

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

Item 8, Report No. 2, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 24, 2017.

8

**ZONING BY-LAW AMENDMENT FILE Z.14.072
DRAFT PLAN OF SUBDIVISION FILE 19T-14V011
1539028 ONTARIO INC.
WARD 1 - VICINITY OF KIRBY ROAD AND KIPLING AVENUE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated January 17, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.14.072 (1539028 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" and RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", being Lots 18-26 and Blocks 37 and 38 on the plan, until such time as additional lands are acquired from the adjacent landowner to the west to complete the full storage stormwater management pond. The Holding Symbol "(H)" will apply to these lots until this pond is designed, constructed and functioning to the satisfaction of the City.
3. THAT Draft Plan of Subdivision File 19T-14V011 (1539028 Ontario Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision consisting of 36 lots for detached dwellings, valleylands, lands for a Hydro Corridor and landscape buffer area as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
4. THAT Vaughan Council adopt the following resolution with regard to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol:

"IT IS HEREBY RESOLVED THAT Draft Plan Development File 19T-14V011 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 36 residential units (129 persons equivalent)".

5. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V011 (1539028 Ontario Inc.), shall include the following clause:

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"The Owner shall dedicate land or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment."

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.2: To promote reduction of greenhouse gas emissions in the City of Vaughan
- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- trees that will provide shade to pedestrians and dwellings, creating a cooling effect;
- hardy drought tolerant trees and shrubs that will be resistant to environmental stresses, including disease, pests, road salt, and vehicular emissions, and do not require applications of pesticides, herbicide, fertilizers and other chemicals to survive;
- the restoration and enhancement of elements of the natural heritage system;
- multi-use path and pedestrian infrastructure which supports walking, cycling and accessibility to open space;
- building materials including low volatile organic compounds (VOC) paint, varnishes, stains and sealers; energy efficient appliances, windows, exhaust fans, and furnaces;

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- upgraded building envelope with higher recycled insulation and upgrade roof shingles; and,
- the use and installation of low flow fixtures such as shower heads, faucets and toilets.

Economic Impact

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

Communications Plan

On March 20, 2015, a Notice of Public Hearing was circulated to all property owners within an expanded polling area shown on Attachment #2, and to the Kleinburg and Area Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of April 14, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on April 21, 2015.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.14.072 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone subject to Exception 9(702) to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-14V011 to facilitate the proposed residential plan of subdivision, as shown on Attachment #4, consisting of the following:

Lots 1-34 (minimum 11.6 m frontage lots for detached dwellings)	1.542 ha
Blocks 35-38* for Single Detached Dwellings	0.157 ha
Blocks 39-40 Hydro Corridor	1.469 ha
Block 41 Storm Water Management Pond	0.038 ha
Blocks 42-43 Valleylands	9.286 ha
Blocks 44-45 Landscape Buffer	0.062 ha
Blocks 46-47 Road Widening (Kirby Road)	0.099 ha
Blocks 48-57 0.3 m Reserve	0.009 ha
Block 58 Open Space Buffer	0.140 ha
Roads (Street "1" and "2")	1.029 ha
TOTAL AREA	13.831ha

* Blocks 35-38 are 4 part lots which are considered as 2 lots for final calculation

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Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a residential plan of subdivision consisting of 36 lots for detached dwelling units, as shown on Attachment #4. A Provincially significant wetland on the property and lands identified for protection will be deeded into public ownership as a condition of development approval. The Vaughan Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications because they implement Vaughan Official Plan 2010 (VOP 2010) and the development proposal is compatible with the approved and planned land uses in the surrounding area.

Location

The 13.831 ha subject lands shown on Attachments #2 and #3 are located on the south side of Kirby Road, west of Kipling Avenue (Part of Lot 30, Concession 8) within Planning Block 55, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Greenbelt Plan

A portion of the subject lands are located within the Greenbelt Plan and are designated "Core Feature" by City of Vaughan Official Plan 2010 (VOP 2010) as shown on Attachment #4.

The subject lands contain a Provincially Significant Wetland (PSW 60), as shown on Attachment #4 that connects to PSW 59 located west of the subject lands. PSW 60 has been identified to support provincially significant fauna and functions as a breeding area for amphibians and is a habitat for birds (Eastern Meadowlark and Bobolink) identified as threatened under the Ontario *Endangered Species Act (2007)*.

VOP 2010 Vol. 1, Section 3.2.3.10 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or Toronto and Region Conservation Authority (TRCA) as a condition of development approval. To enable comprehensive management, such features shall be brought into public ownership to ensure their continued protection and management. These lands will be rezoned from A Agricultural Zone to OS1 Open Space Conservation Zone and will be deeded into public ownership. A condition to this effect has been included in Attachment #1.

Vaughan Official Plan 2010 (VOP 2010) and Block 55 Plan

The subject lands are designated "KN Low-Rise Residential I", "Natural Areas", "Agricultural" and "Utility Corridor" by the North Kleinburg-Nashville Secondary Plan (NKNSP), which forms part of Volume 2 of the VOP 2010, and was approved by the Ontario Municipal Board (OMB) on November 4, 2012.

The NKNSP establishes 3 new neighbourhoods (Village of Nashville, Huntington Road Community, and Kipling Avenue Community) within the Secondary Plan area. The subject lands are located in the Kipling Avenue Community Neighbourhood. The Neighbourhood Development objectives of the NKNSP are to create an urban environment that provides for safe, functional and attractive residential/mixed-use neighbourhoods, while accommodating a projected development potential of approximately 1,650 new dwelling units through the entire developable land area of the NKNSP. Further, each new neighbourhood must be cohesive and complete, with a mix of housing types, land-uses and activities. The NKNSP projects a density target of 30 residents and jobs per hectare for the Kipling Avenue Community Neighbourhood.

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The proposed Draft Plan of Subdivision forms part of the Block 55 Plan (Attachment #6), which provides for the development of a cohesive and complete community, with a mix of land-uses, housing types and activities, and an overall density of 34.8 persons and jobs per hectare. The proposed Draft Plan of Subdivision conforms to the NKNSP and to the Block 55 Plan, which was approved by Vaughan Council on May 27, 2014.

The “KN Low-Rise Residential I” designation permits single family detached dwelling units with a maximum building height of 3 storeys. The applications are for a zoning amendment and draft plan of subdivision which proposes single detached dwelling units with a maximum height of 3 storeys. Therefore, the proposed development conforms to VOP 2010.

Zoning By-law

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, as shown on Attachment #3. In order to implement the proposed draft plan of subdivision shown on Attachment #4, an amendment to Zoning By-law 1-88 is required. Specifically, the Owner is proposing to rezone the subject lands from A Agricultural Zone to RD3 Residential Detached Zone Three having a lot frontage of 12m, RD4 Residential Detached Zone Four having a lot frontage of 9.75m, RD3(H) Residential Detached Zone Three with the addition of the Holding Symbol “(H)”, RD4(H) Residential Detached Zone Four with the addition of the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific zoning exceptions identified in Table 1 of this report.

Lots 18-26 inclusive and Blocks 37 and 38 will be zoned with the Holding Symbol “(H)” as these lands will be used as an interim stormwater management pond for the remaining subdivision, as shown on Attachment #5. This is further discussed in the Development Engineering and Infrastructure Planning Department section of the report.

Table 1

	Zoning By-law 1-88 Standard	By-law 1-88, RD3 and RD4 Residential Detached Zone Requirements	Proposed Exceptions to RD3 and RD4 Residential Detached Zone Requirements
a.	Definitions	Zoning By-law 1-88 does not contain a definition for a “Hydro-Gas Meter Screen”	“Hydro-Gas Meter Screen”- Means a structure, not being a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of hydro meter or gas meter utilities.
b.	Permitted Yard Encroachments and Restrictions	i) The following are not permitted Yard Encroachments: <ul style="list-style-type: none">• Fireplaces• Pilasters• Hydro-Gas Meter Screen	i) Permit fireplaces, pilasters and hydro gas meter screens, as permitted 0.5 m yard encroachments.

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		<ul style="list-style-type: none"> • Covered and/ or unenclosed porches with or without foundations and/or balconies <p>ii) Exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m</p>	<p>ii) Permit bay or box window projection constructed with or without footings shall be permitted to encroach into the required front, exterior side or rear yard by 0.6m.</p> <p>iii) Permit an unenclosed porch (covered or uncovered) to encroach to a maximum of 2.5 m into a rear yard, and eaves, gutters and steps may encroach an additional 0.5m.</p>
c.	Minimum Interior Side Yard	<p>1.2 m; and,</p> <p>3.5 m (abutting a non-residential use such as a walkway, greenway, buffer block or stormwater management pond)</p>	<ul style="list-style-type: none"> • The minimum interior side yard setback shall be 1.2m, which may be reduced to 0.6m, provided the 0.6m yard abuts an adjacent interior side yard of 1.2m. This provision shall not apply to lands abutting a non-residential use. • The minimum interior side yard setback abutting a non-residential use shall be 1.2 m. • Lot '1', as shown on Attachment #5, shall have a minimum interior side yard setback of 1.2 m on one side and 7.5 m on the other side.
d.	Minimum Exterior Side Yard to a Sight Triangle	3 m	1.5 m

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e.	Minimum Rear Yard	7.5 m	3.5 m for Lot 1, as shown on Attachment #5
f.	Minimum Lot Depth	27 m	<ul style="list-style-type: none">• Lot 1 - the minimum lot depth shall be 20 m, provided the Lot frontage is a minimum of 26 m• Lot 2 - the minimum lot depth shall be 26 m
g.	Minimum Interior Garage Dimension (For Lots Greater than 11.99 m Frontage)	5.5 m	3 m
h.	Minimum Parking Requirement (For Lots Greater than 11.99 m Frontage)	3 parking spaces	2 parking spaces

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RD3 Residential Detached Zone Three and RD4 Residential Detached Zone Four for the following reasons:

a) New Definition and Permitted Yard Encroachments

The Owner is proposing to permit additional building elements to encroach not more than 0.5 m into a required yard, including fireplaces, pilasters, Hydro-Gas meter screens, covered and unenclosed porches and/or balconies with or without foundations, whereas Zoning By-law 1-88 does not permit these items to encroach into the required yard. The Owner is also proposing to define a “Hydro-Gas Meter Screen” because Zoning By-law 1-88 does not currently define this element. The Owner is requesting a standard encroachment permission of 0.5 m for these additional building elements.

In addition, the Owner is also proposing to permit an unenclosed porch (covered or uncovered) to encroach 2.5 m with an additional encroachment of 0.5 m for the eaves, gutter and steps into a required rear yard. The additional encroachment permission for exterior stairways will not negatively impact any adjacent properties and will facilitate the design and development of the future single detached dwellings.

b) Setbacks and Lot Depth Exceptions

The reduction to the minimum interior side yard setback for lots abutting a walkway, greenway, buffer block or stormwater management pond will facilitate the appropriate development of the lands, in accordance with the approved Block 55 East Plan, and associated Urban Design and Architectural Design Guidelines. In addition, the Vaughan Parks Development Department and

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the TRCA have advised that the proposed reduction to a 1.2 m side yard setback can be supported as it will not negatively impact any adjacent OS1 Open Space Conservation zoned lands.

The proposed exception to permit an interior side yard setback of 0.6 m to abut another interior side yard of 1.2 m will facilitate the pairing of driveways, which is a design feature that was approved through the Block 55 East Plan Urban Design Guidelines.

The exceptions to Lots 1 and 2 are due to the configuration of the lot and will not negatively affect any adjacent lands.

c) Garage Size and Parking Space

The proposal to permit a reduced garage width for the lands to be zoned RD3 Residential Detached Zone Three, with a lot frontage greater than 11.99 m, allows for a single car garage having a width of 3 m, which is similar to the neighbouring lots that will be zoned RD4 Residential Detached Zone Four. In addition, the Owner has indicated that they would like to provide future purchasers the option of selecting a dwelling with a single car garage or a double car garage.

The Vaughan Planning Department has no objections to the proposed zoning exceptions to the RD3 and RD4 Zone standards.

Subdivision Design

The 13.831 ha draft plan of subdivision, shown on Attachment #4, includes a mid-block collector road, Kleinburg Summit Way, having a right-of-way width of 23 m. Kleinburg Summit Way will accommodate pedestrian movement, transit vehicles, and cycling through appropriate cycling crossing signage and pavement markings.

Two municipal rights-of-way are included in the draft plan of subdivision. Kleinburg Summit Way is parallel to the existing Hydro Corridor that is located on the western boundary of the draft plan area, shown as Blocks 39 and 40 on Attachment #4. Silver Morning Court runs east and west and will traverse the Hydro Corridor. The Hydro Corridor will accommodate Hydro-One transmission towers and an at-grade multi-modal form of movement (multi-use path). The lands are zoned OS2 Open Space Park Zone however, Block 58 will be zoned OS1 Open Space Conservation Zone and will be deeded into public ownership as this is a vegetative protection zone from the Provincial Significant Wetland to the west of the subject lands, as shown on Attachment #5.

Attachment #4 illustrates Block 41 (0.038 ha) that will be added to a Stormwater Management Block on the abutting lands to west, abutting the Hydro Corridor, south of Silver Morning Court (Attachment #6).

Blocks 42 and 43, as shown on Attachments #4 and #5, are valley lands. Since the public hearing the applicant has amended the plan so that these blocks are now included in the draft plan of subdivision. Blocks 42 and 43 will be deeded into public ownership upon registration of the plan.

The proposed Draft Plan of Subdivision will be consistent with the Vaughan Council approved Block 55 (Kipling Avenue Community Neighbourhood) Urban Design Guidelines, prepared by John G. Williams Architect Ltd. A condition to this effect is included in Attachment #1a).

The Vaughan Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #4, subject to the Conditions of Approval in Attachment #1a).

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Developer's Group Agreement

A condition of approval is included in Attachment #1a) requiring the Owner to execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces for Block 55 East. The Owner must satisfy all requirements of the Block 55 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 55 Trustee and the City of Vaughan.

Development Engineering and Infrastructure Planning (DEIPS) Department

The DEIPS Department has reviewed the proposed Draft Plan of Subdivision and supporting documents and has provided the following comments, which form the conditions of approval in Attachment #1:

a) Road Network

The subject Draft Plan of Subdivision is bounded on the east side by Kipling Avenue, Kirby Road on the north side and Monarch Castlepoint Kipling North Development (19T-13V009) on the south side. The proposed internal road network feeds off the boundary roads and consists of one local and one collector road to City Standards. Proposed Kleinburg Summit Way through the draft plan intersects with the existing Kirby Road right-of-way to the north and eventually will be constructed to intersect with Teston Road.

b) Sidewalk Plan

Kleinburg Summit is designed to facilitate non-automobile movement. The proposed pedestrian system will consist of an on and off road trail system that links with the proposed road network and connects to the residential community internally to community facilities, commercial blocks, recreational activities, neighbourhood park and parkettes, storm water management facilities, utility corridors, and a wider natural heritage trail (within the hydro corridor). Where possible, single loaded roads, stormwater ponds and parks have been located next to the natural features to provide pedestrian access or views into the natural areas. A central multi-use trail within the Hydro Corridor will be extended from Kirby Road to Teston Road. The internal sidewalk plan shall comply with the approved Transportation Management and Sidewalk Master Plan. Sidewalks are proposed on both sides of Kleinburg Summit Way and Silver Morning Court.

Intersection improvements are required at Kleinburg Summit Way and Kirby Road. There is no urbanization of the boundary roads required based on the MESP, TIS and TDM.

c) Water Servicing

The lands are located within the Kleinburg-Nashville Pressure District (PD KN) of the York Water Supply System. In accordance with the Block 55E MESP, the initial phases (approx. 450 units) will be serviced within the PD KN by extending the 400mm watermain on Highway 27 at Hedgerow Lane north to Kirby Road, east along Kirby Road, then south along Kleinburg Summit Way.

A secondary watermain feed for security and looping purposes will be provided via a proposed 300mm watermain connection to the existing 200mm diameter watermain on Stegman's Mill Road, east of Ravendale Court. This secondary feed will require extending a proposed 300mm diameter on Stegman's Mill Road east connecting to the proposed watermain on Kleinburg Summit Way through to the south developments.

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A connection to a future Pressure District 7 (PD7) 400mm diameter watermain on Teston Road at Pine Valley (Block 40/47N west development limit being the first intersection west of Pine Valley Drive) will be required to support future development phases.

The external watermain (Highway 27, Kirby Road, Stegman's Mill and Teston Road) is included in the Block 55 East External Services and Wastewater Pumping Station Servicing Agreement.

The new watermain along Kleinburg Summit Way will be constructed as part of the Phase I of the Monarch Castlepoint North Subdivision (File 19T-13V009).

d) Sanitary Servicing

The lands are ultimately tributary to the Jane-Rutherford Sanitary Trunk located within the Maple Service Area of the York-Durham Sewage System. The closest existing gravity sewer to the subject lands is currently located in Block 39 at Major Mackenzie Drive, west of Weston Road.

The lands will be serviced via local sanitary sewers and will discharge to a proposed sanitary pumping station (Block 55E SPS) which will be located at the northeast corner of Teston Road and Kleinburg Summit Way within the Monarch South Phase 1 lands (File 19T-13V009). A proposed sanitary forcemain from this pumping station will direct flows east to a future outlet on Teston Road near the west development limit of Block 40/47.

The ultimate sanitary sewer outlet is dependent on the construction of the future Pine Valley North Sewage Pump Station (PVNSPS) located in Block 40, southeast of Purpleville Creek, which will discharge flows to Block 39. The PVNSPS and future sanitary sewer outlet on Teston Road will be constructed in conjunction with the development of Block 40/47N.

In the event that the required infrastructure to be constructed by the Block 40/47 development is not available by the time of the Block 55E SPS and forcemain installation, the lands can be serviced on an interim basis by one of the following three options; Option 1 is to extend the sanitary forcemain along Teston Road to Pine Valley Drive, then south on Pine Valley Drive to a future gravity sewer at the west side of Block 40, approximately 900m south of Teston Road. In the event the future gravity sewer in Option "1" is unavailable, the second Option would have the forcemain extended further south on Pine Valley Drive to Major Mackenzie Drive, then east on Major Mackenzie Drive to an existing gravity sewer on Lawford Road/Fossil Hill Road. The third Option would be to extend the sanitary forcemain east on Teston Road to an existing sanitary sewer at Weston Road.

The Owner is required to enter into the Block 55 Landowners agreement and the Block 55 Trustee shall issue a clearance letter for all development plans within Block 55 and obtain clearance from Block 40/47 Trustee.

e) Storm Drainage

The lands are located within the East Humber River Subwatershed. The Block 55 East lands are traversed by three tributaries of the East Humber River; one tributary is located just outside the north east development limit of 19T-13V009 and runs southeast to an existing culvert at Kipling Avenue approximately 600m south of Kirby Road. The second tributary runs through both plans to an existing culvert at Kipling Avenue approximately 750m north of Teston Road. The third tributary is located southeast of the 19T-13V008 development limit and drains to an existing culvert on Teston Road, west of Kipling Avenue.

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The storm water management plan for the Block 55 East lands proposes a total of five storm water management facilities. The SWM facilities are proposed to control the urban storm water runoff to the target release rates established for the East Humber River watershed.

The subject lands are designed to drain to the proposed storm water management Pond 1 (SWM 1), located west of the Hydro Corridor and south of Silver Morning Court as shown on Attachment #6. However, the draft plan of subdivision to the west has not been submitted and therefore, an interim stormwater pond is needed. Lots 18-26 inclusive and Blocks 37 and 38 on the subject lands will be zoned with the Holding Symbol “(H)” as these lands will be used as an interim stormwater management pond (SWM) for the remaining subdivision (Attachment #5). The Holding Symbol “(H)” will not be removed until the subdivision to the west containing SWM 1, as shown on Attachment #6 has been approved and constructed. An equivalent of 10 Single Family Units (36 persons equivalent) will require a Holding Symbol “(H)” for this temporary SWM pond. The temporary SWM pond will be constructed under Phase I of the adjacent Draft Plan of Subdivision File 19T-13V009 (Monarch Castlepoint North Phase 1).

As part of the engineering design and prior to the initiation of any grading within the draft plan area, the applicant shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands. This report shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

- (i) Plans illustrating the proposed system and its connection into the existing storm system;
- (ii) Storm water management techniques that may be required to control minor or major flows;
- (iii) Detail all external tributary lands, include the existing development(s); and
- (iv) Proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

The municipal servicing design shall conform to the approved Block 55 East Block Plan and MESP. The Owner shall confirm they are in good standing with the Block Trustee

f) Sewage and Water Allocation

The City’s latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the several years. Accordingly, servicing capacity for the subject development is available and unrestricted.

Therefore, the following resolution to allocate capacity to the subject development may be recommended for Council approval:

“THAT Draft Plan Development File 19T-14V011 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 36 residential units (129 persons equivalent)”.

*10 units (36 persons equivalent) shall have a Holding Symbol “(H)” placed on them as well as a “no pre-sale” agreement.

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g) Environmental Noise Impact

As noted in the preliminary noise report, the Owner is required to submit a noise report for review and approval by the City as part of the detailed engineering submission. The City requires all dwelling units that abut or face an arterial road such as Kipling Avenue, Teston Road, and Kirby Road be constructed with mandatory central air-conditioning. The preliminary noise report proposes additional measures to mitigate noise by constructing an acoustic barrier and berm, air conditioning and potentially upgraded building components such as windows.

h) Street-lighting

The street lighting shall meet the City criteria within the draft plan. The intersection of Kleinburg Summit Way and Kirby Road shall be illuminated to the City standards.

Draft Plan Comments

The following comments must be addressed prior to the registration of the proposed Draft Plan of Subdivision:

- i) The temporary cul-de-sac should be provided on the south end of Kleinburg Summit Way and west end of Silver Morning Court.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the draft plan of subdivision and have advised the draft plan of subdivision application is located within Planning Block 55, which was the subject of an archaeological assessment.

All the archaeological reports submitted as part of the Block 55 Plan approval recommended that all areas assessed for archaeological resources be considered free of further archaeological concern. As such, the Urban Design and Cultural Heritage Division does not have any further comments and have requested that the standard archaeological clauses apply, which are included as conditions of approval in Attachment #1.

Vaughan Parks Development Department

The Vaughan Parks Development Department has reviewed the proposal and is satisfied with the draft plan of subdivision, subject to the conditions of approval included in Attachment #1.

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department has advised that the Owner shall dedicate land or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-Lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. This condition is included in the recommendation of this report.

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Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed Draft Plan of Subdivision and have advised that they have no objection subject to their conditions contained in Attachment 1c).

Hydro One

Hydro One has no objections to the proposed development subject to their conditions contained in Attachment 1d).

School Boards

The York Region District School Board and York Catholic District School Board have advised they have no objection to the proposal and have no conditions for the Draft Plan of Subdivision.

Bell Canada

Bell Canada has no objection to the proposal subject to the Owner confirming that there is sufficient communication infrastructure to the satisfaction of Bell Canada. This requirement is included in the Conditions of Approval in Attachment 1e).

Canada Post

Canada Post has no objection to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post. This requirement is included in the Conditions of Approval in Attachment 1f).

Enbridge Gas Distribution

Enbridge Gas Distribution advised that they have no objections to the proposal subject to their conditions contained in Attachment 1g).

PowerStream

PowerStream has no objections to the applications. The Owner is required to contact PowerStream to discuss all aspects of the proposal. This requirement is included in the Conditions of Approval in Attachment 1h).

TransCanada Pipelines Limited

TransCanada Pipelines Limited (TransCanada) have advised that they will be constructing a high pressure natural gas pipeline within the Draft Plan of Subdivision, as shown on Attachment #4 and #5. Accordingly, TransCanada has requested a setback be implemented in the amending By-law requiring that no permanent building or structure be located within 7m of the pipeline right-of-way and accessory structures being setback a minimum of 3m from the limit of the right-of-way. Staff will include this provision in the amending by-law, even though the pipeline will be located within the OS1 Open Space Conservation Zone, which does not allow for any buildings or structures. Additionally, TransCanada has requested a number of conditions to be added to the Draft Plan of Subdivision approval, which are contained in Attachment 1i).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 24, 2017

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Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy

Regional Implications

York Region has no objection to the approval of the Draft Plan of Subdivision subject to the attached Pre-Conditions and Conditions of Approval in Attachment #1b).

Conclusion

Zoning By-law Amendment File Z.14.072 and Draft Plan of Subdivision File 19T-14V011, if approved, would facilitate the development of the subject lands with lots for 36 detached dwelling units subject to satisfying the requirements for the removal of the Holding Symbol ""(H)" identified in this report. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #4, and the proposed zoning and site-specific exceptions will result in a residential development that is appropriate and compatible with the permitted uses in the surrounding area. The Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and the Draft Plan of Subdivision applications, subject to the recommendations in this report and the Conditions of Approval as set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-14V011
5. Proposed Zoning
6. Approved Block 55 Plan (File: BL.55.2013)

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)