

Committee of the Whole (1) Report

DATE: Tuesday, January 18, 2022

WARD: 3

TITLE: BELMONT PROPERTIES (WESTON) INC.
ZONING BY-LAW AMENDMENT FILE Z.20.003
SITE DEVELOPMENT FILE DA.20.009
VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE
WEST

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Site Development applications for the subject lands shown on Attachment 2 to permit the development of 30 3-storey townhouse dwelling units accessed by a private common element road as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes to develop the subject lands with 30 3-storey townhouse dwelling units accessed by a private common element road.
- Zoning By-law Amendment and Site Development applications are required to permit the development and to remove the Holding Symbol "(H)".
- The Development Planning Department supports the approval of the development as it is consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010 and Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Zoning By-law Amendment File Z.20.003 (Belmont Properties (Weston) Inc.) BE APPROVED, to amend Zoning By-law 1-88 for the subject lands shown on Attachment 2, from “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1291) to “RT1 Residential Townhouse Zone”, together with site-specific zoning exceptions identified in Table 1 of this report;
2. 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 came into effect, to permit minor adjustments to the implementing Zoning By-law;
3. THAT Site Development File DA.20.009 (Belmont Properties (Weston) Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit 30 3-storey townhouse dwelling units accessed by a private common element road, as shown on Attachments 3 to 6; and
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Site Plan Development Application DA.20.009 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 30 residential townhouse units (92 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”.

Background

The subject lands (the ‘Subject Lands’) as shown on Attachment 2, are located on the northwest corner of Weston Road and Chatfield Drive, and are currently developed with two presentation centres being used for the sale of homes. The surrounding land uses are shown on Attachment 2.

Zoning By-law Amendment and Site Development Applications have been submitted to permit the Development

Belmont Properties (Weston) Inc. (the ‘Owner’) has submitted the following applications (the ‘Applications’) to permit the development of 30 3-storey townhouse dwelling units accessed by a private common element road (the ‘Development’) as shown on Attachments 3 to 6.

1. Zoning By-law Amendment File Z.20.003 to amend Zoning By-law 1-88, to rezone the Subject Lands from “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1291) to “RT1 Residential Townhouse Zone”, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Site Development File DA.20.009 to facilitate the development of 30 3-storey townhouse dwelling units within 5 blocks to be accessed by a private common element road, as shown on Attachments 3 to 6.

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

The City on June 16, 2020, circulated a Notice of Public Meeting (the ‘Notice’) to all property owners within 150m of the Subject Lands and to the Millwood Woodend and Vellore Woods Ratepayers Associations. A copy of the Notice was also posted on the City’s website at www.vaughan.ca and notice signs were installed along Weston Road and Chatfield Drive in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council on July 15, 2020 ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of July 7, 2020, and to forward a comprehensive report to a future Committee of the Whole meeting. The following speakers and written submissions were received by the Development Planning Department and at the Public Meeting:

Speakers and Written Submissions

- A. Shields, KLM Planning Partners Inc., representing the Owner
- E. Volanis, email dated May 7, 2020, June 29, 2020 and July 7, 2020.

Written Submissions

- A. Caruso, email date April 17, 2020 and June 22, 2020
- Y. Zhai, email address only, email dated April 20, 2020
- S. Pellegrini, Wardlaw Place, email dated April 20, 2020
- R. Tamm and N. Tamm, dated July 7, 2020

The following is a summary of, and response to, the comments provided in the speakers and written submissions at the Public Meeting of July 7, 2020, and written submissions received by the Development Planning Department:

Lack of Commercial Development

Properties were purchased with the expectation the Subject Lands would be a future commercial development given the commercial zoning.

Response

The Development Planning Department with the Owner reviewed opportunities for commercial development at the southwest corner of Chatfield Drive and Weston Road as there is currently an open development application on that site. The Owner owns a sliver of the property at the southwest corner and has agreed to work with the landowner to the south to incorporate commercial development at the southwest corner as part of their open development applications, as shown on Attachment 2.

Traffic Congestion

The proposed Development will result in too many residential units in the area and increase traffic congestion.

Response

The Transportation Engineering department has reviewed the submitted materials including a Traffic Operation Assessment by NexTrans Consulting Engineers dated May 2020 and an Addendum letter by NexTrans Consulting Engineers dated June 2020 and have no further concerns with the proposed Development. York Region has also indicated they have no concerns.

Height, Setbacks and Privacy Concerns

The proposed 3-storey townhomes are considerably taller than the existing 2-storey homes surrounding the site. The building setbacks to the abutting residential properties are not sufficient, resulting in the loss of privacy for residents whose backyards abut the site.

Response:

The proposed exceptions to the RT1 zone as identified in Table 1 have been reviewed in consideration of the “Low-Rise Mixed-Use” designation of Vaughan Official Plan 2010 (‘VOP 2010’) and the surrounding area context. VOP 2010 permits a maximum of 4 storeys in height (equivalent of approximately 13 m in height) on the Subject Lands. The Development Planning Department supports the requested zoning exceptions as they facilitate a compact built form and conform to the policies of VOP 2010. The proposed lotting pattern and setbacks are consistent and compatible with those of the surrounding neighbourhood.

Landscaping Maintenance along Chatfield Drive

Concerns with the maintenance of landscaping fronting on Chatfield Drive. We have seen examples of townhomes with rear garage access neglecting landscaping facing the public road. Landscaping must be maintained along Chatfield Drive.

Response:

A future Draft Plan of Condominium application is required to facilitate the Development and landscaping along Chatfield Drive will be required maintenance for the condominium corporation.

The Development Planning Department on January 4, 2022 mailed and emailed a non-statutory courtesy notice of this Committee of the Whole meeting to all individuals who made a deputation before the Committee of submitted written correspondence to the City regarding the Applications.

Previous Reports/Authority

Previous reports related to the Applications are available at the following web link:
[July 7, 2020 Committee of the Whole Public Meeting \(Item 3, Report 32\)](#)

Analysis and Options

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. 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 Sections 1.1.3 regarding settlement areas being the focus of development based on densities and land uses to efficiently use land and Section 1.4.1 to provide for a range of housing types and densities required to meet projected requirements of current and future residents.

The Applications conform to the “Low-Rise Mixed-Use” land use designation in VOP 2010 and will facilitate the appropriate development of the Subject Lands which are located within a settlement area. The residential townhouse dwellings make more efficient use of the Subject Lands than the nearby lower-density housing types and contribute to the mix of housing options available in the community while also being compatible with the existing built form. On this basis, the Applications are consistent with the PPS.

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (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 to, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan specifically Section 2.2.1.2 directing growth to settlement areas having existing or planned municipal water and wastewater systems and Section 2.2.1.4 providing a diverse range and mix of housing options to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. The Development proposes a built form that would utilize the Subject Lands more efficiently, make efficient use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives. Accordingly, the Development conforms to and does not conflict with the Growth Plan.

The Development conforms to the York Region Official Plan, 2010 ('YROP')

The York Regional Official Plan, 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by 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." It also states that "the mix and ranges of housing shall be consistent with Regional forecasts, and intensification and density requirements." Section 7.2.53 of the YROP 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 a public local street, being, Chatfield Drive.

YROP 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 in the community, including the mix and range of housing types and lots and unit sizes, and provides access to the Development

by a public local street. In consideration of the above, the Development conforms to the YROP.

The Development conforms to Vaughan Official Plan, 2010

The Subject Lands are located within a “Community Area” and designated “Low-Rise Mixed-Use” by VOP 2010 with a site-specific maximum height of 4 storeys and a maximum density of 1.5 times the area of the lot. This designation permits the proposed 3-storey townhouse dwellings with the proposed density of 0.76 times the area of the lot.

The Development is subject to Policy 9.2.3.2 of VOP 2010, as amended by Official Plan 15 (‘OPA 15’). Policies 9.2.3.2 a), c), d) and e) provide the following development criteria for townhouses:

- 3-storeys in height and part of a row of at least three but no more than six attached residential units
- The scale, massing, setback, and orientation of new townhouses will respect and reinforce the scale, massing, setback, and orientation of other built and approved development in the surrounding area
- Townhouses shall generally front onto a public street. Where a townhouse end unit does not front a public street but flanks a public street, the flanking unit(s) shall provide a front-yard and front-door entrance facing the public street
- The facing distance between blocks of Townhouses that are not separated by a public street should generally be a minimum of 18 metres in order to maximize daylight, and enhance landscaping treatments and provide privacy for individual units

The Development conforms to the criteria outlined above. The townhouses are 3 storeys in height and are in a row of no more than six (6) attached residential units in a block. The facing distance between the townhouses facing the common element road meets the minimum requirement of 18 m. Townhouse Blocks 4 and 5 will front onto Chatfield Drive and have direct access to the public street. Townhouse Blocks 1, 2, and 3 fronts onto the common element road, which meets the minimum 8 m width required for a public road rather than the minimum 6 m width required for a private road, includes a sidewalk on one side and enhanced landscaping to create an attractive street frontage that is complementary to the surrounding neighbourhood. Townhouse Blocks 3 and 4 provide a front door entry, yard, and façade enhancements facing Weston Road. The Applications will facilitate a townhouse development consistent in scale and built form with the surrounding area and the policies set out in the “Low-Rise Mixed-Use” designation of VOP 2010. In consideration of the above, the Development conforms to VOP 2010.

The proposed modifications to the Block 40 (South) Plan are in accordance with VOP 2010

Vaughan Council on April 24, 2006, approved the Block 40 (South) Plan which includes the Subject Lands. The Block Plan provides the basis for the land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 40 in order to manage growth.

The Subject Lands are designated “Local Commercial” as shown on Attachment 7. The Owner proposes modifications to the approved land use designations of the Block 40 (South) Plan and will be required to amend the Block 40 (South) Plan to redesignate the Subject Lands to “Low Density Residential”. The proposed modifications conform to VOP 2010. The Block Plan must be updated to address the modifications should the Applications be approved. A condition to this effect is included in Attachment 1.

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

The Subject Lands are zoned “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” and subject to site-specific Exception 9(1291) as shown on Attachment 2.

The Owner is proposing to rezone the Subject Lands to “RT1 Residential Townhouse Zone”, without the Holding Symbol “(H)” 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 the RT1 Residential Townhouse Zone Requirements
a.	Definition of a “Lot”	Means a parcel of land fronting on a street separate from any abutting land to the extent that a consent contemplated by Section 50 of the <i>Planning Act</i> , R.S.O.1990, c. P. 13. would not be required for its conveyance	Means a parcel of land fronting on a public or private street
b.	Definition of a “Porch, unenclosed	Means a platform with or without a foundation and with at least two sides open and is	Means a platform with or without a foundation and with at least one side open and is uncovered

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
	(covered or uncovered)”	uncovered or covered by either a roof, balcony, or enclosed space or room, with or without a foundation	or covered by either a roof, balcony or enclosed space or room, with or without a foundation
c.	Definition of a “Street”	Means a street under the jurisdiction and assumed by the City or being constructed under an Agreement with the City	Means a street or private road under the jurisdiction assumed by the City, or being constructed as a private road, owned and maintained by a Condominium Corporation on behalf of the unit Owners under an Agreement with the City
d.	Definition of a “Street Line”	Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street	Means the dividing line between a lot and a street or private road or the dividing line between a lot and a reserve abutting a street or private road
e.	Definition of a “Dwelling, Street Townhouse”	Means a townhouse dwelling where each dwelling unit is situated on its own lot and abuts a public street	Means a townhouse dwelling where each dwelling unit is situated on its own lot and abuts a public or private street
f.	Minimum Lot Area	162 m ² / unit	144 m ² / unit
g.	Minimum Lot Frontage	6.0 m / unit	5.5 m / unit
h.	Minimum Lot Depth	27 m	26 m
i.	Minimum Front Yard	4.5 m	4.25 m - Block 3 4.12 m - Block 4 4.15 m - Block 5
j.	Minimum Rear Yard	7.5 m	6.3 m - Block 5
k.	Minimum Exterior Side Yard	4.5 m	2.4 m - Block 3 3.5 m - Block 4 3.5 m - Block 5

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
l.	Minimum Sight Triangle Setback	3.0 m	2.4 m - Block 3
m.	Maximum Building Height	11.0 m	12.0 m
n.	Maximum Driveway Width	Not identified for lots with a 5.5 m frontage	3.5 m for lots with a 5.5 m frontage

The Development Planning Department supports the rezoning of the Subject Lands to “RT1 Residential Townhouse Zone”, as the proposed use, building type, building height, and density conforms to the “Low-Rise Mixed-Use” designation of VOP 2010. The requested amendments facilitate a development that appropriately intensifies the Subject Lands with a built form that is considered to be compatible with the surrounding community, by implementing zoning standards comparable to those of the existing townhouse dwellings adjacent to and in the vicinity of the Subject Lands.

The requested zoning exceptions identified in Table 1 facilitates a compact built form consistent with the policies of the PPS and conforms to the Growth Plan and YROP 2010 and maintains the intent of VOP 2010. Accordingly, the Development Planning Department can support the site-specific exceptions identified in Table 1.

Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law (“By-law 1-21”). A notice of the passing was circulated on October 25, 2021 in accordance with the Planning Act. The last date for filing an appeal to the OLT in respect of By-law 1-21 was November 15, 2021. By-law 1-21 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 1-21 is in force, the Owner will be required to demonstrate conformity with both By-law 1-21 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 1-21 applies.

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

Section 45 (1.3) 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 was amended. The *Planning Act* also permits Council to pass a

resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment.

Should Council approve Zoning By-law Amendment File Z.20.003, the Development Planning Department has included a Recommendation to permit the Owner to apply for Minor Variance application(s), if required, in advance of the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

The conditions required to remove the Holding Symbol “(H)” from the Subject Lands have been satisfied

The Subject Lands are zoned “C3(H) Local Commercial Zone” with the Holding Symbol “(H)” subject to site-specific Exception 9(1291) by Zoning By-law 1-88. Exception 9(1291) states that a By-law to remove the Holding Symbol “(H)” from the Subject lands shall not be enacted until such time as the following conditions have been satisfied:

- i. The Region of York shall advise, in writing, that it is no earlier than six (6) months to the expected completion of the Bathurst Langstaff Trunk Sewer; or
- ii. The City of Vaughan shall approve a transfer of water supply and sewage servicing allocation to Phase 1 that is not dependent upon the construction of infrastructure; or,
- iii. The Regional Commissioner of Transportation and Works shall confirm water supply and sewage servicing capacity for Phase 1 by a suitable alternative method and the City of Vaughan shall allocate sufficient water supply and sewage servicing capacity to Phase 1.

The Development Planning Department recommends the Holding Symbol “(H)” be removed from the Subject Lands as the Development Engineering Department has confirmed sufficient servicing capacity is available for the Development from the York Sewage Servicing / Water Supply System for a total of 30 residential townhouse units and will be confirmed through Vaughan Council’s approval of the Recommendations included in this Report.

Therefore, the Subject Lands can be zoned “RT1 Residential Townhouse Zone” without the Holding Symbol “(H)”.

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 including landscape maintenance, and to secure appropriate conditions of

Draft Plan of Condominium approval. A Part Lot Control Application will also be required to create individual lots tied to the common element condominium ('Parcels of Tied Land') for future ownership.

The Development Planning Department has no objection to the Development, subject to conditions

Site Plan

The Development consists of 30 3-storey townhouse dwelling units within 5 blocks accessed a private condominium road as shown on Attachments 3 to 6. Two parking spaces are provided for each townhouse unit and a total of 8 visitor parking spaces are provided for the Development. Amenity space for the townhouse dwellings is provided by private balconies and ground level rear patios. The private condominium road is accessed from Chatfield Drive and ends with a 3 point-turnaround. Pedestrian walkways are provided throughout the site as well as a walkway connection to Weston Road. Direct access to Chatfield Drive is provided for townhouse Blocks 4 and 5.

Landscape Plan

The proposed landscape plan shown on Attachment 4 consists of a wide variety of deciduous and coniferous trees and shrub planting. Hard landscaping in the form of decorative unit concrete paving is provided for the entire 3 point-turnaround at the end of the private condominium road. The frontage along Weston Road has significant amount of landscaping along with the existing metal fence. There is also a masonry entry feature located at the southeast corner of the site. The final landscape plan shall be prepared to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

Building Elevations

Attachments 5 and 6 show the typical building elevations of a townhouse block with front garage access and a townhouse block with rear garage access. The building elevations consist of asphalt shingles, stone veneer, brick, precast concrete in a variety of colours, and aluminum and woodgrain siding. The Development facilitates variation between the different townhouse blocks through materials and colours. The final building elevations shall be to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

Sustainability Performance Metrics

The Sustainability Performance Metrics (SPM) Threshold scores are applicable to Site Plan Applications. The SPM tool submitted in support of this application achieved a score of 31 (bronze level).

Cultural Heritage

The Subject Lands do not lie in an area of archaeological potential but is located adjacent to an active archaeological site and consideration of archaeological potential shall be maintained. As such, the standard archaeological clauses shall be included in the Site Plan Letter of Undertaking as indicated in Attachment 1.

The Policy Planning and Special Programs ('PPSP') Department has no objection to the approval of the Development, subject to conditions

The Subject Lands are not located in the vicinity of any natural heritage features. As such, the PPSP Department defers to Urban Design and Forestry staff regarding individual tree removals. A condition to this effect is included in Attachment 1. It should also be noted that the Owner is required to abide by the *Endangered Species Act and the Migratory Birds Convention Act*.

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

The Development Engineering ('DE') Department has reviewed the Applications and provides the following comments, in addition to the corresponding conditions of Site Plan Approval included in Attachment 1:

Road Network

The Applicant has submitted a Transportation Study completed by NexTrans Consulting Engineers dated January 21, 2020. Overall, the DE Department can accept the findings of the report as the Development is anticipated to introduce an acceptable transportation impact. Access to the Development is proposed on Chatfield Drive. The townhouse dwellings units will be accessed by the private condominium road which will extend through the Subject Lands, terminating with a 3-point turnaround facility. Development Engineering concurs with the overall traffic operation assessment report as presented by NexTrans Consulting Engineers and have no objections.

Municipal Servicing

The Owner submitted a Functional Servicing and Stormwater Management Report (FSR), dated April 2021 prepared by Schaeffer & Associates Ltd. in support of the Development. The FSR outlines how the Development can be serviced in accordance with the current design criteria. The report demonstrates that servicing is available and can adequately accommodate the Subject Lands. The Development Engineering Department has reviewed the report and has no objections to the proposed servicing, subject to addressing comments and conditions.

Water Supply

The water servicing for the Subject Lands will be provided from existing municipal watermain on Chatfield Drive. The subject lands have been pre-serviced as part of the Belmont Residential Subdivision. The provided watermain analysis concludes that the watermain provides adequate flows and pressures to service the Subject Lands. The Development Engineering Department has reviewed the provided Servicing Plan and in general, has no objections to the proposed water servicing, subject to addressing comments.

Sanitary Servicing

The proposed sanitary sewer system will discharge to the existing municipal sanitary sewer on Chatfield Drive. A sanitary downstream capacity analysis was completed, and it has been demonstrated that the existing sanitary system has sufficient capacity. The Development Engineering Department has reviewed the provided Servicing Plan and in general, has no objections to the proposed sanitary servicing, subject to addressing comments.

Stormwater Management

The proposed storm sewer system will outlet to the existing Stormwater Management Pond 1 southwest of the Subject Lands. The existing SWM pond 1 was designed to provide water quality, erosion, and quantity controls for flows for the subdivision including the Subject Lands. The site had proposed two options to manage the stormwater generated from the Subject Lands and the City has requested that the option with an orifice tube to be utilized to control the stormwater run-off from the Subject Lands. Stormwater drainage would ultimately be collected onsite and discharged at the approved control manhole location. The 5 mm retention for water balance will be achieved through infiltration trenches along the north boundary of the site. The Development Engineering Department has reviewed the provided Stormwater Management Report and Servicing Plan and in general, has no objections to the proposed sanitary servicing, subject addressing comments.

Sewage and Water Allocation

On December 15, 2020, Vaughan Council endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy. Accordingly, servicing capacity to Site Plan Development Application DA.20.009 is available and unrestricted. Servicing capacity shall be reserved for 30 dwellings units (92 persons equivalent). Therefore, a resolution to allocate servicing capacity to Site Plan Development Application DA.20.009 is included in the Recommendations of this report.

Lot Grading and Drainage

The Subject Lands have three constructed buildings with the west portion of the site primarily undisturbed. Majority of the Subject Lands will be captured onsite and conveyed directly to the existing storm sewer on Chatfield Drive. The Development Engineering Department has reviewed the provided Grading Plan and in general, has no objections to the proposed grading, subject to addressing comments.

Noise and Vibration Attenuation

The Owner submitted a Detailed Environmental Noise Report, prepared by Jade Acoustics Inc, dated December 19, 2019. The report concludes that the site is subject to noise from road traffic on Weston Road and Chatfield Drive. The site will not be impacted by aircraft, rail traffic or industrial operations. The DE Department concurs with the findings of the report. The City shall ensure the noise control measures and clauses shall be included within the Site Plan Letter of Undertaking and future offers of purchase/sale.

Environmental Engineering

The Owner submitted a Phase One Environmental Site Assessment (ESA), prepared by Fisher Environmental Ltd. dated November 1, 2019 as well as a Record of Site Condition, Reliance Letter, and Organochlorine Pesticide 3 Survey Report prepared by Fisher Environmental Ltd. dated September 24, 2019 to be reviewed by the Development Engineering Department. The ESA findings did not identify any contaminants of concern in soil or groundwater. Based on the submitted documentation, the Development Engineering Department has no further comments or requirements and has no objections to the Development.

The Environmental Services Department, Solid Waste Management Division has no objection to the Development, subject to conditions

The Waste Management Division has reviewed the proposed Development and is satisfied with the truck maneuvering plan and the proposed private curbside collection for garbage and recycling. The Owner shall resubmit the Waste Collection Design Standards using the latest version to the satisfaction of the Waste Management Division and a condition to this effect is included in Attachment 1.

Development Charges for the Development 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. The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential high density dwelling unit in accordance with the City's Woodlot Acquisition Front-end

Agreement. A clause for the payment of Development Charges and the Woodlot charge are included as a standard condition in the Site Plan Letter of Undertaking.

The Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the approval of the Development

The PIPD Department has no objection to the Development subject to confirmation of meeting the cash-in-lieu of Parkland Dedication requirements to be provided to the satisfaction of the Real Estate Department.

Cash-in-Lieu of the Dedication of Parkland is required

The Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% 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 Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in Attachment 1.

The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Development, subject to conditions

The Forestry Operations Division has reviewed the Arborist Report and a Tree Inventory and Preservation Plan prepared by Cosburn Nauboris Ltd. which identifies the number, species, condition, and size (diameter) of the existing private trees proposed to be preserved or removed from the Subject Lands.

Two private trees over 20 cm in diameter and two city-owned trees are requested for removal. The Forestry Operations Division is satisfied with the 3 replacement trees for the removal of the two private trees. The two city trees are to be compensated in the form of cash-in-lieu to the City in accordance with Tree By-law 052-2018 and the City's Tree Protection Protocol.

A Private Property Tree Removal and Protection Permit will be required, and Tree Protection Fencing is to be installed and inspected prior to any site work to minimize the impact on the trees to be preserved.

The Forestry Operations Division of the Parks, Forestry and Horticulture Operations Department has no objection to the Development subject to the Owner obtaining the required Tree Removal Permit and informing the Forestry Operations Division once tree protection measures have been installed for inspection and approval according to City specifications. A condition to this effect is included in Attachment 1.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Applications, subject to conditions

The subject property is located within the WHPA-Q2 area and the Site Development Application requires the submission of a site-specific water balance assessment.

The Functional Servicing Report, prepared by Schaeffers Consulting Engineers, dated November 2019, and Water Balance Analysis, prepared by Fisher Environmental Ltd., dated October 9, 2019 each included water balance assessment information. TRCA staff have reviewed the water balance component of the reports and are satisfied with the analysis and mitigation strategy proposed. As such, it is the opinion of TRCA staff that the proposed development meets the intent of the policies of the Source Protection Plan. The Owner shall carry out the water balance mitigation strategy as describe in the above Functional Servicing Report. A condition to this effect is included in Attachment 1.

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

Bell Canada, Alectra Utilities Corporation, and Enbridge Gas Inc. have no objections to the Development, subject to the Owner coordinating servicing connections and easements prior to the commencement of any site works. A condition to this effect is included in Attachment 1 of this report. Rogers Communications also has no objection to the proposed Development.

Canada Post has no objection to the Development, subject to conditions

Canada Post Corporation has reviewed the Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. The Applicant should contact Canada Post during the design stage of the Development to determine a suitable permanent location for the placement of the Community Mailboxes. Canada Post has no objection to the Applications, subject to their conditions included in Attachment 1.

The School Boards have no objection to the Development

The York Region District School Board and the York Catholic District School Board have advised they have no comments or objections to the Development.

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications and submission materials have been circulated to York Region Community Planning and Development Services Department for review and comment.

York Region has no objections to the Applications, subject to the Owner satisfying the conditions in Attachment 1.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment and Site Development Files Z.20.003 and DA.20.009, in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, comments received from City Departments, external public agencies and the surrounding area context.

The Development Planning Department is satisfied that the Applications are consistent with the PPS, and conform to the Growth Plan, the YROP 2010 and VOP 2010. and are compatible with the surrounding area context. In consideration of the above, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report and the Conditions of Site Plan Approval set out in Attachment 1.

For more information, please contact Jennifer Kim, Planner, Development Planning Department, extension 8645.

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Proposed Zoning and Site Plan
4. Proposed Landscape Plan
5. Elevations – Typical Building Facing Chatfield Drive (Block 5)
6. Elevations – Typical Building Facing Condominium Road (Block 1)
7. Block 40 (South) Plan

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