

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 21, 2017

Item 4, Report No. 10, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 21, 2017.

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**ZONING BY-LAW AMENDMENT FILE Z.15.040
DRAFT PLAN OF SUBDIVISION FILE 19T-15V006
NASHVILLE DEVELOPMENTS (NORTH) INC.
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

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 March 7, 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.15.040 (Nashville Developments (North) Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from A Agricultural Zone to OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)", and RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)", in the manner shown on Attachment #4, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V006 (Nashville Developments (North) Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of 32 lots for detached dwellings and 13 part blocks to be combined with future part blocks on the adjacent lands to create full lots for future detached dwellings, as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V006 (Nashville Developments (North) Inc.), be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 38.5 residential units (138 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc. and the City."
4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V006 (Nashville Developments (North) Inc.) include the following clauses:
 - i) Prior to final approval of the Draft Plan of Subdivision the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 61 West to the satisfaction of the City. The agreement shall include, but not be limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 61 West. This agreement shall also provide a provision for additional developers to participate in the Developers' Group Agreement when they wish to develop their lands.
 - ii) The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's Cash-in-Lieu of Parkland Policy.

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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 1.3: 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

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 support 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:

- i) the use of low impact development (LID) measures for the development's stormwater management; the design(s) of which will be finalized through the detailed engineering of the plan of subdivision. Infiltration trenches are proposed adjacent to open spaces and watercourses resulting in a net reduction of runoff to the stormwater management ponds while enhancing the recharge of the local groundwater system and the flow of the central watercourse. The proposed lot grading, where possible, will convey overland flow to the central watercourse resulting in less treatment and adequate water supply for the watercourse and wetlands;
- ii) pedestrian and cycling connections on the multi-use paths (sidewalks and curb cycling lane on Street "A") to transit stops (90% of the planned population is to be within 500 m of a transit stop), commercial and recreational facilities;
- iii) building materials which include the use of low volatile organic compound (VOC) paints, varnishes, stains and sealers; energy efficient appliances; EnergyStar homes; and,
- iv) a homeowner education package regarding sustainable features incorporated into the development.

Economic Impact

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

Communications Plan

On October 9, 2015, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Kleinburg and Area Ratepayers Association. A copy of the Notice of Public Hearing was posted on the City's website at www.vaughan.ca; and Notice Signs were installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol.

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A Committee of the Whole (Public Hearing) was held on November 3, 2015, where the recommendation of the Committee was to receive the Public Hearing report and to forward a comprehensive technical report to a future Committee of the Whole meeting. The recommendation of the Committee of the Whole was ratified by Vaughan Council on November 17, 2015. No deputations were made at the Public Hearing and the Vaughan Development Planning Department has not received any written comments regarding the development proposal.

Purpose

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

1. Zoning By-law Amendment File Z.15.040 to amend Zoning By-law 1-88, specifically a rezone the subject lands from A Agricultural Zone to OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, RD3(H) Residential Detached Zone Three with the Holding Symbol "(H)" and RD4(H) Residential Detached Zone Four with the Holding Symbol "(H)" in the manner shown on Attachment #4, together with site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V006, as shown on Attachment #4, to facilitate a proposed residential Draft Plan of Subdivision consisting of 32 lots for detached dwellings and 13 part blocks for future detached dwellings, as follows:

Detached Residential Lots (Lots 1 to 32)	1.40 ha
Residential Part Lots (Blocks 33 to 45)	0.37 ha
Open Space (Block 46)	0.01 ha
10m wide Open Space Buffer (Block 47)	0.01 ha
CPR Greenway (Block 48)	0.19 ha
12.5m wide CPR Berm (Block 49)	0.14 ha
0.3m Reserves (Blocks 50 to 59)	0.01 ha
Public Roads (by R.O.W.)	0.94 ha
Total	3.07 ha

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 32 lots for single detached dwellings and 13 part blocks to be combined with other blocks to create full lots (6.5 units) for future residential development (38.5 units combined), and to maintain the open space blocks as shown on Attachment #4. The Vaughan Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications as they implement Vaughan Official Plan 2010, the Nashville Heights Block 61 West Plan, and the development proposal is compatible with the surrounding existing and planned land uses.

Location

The subject lands are located east of Huntington Road, south of Nashville Road, shown as "Subject Lands" on Attachments #2 and #3, and are municipally known as 10579 Huntington Road.

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Nashville Heights Block 61 West Plan

In December 2009, the City received Block Plan Application File BL.61.2009 for Block 61 West, which included the subject lands. The Block Plan provides the basis for establishing land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block in order to manage growth. The Nashville Heights Block 61 West Plan was approved by Vaughan Council on May 24, 2011, subject to conditions. The proposed lotting and road pattern shown on Attachment #4 is consistent with the revised Nashville Heights Block 61 West Plan, as shown on Attachment #5, which was approved by Vaughan Council on November 29, 2011.

Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential”, “Natural Areas” and “Parks” by Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2, Section 12.7 – Block 61 West Nashville Heights. The “Low-Rise Residential” designation permits detached dwellings having a maximum building height of three (3) storeys and a residential density ranging from a minimum of 15 units per net residential hectare (uph) to a maximum of 25 uph. The proposed Draft Plan of Subdivision yields a net residential density of 13.1 uph.

The proposed Draft Plan of Subdivision is consistent with the Council approved Block 61 West Plan. The subject lands are located in the area of the lowest density by the Block 61 West Plan Area. When the density of the proposed Draft Plan of Subdivision is considered with the adjacent future residential subdivisions to the north and south an overall net density of 16.5 uph will be achieved. The proposed residential development conforms to VOP 2010.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, subject to site-specific Exception 9(189), as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision shown on Attachment #4, and amendment to Zoning By-law 1-88 is required to rezone the subject lands from A Agricultural Zone to OS1 Open Space Conservation Zone, OS2 Open Space Park Zone, RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four each with the Holding Symbol “(H)” in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions

	Zoning By-law 1-88 Standard	RD3 Residential Detached Zone Three Requirements	Proposed Exceptions to the RD3 Residential Detached Zone Three
a.	Minimum Interior Garage Dimensions (width x length) (Lots 28 to 30 inclusive)	5.5 m x 6 m	3 m x 6 m
b.	Minimum Interior Side Yard (Lots 28 to 30 inclusive)	1.2 m	Permit a minimum interior side yard of 0.6 m or 1.2 m to abut an interior side yard of 1.2 m on reverse pie lots.

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	Zoning By-law 1-88 Standard	Zoning By-law 1-88 Requirements	Proposed Exceptions to all Residential Zones
a.	Minimum Setback to the Canadian Pacific Railway Right-of-Way	Zoning By-law 1-88 does not include a minimum setback from a building or structure to a railway right-of way.	30 m

The Vaughan Development Planning Department has reviewed the proposed site-specific exceptions to Zoning By-law 1-88 and provides the following comments:

- i) The RD3 Residential Detached Zone Three of Zoning By-law 1-88 permits a minimum interior garage dimension of 5.5 m x 6 m on a lot with a frontage ranging between 12 m to 17.99 m. The proposed 3 m x 6 m garage dimension is limited to three lots (Lots 28 to 30 inclusive) which will mean these lots will have single car garages, due to their lot configuration (reverse pie shape) and can be supported.
- ii) The RD3 Residential Detached Zone Three of Zoning By-law 1-88 permits a minimum interior side yard of 1.2 m, whereas the Owner has requested that a minimum interior side yard of 0.6 m or 1.2 m be permitted to abut an interior side yard of 1.2 m on reverse pie lots. This exception is limited to three lots (Lots 28 to 30 inclusive) and is consistent with zoning exceptions permitted for other approved subdivision phases within the Block 61 West Plan Area, and can be supported.

The Canadian Pacific Railway requires that a minimum 30 m setback from the railway right-of-way be provided for all residential units. This requirement is not included in Zoning By-law 1-88, however will form part of the implementing Zoning By-law should the applications be approved.

In consideration of the above, the Vaughan Development Planning Department is satisfied that the proposed amendments to Zoning By-law 1-88 maintain the intent of the Official Plan and will facilitate a residential development that is consistent with the Nashville Heights Block 61 West Plan.

Holding Symbol “(H)”

The subject lands abut existing agricultural uses to the north and south, the Canadian Pacific Railway (CPR) to the east, and open space lands to the west. The Block 61 West Plan anticipates future residential development and a comprehensive and continuous road network to occur north and south of the subject lands, however at this time the subject lands are not accessible. In consideration of the restricted access, a Holding Symbol “(H)” is required for each residential zone to ensure development will not occur until adequate road access is provided to the subject lands, to the satisfaction of the City.

Additionally, the Holding Symbol “(H)” shall be applied to all the part blocks (Blocks 33 to 45 inclusive) to ensure the development of these blocks can only be undertaken in combination with the adjacent lands in order to facilitate full lots for future detached dwellings.

The Vaughan Development Engineering and Infrastructure Planning Department (DEIP) has confirmed that servicing capacity for the development proposal is available, as discussed later in this report and therefore, the use of the Holding Symbol “(H)” is not required to address servicing capacity.

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Subdivision Design

The proposed Draft Plan of Subdivision, as shown on Attachment #4, includes 32 Lots (Lots 1 to 32 inclusive) to be developed with detached dwellings, with frontages ranging from 11.6 m to 17.4 m, and 13 Part Blocks (6.5 units, being Blocks 33 to 45 inclusive) for the future development of detached dwellings. The 13 Part Blocks, and Lots 31 and 32 which front onto Street “D”, cannot be developed until such time as the adjacent lands to the north are developed. A condition to this effect is included in Attachment #1.

The Draft Plan of Subdivision is serviced by a multi-use recreational trail located adjacent to the CPR Greenway and Berm Blocks 48 and 49 respectively. Block 48 fulfills the applicant's parkland dedication obligation for the subject lands. The Draft Plan of Subdivision contains four municipal roads, including a segment of the main north-south primary road (Street “A” Mactier Drive) and three local streets (Streets “B”, “C” and “D”). The Draft Plan of Subdivision includes a total of 0.94 ha of land to be dedicated to the City of Vaughan as public roads.

The subject lands do not presently have frontage on an existing road; access to the subject lands is proposed from the adjacent land holdings. At this time, there are no development applications for the adjacent lands located to the north and south of the subject lands, as shown on Attachment #3, which restricts access. As discussed above, a Holding Symbol “(H)” will be placed on the lots proposed to be Zoned RD3 and RD4 Zone until adequate road access is available for the development. Prior to the registration of the Draft Plan of Subdivision, access to the subject lands must be coordinated in conjunction with the adjacent lands located to the north and south, a condition to this effect is included in Attachment #1.

The Draft Plan of Subdivision contains 4 Blocks (Blocks 46 to 49 inclusive) that will be rezoned to an appropriate Open Space Zone category, as shown on Attachment #4. A condition to this effect is included in Attachment #1.

All development within the Draft Plan of Subdivision is required to proceed in accordance with the Vaughan Council approved Block 61 West Nashville Heights Architectural Design Guidelines prepared by John G. Williams Limited, Architect, and the Block 61 West Nashville Heights Landscape Master Plan prepared by NAK Design Strategies. A condition to this effect is included in Attachment #1.

The Vaughan Development Planning Department is satisfied with the proposed Draft Plan of Subdivision shown on Attachment #4, subject to the comments in this report, and the Conditions of Approval outlined in Attachment #1.

Revisions to the Draft Plan of Subdivision

The Draft Plan of Subdivision has been revised from the original proposal which was presented at the November 3, 2015 Committee of the Whole (Public Hearing). The original Draft Plan of Subdivision proposal is shown on Attachment #6. The Owner of the subject lands has acquired the abutting lands to the south, and therefore revised the boundaries of the Draft Plan of Subdivision (Attachment #4) to create whole lots (Lots 12 to 15 inclusive) as opposed to part blocks as originally proposed. The Owner has also revised the Draft Plan of Subdivision by removing 4 lots (Lots 1 to 4 inclusive), 1 open space buffer block (Block 55), 4 vista blocks (Blocks 58 to 62 inclusive) and 1 woodlot block (Block 52) from the original Draft Plan of Subdivision. At this time, the Owner is engaged in ongoing discussions with the Toronto and Region Conservation Authority (TRCA) regarding the delineation of the natural heritage network within the Block 61 West Plan area. The Owner has removed the preceding lots and blocks with the intention of addressing the natural core requirements relating to the woodlot and open space blocks in a comprehensive manner through future draft plans of subdivision for the lands to the north, south and west of the subject lands.

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Developer's Group Agreement

It is a standard condition of draft approval that the participating landowners in Block 61 West execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces. The Owner shall enter into the Block 61 West Developers' Group and shall be required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 61 West Trustee and the City of Vaughan. A condition to this effect is included in Attachment #1.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has reviewed the proposed Draft Plan of Subdivision and supporting documents, and provided the following comments:

i) Road Network

The proposed Draft Plan of Subdivision is bounded by the Canadian Pacific Railway line to the east and Nashville Developments Inc. et al Phase 4 (File 19T-10V004) to the west, with no current vehicular transportation connections. Road connections to arterial roads within the Draft Plan include Street "A" (Mactier Drive) which connects to Barons Street and south to Major Mackenzie Drive.

The proposed road network within the Draft Plan of Subdivision has been laid out in accordance with the approved Block 61 West Plan Area, the recommendations of the Block Traffic Studies and City Standards. The road network within the Draft Plan of Subdivision has been designed and shall be constructed to 23 m and 17.5 m rights-of-way, and to current City Road Design Standards.

The Block 61 West Plan Area is bounded by a number of future road alignments and future transportation corridors (i.e. Huntington Road and Major Mackenzie Drive realignments, Highway 427 extension, GTA West Corridor and GO Railway Corridor Improvements), warning clauses for purchasers will be included as conditions of Draft Plan approval. A condition to this effect is included in Attachment #1.

ii) Sidewalk Plan

The proposed pedestrian network in Block 61 West is extensive, and includes sidewalks on at least one side of every street. Sidewalks improve accessibility for pedestrians and are a key element of "complete streets". The pedestrian network connects the residential community internally to all schools, community facilities, shopping centres, recreational activities and transit stops, and provides options for pedestrian crossings to Major Mackenzie Drive to the south, and the CP Rail Line to the east to connect to Block 61 East. The subject Draft Plan of Subdivision has been designed in accordance with the Pedestrian Network of Block 61 West.

iii) Water Servicing

The subject lands are located within Pressure District 6 (PD 6) of the York Water Supply System. The Master Environmental Servicing Plan (MESP) confirms that the subject lands will be serviced within PD 6 by connecting to the Regional 750mm diameter watermain along Huntington Road through the Nashville Developments Inc. et al Phase 4 Subdivision. The 250mm diameter watermain on Mactier Drive from Nashville Developments Inc. et al, Phase 2 will be extended and connect to the subject lands. The 250mm diameter watermain on Mactier Drive will pass through the subject lands and connect to the watermain on Barons Street to provide for the necessary supply, pressure and looping.

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The City's Kleinburg-Nashville Servicing Strategy Master Plan has identified the requirement for City water system improvements to service the planned growth in the community. These water system improvements will be considered for inclusion in the next update of the City's Development Charges By-law.

iv) Sanitary Servicing

Based on the Kleinburg-Nashville Servicing Strategy Master Plan, the proposed development along with the other approved subdivisions, and other lands in Block 61 will be serviced via the Woodbridge Service Area of the York-Durham Sewage System. The closest gravity sewer to the subject lands is located in the Pinestaff Developments Inc. Phase 2 Subdivision File 19T-10V005 which will be extended to the 200mm diameter sanitary sewer on Mactier Drive.

v) Storm Drainage

Block 61 West is located within the Humber River Watershed. The subject lands generally slope from north to south and currently discharges to three watercourses, which are all part of the East Robinson Creek (a tributary of the Humber River). The stormwater management plan for Block 61 West includes the establishment of 2 stormwater management facilities located at the south end of the Block adjacent to Major Mackenzie Drive. The design of the stormwater management facilities are proposed to include quantity and quality controls for the urban storm runoff in the Block in order to meet the target release rates established for the Humber River Watershed.

Based on the MESP, the existing drainage patterns within the development area will generally be maintained under a post-development condition. The proposed storm drainage will be discharged to the existing stormwater management pond constructed through the Nashville Developments Inc. et al File 19T-10V004 Phase 2 Subdivision.

As part of the engineering design and prior to the initiation of any grading on the subject lands, the Owner must provide an engineering report for the review and approval of the City that describes the proposed storm drainage for the subject lands. This report must include, but not be limited to, the following items:

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

The municipal servicing design must conform to the approved Block 61 West Plan and MESP.

vi) Sewer and Water Allocation

On December 13, 2016, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The subject lands are located within Block 61 and therefore, are subject to the terms stipulated in the Inflow and Infiltration Reduction Pilot Project Agreement. Accordingly, the following resolution to allocate capacity to the subject development may be recommended for Council approval:

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“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V006 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 38.5 residential units (138 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project Agreement between York Region, the Huntington Landowners Trustees Inc. and the City.”

vii) Geotechnical

The Owner is required to submit a geotechnical investigation report and/or slope stability report for review and approval by the City as part of the detailed engineering submission. The report(s) shall provide information about subsoil and groundwater conditions and shall provide recommendations for the construction of municipal services, pavement, earth berm/safety-berm and methods for any required slope stabilization within the Draft Plan of Subdivision.

viii) Environmental Site Assessment

The DEIP Department has confirmed and accepted the Phase 1 Environmental Site Assessment. Based on the City's policy for contaminated or potentially contaminated sites, parkland dedication conveyed to the City will require a Phase 2 Environmental Site Assessment of the future parkland area. The timing of the on-site sampling shall be conducted only after the City has certified the rough grading for the park.

ix) Environmental Noise Impact

The Owner has provided a preliminary Railway Vibration Analysis report for the Nashville West Community prepared by Valcoustics Canada Ltd. The Railway Vibration Report identifies the CP Railway as a noise source that will impact the Draft Plan of Subdivision area. The Owner will be required to prepare a roadway noise report from Huntington Road, Nashville Road, Major Mackenzie Drive Street “A” (Mactier Drive) and the future Highway 427. This report should provide recommendations that include measures to develop the proposed lots and mitigate the noise sources such as single loaded roads, acoustic barriers, safety berms, air-conditioning, and potentially ungraded building components and foundations. Warning and additional clauses to this effect are included in Attachment #1.

The Owner is required to submit final railway and vibration reports for review and approval by the City as part of the detailed engineering submission when the grading design is established. The City requires all dwelling units that abut or face a railway and/or arterial roads such as Huntington Road, Nashville Road, Major Mackenzie Drive, and the future Highway 427 to be constructed with mandatory central air-conditioning. Mandatory acoustic fences are required on Lots 5 and 12 which flank Street “A” (Mactier Drive). All required acoustical barriers abutting public lands must be constructed with all berming and/or fencing material, including foundations, completely on private lands and totally clear of any 0.3 m road reserve.

x) Street Lighting

The design and type of street lighting in the Draft Plan of Subdivision shall meet City standards, which includes the illumination of the local to arterial road intersections. In April 2010, Council directed Staff to undertake a review of the City's engineering design criteria and standards with respect to LED luminaire technology in new developments. This review is currently underway so there may be a requirement to use LED street lighting in this Draft Plan of Subdivision. This matter will be addressed in conjunction with the detailed engineering design.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Urban Design and Cultural Heritage Division of the Development Planning

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Department has advised that the Ministry of Tourism, Culture and Sport has cleared the subject lands of any archaeological resources, subject to any archaeological resources or human remains being located during construction. A condition to this effect is included in Attachment #1.

Vaughan Office of the City Solicitor, Real Estate Department

The Vaughan Office of the City Solicitor, Real Estate Division has advised that prior to final approval of the Draft Plan of Subdivision the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 61 West to the satisfaction of the City. The agreement shall include, but not be limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 61 West. This agreement shall also provide a provision for additional developers to participate in the Developers' Group Agreement when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and conform to the City's Cash-in-Lieu of Parkland Policy. A condition to this effect is included in the recommendation of this report and in Attachment #1.

Vaughan Parks Development Department

The Vaughan Parks Development Department has no objection to the proposed development. Parks Development Staff has accepted the dedication of Block 48 (CPR Greenway), which constitutes 0.19 ha of the subject lands, to fulfill the applicant's Parkland Dedication obligations to the City. A condition to this effect is included in Attachment #1.

Vaughan Fire Department

The Vaughan Fire Department has no objection to the proposed development. The Vaughan Fire Department has advised that hydrants for firefighting (municipal or private) are required to be installed in accordance with the Ontario Building Code, and the hydrants shall be unobstructed and ready for use at all times. Additionally, access roadways shall be maintained and suitable for large heavy vehicles, and temporary municipal addresses must be posted and visible for responding emergency vehicles in a manner satisfactory to the City.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the proposed Draft Plan of Subdivision and has indicated they have no objection to the approval of the proposed Draft Plan of Subdivision and Zoning By-law Amendment applications, subject to the conditions of approval contained in Attachment #1.

The TRCA has been engaged in ongoing discussions with the Owner regarding adjustments to the development limits within the Block 61 West Plan. The lot pattern and street layout of the Draft Plan of Subdivision is in keeping with these negotiations. The TRCA request that if any revisions to the Draft Plan of Subdivision or Zoning By-law Amendment be proposed now or in the future, that the TRCA be afforded the opportunity to amend their comments or conditions accordingly.

Metrolinx (Formerly GO Transit)

Metrolinx has reviewed the proposed Draft Plan of Subdivision and has indicated they have deferred to the CPR to provide comments given that the subject lands do not contain any future GO Station sites. CPR owns the adjacent corridor, thus making CPR the primary commenting agency.

Metrolinx has completed the Bolton Commuter Rail Feasibility Study (December 2010) that provides a basis for the proposed routing and future GO station locations within the City of

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Vaughan. The site for “Kleinburg Station” has been selected just southeast of the railway crossing at Major Mackenzie Drive. Access to the proposed station would be from Major Mackenzie Drive, which will offer direct access from the extension of Highway 427. As such, future expansion of the rail facilities may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. A condition to this effect is included in Attachment #1.

Canadian Pacific Railway (CPR)

CPR has indicated that a 30 m building setback from the railway right-of-way be included as a condition of draft approval. This will ensure the safety and comfort of adjacent residents and mitigate any potential environmental factors. This setback requirement will be included in the implementing Zoning By-law should the subject applications be approved, and the CPR's conditions respecting safety are included in Attachment #1.

School Boards

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

The Conseil Scolaire de District Catholique Centre-Sud has advised that they are looking for a school site within the Block 61 West area. The Block 61 West Plan was approved by Vaughan Council on May 24, 2011, and fully approved by the Ontario Municipal Board on September 30, 2014. This request is relatively recent and was not raised during the earlier OP and Block Plan process. The subject development applications are implementing the approved Block 61 West Plan and therefore, this request cannot be accommodated unless alternate arrangements between School Boards with sites already included in Block 61 can be achieved.

Canada Post

Canada Post has no objection to the proposed development, subject to their conditions of approval included in Attachment #1.

Utilities

Bell Canada, Enbridge Gas, Hydro One and PowerStream have no objection to the approval of the proposed Draft Plan of Subdivision, subject to their conditions of approval in Attachment #1.

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
- Continue to cultivate an environmentally sustainable City

Regional Implications

York Region has reviewed the proposed Draft Plan of Subdivision and has provided the following comments with respect to the proposed Draft Plan:

i) Water Resources

The subject lands are located within the 2-year Wellhead Protection Areas (WHPA-B) for Kleinburg Wells No. 3 and No. 4, and have a vulnerability score of 8. As there are no Source

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Water Protection policy related activities triggered by this Draft Plan of Subdivision, there is no requirement for a Source Water Impact Assessment and Mitigation Plan (SWIAMP).

York Region has no objection to the approval of the Draft Plan of Subdivision, subject to their conditions of approval in Attachment #1.

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.15.040 and Draft Plan of Subdivision File 19T-15V006, which if approved, would facilitate the development of the subject lands with 32 lots for single detached dwelling units, 13 part blocks (6.5 units) to be combined with other blocks to create full lots for future single detached dwelling units, and open space blocks to be transferred into public ownership as shown on Attachment #4. The proposed Draft Plan conforms to the York Region Official Plan, the City of Vaughan Official Plan, and has been developed in accordance with the Council approved Block 61 West Plan.

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 zoning exceptions will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. The Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to the recommendations in this report, and the conditions of approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-15V006 and Proposed Zoning
5. Approved Block 61 West Plan (November 29, 2011)
6. Original Draft Plan of Subdivision File 19T-15V006 and Proposed Zoning

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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.)