

DATE: November 3, 2020

TO: Mayor and Members of Council

FROM: Nick Spensieri, Deputy City Manager, Infrastructure Development

**RE: COMMUNICATION
PETITION BY RESIDENTS OF GALEN CRESCENT TO REMOVE
PROPOSED SIDEWALK RELATED TO THE NASHVILLE HEIGHTS-
MIZUNO PLAN OF SUBDIVISION 19T-16V010, COMMITTEE OF THE
WHOLE NOVEMBER 3, 2020**

PRESENTATION 3

Recommendation

That the proposed sidewalk in the Nashville Heights - Mizuno plan of subdivision specifically located on Galen Crescent be constructed as per the approved plan of subdivision and relevant city policies and guidelines.

Background

The purpose of this Communication is to provide the Mayor and members of Council information regarding the sidewalk deletion petition from residents of Galen Crescent in Block 61 and provide the current rationale and guidelines for new sidewalk construction in new subdivision development.

On June 27, 2020 staff received correspondence from residents of Galen Crescent in Block 61 requesting that their petition to remove the sidewalk on their street be received and accepted. Attachments 1 and 2 show the location of the sidewalks to be removed and the community plan showing the full sidewalk network. Residents of Galen crescent have been in contact with several City staff and have provided rationale to remove the sidewalk. The rationale includes past precedent of petitions being submitted, other Crescents in the City without sidewalks, environmental impacts, the unanimous intention of all residents on Galen crescent (20 residential dwellings) and precedents of other pathways in Vaughan that are found at the end of crescents without a sidewalk.

The City's sidewalk guidelines recognize the need for sidewalks along public roads to provide routes for pedestrians, which connect to community services such as schools, parks, trails, open spaces, businesses and transit. Following a review of the area, the sidewalk on Galen Crescent will provide a pedestrian connection between Mactier Drive, which is a Collector Street and serves as a vital connection through the neighbourhood, and the planned trail network/multi-use path network to the west of

Galen Crescent. As such, sidewalks on Galen Crescent will provide pedestrian connectivity for the neighbourhood between these vital planned links/pathways.

The development plan for any subdivision network of roads and pedestrian options considers policies and guidelines such as the Official Plan, the City of Vaughan Pedestrian and Bicycle Master plan, Greening directions Vaughan and an Engineering Standards review.

The Official Plan

The Official Plan supports City-wide active transportation options such as walking and cycling as viable modes of transportation for commuter, recreational and other travel. It further supports that provisions should be made for appropriate facilities and infrastructure, such as sidewalks, trails and bicycle lanes, which may be secured through the development approvals process should be undertaken to plan for universal accessibility. Gaps in the street network are to be minimized by the provision of strategically located sidewalk and pathway connections ensuring that the design of large development sites supports multi-use pathways and access points on-site and maximizes connectivity to the surrounding pedestrian and bicycle networks.

Greening Directions Vaughan

Greening Directions Vaughan contains objectives that further speak to the development and sustainability of a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation. The City's Community Sustainability and Environmental Master Plan was designed to guide the community to a more sustainable future. The objectives of Green Directions Vaughan support development of the sidewalk network, active transportation, and complete streets, which would encourage walking – the most sustainable mode of transportation.

City of Vaughan Pedestrian and Bicycle Master Plan

The City's Pedestrian and Bicycle Master Plan recommends that sidewalks be provided on at least one side of all residential streets. The Pedestrian and Bicycle Master Plan further recommends that the City works to provide pedestrian connections and sidewalks to minimize gaps in the network and protect for community-level connectivity to major streets, parks, schools, or trail systems.

Engineering Standards Review

Galen Crescent is planned as a City of Vaughan Local Road with a 17.5m right-of-way. Per our Engineering Standards, the 17.5m Local Road standard contains a 1.5m sidewalk on one (1) side of the roadway. The requirement for sidewalks, trails and their locations are further captured in our Engineering Design Criteria and in the subdivision Agreement.

Development Review

The block 61 West community features comprehensive sidewalk networks on every road on at least one side. The development recommendations included an effective network of sidewalks and trails that satisfied the active transportation policies in the VOP, which staff supported, and Council approved. In reviewing the development plans for Galen Crescent, we note that the engineering drawings provided to the City for file 19T-16V010 include the sidewalk on Galen Crescent, are dated April 2017 and were further shown on community plans which should have been available at the time of purchase. As such, the sidewalk on Galen Crescent has been planned in accordance with our policies and has been sufficiently shown on the development plans for some time. Transportation and mobility form part of approved council priorities and strategic initiatives aimed at improving the local road network and advancing active transportation options. Staff have endeavored to design and approve communities with this in mind.

Based on Staff's review, it is our position that the sidewalk removal request cannot be supported. The sidewalks on Galen Crescent are planned in accordance with our policies, Council directives, and engineering standards. The sidewalk will provide a linkage between the multi-use pathway network and Mactier Drive, which is an important connection for the greater community and provides additional safety while minimizing risk to the City and pedestrians who would otherwise have to resort to other options such as walking along the roadway.

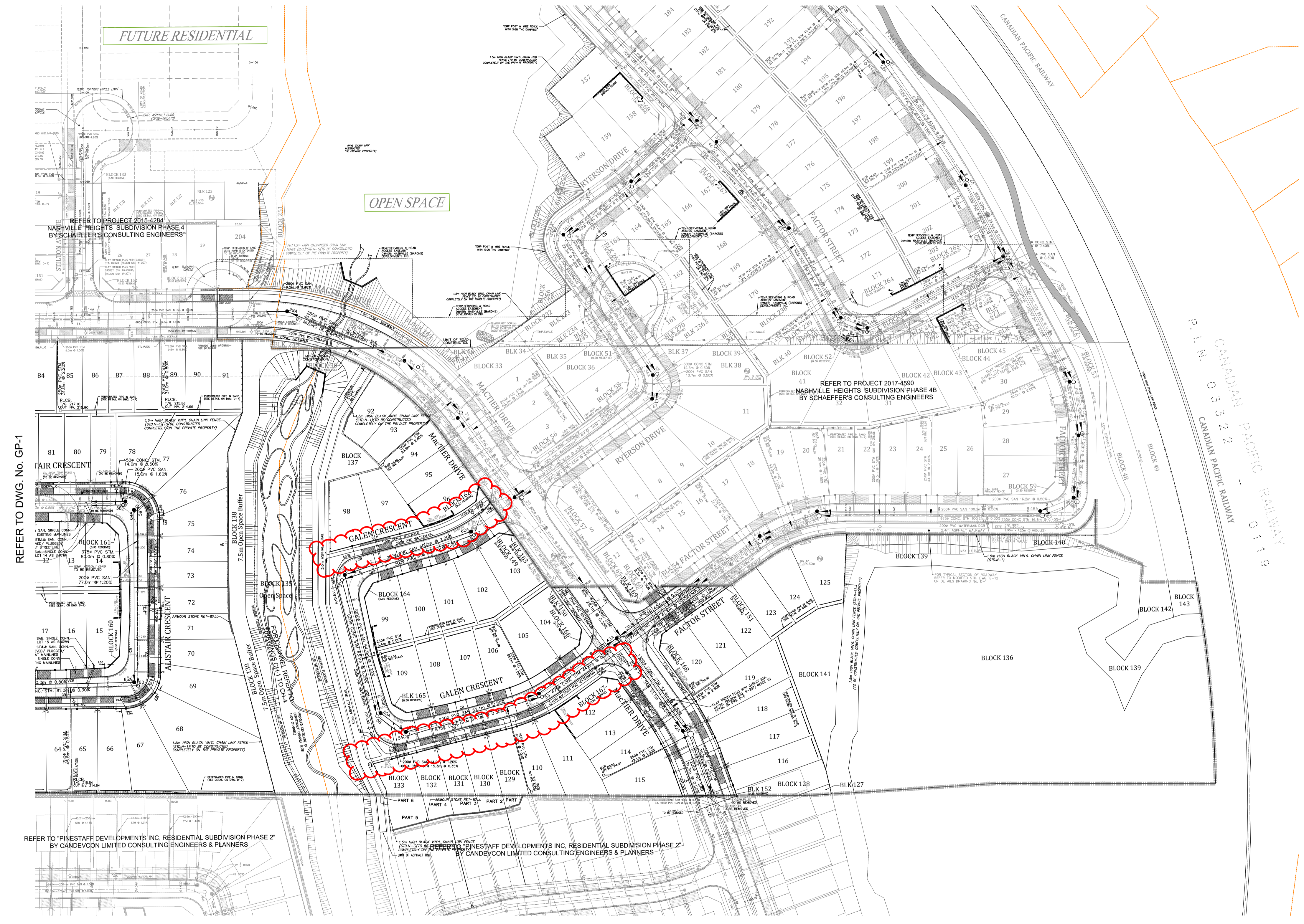
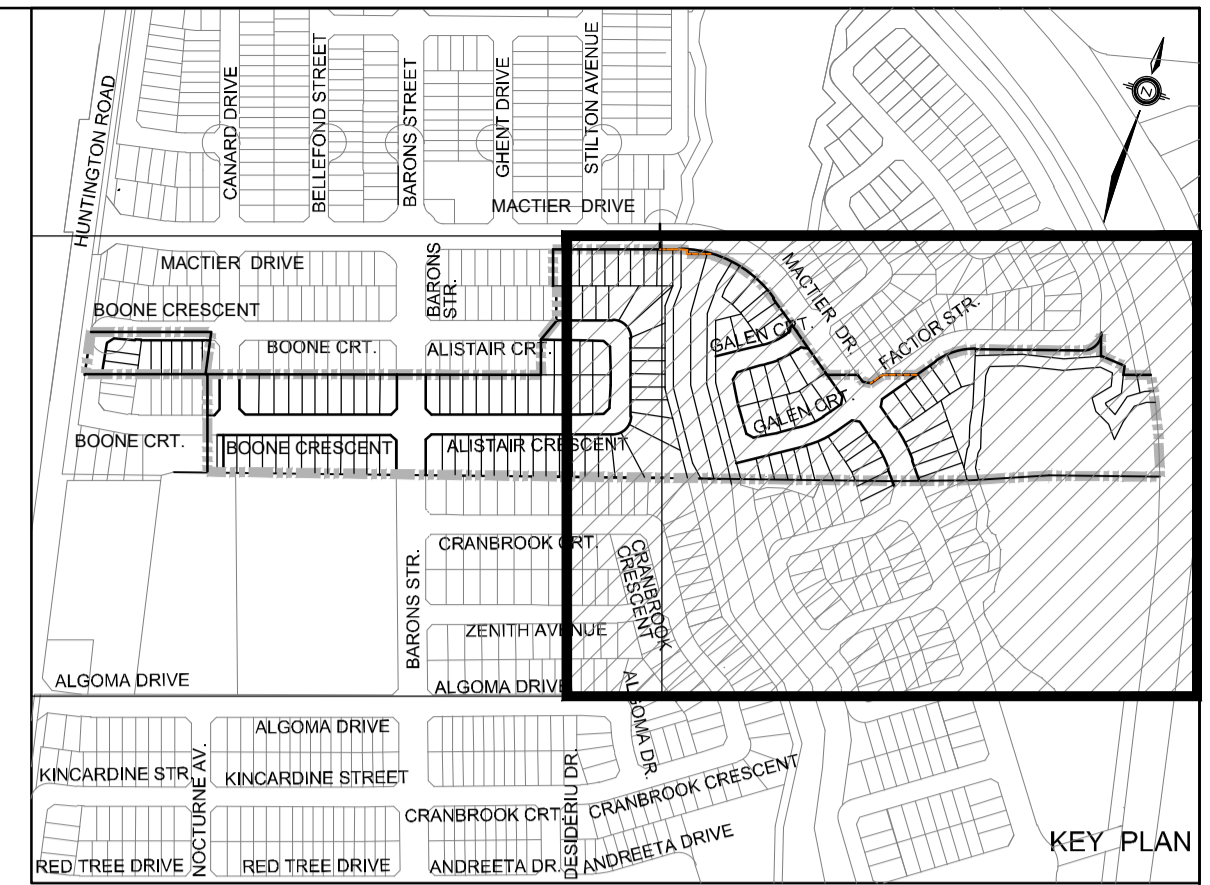
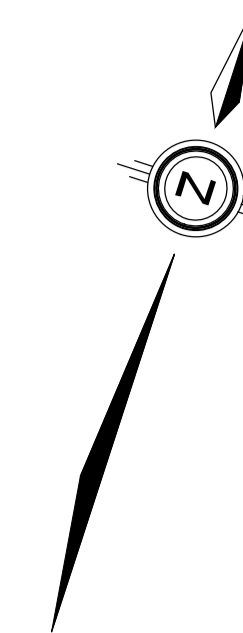
For more information, contact Frank Suppa, ext. 8255

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri
Deputy City Manager, Infrastructure Development

ATTACHMENT 1 - DESIGN DRAWING



- NOTES:**
1. THE LOCATION OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON CONTRACT DRAWINGS, AND WHERE SHOWN THE ACCURACY OF THE LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITIES OF DAMAGE.
 2. ALL AREAS DISTURBED DURING CONSTRUCTION OF SEWERS AND WATERMANS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE CITY OF VAUGHAN AND REGION OF YORK. AREAS WHERE GRASS EXISTS UNDER PREDEVELOPMENT CONDITIONS ARE TO BE TOPPED WITH 150mm TOPSOIL AND SEEDS, OTHERWISE, AREAS TO BE RESTORED WITH 150mm TOPSOIL AND HYDROSEED, ALL TO THE SATISFACTION OF THE CITY AND REGION. ALL EXISTING SERVICES TO BE ADJUSTED TO SUIT NEW GRADES.
 3. FOR GENERAL NOTES REFER TO DWG. No. GN-2

- LEGEND:**
- DENOTES LIMIT OF MIZUNO LANDS
 - DENOTES COMMUNITY MAIL BOX LOCATION (CONCRETE SLAB) CPC SPEC. E10X-ENG-08 1.20m x 2.05m (2 MODULES) FOR DETAIL REFER TO DETAIL DRAWING
 - DENOTES COMMUNITY MAIL BOX LOCATION (CONCRETE SLAB) CPC SPEC. E10X-ENG-06 1.90m x 2.90m (3 MODULES) FOR DETAIL REFER TO DETAIL DRAWING
 - DENOTES 610mm x 610mm SQUARE TACTILE WALKING SURFACE INDICATOR PLATES (TWSIS) FOR CONCRETE SIDEWALK RAMP REFER TO DRAWING D-6 FOR DETAIL

No.	DESCRIPTION	By	Date
1.	DOUBLE SANITARY & STORM SERVICE CONNECTIONS HAVE BEEN SPLITTED TO SINGLE SANITARY & STORM SERVICE CONNECTIONS AT LOTS 138/14, 158/16, 538/4, 1208/21 AS PER REQUEST RELOCATE HYDRO TAILS FROM THE FLANKAGE OF THE LOTS TO THE INTERIOR SIDE BY "PARADISE DEVELOPMENTS", E-MAIL FROM JEREMY BARUCH @ 2018-11-12.	M.N.	NOV. 19, 2018
2.	REVISED GRADING AT LOT 92 AS PER CITY COMMENTS AND ADDED RETAINING WALL	D.L.	2019-12-20

BENCH MARK No. 60-2
THREE HYDRO TOWERS ON NORTH SIDE OF RUTHERFORD ROAD, 0.4 KM EAST OF HUNTINGTON ROAD. TOP SOUTH-WEST CONCRETE BASE ON LEG #5 10V TOWER. 0.20m SOUTHEAST AND 0.35m OF STEEL FOOT PLATE. ELEVATION OF 195.009 METRES.

BENCH MARK No. 64-3
0.6m NORTH OF WEST LEG OF LANGSTAFF ROAD, WEST SIDE OF HUNTINGTON ROAD. TRAINING AND REHABILITATION CENTRE, L.I.U.N.A. LOCAL 183, SOUTH-EAST CORNER AND 0.100m ABOVE WALK ON SOUTH FACE. ELEVATION OF 197.218 METRES.

BENCH MARK No. 66-2
HYDRO TOWERS 0.5KM WEST OF HUNTINGTON ROAD ON NORTH SIDE OF MAJOR MACKENZIE DRIVE. MOST EASTERN HYDRO TOWER IS APPROXIMATE 180m NORTH OF MAJOR MACKENZIE DRIVE SOUTH-EAST CORNER OF CONCRETE BASE OF LEG #26 V71R. ELEVATION OF 204.731 METRES.

FOR MIZUNO DEVELOPMENT

APPROVED AS TO FORM IN RELIANCE UPON THE PROFESSIONAL SKILL AND ABILITY OF SCHAEFFERS CONSULTING ENGINEERS AS TO DESIGN AND SPECIFICATION

DIRECTOR OF DEVELOPMENT ENGINEERING DATE

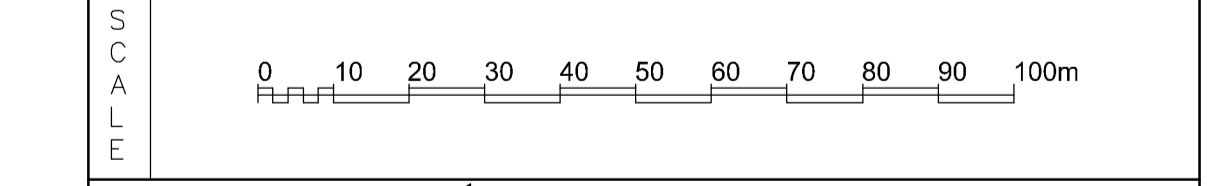
NASHVILLE DEVELOPMENTS INC.
NASHVILLE HEIGHTS RESIDENTIAL SUBDIVISION
(MIZUNO DEVELOPMENT)

SCHAEFFERS
CONSULTING ENGINEERS

6 Ronrose Drive, Concord,
Ontario L4K 4R3
Tel: (905) 738-6100
Fax: (905) 738-6875
E-mail: design@schaeffers.com

SCHAEFFER & ASSOCIATES LTD.

PROJECT No. 2015-4365	DRAWING No. GP-2
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GENERAL PLAN
PART 2

D19 10.008V	19T-16V010	
DESIGNED BY: S.K.	DATE: APRIL 2017	CHECKED BY: N.L.
DRAWN BY: S.K.		APPROVED BY: M.N.
SCALE: 1:1000		DWG. No.

NOTE: PRIOR TO INSTALLATION OF 150# PVC PERFORATED PIPE, TOP OF SAND LAYER TO BE VERIFIED BY CONTRACTOR

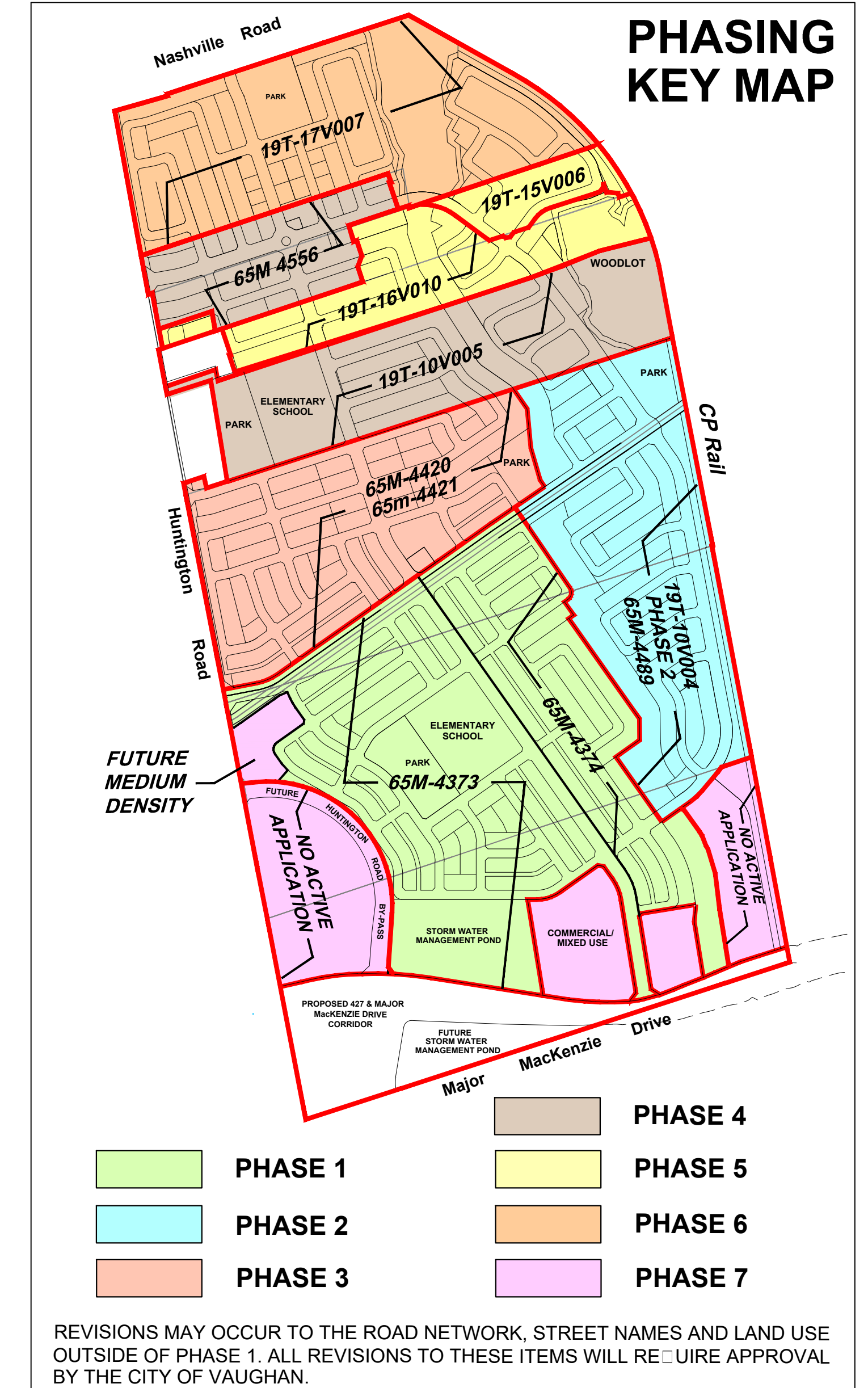
Community Information Plan

Nashville Heights - Block 61 West

LAND USES

- SUBJECT LANDS
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE / MEDIUM DENSITY RESIDENTIAL
- PARKS / PUBLIC OPEN SPACE
- ELEMENTARY SCHOOLS
- COMMERCIAL / MIXED USE
- STORM WATER MANAGEMENT PONDS
- OPEN SPACE
- WOODLOT
- PIAZZA / TOWN SQUARE
- TRANS-CANADA PIPELINE

PHASING KEY MAP



NOTES

- POSTAL DELIVERY**
PLEASE BE ADVISED THAT MAIL DELIVERY TO THIS AREA WILL BE BY MEANS OF COMMUNITY MAILBOXES IN THE LOCATIONS SHOWN
- SCHOOL CONSTRUCTION**
THERE ARE NO ASSURANCES AS TO THE TIMING OF NEW SCHOOL CONSTRUCTION NOR GUARANTEES THAT SCHOOLS WILL BE PROVIDED ON THE SITES SHOWN ON THIS PLAN
- PARK CONSTRUCTION**
THERE ARE NO ASSURANCES AS TO THE TIMING OF NEW PARK CONSTRUCTION NOR GUARANTEES THAT PARKS WILL BE PROVIDED ON THE SITES SHOWN ON THIS PLAN. PARK FEATURES AND FACILITIES ARE AT THE DISCRETION OF THE CITY AND COULD CHANGE WITHOUT NOTICE TO PURCHASERS.
- STORM WATER MANAGEMENT PONDS**
STORM PONDS ARE DESIGNATED FOR RE-NATURALIZATION AND THEREFORE SHALL RECEIVE MINIMAL MAINTENANCE. IN ADDITION, STORM PONDS ARE DESIGNATED FOR PASSIVE ACTIVITIES SUCH AS WALKING AND HIKING.
- VALLEY AND OPEN SPACE LANDS**
VALLEY LANDS AND OPEN SPACE LANDS ARE NATURALIZED CONSERVATION AREAS AND DESIGNED FOR RE-NATURALIZATION AND THEREFORE SHALL RECEIVE MINIMAL MAINTENANCE. NO ENCROACHMENTS OR DUMPING ARE PERMITTED. IN ADDITION, NO OPENINGS (E.G. ACCESS GATES) ARE PERMITTED ALONG THE CHAIN-LINK FENCING ADJACENT TO THE OPEN SPACE LANDS.
- PEDESTRIAN TRAILS**
LAYOUT OF PEDESTRIAN TRAILS IS PRELIMINARY AND SUBJECT TO CHANGE. NOISE AND LIGHTING SHOULD BE EXPECTED FROM USE OF THE MULTIUSE TRAILS. THE LAYOUT OF PEDESTRIAN MULTIUSE TRAILS IS PRELIMINARY AND SUBJECT TO CHANGE. THE FINAL LOCATION OF THE MULTIUSE TRAILS AND WALKWAYS WILL BE DETERMINED THROUGH DETAILED PLAN OF SUBDIVISION PROCESS. OPEN SPACE BLOCKS MAY BE USED FOR FUTURE TRAILS.
- WOODLOT**
THE WOODLOT IS AN ENVIRONMENTALLY SENSITIVE AREA, THEREFORE NO ENCROACHMENTS OR DUMPING ARE PERMITTED. IN ADDITION, NO OPENINGS (I.E. ACCESS GATES) ARE PERMITTED ALONG THE EXISTING CHAIN LINK FENCING ADJACENT TO THE WOODLOT.
- TRANSIT**
PURCHASERS AND/OR TENANTS ARE ADVISED THAT INTERNAL STREETS MAY BE SUBJECT TO TRANSIT BUS TRAFFIC. PURCHASERS AND/OR TENANTS ARE ADVISED THAT THE COLLECTOR AND PRIMARY ROADS WITHIN THE DEVELOPMENT AREA ARE EXPECTED TO SUPPORT MORE TRAFFIC THAN LOCAL ROADS AND IF DEMAND WARRANTS, TRANSIT ROUTES IN THE FUTURE.
- TRANS CANADA PIPELINE**
PURCHASERS AND/OR TENANTS ARE ADVISED THAT TRANS CANADA PIPELINE OWNS A RIGHT-OF-WAY ALONG EAST'S CORNERS BOULEVARD WITHIN THE PLAN. HIGH PRESSURE GAS PIPELINE(S) PRESENTLY EXIST WITHIN THE RIGHT-OF-WAY
- CP RAILWAY CROSSING**
THERE IS A PROPOSED PEDESTRIAN AND CYCLING CROSSING OF THE CP RAILWAY RIGHT-OF-WAY IN THE DRAFT PLAN OF SUBDIVISION. THIS CONCEPTUAL DESIGN HAS BEEN IDENTIFIED AS EITHER AN UNDERPASS/TUNNEL OR AN OVERHEAD BRIDGE STRUCTURE. THESE CONCEPT DESIGNS MAY CHANGE BASED ON FUTURE DISCUSSIONS BETWEEN THE CITY OF VAUGHAN, CP RAIL AND OTHER ASSOCIATED APPROVAL AGENCIES. LIGHTING AND NOISE SHOULD BE EXPECTED FROM THE USE OF THIS FEATURE TO CROSS THE RAILWAY CORRIDOR.



LEGEND

- SIDEWALKS
- COMMUNITY MULTI-USE TRAIL
- BIKE LANES
- SIGNED BIKE ROUTE
- 1.8m HIGH PRIVACY FENCE
- 1.8m ACOUSTIC FENCE
- 1.9m ACOUSTIC FENCE
- 2.0m ACOUSTIC FENCE
- 2.2m-2.5m ACOUSTIC FENCE
- 1.5m-1.8m HIGH CHAIN LINK FENCE
- CROSS WALK
- LAYBY PARKING
- TRANSIT ROUTE
- TRANSIT STOP
- STOP SIGN
- MB COMMUNITY MAIL BOX
- ▲ HYDRO TRANSFORMER PAD
- ▲ NEIGHBOURHOOD TRAFFIC CALMING SIGN
- ▲ RAISED INTERSECTIONS
- ▲ RAISED INTERSECTION SIGN
- ▲ RAISED INTERSECTION AHEAD SIGN
- ▲ ENHANCED ENTRY FEATURES
- ▲ STREETLIGHT CONTROL PEDESTAL (TRAFALGAR POLE)
- ▲ FIRE HYDRANT
- ▲ CATCH BASIN
- ▲ INFILTRATION TRENCH

LOT & UNIT TYPES

- x 18.3m SINGLE DETACHED DWELLINGS
- † 15.2m SINGLE DETACHED DWELLINGS
- 13.4m SINGLE DETACHED DWELLINGS
- + 12.8m SINGLE DETACHED DWELLINGS
- T 12.2m SINGLE DETACHED DWELLINGS
- ▲ 11.6m SINGLE DETACHED DWELLINGS
- ▲ 9.2m SINGLE DETACHED DWELLINGS
- ◇ 17.0m SEMI DETACHED DWELLINGS
- 15.0m SEMI DETACHED DWELLINGS
- 7.0m TOWNHOUSE DWELLINGS
- △ 6.0m TOWNHOUSE DWELLINGS

FOR FURTHER INFORMATION ON PROPOSED AND EXISTING LAND USES, PLEASE CALL OR VISIT THE CITY OF VAUGHAN DEVELOPMENT PLANNING DEPARTMENT AT 2141 MAJOR MacKENZIE DRIVE (905) 832-8565.

FOR DETAILED GRADING AND BERMING INFORMATION, PLEASE CALL THE DEVELOPERS ENGINEERING CONSULTANT SCHAEFFER & ASSOCIATES LTD. (905) 738-6100.

THIS MAP IS BASED ON INFORMATION AVAILABLE AS OF APRIL 1, 2019 AND MAY BE REVISED OR UPDATED WITHOUT NOTIFICATION.

Mauro Peverini,
Director of Development Planning

Date:
Revised: June 8, 2020

Prepared by:

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