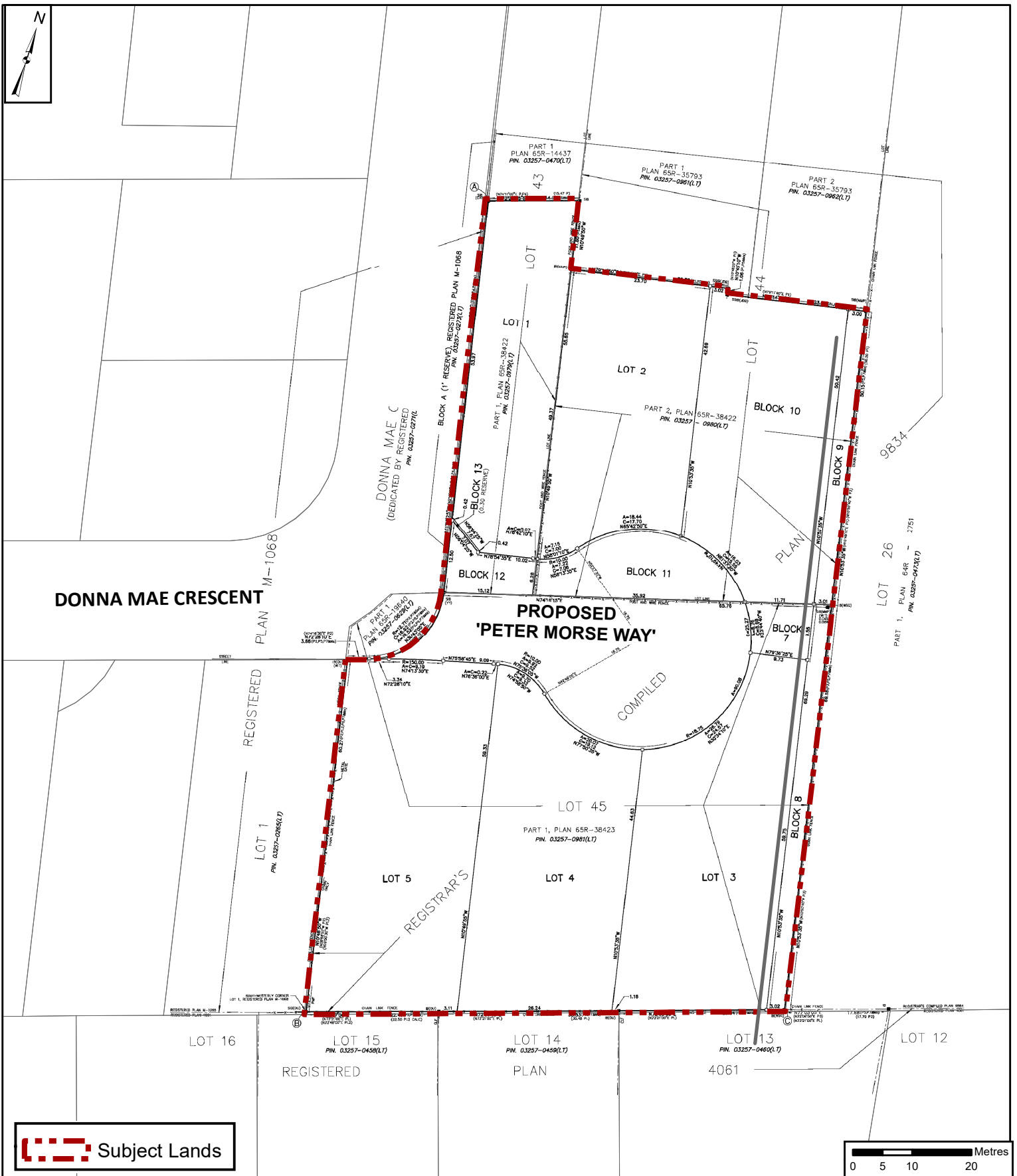
Sarah-Anne Seale, GIS Technician, ext. 8119

Mauro Peverini, Director of Development Planning, ext. 8407

/LG







# Plan of Subdivision File 19T-17V012

## Attachment

**LOCATION:**  
Part of Lot 30, Concession 1

**APPLICANT:**  
DM11 Incorporated



**FILE:**  
19T-17V012

**DATE:**  
January 14, 2020

**2**