

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015**

Item 14, Report No. 12, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 24, 2015.

**14**

**ZONING BY-LAW AMENDMENT FILE Z.14.022  
DRAFT PLAN OF SUBDIVISION FILE 19T-14V005  
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V006  
SITE DEVELOPMENT FILE DA.14.044  
ANDRIN BATHURST HOMES LIMITED  
WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Manager of Development Planning, dated March 3, 2015, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning, Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.14.022 (Andrin Bathurst Homes Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the subject lands shown on Attachments #3 and #4 from RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RA3(H) Apartment Residential Zone Three with the Holding Symbol "(H)" and OS2 Open Space Park Zone, subject to Exception 9(1261), to RT1 Residential Townhouse Zone in the manner shown on Attachment #8, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-14V005 (Andrin Bathurst Homes Limited) BE APPROVED, to facilitate the creation of five blocks (development block and reserves and road widenings) under a single registered M-Plan, in the manner shown on Attachment #5, subject to the Conditions of Draft Approval in Attachment #1.
3. THAT the subdivision agreement for Draft Plan of Subdivision File 19T-14V005 (Andrin Bathurst Homes Limited) shall contain the following clause:

"The Owner shall pay to the City of 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 Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment."
4. THAT Draft Plan of Condominium (Common Element) File 19CDM-14V006 (Andrin Bathurst Homes Limited) BE APPROVED, to permit 5 private condominium common element roads, 26 visitor parking spaces, a 436 m<sup>2</sup> parkette, and walkways, in the manner shown on Attachment #6, subject to the Conditions of Draft Approval in Attachment #2.

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5. THAT Site Development File DA.14.044 (Andrin Bathurst Homes Limited) BE APPROVED, to facilitate the development of 117 townhouse dwelling units (freehold) served by 5 private condominium common element roads, 26 visitor parking spaces, a 436 m<sup>2</sup> parkette, and walkways, as shown on Attachments #8 to #15 inclusive, subject to the following conditions:
- a) Prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Draft Plan of Subdivision (File 19T-14V005) shall be registered;
    - ii) the Vaughan Planning Department shall approve the final site plan, building elevation drawings and landscape plan;
    - iii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site servicing and grading plan, stormwater management report and functional servicing report;
    - iv) the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department including entering into a Site Plan Agreement with York Region; and,
    - v) the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City's Woodlot Acquisition Front-end Agreement.
6. THAT Draft Plan of Subdivision File 19T-14V005 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 117 residential units (358 persons equivalent).

**Contribution to Sustainability**

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

Goal 2: To ensure sustainable development and redevelopment

- 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 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public 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:

- stormwater management techniques that minimize the impact on local infrastructure
- the use of shade trees to reduce energy consumption and the heat island effect
- drought tolerant native species to reduce water consumption and promote sustainable design
- low flow pumping fixtures to reduce water consumption
- EnergyStar appliances and energy efficient light fixtures to reduce energy consumption

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- low E and argon filled glazing/window units to reduce heat loss/heat gain
- air seal / foam insulation package to all doors and windows to reduce air infiltration/heat loss
- promoting the use of transit by providing a Presto Card for each dwelling unit
- providing support tools for Traffic Demand Management (TDM) education and monitoring program in this development
- providing internal pedestrian sidewalks and crossings to enhance access to existing bus stops and sidewalks
- providing bicycle racks at strategic locations on-site

#### **Economic Impact**

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

#### **Communications Plan**

On August 8, 2014, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a notice sign was installed on the subject lands 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 September 2, 2014, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on September 9, 2014.

Mr. Klein, on Torah Gate, identified the following concerns at the September 2, 2014, Public Hearing:

#### a) Traffic and Access

The two access points proposed from Torah Gate will result in increased traffic and on-street parking.

#### Response

Based on comments received at the Public Hearing, the Owner has relocated one access point from Torah Gate to Lady Dolores Avenue, as shown on Attachments #7 and #8. The Vaughan Development Engineering and Infrastructure Planning Services Department has reviewed the revised proposal and is satisfied with the proposed site access points. Comments respecting traffic and the road network are discussed further in the Vaughan Development Engineering and Infrastructure Planning Services Department section of this report.

The proposal includes four visitor parking areas distributed throughout the site, for a total of 26 visitor parking spaces. The proposed visitor parking is discussed further in the Zoning section of this report.

#### b) Density

The proposed density of 117 townhouse units is too high and should be reduced to approximately 80 to 90 townhouse units.

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#### Response

The lands were subject to previous Official Plan Amendment Files OP.05.018 and OP.12.013 and Zoning By-law Amendment Files Z.05.039 and Z.12.031 by the former Owner of the subject lands (Nonnodesto Income Inc.) that were approved by Vaughan Council on July 18, 2006 and April 23, 2012.

The current as-of-right zoning for the subject lands permit 34 single detached dwellings and 220 apartment dwelling units, for a total of 254 units on the subject lands. The current proposal for 117 townhouse units results in a reduction of 137 units from the as-of-right permitted density on the lands. In addition, the proposed development conforms to the requirements, policies, and objectives of Vaughan Official Plan 2010 (VOP 2010).

A notice of this subject Committee of the Whole meeting was sent to individuals that attended the Public Hearing, requested notice, or have provided written correspondence to date.

#### **Purpose**

To seek approval from the Committee of the Whole for the following applications respecting the subject lands shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.14.022 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RA3(H) Apartment Residential Zone Three with the Holding Symbol "(H)" and OS2 Open Space Park Zone, subject to Exception 9(1261), to RT1 Residential Townhouse Zone in the manner shown on Attachment #8, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-14V005 to facilitate the creation of five blocks (development block and reserves and road widenings) as shown on Attachment #5, to facilitate Draft Plan of Condominium (Common Elements) File 19CDM-14V006, consisting of the following:

Block 1 (Condominium Block for 117 Townhouse Units, Private Roads, Visitor Parking and Private Parkette)	2.773 ha
Block 2 (Road Widening along Bathurst Street)	0.018 ha
Blocks 3 and 4 (0.3 m reserves)	0.015 ha
<u>Block 5 (Utilities)</u>	<u>0.008 ha</u>
Total Area	2.814 ha

3. Draft Plan of Condominium (Common Element) File 19CDM-14V006 to create common elements including visitor parking spaces, private roads, walkways and a private parkette, as shown on Attachment #6.
4. Site Development File DA.14.044 to facilitate the development of the subject lands with 117, two and three-storey freehold townhouse dwelling units served by five private roads, 26 visitor parking spaces, a 436 m<sup>2</sup> private parkette, and walkways, as shown on Attachments #8 to #15 inclusive.

#### **Background - Analysis and Options**

##### Location

The 2.814 subject lands shown on Attachments #3 and #4 are located on the west side of Bathurst Street, south of Teston Road, within Planning Block 12. The site is developed with a

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temporary sales and construction office, which will be removed to facilitate the proposed development. The surrounding land uses are shown on Attachment #4.

Official Plan

The subject lands are designated “Mid-Rise Mixed-Use” with a maximum building height of 12-storeys and a maximum density of 3.5 FSI (Floor Space Index) by Vaughan Official Plan 2010 (VOP 2010). The lands are also subject to site-specific Exception 13.2 in Volume 2 of VOP 2010, which permits a Low-Rise Building form. Townhouses are identified as a permitted Low-Rise Building form in VOP 2010.

The “Mid-Rise Mixed-Use” designation also permits townhouse dwellings within 70 metres of lands designated “Low-Rise Residential” in order to provide for an appropriate transition to a “Low Density Residential” area. The subject lands abut lands designated “Low-Rise Residential” to the west and south. Accordingly, the proposed two and three-storey townhouse units conform to VOP 2010.

Zoning

The subject lands are zoned RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RA3(H) Apartment Residential Zone Three with the Holding Symbol “(H)” and OS2 Open Space Park Zone, which does not permit the proposed street townhouse residential uses. Therefore, a Zoning By-law Amendment is required to rezone the subject lands to RT1 Residential Townhouse Zone in the manner shown on Attachment #8, and to permit the following site-specific zoning exceptions to facilitate the development:

Table 1

	<b>By-law Standard</b>	<b>Zoning By-law 1-88 Requirements of the RT1 Zone</b>	<b>Proposed Exceptions to the RT1 Zone</b>
a.	Frontage on a Public Street	A lot must front onto a public street	Permit a lot to front onto a private road
b.	Definition of Exterior Lot Line for Lots Abutting a Private Road	Means the lot line, on a corner lot, which is a street line and which is not the front lot line.	Means the lot line, on a corner lot, which is abutting a private road and which is not the front lot line.
c.	Definition of Hydro and Gas Meter Screen Wall	Zoning By-law 1-88 does not include a definition of a “Hydro and Gas Meter Screen Wall”	A “Hydro and Gas Meter Screen Wall” shall be defined as follows:  Means a structure for the purposes of total or partial physical and/or visual separation or enclosure of a hydro or gas meter utility.

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d.	Permitted Yard Encroachments for a Hydro and Gas Meter Screen Wall	Zoning By-law 1-88 does not include a permitted yard encroachment for a "Hydro and Gas Meter Screen Wall"	The maximum permitted yard encroachment into any required yard for a hydro and gas meter screen wall with or without foundation shall be 0.5 m
e.	Minimum Development Standards for Lots fronting on Bathurst Street, Lady Delores Avenue, and Torah Gate:  i. Lot Frontage ii. Lot Area iii. Front Yard Setback iv. Rear Yard Setback v. Lot Depth	i. 6 m / unit ii. 162 m <sup>2</sup> iii. 4.5 m iv. 7.5 m v. 27 m	i. 5.4 m / unit ii. 115 m <sup>2</sup> iii. 3 m iv. 6 m to a Garage; 4 m to a Porch; and, 3 m to a Deck, Unenclosed Porch or Balcony v. 21.5 m
f.	Minimum Exterior Side Yard Setback:  i. Where the exterior lot line abuts a Private Road ii. Where the exterior lot line abuts Torah Gate	i. 4.5 m ii. 4.5 m	i. 1.2 m ii. 3 m
g.	Minimum Setback to a Non-Residential Use (Parking Area, Parkette, Walkway, Easement, or the Dead End of a Private Road)	3.5 m	0.8 m
h.	Minimum Setback to a Sight Triangle	4.5 m	i. 2 m to a Dwelling Unit ii. 1 m to a Porch or Balcony
i.	Maximum Building Height for Dwelling Units on Lots fronting on Bathurst Street, Lady Delores Avenue, and Torah Gate	11 m	12.3 m

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j.	Minimum Lot Depth for all Lots fronting onto a Private Road	27 m	26 m
k.	Minimum Rear Yard Setback for all Lots fronting onto a Private Road	7.5 m	7 m
l.	No Encroachment Zone for Unenclosed Porches (Covered or Uncovered), Cold Cellars and Architectural Features and Balconies	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard abutting a greenway, walkway, buffer block or stormwater management pond, and at a sight triangle.	A 1 m no encroachment zone shall be maintained within the front and exterior side yards and sight triangle for units fronting onto Bathurst Street, Lady Dolores Avenue and Torah Gate.
m.	Minimum Side Yard Setback to a Central Air Conditioning Unit for Lots fronting on Bathurst Street, Lady Delores Avenue, and Torah Gate	1.2 m	0 m
n.	Minimum Number of Visitor Parking Spaces	30 spaces (0.25 spaces / unit x 117 units)	26 spaces (0.22 spaces / unit x 117 units)

The Vaughan Planning Department can support the proposed site-specific zoning exceptions to the RT1 Residential Townhouse Zone for the following reasons:

a) Frontage onto a Private Road and Definition of Exterior Lot Line

Zoning By-law 1-88 requires street townhouse dwellings to front onto a public street. The proposed development consists of a number of townhouse units fronting onto a private road as part of a common element condominium. Accordingly, an exception is required to permit the proposed townhouse units to front onto a private road.

Similarly, modification to the definition of exterior lot line is required for all corner lots with a side lot line abutting a private road, as Zoning By-law 1-88 requires an exterior lot line to abut a public street. The Vaughan Planning Department has no objections to these zoning exceptions.

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b) Definition of Hydro and Gas Meter Screen Wall and Permitted Encroachment

The proposed townhouse dwellings that front onto Bathurst Street, Lady Dolores Avenue and Torah Gate utilize a “dual frontage” elevation, where the main entrance of the dwelling faces the public street and the rear yard of each townhouse unit consists of a driveway, garage, porch and balcony fronting onto a private road.

A screen wall projection from the proposed porch in the rear yard will appropriately mitigate the visual impact of hydro and gas meter utility boxes from the internal streetscape. On this basis, the Vaughan Planning Department is satisfied with the definition of “Hydro and Gas Meter Screen Wall” and the proposed 0.5 m encroachment into the required yard.

c) Minimum Lot Frontage, Lot Area and Lot Depth Requirements

The Vaughan Planning Department has no objections to the proposed lot frontage, lot area and lot depth requirements, as they will facilitate an appropriate medium intensity housing form while maintaining a suitable integration into the existing adjacent low-rise residential area, as stipulated by the Official Plan.

d) Minimum Yard Requirements

The proposal to reduce the minimum yard setbacks, minimum setback to the sight triangle, and minimum building encroachments will facilitate an attractive public realm along Bathurst Street, Lady Dolores Avenue and Torah Gate, and will assist in creating a strong urban housing form for the proposed townhouse units located internal to the subject lands.

e) Maximum Building Height

The proposed maximum building height of 12.3 m is to facilitate three-storey townhouse units located on Bathurst Street, Lady Dolores Avenue and Torah Gate. Two-storey townhouse units are proposed for lots located internal to the subject lands, and comply with the 11 m maximum building height requirement of the RT1 Zone. The Vaughan Planning Department is of the opinion that the proposed building height for the townhouse units fronting on a public street will facilitate an urban housing form that provides an appropriate variation in height and massing to the internal townhouse units.

f) Minimum Setback to Central Air Conditioning Units

An exception to the minimum setback to a central air conditioning unit is required as a result of air conditioning units being located on the balcony of the proposed townhouse units fronting Bathurst Street, Lady Dolores Avenue and Torah Gate. The units will be concealed from abutting properties by a 1.8 m high privacy wall. Accordingly, the Vaughan Planning Department has no objections to the reduction in minimum setback to an air conditioning unit.

g) Minimum Visitor Parking

Zoning By-law 1-88 requires a minimum visitor parking requirement of 0.25 spaces / unit for all residential units except Single Detached, Semi-Detached and Street Townhouse dwellings. The proposed development consists of a number of townhouse units fronting onto or requiring vehicular access to a private road as part of a common element



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condominium. Accordingly, the proposal requires a minimum of 30 visitor parking spaces (0.25 visitor spaces / unit x 117 units = 29.25 spaces rounded to 30 spaces), whereas the owner is proposing 26 visitor parking spaces (0.22 visitor spaces / unit x 117 units = 25.74 spaces rounded to 26 spaces).

The Owner has submitted a Parking Addendum by Poulos and Chung, dated February 2015, justifying the reduction in visitor parking. The Parking Addendum concludes that the proposed rate of 0.22 spaces / unit exceeds the recommended visitor parking rate of 0.20 spaces / unit outlined in the City-wide Parking standards study prepared by the IBI Group in March, 2010.

The Vaughan Development and Infrastructure Planning Department has reviewed the Parking Addendum and has no objections to its findings, as the proposed visitor parking rate is consistent with the IBI Report. Accordingly, the Vaughan Planning Department is satisfied with the proposed visitor parking requirement of 26 spaces.

#### h) Summary

The proposed zoning conforms to the applicable Official Plan policies and the site-specific zoning exceptions will facilitate a housing form that is consistent with the existing and planned built form in the area. The Vaughan Planning Department has no objections to the proposed zoning, and supports the approval of Zoning By-law Amendment File Z.14.022.

#### Subdivision Design

The proposed Draft Plan of Subdivision will create one residential block, shown as Block “1” on Attachment #5, to facilitate the proposed site plan, condominium common elements, and the creation of 117 freehold townhouse lots through a future Part Lot Control Application. The concurrent Draft Plan of Condominium (Common Element) (File 19CDM-14V006) will create the proposed private roads, visitor parking, walkways, and parkette/amenity space.

The Draft Plan of Subdivision consists of four additional blocks, shown as Blocks “2” to “5” on Attachment #5, for the purposes of a widening along Bathurst Street, utility easements, and 0.3 m reserves.

All development within the Draft Plan of Subdivision must proceed in accordance with the approved Block 12 Urban Design and Architectural Design Guidelines prepared by Watchorn Architects Inc. A condition to this effect is included in Attachment #1.

The subject lands are located within Block 12, which is subject to a Developer's Group Agreement. The Owner is required to satisfy all obligations, financial or otherwise, of the Block 12 Developer's Group Agreement to the satisfaction of the Block 12 Trustee. A condition to this effect is included in Attachment #1.

The Vaughan Planning Department is satisfied with the proposed subdivision design, subject to the comments in this report and the Conditions of Draft approval in Attachment #1.

#### Site Plan

The proposed overall site plan is shown on Attachment #8. The subject lands are bounded by an existing bank and gas station to the north, Bathurst Street to the east, low-rise residential land uses to the west, and an existing place of worship to the south. The subject lands are bounded by Lady Dolores Avenue to the south and Torah Gate to the west, both being public right-of-ways

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measuring 20 m in width. An existing park (Forest View Park) is located approximately 200 m southwest of the subject lands on the south side of Lady Dolores Avenue, west of Lady Nadia Drive.

The proposed plan consists of 117 freehold townhouse units served by five private condominium roads, walkways, a 436 m<sup>2</sup> parkette and 26 visitor parking spaces located throughout the interior of the development, as shown on Attachment #8. Access to the subject lands is proposed from Lady Dolores Avenue and Torah Gate. The Condominium Corporation will privately administer off-site snow storage, garbage and 3-stream recycling pick-up. A community mailbox pad location is proposed on Street “D”, as shown on Attachment #8.

Five private condominium roads with single-loaded sidewalks are located interior to the subject lands, and consist of controlled and uncontrolled pedestrian crosswalks strategically located within the site to provide a safe walking route, as shown on Attachment #7. Additional pedestrian walkways are located at the northeast corner of the subject lands and through the proposed parkette area.

Buildings “1” to “5” and “15” to “21”, as shown on Attachment #8, are located interior to the subject lands, and are designed as traditional two-storey townhouse units with a backyard and a garage located in the front of the dwellings, as shown on Attachments #9 and #14. Buildings “6” to “16”, as shown on Attachment #8, front onto Bathurst Street, Lady Dolores Avenue and Torah Gate, and are designed as “dual-frontage” three-storey townhouse units, as shown on Attachments #10 and #15. Building entrances for the dual-frontage townhouse units are provided on both the private road and public street, with access to a single car garage door from the private road. Each townhouse unit will provide one car in the garage and one on the driveway.

The townhouse dwellings are proposed to be constructed using brick as the main building façade material, with stone veneer at the base of the unit. The units reflect traditional building forms that are consistent with the surrounding neighbourhood. The rear elevation of each townhouse unit fronting onto Bathurst Street, Lady Dolores Avenue and Torah Gate consist of a balcony at the second level of each unit.

The Vaughan Planning Department will continue to work with the Owner to finalize the details of the proposed development. The final site plan, building elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Vaughan Planning Department. Prior to the execution of the Site Plan Letter of Undertaking, the Draft Plan of Subdivision File 19T-14V005 shall be registered. Conditions to this effect are included in the recommendation of this report.

Draft Plan of Condominium (Common Element)

The Owner has submitted Draft Plan of Condominium (Common Element) File 19CDM-14V006 for the subject lands shown on Attachments #3 and #4, for the creation of common elements comprised of the 7.5 m wide private roads, parkette/amenity space area, walkways, and visitor parking areas, as shown on Attachment #6.

A 6 m wide private storm sewer easement in favour of the future Condominium Corporation is located within the condominium plan area in the rear yards of all townhouse units located interior to the site, as shown on Attachment #6. The easement is required for stormwater collected from rear lot catchbasins for conveyance to the common element private road.

The Vaughan Planning Department is satisfied with the proposed common elements condominium, subject to the Conditions of Draft Approval in Attachment #2.

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Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning Services Department has reviewed the applications and provides the following comments:

a) Road Network

Site access is proposed via access points from Torah Gate and Lady Dolores Avenue, which are local roads.

b) Traffic and Transportation

The Owner has submitted a Traffic Impact Assessment and Transportation Demand Management Report prepared by Poulos and Chung, dated October, 2014. Respecting comments made by the deputant at the September 2, 2014 Public Hearing, the Development Engineering and Infrastructure Planning Services Department concurs with the conclusions of the submitted Traffic Impact Study, which indicates that traffic flows generated by the proposed development can be satisfactorily accommodated by the existing roadway network, and that all site entrances operate at satisfactory levels of service without disrupting primary vehicle flows on the boundary roads.

In addition, the report concludes that the proposed internal roadway network, including the site entrances, are sufficient to facilitate the movement of all emergency and service vehicles, and that the internal sidewalk plan, as shown on Attachment #7, will provide a high level of pedestrian connectivity through the site.

c) Sanitary and Water Servicing

The Owner has submitted a Functional Servicing Report entitled “Functional Servicing Report, Andrin Homes, Townhouse Development, Block 12, City of Vaughan”, dated November 2014, prepared by Schaeffers Consulting Engineers. Existing sanitary and storm sewers located at Lady Dolores Avenue and Torah Gate are proposed to service the site. Prior to final approval, the Functional Servicing Report shall be to the satisfaction of the Development Engineering and Infrastructure Planning Services Department.

d) Stormwater Management

Stormwater management for the proposed development consists of on-site detention to reduce the post-development flows to levels that are equal or less than corresponding target flows. Water quantity and quality control measures are to be provided by the Block 12 stormwater management pond “4”, which is designed to provide enhanced water quality, erosion and quantity control in accordance with the Ministry of the Environment and Climate Change (MOECC) “Stormwater Management Planning and Design (SWMPD) Manual” dated March, 2003.

e) Noise

The Owner has submitted an addendum letter to the noise report entitled “Update, Environmental Noise Analysis, Block 12, Nonnodesto Subdivision, Proposed Residential Development, Teston Road and Bathurst Street, City of Vaughan”, dated November 3, 2014, prepared by Valcoustics Canada Ltd. The addendum letter recommends mandatory air conditioning for units along Bathurst Street together with noise attenuation and warning clauses. The recommendations and warning clauses are included as conditions of approval in Attachments #1 and #2.

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f) Environmental Site Assessment (ESA)

The Owner submitted the following environmental site assessment documents in support of the proposal:

- Site Screening Questionnaire
- SPL Consultants Ltd. (SPL) report entitled "Phase Two Environmental Site Assessment, 10640 Bathurst Street, City of Vaughan, Ontario, Draft Plan 19T-12V06" dated March 15, 2013
- Ministry of Environment and Climate Change (MOECC) Record of Site Condition (RSC) #81315

The Department has reviewed the above-noted reports and has no objections to the proposal. No further environmental documents are required for the subject applications.

g) Lot Grading

Lot grading shall be designed in accordance with the City of Vaughan design criteria and standards.

h) Servicing Capacity Allocation

On October 29, 2013, Vaughan Council endorsed the City's annual servicing capacity allocation strategy report. The report confirmed servicing capacity is available to support continued urban growth throughout the City of Vaughan over the next three years. Accordingly, servicing capacity for the subject development is available and unrestricted for the proposed 117 freehold townhouse units. A condition to this effect is included in the recommendation of this report.

Vaughan Legal Services Department, Real Estate Division

The Owner is required to pay cash-in-lieu of parkland dedication in accordance with the recommendation in this report.

School Boards

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the applications, and require no conditions.

Canada Post

Canada Post Corporation has no objection to the proposed development applications, subject to the conditions of subdivision approval in Attachment #1, and conditions of condominium approval in Attachment #2. The Vaughan Planning Department, in consultation with Canada Post Corporation, has no objections to the location of the proposed community mailbox, as shown on Attachment #8.

Utilities

Bell Canada has no objection to the proposed Draft Plans of Subdivision and Condominium, subject to the conditions of condominium approval in Attachment #2.

Enbridge Gas Distribution has no objection to the proposed applications, subject to their conditions in Attachment #1.

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PowerStream Inc. has advised that it is the responsibility of the Owner to contact PowerStream Inc. to determine the type of available service in the area to supply this project and assess PowerStream Inc.'s charges.

#### **Relationship to Vaughan Vision 2020/Strategic Plan**

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

- i) Lead and Promote Environmental Sustainability  
The Owner will be incorporating the sustainable site and building features identified in this report.
- ii) Plan and Manage Growth & Economic Vitality  
The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

#### **Regional Implications**

The development is located within the Bathurst Trunk Wastewater Service Area of the York-Durham Sewage System, and will be serviced from Water Pressure District No. 7.

The York Region Transportation and Community Planning Department has reviewed the applications and provided technical comments, and Conditions of Draft Approval, in a letter dated November 17, 2014. York Region has no objection to the proposed Draft Plan of Subdivision and Draft Plan of Condominium (Common Element), subject to their conditions identified in Attachments #1 and #2.

In addition, York Region requests that the City of Vaughan apply a lapsing provision to the Draft Plan of Subdivision, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

York Region has reviewed the Site Development application and has no objections to the proposal, in principle. York Region will enter into a Regional Site Plan Agreement with the Owner for this development. Prior to the issuance of final Regional approval and any conditional, partial and/or Building Permits by the City of Vaughan, the Owner must be in receipt of a fully executed Regional Site Plan Agreement.

#### **Conclusion**

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.14.022, Draft Plan of Subdivision File 19T-14V005, Draft Plan of Condominium File 19CDM-14V006, and Site Development File DA.14.044, in accordance with the policies of VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications facilitate a residential development comprised of 117 freehold block townhouse units on private common element condominium roads. The proposal conforms to the Official Plan, and is compatible with the existing and planned uses in the surrounding area. On this basis, the Vaughan Planning Department can support the approval of the Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Development applications, subject to the recommendations in this report, and the Conditions of Draft Plan of Subdivision and Condominium Approval set out in Attachments #1 and #2.

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 24, 2015**

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**Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Conditions of Draft Plan of Condominium Approval
3. Context Location Map
4. Location Map
5. Proposed Draft Plan of Subdivision (File 19T-14V005)
6. Proposed Draft Plan of Condominium (Common Element - File 19CDM-14V006)
7. Transportation and Sidewalk Master Plan
8. Overall Site Plan and Proposed Zoning
9. Site Plan - Typical Interior Block
10. Site Plan- Typical Exterior Block
11. Overall Landscape Plan
12. Landscape Plan - Typical Interior Block
13. Landscape Plan - Typical Exterior Block
14. Typical Block 1 (Interior) Building Elevations
15. Typical Block 2 (Dual Frontage) Building Elevations

**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.)