

Committee of the Whole (2) Report

DATE: Tuesday, February 09, 2021

WARD: 3

TITLE:VAUGHAN NW RESIDENCES INC.

ZONING BY-LAW AMENDMENT FILE Z.19.029

DRAFT PLAN OF SUBDIVISION FILE 19T-19V005

10083 & 10101 WESTON ROAD

VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment File Z.19.029 and Draft Plan of Subdivision File 19T-19V005 (Vaughan NW Residences Inc.) for the Subject Lands shown on Attachment 2 to permit the development of 130 street and 44 back-to-back townhouse dwelling units (174 total units), as shown on Attachments 3 and 4.

Report Highlights

- The Owner proposes to develop the Subject Lands with 130 street and 44 back-to-back townhouse dwelling units (174 total units).
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development.
- The Development Planning Department supports the approval of the applications as they are consistent with the Provincial Policy Statement 2020 and conform to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, the York Region Official Plan 2010 and Vaughan Official Plan 2010, and the development is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Zoning By-law Amendment File Z.19.029 (Vaughan NW Residences Inc.) BE APPROVED, to amend Zoning By-law 1-88 for the Subject Lands shown on Attachments 1, from “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” subject to site-specific Exception 9(1469) to “RT1 Residential Townhouse Zone” with a Holding Symbol “(H)” and “OS2 Open Space Park Zone” together with the site-specific zoning exceptions identified in Table 1 of this report;
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until a Record of Site Condition has been filed on the Environmental Site Registry and acknowledged by the Ministry of the Environment, Conservation and Parks and provided to the City of Vaughan;
3. THAT Draft Plan of Subdivision File 19T-19V005 (Vaughan NW Residences Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1, to facilitate the residential draft plan of subdivision shown on Attachment 3;
4. THAT Vaughan Council adopt the following resolution of the allocation of water and sewage capacity:

“IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V005 (Vaughan NW Residences Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 174 residential townhouse units (532 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months”; and
5. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

Background

Location

The subject lands (the “Subject Lands”) shown on Attachment 2 are located on the east side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10083 and 10101 Weston Road. The surrounding land uses are shown on Attachment 2.

Vaughan Council on September 27, 2018, approved Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Files OP.18.004, Z.18.001, 19T-18V002 and DA.18.003, respectively to permit the development of the

Subject Lands with 174, 2 and 3-storey townhouse dwellings with frontage on a private common element condominium road, as shown on Attachment 5.

The Owner has submitted new Zoning By-law Amendment and Draft Plan of Subdivision Applications to facilitate the development of 130 street and 44 back-to-back townhouse dwellings within 31 blocks, fronting onto public streets (the 'Development') on the Subject Lands, as shown on Attachment 3.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the Development

Vaughan NW Residences Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands shown on Attachment 2 to permit 130 street and 44 back-to-back townhouse dwellings within 31 townhouse blocks as shown on Attachment 4:

1. Zoning By-law Amendment File Z.19.029 to rezone the Subject Lands from "RT1 Residential Townhouse Zone" and "OS2 Open Space Park Zone" subject to site-specific Exception (1469) to "RT1 Residential Townhouse Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V005, as shown on Attachment 3, for a residential plan of subdivision (the 'Draft Plan') consisting of the following:

| <u>Blocks</u> | <u>Land Use</u> | <u>Ha</u> | <u>Units</u> |
|--------------------------|---|------------------|---------------------|
| Blocks 1 and 16-19 | Back-to-Back Townhouse (Min. Lot Frontage 6.4 m) | 0.444 | 44 |
| Blocks 2-15 and 20-31 | Street Townhouse (Min. Lot Frontage 5.8 m) | 2.443 | 130 |
| Block 32 | Future Development | 0.151 | |
| Block 33 & 34 | Open Space | 0.069 | |
| Blocks 35-52 | 0.3 m Reserve | 0.018 | |
| Block 53 | Stormwater Management | 0.092 | |
| Roads | (Public Roads "1" to "4") | 1.821 | |
| Total | | 5.038 ha | 174 |

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

The City on January 10, 2020, circulated a Notice of Public Hearing to all property owners within 150 m of the Subject Lands, the Vellore Woods Ratepayers' Association and the Millwood Woodend Ratepayers' Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and notice signs were installed in accordance with the City's Notice Signs Procedures and Protocols.

The recommendation of the Committee of the Whole to receive the Public Meeting report of February 4, 2020 and forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 11, 2020.

Public Comments

The statutory Public Meeting was held on February 4, 2020, and one written submission has been received and the comments are organized by theme as follows:

Density, Built Form and Building Design

- back-to-back townhouses do not allow for a rear yard and set a bad precedent
- there is a significant increase in density from this development and other proposed developments in the area
- crime and safety are directly correlated to increased density in communities
- encroachments for fireplace venting should not be permitted due to possible injury, dangerous emissions and fire hazards
- architectural control should be applied to create a variety of architectural features.

Traffic

- health concerns from increase of traffic congestion
- increased traffic will result in delay of emergency services to the hospital
- street naming should not be based on religious or builder's names and should be different from surrounding street names.

These comments are addressed throughout this report.

On January 26, 2021, a notice of this Committee of the Whole meeting was sent to the individual who submitted written correspondence to the City regarding the Applications.

Previous Reports/Authority

[February 4, 2020, Committee of the Whole Public Hearing \(Item 3, Report 6\)](#)

Analysis and Options

The Development Planning Department supports the Development based on the following:

The Development is consistent with the Provincial Policy Statement, 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 ("PPS"). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided provincial interests are upheld. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Development in consideration of the policies of the PPS and is of the opinion that the Development is consistent with the PPS, specifically:

- Section 1.1.1 - to accommodate an appropriate range of residential, employment, institutional, recreation, park and open space uses;
- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land;
- Section 1.4.1 - to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents; and,
- Section 1.5.1 - planning for and providing publicly accessible built and natural settings.

The Applications to facilitate the Development shown on Attachment 3 includes residential townhouse dwellings within a settlement area that would add to the range and mix of housing types in the community, efficiently utilize the Subject Lands, and the proposed land use and density conforms to the "Low-Rise Mixed-Use" land use designation in VOP 2010. The Development also includes pedestrian connections from the Subject Lands to the existing community to the north and to the sidewalk proposed along the northside of "Street 4". On this basis, the Development is consistent with the PPS.

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the "Growth Plan") is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Applications to permit townhouse dwellings are consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands efficiently, make efficient use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives, specifically:

- Section 2.2.1 - directing growth to settlement areas with municipal water and wastewater systems, public service facilities, and public transit to support the achievement of complete communities

- Section 2.2.2 – ensure lands developed is designed in a manner that supports the achievement of complete communities
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents.

The Development shown on Attachment 3 is located within a settlement area and a delineated built-up area contributing to providing a mix of housing densities and unit types within the neighbourhood in accordance with Vaughan Official Plan 2010. Accordingly, the townhouse dwellings conform to and do not conflict with the Growth Plan.

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. The Subject Lands are designated “Urban Area” on Map 1 - Regional Structure of the YROP. Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region.”

Section 3.5.4 of the YROP requires that “local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community.” The Development proposes both street and back-to-back townhouses buildings types.

Section 7.2.53 of the York Region Official Plan restricts access from developments adjacent to Regional streets to maximize efficiency of the Regional street system by utilizing local street access. The Development proposes access by public local streets. The YROP also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes.

The Development will diversify housing options, including a mix and range of housing type, lot and unit sizes, provide for an urbanized streetscape along Weston Road, and create a pedestrian connection through the development to surrounding development, walkways and sidewalks. The Development conforms to the YROP.

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Mid-Rise Mixed-Use” with a “Commercial District” overlay by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Area Specific Policy 12.6 - Northwest Quadrant of Major Mackenzie Drive and Weston Road. This designation permits 3-storey, back-to-back townhouse dwellings and townhouse dwellings with a minimum residential density of 17 units per hectare and a maximum density of 40 units per hectare. The Development yields a density of 34.5 units per hectare.

The Applications will facilitate a townhouse development consistent in scale and built form with the policies set out in the “Mid-Rise Mixed-Use” designation of VOP 2010 and

with the surrounding existing and planning land uses. The Development conforms to the development criteria in Section 9.2.3.2 of VOP 2010 for townhouse dwellings (including back-to-back townhouse dwellings) as the townhouse dwellings are permitted and will not exceed 3-storeys.

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

The Subject Lands are zoned “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” subject to site-specific Exception 9(1469), as shown on Attachment 2. The Owner is proposing to rezone the Subject Lands to “RT1 Residential Townhouse Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 3, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1:

| | Zoning By-Law 1-88 Standards | RT1 Residential Townhouse Zone Requirements | Proposed Exceptions to RT1 Residential Townhouse Zone Requirements |
|----|--|--|---|
| a. | Definition of a “Dwelling, Back-to-Back Townhouse” | No Definition | Means an attached low-rise residential building form providing a primary building frontage on two sides, with units sharing rear and side walls |
| b. | Uses Permitted | Townhouse Dwelling | Permit a back-to-back townhouse dwelling |
| c. | Definition of “Lot Line, Front” | Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of | For Blocks 2 to 6 and 13 to 15, Street “1” shall be deemed to be the Front Lot line |

| | Zoning By-Law 1-88 Standards | RT1 Residential Townhouse Zone Requirements | Proposed Exceptions to RT1 Residential Townhouse Zone Requirements |
|----|--|--|--|
| | | the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph. | |
| d. | Minimum Lot Frontage | 6 m/unit | <ul style="list-style-type: none"> • 5.6 m (Blocks 2 to 5, 26 and 27) • 5.8 m (Blocks 6 to 12, 20 to 25 and 28 to 31) • 6.4 m (Blocks 1, 13 to 19) |
| e. | Minimum Lot Area | 162 m ² | <ul style="list-style-type: none"> • 140 m² (Blocks 6 to 12, 20 to 31) • 135 m² (Blocks 2 to 5 and 13 to 15) • 85 m² (Blocks 1, 16 to 19) |
| f. | Minimum Front Yard | 4.5 m | 4 m (All Blocks) |
| g. | Minimum Rear Yard | 7.5m | <ul style="list-style-type: none"> • 7 m (Blocks 6 to 11 and 20, 21 and 23 to 31) • 4 m (Blocks 2 to 5) • 0 m (Blocks 1 and 16 to 19) • 6.5 m (Block 12) • 3.8 m (Block 13) • 1.69 m (Block 13, Unit 64) • 3.6 m (Block 14) • 3 m (Block 15) • 5.5 m (Block 22) |
| h. | Minimum Interior Side Yard (End Units) | 3.5 m | 1.2 m |
| i. | Minimum Interior Side and Rear Yards Abutting a Non-Residential Use including Walkway Blocks | 3.5 m | 1.5 m (Blocks 8, 9, 13, 22, 23, 30 and 31) |

| | Zoning By-Law 1-88 Standards | RT1 Residential Townhouse Zone Requirements | Proposed Exceptions to RT1 Residential Townhouse Zone Requirements |
|----|--|--|--|
| j. | Minimum Exterior Side | 4.5 m | <ul style="list-style-type: none"> • 3.5 m (Blocks 1, 17, 18, 19, 20, and 21) • 2.5 m (Blocks 26 and 27) |
| k. | Minimum Setback to a Site Triangle | 4.5 m | 1 m (Block 1, 17 to 21, 26 and 27) |
| l. | Minimum Lot Depth | 27 m | <ul style="list-style-type: none"> • 25.5 m (Blocks 6 to 12, 20, 21 and 24 to 31) • 24.5 m (Blocks 2 to 5 and 13 to 15) • 13 m (Blocks 1, 16 to 19) • 23.5 m (Block 22 and 23) |
| m. | Maximum Building Height | 11 m | 12 m |
| n. | Permitted Yard Encroachments and Restrictions | Fireplaces are not permitted to encroach into a required yard | Permit fireplaces to encroach 0.5 m into a side or rear yard |
| o. | Permitted Yard Encroachments - Bay Windows, Unclosed Porches and Balconies | <ul style="list-style-type: none"> • Bay windows constructed not on footings may extend into a required front exterior side or rear yard to a maximum of 1.8m • Unenclosed Porch may encroach 2.5 m • Balconies may encroach into a required front, exterior side or yard to a maximum 1.8m | <ul style="list-style-type: none"> • Permit Bay windows with or without footings may extent into a required front, exterior side or rear yard to a maximum of 1 m and shall not be permitted to encroach on Blocks 26 and 27 • Unenclosed Porch (with or without footings) may encroach 1.8 m into the front, exterior side or rear yard • Balconies may encroach into a required front yard to a maximum 1.8 m for Blocks 1 and 16 to 19 |

| | Zoning By-Law 1-88 Standards | RT1 Residential Townhouse Zone Requirements | Proposed Exceptions to RT1 Residential Townhouse Zone Requirements |
|----|---|--|--|
| p. | No Encroachment Zone Within the Front and Exterior Yard or Interior Yard Abutting a Walkway | 1.5 m | <ul style="list-style-type: none"> • 1 m • Shall permit a minimum setback of 1 m for steps (Blocks 3 to 5, 13 to 15, 26 and 27) • An encroachment shall be permitted within a minimum rear yard of 3.8 m for Block 13 - Unit 64 |
| q. | Maximum Number of Townhouse Units within Block 14 | 6 | 8 |
| r. | Air Conditioner Yard Requirements | Air conditioners are not permitted in front yards | For Blocks 1 and 16 to 19 an air conditioner maybe permitted in any yard to a maximum encroachment of 0.6 m |
| s. | Minimum Parking Requirements for Back-to-Back Townhouses | <u>Residential</u> 1.5 spaces/unit x 44 units = 66 spaces <u>Visitor</u> 0.25 spaces/unit x 44 units = 11 spaces Total = 77 spaces | <u>Residential</u> 2 parking spaces/unit x 44 units = 88 spaces |

The Development Planning Department supports the rezoning of the Subject Lands to “RT1 Residential Townhouse Zone and “OS2 Open Space Park Zone,” together with the exceptions identified in Table 1, as the rezoning implements the “Mid-Rise Mixed-Use” designation policies of VOP 2010, resulting in a development that conforms to VOP 2010 and is compatible with the surrounding area. The requested zoning exceptions for the proposed townhouse units are similar to those approved by Vaughan Council for the surrounding area. In addition, development on the Subject Lands will be subject to review through the Vaughan Council approved Architectural and Urban Design Guidelines to ensure appropriate building designs.

A Holding Symbol “(H)” is recommended for the Subject Lands

The Development Planning Department recommends the Subject Lands be zoned with the Holding Symbol “(H)”, as shown on Attachment 3 and shall not be removed from the Subject Lands, or any portion thereof, until the Owner obtains from the Ministry of the Environment, Conservation and Parks (MECP) a Record of Site Condition (RSC) and a copy is provided to the City.

The Planning Act, permits Vaughan Council to pass a resolution to permit a landowner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect

Section 29(2) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law comes into effect. The *Planning Act* also permits Council to pass a resolution to allow an applicant to apply for a minor variance(s) within 2 years of the passing of a bylaw.

Should Council approve Zoning By-law Amendment File Z.19.029 the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s), if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the subject Development.

The Development Planning Department has no objection to the Draft Plan, subject to the Conditions of Approval

Subdivision Design

The Draft Plan shown on Attachment 3, includes 31 residential blocks to be developed with 174 townhouse dwellings, an open space block for a pedestrian walkway, and 4 new public roads, including the existing east/west road, Farooq Boulevard, identified as Street “4”. A storage tank is proposed within an easement/open space block, identified as “Open Space/SWM - Block 53” on Attachment 3, in the northeast corner of the Draft Plan of Subdivision.

Urban Design

The Owner shall provide a detailed Tree Preservation Study and Urban Design Brief. A condition to this effect is included in Attachment 1a).

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics (‘SPM’) application score of 35 (bronze level). This score meets minimum threshold requirements.

Archaeology

There are no built heritage concerns related to the Subject Lands and the lands have not been identified as having archaeological potential, subject to any archaeological

resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 1a).

The Development Planning Department is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 3, subject to the Conditions of Approval in Attachment 1a) of this report.

A Site Development Application will be required for the townhouse units should the Applications be approved

The Owner will be required to submit a Site Development application for the street and back-to-back townhouse dwellings in accordance with Site Plan Control By-law 123-2013 to address matters of detailed engineering and design to the satisfaction of the Development Planning Department.

The Development Engineering Department has no objection to the Development, subject to conditions of approval

The Development Engineering Department has no objection to the approval of the Applications, subject to the following comments:

Water Supply Network

The Subject Lands are within Pressure District 7 (PD7) of the York Water System. The water distribution system in Block 33 West consists of larger diameter well-connected and looped watermains. The main source of water for the Subject Lands is a connection to the existing 400mm diameter watermain on Vellore Park Avenue. A hydrant flow test was conducted to ensure that the existing water supply infrastructure has adequate pressure and the results are provided in the Functional Servicing and Stormwater Management Report (FS/SWMR). Based on the hydrant test, there is adequate pressure during fire flow and average day conditions.

Sanitary Sewer Network

Infrastructure Planning has confirmed there is available sewage capacity in the City's local 600mm diameter sanitary trunk sewer on Cityview Boulevard immediately downstream of the existing sanitary sewer easement (i.e. the existing sanitary sewer system within the easement includes a 250mm diameter sanitary sewer). It is expected the sanitary sewage system leading to the Cityview Boulevard outlet will require upsizing to accommodate the full build-out.

Water and Sewer Allocation

Vaughan Council on December 15, 2020, endorsed the City's Allocation of Servicing Capacity Annual Distribution and Update. The report confirmed servicing capacity is available to support continued urban growth throughout the City

Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-19V005 is available and unrestricted. Therefore, the following resolution to allocate capacity to the Development may be recommended for Council approval:

“IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V005 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 174 residential townhouse units (532 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months”

Stormwater Management and Storm Sewer Network

The FS/SWMR states the Subject Lands currently drain towards the south of the Subject Lands to an existing ditch inlet catch basin at Major Mackenzie Drive. The current site topography and land cover is relatively flat and grassy. The site soil conditions are silty sand and clayey silt till covered by a layer of topsoil. The existing infrastructure includes an existing 1200mm diameter storm sewer pipe under Weston Road to the east of the Subject Lands. A 1200mm diameter storm sewer pipe draining north under Vellore Park Avenue is directed to the Argento Stormwater Pond, the pond is located between Cityview Boulevard and Highway 400. The downstream ponds were designed assuming the area would be developed as low density residential.

The stormwater quantity control on the Subject Lands is proposed to be divided in two storage systems based on the drainage areas identified in the FS/SWMR. A storage tank is proposed within an easement/open space block, identified as “Open Space/SWM - Block 53” on Attachment 3, in the northeast corner of the Draft Plan of Subdivision. Based on preliminary engineering design, additional details and revisions will be provided at the detailed design stage. As such the proposed stormwater management system proposes all storm events up to the 100-year event will be fully captured onsite and excess volume will be stored in the underground stormwater storage tanks and in the online storage provided within the box culvert under the future public right-of- way labelled Street ‘4’ on Attachment 3.

Environmental Site Assessment

The Owner submitted Phase One and Two Environmental Site Assessment (ESA) reports. The reports indicated there were some impacted soil stockpiles present on the Subject Lands. A soil stockpile removal program was conducted in August 2020 and confirmatory soil samples following removal indicated the remaining soils onsite met the applicable standards. No additional work was recommended. Given the required remediation, the Owner has initiated the process of filing for a Ministry of the Environment, Conservation, and Parks (MECP) Record of Site Condition (RSC) to confirm the lands are suitable for the proposed residential development. The Holding Symbol “(H)” has been applied to the amending Zoning By-law with a condition that it can be lifted upon the Owner filing and registering a Record of Site Condition on the Environmental Site Registry and acknowledged by the MECP and provided to the City of Vaughan.

Noise and Vibration Feasibility Study

A Preliminary Environmental Noise Report prepared by Jade Acoustics Inc., was submitted. The Noise Report concludes the Subject Lands will require measures to mitigate noise within appropriate City and Provincial environmental noise criteria. The report also concluded that the noise impacts on the Subject Lands can be mitigated through implementation of central air conditioning, use of sound rated windows and building materials, a 2.5 m high acoustic fence on top of a 1 m high berm / slope / retaining wall along Blocks 6 and 7 of the Plan. These acoustic barriers are to mitigate road traffic noise in the rear yard amenity areas. The DE Department supports the conclusions of the Noise Report. The Owner will be required to carry out the measures in accordance with the Noise Report recommendations within a future agreement with the City.

The Financial Planning and Development Finance Department have no objection to the Draft Plan

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, regarding matters the City may consider necessary, including development charges. A condition to this effect is included in Attachment 1a).

The Parks Development Department has no objection to the approval of the Applications, subject to conditions

The Parks Development Department has no objection to the approval of the Applications, subject to the conditions included in Attachment 1a).

The Office of Infrastructure Development Department, Real Estate Services has no objection to the Application, subject to the Conditions of Approval

The Office of the Infrastructure Development Department, Real Estate Services has no objection to the approval of the Applications. The Owner acknowledges any outstanding cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and shall conform to the City's Cash-in-lieu of Parkland Policy. A condition to this effect is included in Attachment 1a) of this report.

The Toronto and Region Conservation Authority (TRCA) has no objection to the Applications

The TRCA has no objection to the Applications subject to the Conditions of Draft Approval set out in Attachment 1c).

All school boards have no objection to the Applications

The York Region District School Board and York Region Catholic District School Board have no objection to the Applications. No comments were received from the Conseil Scolaire de District Catholique Centre-Sud.

The Canada Post Corporation has no objection to the Applications

The Canada Post Corporation has no objection to the Applications subject to the conditions of Draft Plan approval identified in Attachment 1e) of this report.

All utility companies have no objection to the Development

Bell Canada, Enbridge Gas and Alectra Utilities Corporation have no objection to the Applications, subject to their Conditions of Approval in Attachments 1d), 1f) and 1g).

Rogers Communications and Hydro One Networks Inc. have no objection to the Applications and have no Conditions of Approval.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has no objection to the approval of the Applications. The Owner is required to satisfy all York Region requirements, subject to the comments and conditions of approval set out in the Conditions of Draft Approval set out in Attachment 1b).

Conclusion

The Development Planning Department is of the opinion that the Development is appropriate and compatible with the existing and permitted uses in the surrounding area. The Applications will facilitate development consistent with the PPS, conform to the Growth Plan and the York Region Official Plan. The Development is permitted by VOP 2010. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report, and the Conditions of Draft Approval set out in Attachment 1.

For more information, please contact: Mary Caputo, Senior Planner, extension 8635.

Attachments

1. Conditions of Draft Plan of Subdivision Approval File 19T-19V005
2. Location Map
3. Proposed Zoning and Draft Plan of Subdivision
4. Conceptual Site Plan
5. Council Approved Zoning and Site Plan (September 27, 2018)

Prepared by

Mary Caputo, Senior Planner, ext. 8635

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

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by

A handwritten signature in black ink, appearing to read "Mauro Peverini".

Mauro Peverini, Acting Chief Planning
Official

Reviewed by

A handwritten signature in black ink, appearing to read "Jim Harnum".

Jim Harnum, City Manager