

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017**

Item 21, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 5, 2017, as follows:

***By receiving the following Communications:***

- C2 Mr. Joe Collura, dated May 24, 2017;***
- C3 Mr. Joe Collura, dated May 28, 2017;***
- C5 Mr. Daniele Chiarlitti, Via Borghese, Vaughan, dated June 2, 2017;***
- C6 Miroslav Tkachenko and Inessa Barkan, Via Borghese, Vaughan, dated June 2, 2017;***
- C7 Ms. Rose Rocca;***
- C8 Inessa and Asya Barkan, Via Borghese, Vaughan, dated June 2, 2017;***
- C9 Ms. Tanya Varvara, dated June 2, 2017;***
- C10 Alessandro and Antonella Tersigni, Via Borghese, Vaughan, dated June 2, 2017;***
- C11 Ahmed and Amal Tawfik, Via Borghese, Vaughan, dated June 2, 2017;***
- C12 Ms. Nicolina Grisolia, dated June 2, 2017;***
- C13 Sam and Neelam Wadhwa, dated June 2, 2017;***
- C15 Mr. Chirag Patel, dated June 2, 2017; and***
- C16 Mr. Joe Collura, dated June 5, 2017.***

**21 OFFICIAL PLAN AMENDMENT FILE OP.16.003  
ZONING BY-LAW AMENDMENT FILE Z.15.032  
DRAFT PLAN OF SUBDIVISION FILE 19T-15V011  
COUNTRYWIDE HOMES WOODEND PLACE INC.  
WARD 3 - VICINITY OF PINE VALLEY DRIVE AND MAJOR MACKENZIE DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated May 23, 2017, be approved;**
- 2) That the following deputations and Communications be received:**
  - 1. Mr. Don Given, Malone Given Parsons, on behalf of the applicant;**
  - 2. Mr. Joe Collura, Via Borghese, Woodbridge and Communication C6, dated May 20, 2017, March 14, 2017, February 28, 2017, February 22, 2017, January 8, 2017, December 29, 2016, December 27, 2016, December 22, 2016, December 5, 2016, November 29, 2016, November 22, 2016, November 19, 2016, November 11, 2016, November 6, 2016, October 19, 2016, September 30, 2016, September 15, 2016, September 8, 2016 and July 16, 2016;**
  - 3. Mr. Sam Wadhwa, Via Borghese, Woodbridge;**
  - 4. Ms. Rosa Rocca, Via Campanile and C3 dated October 30, 2016; and**
  - 5. Mr. Sam Balsamo, Countrywide Homes;**
- 3) That the following Communications be received:**
  - C2. Mr. Chirag Patel, dated February 28, 2017;**
  - C4. Ms. Tanya Varvara, dated November 29, 2016, October 29, 2016, September 30, 2016 and July 29, 2017; and**
  - C5. Daniele, dated November 16, 2016 and May 24, 2016.**

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**Recommendation**

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

1. THAT Official Plan Amendment File OP.16.003 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 for the subject lands shown on Attachments #2 and #3, specifically:
  - a) Section 3.2.3.4 c) Core Features, to permit a 6.6 metre wide (at the pinch-point) minimum vegetation protection zone, as measured from the staked dripline of the woodlot, for a total environmental buffer area of 2,054 m<sup>2</sup>, whereas a consistent 10 m minimum vegetation protection zone, as measured from the staked dripline of the woodlot, is required and would result in a total environmental buffer area of 1,712 m<sup>2</sup>; and
  - b) Sections 9.1.2.2 and 9.1.2.3 respecting new development within established “Community Areas” to permit the development of 56 detached dwelling units and 8 part blocks to be combined with the adjacent lands to form full lots for detached dwelling units, all on lots with frontages ranging from 7.6 m to 15 m metres, and 22 street townhouse units, as shown on Attachment #6.
2. THAT Zoning By-law Amendment File Z.15.032 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from RR Rural Residential Zone to OS4 Open Space Woodlot Zone, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Four, and RT1(H) Residential Townhouse Zone all with a Holding Symbol “(H)”, in the manner shown on Attachment #6, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report, and subject to the following conditions:
  - a) the Holding Symbol “(H)” shall not be removed from the subject lands until such time that:
    - i) the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the Development Engineering and Infrastructure Planning Department and the Environmental Services Department; and
    - ii) the lands zoned RD2(H) Residential Detached Zone Two (Blocks 61 to 68 inclusive), located at the most easterly limit of the subject lands, are acquired by the Owner and combined with the lands legally known as Block 42, Plan 65M-4149 to create 8 residential lots.
3. THAT Draft Plan of Subdivision File 19T-15V011 (CountryWide Homes Woodend Place Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 56 lots for single detached dwellings, 8 part blocks to be combined with the adjacent Block 42, Plan 65M-4149 to create 8 full lots for future detached dwellings, and 4 townhouse blocks containing 22 street townhouse dwelling units in the manner shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #1 of this report.
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

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“THAT Draft Plan of Subdivision File 19T-15V011 (CountryWide Homes Woodend Place Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (approximately 292 persons equivalent).”

5. THAT prior to final approval of the Draft Plan of Subdivision, the Owner shall resolve their Ontario Municipal Board appeal (Appeal #121) of Vaughan Official Plan 2010 as it pertains to the subject lands, to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.
6. THAT prior to final approval of the Draft Plan of Subdivision, the Owner submit a Minor Variance application to the Committee of Adjustment to address the minimum rear yard setback and minimum lot depth for Block 42 on Plan 65M-4149, to achieve consistent zoning for the future lot with the proposed zoning exceptions for the RD2 Residential Detached Zone Two for Block 61, as outlined in Table 1 of this report. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee.
7. THAT prior to final approval of the Draft Plan of Subdivision, the Owner submit a Part Lot Control Exemption application to establish the lot fabric on Block 42, Plan 65M-4149 to align with Blocks 61 to 68 inclusive on the subject Draft Plan to create 8 full lots for future detached dwellings.
8. THAT prior to final approval of the Draft Plan of Subdivision, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within the Block 39 (North-West) Developer's Group to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 39 (North-West). This agreement shall also include a provision for additional developers to participate with the Developer's Group Agreement when they wish to develop their lands.

**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
- 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 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

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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:

- steel insulated doors
- basement and blown attic insulation
- high efficiency furnaces and plumbing fixtures
- low-e, EnergyStar certified windows and patio doors
- locally sourced building materials, where feasible
- construction waste management practices to reduce and eliminate waste
- drought tolerant landscaping and native flora for a durable design that prevents erosion
- additional topsoil depths with edge management planting
- 50% of proposed sidewalks will be shaded by shade trees within 10 years of development
- a pedestrian-oriented development promoting open space and potential trail network connections within a five minute radius of the majority of the proposed dwelling units.

#### **Economic Impact**

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

#### **Communications Plan**

On April 8, 2016, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the expanded notification area shown on Attachment #3, as well as the Millwood Woodend Ratepayers Association. The Notice of Public Hearing was also sent to all residents who signed a Community Petition in objection to the proposed development sent to the attention of the Development Planning Department and Vaughan Council on February 9, 2016, and to all residents who attended the Community Meeting held on February 17, 2016. 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 Notice Signs were installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on May 3, 2016, 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 May 17, 2016.

Community Meetings were held in the evening of February 17, 2016, and February 27, 2017, at the City of Vaughan and were initiated by the Local Councillor's office through motions approved by City Council. Additional working sessions between City of Vaughan staff, the agent, and a smaller working group comprised of local residents and stakeholders were arranged through the Local Councillor's office on September 9, 2016, September 26, 2016, and December 21, 2016.

The following is a list of individuals who made a deputation at the Public Hearing on May 3, 2016, or submitted written correspondence on the development proposal:

- T. Sorochinsky, representing the Millwood-Woodend Ratepayers' Association
- J. Collura, Via Borghese, Woodbridge
- R. Rodaro, Woodend Place, Woodbridge
- T. Varvara, Via Borghese, Woodbridge
- E. Caria, representing the Vellore Woods Ratepayers' Association
- F. Aykat Erdinc, Via Borghese, Woodbridge
- S. Wadhwa, Via Borghese Street, Woodbridge

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- M. Tkachenko, Via Borghese, Woodbridge
- D. Chiarlitti, Via Borghese, Woodbridge
- K. and J. De Bartolo, Via Borghese, Woodbridge
- D. and M. Campoli, Via Borghese Street, Woodbridge
- L. Gagliardi, Via Borghese, Woodbridge
- W. and F. Pellegrini, Via Borghese, Woodbridge
- S. Culmone, Via Borghese, Woodbridge
- S. Masciangelo, Via Borghese, Woodbridge
- P. Bartos, representing 2032331 Ontario Inc. (Saberwood Homes)
- G. Baluch, Millwood Parkway, Woodbridge
- L. Leonelli, Millwood Parkway, Woodbridge
- P. and M. Montagner, Millwood Parkway, Woodbridge
- P. and E. Hunt, Millwood Parkway, Woodbridge
- J. Dalimonte, Millwood Parkway, Woodbridge
- D. B. Gray, representing 2032331 Ontario Inc. (Saberwood Homes)
- T. M. Roman, representing the Block 39 Vellore Village Developers Group Inc.
- B. Kaur, Via Borghese, Woodbridge
- N. Barberi, Via Borghese, Woodbridge
- N. Barbiero, Via Borghese, Woodbridge
- G. and L. Biasutto, Via Borghese, Woodbridge
- V. Chand, Via Borghese, Woodbridge
- I. Chirokova, Via Borghese, Woodbridge
- D. D'Ascanio, Via Borghese, Woodbridge
- M. D'Ascanio, Via Borghese, Woodbridge
- J. Dantin, Via Borghese, Woodbridge
- P. Dantin, Via Borghese, Woodbridge
- D. Gagliardi, Via Borghese, Woodbridge
- S. and N. Grisolia, Via Borghese, Woodbridge
- A. Lombardi, Via Borghese, Woodbridge
- A. and F. Manocchio, Via Borghese, Woodbridge
- B. Mashadi, Via Borghese, Woodbridge
- Z. Masood, Via Borghese, Woodbridge
- C. and C. Montemarano, Via Borghese, Woodbridge
- N. and R. Panait, Via Borghese, Woodbridge
- C. Patel, Gambit Avenue, Woodbridge
- A. Piuto, Via Borghese, Woodbridge
- I. Rathgeb-Rodriguez, Via Borghese, Woodbridge
- R. Di Persio and A. Risi, Via Borghese, Woodbridge
- S. Madhusudan Shah and A. Sushil Shah, Gambit Avenue, Woodbridge
- T. Singh, Via Borghese, Woodbridge
- G. Singh, Via Borghese, Woodbridge
- A. Tersigni, Via Borghese, Woodbridge
- I. Barkan, Via Borghese, Woodbridge
- A. Barkan, Via Borghese, Woodbridge
- E. Varvara, Via Borghese, Woodbridge
- S. Kumar Wadhwa, Via Borghese, Woodbridge
- N. Wadhwa, Via Borghese, Woodbridge
- F. Zaeem, Via Borghese, Woodbridge
- Y. and K. Chul Kim, Via Borghese, Woodbridge
- L. and L. Chan, Via Borghese, Woodbridge
- K. Goodall, Lodgeway Drive, Maple

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- A. Tawpik, Via Borghese, Woodbridge
- C. Vescio-Trenton and T. Trenton. Via Borghese, Woodbridge
- R. Rocca, Vellore Village, Woodbridge

The following issues were identified and raised by the community through the written submissions, at the Public Hearing on May 3, 2016, at the Community Meetings held on February 17, 2016, and February 27, 2017, and at the working group meetings held on September 9, 2016, September 26, 2016, and December 21, 2016. The Development Planning Department offers the following responses to the areas of concern raised by the community below and in relevant sections throughout the report.

a) The proposed development does not meet any of the goals or objectives of Vaughan Official Plan 2010 (VOP 2010)

The community has suggested that the proposed development does not meet any of the goals and objectives of VOP 2010, and that the proposed development contradicts numerous sections of VOP 2010.

Staff Response:

The Official Plan is a comprehensive, long range (30-year) planning document that provides a framework to manage growth and guide future land use. Every development application is subject to a comprehensive review for conformity with Provincial policy, and Regional and City Official Plan policy. Development applications that do not conform to VOP 2010 policy requirements are subject to an Official Plan Amendment application, and must undergo a comprehensive review by the Development Planning Department to assess all information provided in support of the applications, including community input. The Development Planning Department, with input from other departments, then formulate a planning opinion on the proposed development concept. This professional planning opinion represents the principles of good planning and is then presented in a technical report for Council's consideration. Official Plan Amendment applications require a decision by Council and Council's decision is subject to potential appeal to the Ontario Municipal Board (OMB).

The Development Planning Department has undertaken a fulsome and comprehensive review of the proposed development in consideration of applicable Provincial policies, Regional Official Plan policy and the policies of VOP 2010, and all the materials submitted in support of the development applications. Staff have also undertaken a comprehensive review of the proposed Draft Plan of Subdivision in consideration of the numerous sections of VOP 2010 that the community has identified concerns with.

The Official Plan is a document that is to be read in full, and contains numerous policies that are applied and balanced prior to implementation. While members of the community raised concerns of non-compliance with numerous sections of VOP 2010, Staff's review of the proposed development with respect to VOP 2010 identified two specific areas of non-compliance with the revised proposal. Sections 3.2.3.4. c), 9.1.2.2 and 9.1.2.3, being the policies related to the minimum vegetation protection zone (MVPZ) to core features and compatibility trigger the requirement for an Official Plan Amendment. Accordingly, the Owner's Official Plan Amendment File application (File OP.16.003) seeks Council's approval to amend these sections in order to facilitate the proposed development. Through the development review process, the Development Planning Department has determined that the proposed development maintains the goals, objectives and intent of VOP 2010 with respect to the areas of non-compliance identified

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in Staff's review. The proposed development, as revised, results in a net gain with respect to the MVPZ and the proposed revisions to the easterly portion of the Draft Plan of Subdivision facilitates a residential community that is compatible, but not identical, to the surrounding residential community, therefore the proposed amendments to Sections 3.2.3.4. c), 9.1.2.2 and 9.1.2.3 can be supported.

b) The proposed development will erode the surrounding estate residential community

The community has expressed concern that the character of the abutting estate residential community on Woodend Place will be diminished if the proposed development is approved, and that estate residential communities throughout the City are being eroded. The community has expressed concern that the City is not adequately protecting the character of these estate residential communities and the Urban Design Guidelines ("Guidelines") for Infill Development in Established Low-Rise Residential Neighbourhoods should be applied.

Staff Response:

The City recognizes that large lot neighbourhoods face development pressure as the City's population continues to grow. While market forces do play a role in where development pressure occurs, market forces do not determine whether infill development is appropriate. The policies of VOP 2010 guide how infill development in stable residential neighbourhoods will occur. In recognition of the increased development pressure in large lot neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Guidelines and the Community Area Policy Review for Low-Rise Residential Designations Study ("Study"). The Guidelines were approved by Vaughan Council on October 19, 2016. The Study was approved by Vaughan Council on April 19, 2017, and a future Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date.

The community has questioned how the Guidelines and Study are being applied with respect to the proposed development. The subject development applications were deemed "Complete" on January 19, 2016, and April 4, 2016. Development applications are assessed and reviewed based on existing policy at the time of a "Complete" application, therefore, these applications are not subject to the approved Guidelines or the Study. The Guidelines and Study identified Woodend Place as a large lot neighbourhood. While the Owner is not subject to the Guidelines or the Study due to the timing of the applications, the Development Planning Department has undertaken a comprehensive review of the proposed development within this large lot neighbourhood and have included Recommendations and conditions to reflect Staff's review of the Guidelines and the existing official plan policies related to compatibility that they serve to help clarify and implement. Staff have worked with the applicant to request changes to the proposed development concept to reflect Guideline considerations despite the fact that the application is not subject to the Guidelines.

c) The proposed development does not respect the character of the surrounding community

The current development proposal consists of 86 dwelling units, comprised of 64 single detached dwellings (on lots with frontages ranging from 7.6 m to 15 m) and 22 townhouse dwelling units, whereas the initial proposal presented at the May 3, 2016, Public Hearing consisted of 113 townhouse units.

To address the compatibility concerns, the Owner has twice revised the development proposal to reduce the proposed density by incorporating detached dwellings as the

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primary built form in the proposed development. At a working group meeting held on September 26, 2016, the Owner presented a revised development concept consisting of 24 townhouse units, all located at the most southerly portion of the subject lands, and 70 detached dwelling units, on lots with frontages ranging from 7.6 m to 9.2 m on the balance on the subject lands.

Based on further input from the Development Planning Department and the community, the Owner further revised the proposal to incorporate 8 detached dwellings on lots with a 15 m lot frontage along Via Borghese. The Owner's revised development concept includes detached dwellings on lots that are equal to or larger than the existing detached dwellings on lots along Via Borghese. The proposed detached dwellings on lots with frontages ranging between 7.6 m to 12 m have no visibility from the existing community located to the east, and are a compatible, not identical, built form that respects the local pattern of lotting, streets and blocks. The proposed detached dwellings also provide an appropriate transition from the size and configuration of nearby lots, and maintains a consistent pattern of height, scale and setbacks with the nearby residential properties to the east.

The compatibility along the Woodend Place interface is further discussed in the Land Use Policies/Planning Considerations section of this report.

d) The proposed built form will have a negative impact on the existing community

The community has expressed concern regarding the negative impacts the proposed townhouse dwelling units and detached dwellings (on lots with frontages ranging from 6.1 m to 15 m) will have on the existing community.

Staff Response:

The proposed built form within the Vellore Village Block Plan (Block 39) along the south side of Major Mackenzie Drive between Weston Road and Pine Valley Drive is characterized by a variety of lot sizes and building typologies, including townhouse dwellings, semi-detached dwellings, and detached dwellings of varying lot sizes. Via Borghese, which turns into Via Toscana east of Via Campanile, presently contains the same building forms being considered as part of the proposed development, including townhouse dwelling units within the RT1 Zone, and detached dwellings within the RD4 Residential Detached Zone Four (on lots with 7.6 m frontages), as shown on Attachment #4.

The proposed development includes lots and detached dwellings that are equal to or larger than the existing detached dwellings along the Via Borghese interface. The detached dwellings on the lots within the RD4 Zone and RD3 Zone (with frontages ranging between 7.6 m to 12 m) will not be visible from the existing community located to the east, and are a compatible, not identical, built form that respects the local pattern of lotting, streets and blocks, provides an appropriate transition from the size and configuration of nearby lots, and maintains a consistent pattern of height, scale, and setbacks with nearby residential properties.

Along the Woodend Place interface, the proposed development includes detached dwellings on lots within the RD4 Zone and RD2 Zone (with frontages ranging between 7.6 m to 15.7 m) and a flankage yard to a townhouse unit (approximately 28 m). The interface along Woodend Place will establish a transition from a smaller built form (within the RD4, RD2 and RT1 Zones) abutting estate residential lots on the opposite side of a public street (Woodend Place) much in the same way transition was previously

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established by Vaughan Council's approval of Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.) between Woodend Place and smaller lots with detached dwellings separated by a public street (Via Borghese).

The proposed built form is further discussed in the Land Use Policies/Planning Considerations section of this report.

e) The proposed style is not consistent with the character of the existing community

The initial proposal presented at the May 3, 2016, Public Hearing meeting included 113 townhouse units designed in a contemporary architectural style. The Owner submitted an Urban Design Report to support this style, which is not presently located within the existing community.

Staff Response:

To acknowledge concerns respecting the architectural style of the proposed development, the Owner revised the design of the proposed dwelling units to a more traditional architectural style (Attachments #7 to #9), which complies with the Council approved Block 39 Vellore Village Community Architectural Design Guidelines prepared by Watchorn Architect Inc.

f) The proposed extension of Via Borghese will increase traffic and decrease safety for the existing community

The Owner is proposing the continuation of the public road network to accommodate the anticipated vehicular and pedestrian traffic that would be generated by this development proposal. The community has expressed their opposition to the proposed extension of Via Borghese and has requested that no vehicular connection be permitted between the existing community and the subject lands. Community members have requested that dead-ends or knock-down bollards be provided on the proposed road network to prevent infiltration through the existing community along the proposed extension of Via Borghese to Woodend Place.

Staff Response:

In support of the public road extension the Owner has submitted a Traffic Impact Study (TIS) and addendums (dated November 18, 2016 and January 10, 2017) to the TIS which supports extending Via Borghese as presently proposed. The TIS concludes that the extension of Via Borghese to connect to Woodend Place and then connecting to Major Mackenzie Drive will not negatively impact the existing community.

The community has expressed concern regarding the safety of residents and small children. The community requested assurance that the safety and security of the residents of the existing community is not compromised as part of any development approvals for the subject lands. The Development Engineering and Infrastructure Planning (DEIP) Department is satisfied with the findings of the TIS which identifies there will be no increased safety risk to the residents in the community as a result of the proposed development. Prior to final approval, if the City determines that traffic calming measures are warranted, the Owner will be required to design and construct traffic calming/management measures to the satisfaction of the City. A condition to this effect is included in Attachment #1 of this report.

The proposed public road extension is a similar and logical extension to the grid-like road network of Block 39 (Vellore Village). A grid pattern road network provides porosity and

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facilitates important access opportunities within the community. A grid pattern allows vehicular traffic to be dispersed, thereby providing congestion relief. Traffic concerns raised by the community have been addressed in the information submitted in support of the applications and are further discussed in the Development Engineering and Infrastructure Planning section of this report.

- g) The proposed development will negatively impact local amenities, including parks and schools

The community has expressed concern respecting the impact of the increased density on local amenities, with particular regard to parks and schools.

Staff Response:

The Vaughan Parks Development Department has reviewed the proposed development, and has no objection to its approval. The proposed development has also been reviewed by the York Region District School Board and York Catholic District School Board, who have advised that they have no objection to the proposed development with no conditions of approval.

- h) Tree removals occurred at 31 Woodend Place and no compensation was provided

The community has expressed concern regarding the tree removals that occurred at 31 Woodend Place over the period from December 2013 to spring 2014. The community is of the opinion that the City of Vaughan erred in allowing the former Owner of 31 Woodend Place to remove hazardous trees on the subject lands, and did not adequately respond to the situation or the public when advised of the tree removal activity.

Staff Response:

The tree removal incident at 31 Woodend Place occurred under the City's emergency provisions for hazardous tree removals following the December 22, 2013 ice storm which caused significant damage to several trees across the City. The magnitude of the damage caused by the ice storm resulted in the City's use of an emergency program to deal with hazardous tree removal on private property. The emergency program allowed the City to prioritize public tree and debris removal which posed a threat to public health and safety. As part of the emergency program, the public was allowed to submit pictures of hazardous trees on private property that required removal. The former Owner was not required to submit an Arborist Report as part of the request for the removals. During this time, the Transportation Services, Parks and Forestry Operations Department reviewed the submitted pictures and granted approval for the removal of hazardous trees without a permit where it was warranted.

Under this emergency program the former Owner was granted approval by the City to only remove the hazardous trees identified by the pictures submitted to the City. Following this approval, the former Owner removed a significant number of mature trees on the subject lands and the extent of removals by the former Owner was unknown.

- i) The remaining mature trees on the subject lands should be maintained

The community has expressed concern respecting the proposed removal of the remaining trees on the subject lands to facilitate the proposed development, as the subject lands contain natural features that should be maintained.

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Staff Response:

The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed the Tree Inventory and Preservation Plan and Arborist Report submitted in support of the proposed development applications. This Division has accepted the proposed removal of the majority of the existing trees on the subject lands subject to compensation in accordance with the City's Replacement Tree Requirements. Based on the Arborist Report 388 trees are required to be removed to facilitate the proposed development. This figure excludes the trees that were deemed hazardous and recommended for removal by the Arborist. Compensation for the removal of 388 trees equates to \$213,400. Replacement planting, to the satisfaction of the City, will reduce the compensation amount required by the Owner. Finalization of the existing tree removals and required compensation will be determined through the registration process of the Draft Plan of Subdivision. A condition to this effect is included in Attachment #1.

The proposed tree removal is discussed in greater detail in the Natural Heritage Network Assessment section of this report.

j) The applicability of Schedule 2 - "Natural Heritage Network" of Vaughan Official Plan 2010, Volume 1

The community has questioned what applicability Schedule 2 - "Natural Heritage Network" of Vaughan Official Plan 2010, Volume 1 has on any approvals for the subject lands, and what authority the City has to consider development applications from Owners that have appeals related to this Schedule.

Staff Response:

The subject development applications were deemed "Complete" on January 19, 2016, and April 4, 2016, under the *Planning Act*. At the time of Complete application, Schedule 2 was not approved by the Ontario Municipal Board, and was not in full force and effect, however the text of the VOP 2010, Volume 1, including Chapter 3 - "Environment" was applicable policy.

The former Owner of 31 Woodend Place filed a site-specific appeal to VOP 2010, Volume 1, with respect to the land use designation and policies, and the natural heritage network mapping and policies as they relate to the subject lands. The current Owner assumed the appeal of the previous Owner, and maintained the appeal with the expectation that the appeal matter would be resolved through the development approval review process. The Owner provided a letter of support to the City of Vaughan's proposed modifications to Schedule 2 - "Natural Heritage Network" to help bring the Schedule into full force and effect (Attachment #12). If approved Staff will require the OMB appeal to be resolved. A recommendation is included in this report to address this issue.

k) The legality of the demolition of the existing houses on Woodend Place

The community has expressed concern respecting the demolition that occurred to the existing houses on Woodend Place prior to the City granting any approvals related to the proposed development.

Staff Response:

On January 3, 2017, the Owner of the subject lands applied for and was issued Demolition Permits in accordance with the City's *Demolition Permit Application Requirements made under the Ontario Building Code (OBC) Act*. The Owner exercised a

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permitted right under the OBC and acted within their legal right to seek the necessary permits in order to demolish the existing buildings on the subject lands. The issuance of Demolition Permits does not require consultation with the Development Planning Department unless there are Heritage Vaughan matters related to the demolition. Given that 11, 31 and 51 Woodend Place are not listed or designated in the heritage inventory, the Development Planning Department did not have an objection to the demolition of the dwellings.

On May 11, 2017, the Vaughan Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence (including a signed petition) in regards to the files, or requested notification of future meetings.

#### **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, to facilitate a residential development on the subject lands consisting of 56 lots for detached dwellings, 8 part blocks to be combined with future part blocks on the adjacent lands to the east to create 8 full lots for future detached dwellings, and 4 townhouse blocks containing 22 townhouse dwelling units fronting onto an extension of Via Borghese and two new public streets (Streets "A" and "B"), as shown on Attachments #6 to #9:

1. Official Plan Amendment File OP.16.003 to amend the policies of Section 3.2.3.4 of Vaughan Official Plan 2010 (VOP 2010) regarding minimum vegetation protection zones and Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 regarding the compatibility of new development within established Community Areas.
2. Zoning By-law Amendment File Z.15.032 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RR Rural Residential Zone to RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, RT1(H) Residential Townhouse Zone, all with a Holding Symbol "(H)", and OS4 Open Space Woodlot Zone in the manner shown on Attachment #6, together with site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 2 of this report.
3. Draft Plan of Subdivision File 19T-15V011, as shown on Attachment #6, to permit a residential Draft Plan of Subdivision consisting of 56 lots for detached dwellings, 8 part blocks for future 8 detached dwellings, and 4 townhouse blocks, as follows:

Detached Residential Lots (Lots 1 to 56 inclusive)	1.53 ha
Part Blocks for Future Detached Dwellings (Blocks 61 to 68 inclusive)	0.30 ha
Townhouse Blocks (Blocks 57 to 60 inclusive)	0.43 ha
Buffer Blocks (Blocks 69 and 70)	0.31 ha
Road Widening (Block 71)	0.01 ha
0.3m Reserves (Blocks 72 to 80)	0.01 ha
Public Roads (R.O.W.)	0.62 ha
Total	3.21 ha

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

##### *Synopsis:*

*The Owner is proposing to develop the subject lands with a residential plan of subdivision consisting of 56 lots for single detached dwellings, 8 part blocks for 8 future detached dwellings,*

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*4 blocks for 22 townhouse dwellings, open space blocks, and the extension of the public road network as shown on Attachment #6. The Development Planning Department supports the approval of the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications as they will facilitate a residential development that is compatible with the surrounding land uses and represents good planning.*

Location

The subject lands are located on the south side of Major Mackenzie Drive, east of Pine Valley Drive, shown as “Subject Lands” on Attachments #2 and #3, and are municipally known as 11, 31 and 51 Woodend Place.

Land Use Policies/Planning Considerations

The Development Planning Department has reviewed the Official Plan Amendment application to permit the proposed residential development on the subject lands, as shown on Attachment #6, in consideration of the following policies:

a) Provincial Policy Statement 2014

The Provincial Policy Statement (“PPS”) 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment.

The PPS includes policies on key issues that affect communities, including:

- The efficient use and management of land and infrastructure
- Protection of the environment and resources
- Ensuring appropriate opportunities for employment and residential development, including support for a mix of uses

Part V – “Policies” of the PPS states (in part) the following:

Settlement Areas:

1.1.3.2 *“Land use patterns within settlement areas shall be based on:*

a) *densities and a mix of land uses which:*

- *efficiently use land and resources;*
- *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and,*
- *support active transportation; and,*
- *are transit-supportive, where transit is planned, exists or may be developed.”*

1.1.3.4 *“Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding of mitigating risks to public health and safety.”*

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Housing:

1.4.3 *"Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):*

- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and,*
- e) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety."*

The proposed development is consistent with the intent of the settlement areas and housing policies of the PPS, which promote the efficient use of land and support a healthy community. The subject lands are located along Major Mackenzie Drive, a planned Regional Transit Priority Network and Regional Cycling Network, and are in close proximity to existing retail and service commercial uses. The location of the development supports alternate modes of transportation such as transit, cycling and walking. The location of the development maximizes the use of existing infrastructure and minimizes land consumption. The proposed residential development also provides a variety of housing types for the City of Vaughan, thereby contributing to the projected housing needs.

b) Places to Grow – The Growth Plan for the Greater Golden Horseshoe

The Provincial Growth Plan for the Greater Golden Horseshoe ("Growth Plan") is intended to guide the development of land; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas, as well as creating complete communities, stating (in part):

*"...communities that are well designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to stores and services to meet daily needs."*

The Growth Plan states that a focus for transit and infrastructure investment to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types. The proposed development is consistent with the policy framework of the Growth Plan as it optimizes the use of the existing land supply, makes efficient use of existing infrastructure, is located adjacent to planned transit and provides a mix of housing at densities that are supportive of these objectives.

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c) York Region Official Plan 2010

The York Region Official Plan 2010 (ROP 2010) designates the subject lands as “Urban Area” by Map 1 – “Regional Structure”, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria. The subject lands also abut a “Regional Transit Priority Network” being Major Mackenzie Drive (Map 11 – “Transit Network”) and a planned regional cycling connection (Map 10 – “Regional Cycling Network”).

ROP 2010 encourages a broad range of housing types within efficient and mixed-use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. ROP 2010 identifies that the housing stock in the Region is primarily detached units; the housing market is faced with demands for a broader variety of housing forms to meet the needs of different households. The proposed development offers a mix of housing options (single detached dwellings of varying sizes and townhouses) in close proximity to public transit.

ROP 2010 also encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The proposed residential development will diversify the housing options found in the community and create pedestrian connections to Major Mackenzie Drive.

On July 15, 2016, York Region exempted Official Plan Amendment File OP.16.003 (CountryWide Homes Woodend Place Inc.) from approval by the Regional Committee of the Whole and Council. York Region has indicated they have no objections to the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, subject to comments in the Regional Implications section of this report, and the conditions included in Attachment #1 of this report.

d) Former City of Vaughan Official Plan #600 – 31 Woodend Place

The previous Owner of 31 Woodend Place filed an appeal to VOP 2010, Volume 1 (identified as Appeal #121 in the City of Vaughan List of VOP 2010 Appellants) with respect to the land use designation and natural heritage policies as they apply to 31 Woodend Place. Given the unresolved appeal to VOP 2010, Volume 1, the former City of Vaughan Official Plan (OPA #600) remains in-effect for 31 Woodend Place, as such these lands are designated “Estate Residential” by Schedule B - “Vellore Urban Village 1” (Attachment #5).

The current Owner has maintained this appeal to VOP 2010, Volume 1. The Owner has advised that they will resolve the appeal to 31 Woodend Place through the development application review process for the subject applications and bring the policies of VOP 2010 into full force and effect as they apply to the subject lands (Attachment #12).

Should Vaughan Council approve the subject applications, a condition of approval is included in the Recommendation of this report requiring the Owner’s appeal of VOP 2010, Volume 1, to be resolved prior to final approval of the Draft Plan of Subdivision to the satisfaction of the City Solicitor and the Deputy City Manager, Planning & Growth Management.

e) Vellore Village Block Plan (Block 39) and Block 42, Plan 65M-4149

The Vellore Village Block Plan (Block 39) was approved by the Ontario Municipal Board (OMB) on May 6, 1998, which was considered by Vaughan Council on October 20, 1997.

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The Block Plan that was approved by the OMB did not include the subject lands, or the lands in the north-west quadrant of Block 39.

On September 25, 2006, Vaughan Council approved Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.) which abuts the subject lands to the east, to facilitate the development of 21 detached dwellings on a public road (Via Borghese). Anticipating that the remaining lots in this area of Block 39 would likely be redeveloped, including with the Woodend Place community located further west, a 6 m wide strip of land (Block 42 on plan 65M-4149) was set aside for future development. This strip of land located at the most westerly limit of the parcel (Block 42, Plan 65M-4149) was zoned RD2(H) Residential Detached Zone Two with a Holding Symbol "(H)", subject to site-specific Exception (1281). The condition to remove the Holding Symbol "(H)" is dependent on the City approving development for the lands to the west (being Blocks 61 to 68 inclusive of the subject lands) and allocating sufficient sewage capacity.

While significant development is not expected or intended to occur within the stable residential areas, future development in this portion of the Block Plan was anticipated, planned for, and reflected in the approval by Vaughan Council. The 6 m wide block (Block 42, Plan 65-4149) was created and zoned for residential purposes, and held in trust by the City until the lands to the west (being the subject lands) are developed in accordance with the City's Official Plan and Zoning By-law 1-88, as established within the 2032331 Ontario Inc. Subdivision Agreement and implementing Zoning By-law #162-2007, being site-specific Exception 9(1281).

f) City of Vaughan Official Plan 2010 – 11 and 51 Woodend Place

11 and 51 Woodend Place, are designated "Low-Rise Residential" and "Natural Areas" by VOP 2010 and are located within a "Community Area" by Schedule 1 - *Urban Structure*. 31 Woodend Place is also designated "Low-Rise Residential" and "Natural Areas" by VOP 2010, and is located within a "Community Area" by Schedule 1 - *Urban Structure*. Given the unresolved appeal of 31 Woodend Place to VOP 2010 (identified as Appeal #121 in the City of Vaughan List of VOP 2010 Appellants) the in-effect land use designation of 31 Woodend Place is "Estate Residential" by Schedule B - "Vellore Urban Village 1" (Attachment #5). As previously noted, the Owner has advised that they will resolve the appeal to 31 Woodend Place through the development application review process for the subject applications and bring the policies of VOP 2010 into full force and effect as they apply to the subject lands.

The southerly limit of the subject lands abut a City-owned woodlot, which is a component of the Kleinburg Woods, a regionally significant Area of Natural and Scientific Interest (ANSI). Section 3.2.3.4 of VOP 2010 Core Features c) requires a minimum vegetation protection zone (MVPZ) of 10 m from the ANSI as measured from the woodland dripline. The dripline from the ANSI was staked and established with the Toronto and Region Conservation Authority (TRCA) on September 30, 2015. The proposed development does not provide a consistent 10 m wide MVPZ from the staked limit of the woodland dripline and therefore, an Official Plan Amendment application with supporting information has been submitted by the Owner.

The "Low-Rise Residential" designation of VOP 2010 permits detached dwellings, semi-detached dwellings and townhouses. Specifically, Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 requires new development in "Community Areas" to be designed to respect and reinforce the physical character of the surrounding area, with particular regard for local patterns of lots, streets and blocks; the size and configuration of lots; the building type of

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nearby residential properties; and the height, scale and building setbacks of nearby residential properties.

“Community Areas” are generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or by their historical, architectural, or landscape value. “Community Areas” are also characterized by their substantial rear, front and side yards and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes. Staff was of the view that the original development proposal consisting of 113 townhouse units did not meet the compatibility criteria established by Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 for new development within existing “Community Areas” as it relates to the existing residential community located to the west of the subject lands. The Owner has submitted an Official Plan Amendment application to address these policies of the Official Plan, and the Staff review of this amendment request is discussed in detail below.

i) Proposed Amendment to VOP 2010 – Section 3.2.3.4 Core Features c) 10 m minimum vegetation protection zone

The subject lands abut an Area of Natural Scientific Interest (ANSI) feature, the Kleinburg Woods, which requires a minimum vegetation protection zone (MVPZ) of 10 m from the staked woodland dripline. When the staking exercise took place, the TRCA noted evidence of vegetation removal along the woodlot edge. Given the challenges in determining a reasonable feature limit through the use of historic air photos, the TRCA and the City of Vaughan directed that the 10 m MVPZ be applied to the southern extent of the property line or the staked woodland dripline, whichever is greater.

Given the development constraints of the subject lands, particularly the alignment of “Street B” which must connect to Via Borghese and meet City engineering standards, a MVPZ cannot reasonably be achieved when taken from the southerly property line, therefore the Owner is proposing a MVPZ taken from the staked woodland dripline. In support of the MVPZ, the Owner has provided a Woodlot Buffer Calculation Methodology and Environmental Impact Study (EIS) which demonstrate a net gain when the MVZP is taken from the staked dripline. A MVZP of 10 m taken from the southerly property line results in an environmental buffer having a total area of 1,712 m<sup>2</sup>, whereas a MVZP that is an average of 10 m from the staked dripline, which includes a 6.6 m buffer at the narrowest point, results in an environmental buffer having a total area of 2,054 m<sup>2</sup>. This adjusted MVPZ results in an overall buffer area that is 342 m<sup>2</sup> larger. The environmental buffer is proposed to be zoned to an appropriate zone category, the OS4 Open Space Woodlot Zone, and dedicated into public ownership. A condition to this effect is included in the recommendation of this report.

The limits of the woodlot feature that were previously disturbed resulted in a loss to the City's tree canopy. To protect, enhance and restore this feature on a go-forward basis both the City of Vaughan and TRCA have requested an Edge Management Plan prior to final approval. The Edge Management Plan will use standards from the Urban Design and Cultural Heritage Division of the Development Planning Department for replanting within the environmental buffer, along with standards from the Transportation Services, Parks and Forestry Operations Department for replanting along the woodlot edge. The Edge Management Plan shall include enhancements that support the City's tree

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canopy initiatives beyond the minimum restoration requirements in order to account for the adjusted ANSI buffer. A condition to this effect is included in Attachment #1 of this report.

ii) Proposed Amendment to VOP 2010 - Sections 9.1.2.2 & 9.1.2.3 of VOP 2010 – respecting new development in “Community Areas”

The proposed development abuts two established neighbourhoods which are different in physical character and landscape. The residential neighbourhood located to the east of the subject lands is bound by Via Borghese to the west, Major Mackenzie Drive to the north, the Kleinburg Woods to the south, and to the east is a series of low-rise residential developments (which includes detached, semi-detached and townhouse built forms). The neighbourhood is generally comprised of detached dwellings within the RD2 and RD3 Zones, with lot frontages that range between 12 m to 15 m, and lot areas generally ranging from 324 m<sup>2</sup> to 450 m<sup>2</sup>.

The Owner is proposing to rezone the subject lands that front onto Via Borghese to an RD2 Zone, which will establish a detached dwelling lot equal to or greater in size than the existing lots and dwellings on the east side of Via Borghese. If approved, the proposed development will establish a residential lot fabric consistent with the existing local pattern of lotting and blocks, all with frontage to a public street (Via Borghese), with detached dwellings that maintain a consistent pattern of height, scale and setbacks as the detached dwellings and lots on the east side of Via Borghese. The proposed development within this portion of the Draft Plan meets the compatibility criteria established by VOP 2010.

The proposed development transitions east to west from the RD2 Zone to the RD3 Zone, RD4 Zone and RT1 Zone, and introduces a smaller lot fabric and a townhouse built form. The proposed mix of lot sizes and built form is consistent with the Vellore Village Block Plan (Block 39). The Vellore Village Block Plan, particularly the concession lots that are located on the south side of Major Mackenzie Drive, incorporate a variety of building types and lot sizes, including detached and townhouse dwellings which front onto a grid-like public road network, as shown on Attachment #4. Via Borghese turns into Via Toscana east of Via Campanile, and this road segment presently contains detached dwellings that are zoned RD4 (with 9 m frontages) and townhouse dwellings in the RT1 Zone approximately 700 m east of the subject lands. The transition within the proposed development from larger detached dwellings (18 m frontage) to smaller detached dwellings (7.6 m to 15 m frontages) and townhouses maintains the local pattern of lotting, blocks and streets, provides an appropriate transition in lot size, and establishes a residential development with consistent scale and setbacks.

The residential neighbourhood to the west of the subject lands is an established estate subdivision, bound by Woodend Place to the east, Major Mackenzie Drive to the north, and the Kleinburg Woods to the southwest. This existing area is zoned RR Rural Residential Zone as shown on Attachment #3, and is characterized by generous front, rear and side yard setbacks, and contains a private tree cover and a mature tree canopy.

The proposed development will facilitate detached dwellings on lots within the RD4 Zone and RD2 Zone (with frontages ranging between 7.6 m to 15.7 m) and a flankage yard to a townhouse unit (approximately 28 m) along the east side of

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Woodend Place. The Owner has submitted an Official Plan Amendment to address the compatibility criteria of Section 9.1.2.2 and 9.2.1.3 of VOP 2010 with respect to the interface of the proposed development to the west side of Woodend Place.

In considering the establishment of small lots (with minimum frontages of 7.6 m in the RD4 Zone and 6.1 m in the RT1 Zone) directly abutting estate residential lots (with minimum frontages of 45 m), the Development Planning Department has reviewed the intent of the creation of Block 42, Plan 65M-4149, the residential lot fabric that was created when Vaughan Council approved Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.), and the evolving character of the surrounding community.

Future development was anticipated in this area of the Block Plan based on the zoning of the 6 m block (Block 42, Plan 65M-4149) to an RD2(H) Zone on the east side of the subject lands. As part of the approval of the Draft Plan of Subdivision (File 19T-03V20 - 2032331 Ontario Inc.) it was recognized that future development may encroach further west, into the Woodend Place estate residential subdivision, and a Holding Symbol "(H)" was placed on Block 42. The removal of the "(H)" is dependent on the City approving development on the adjoining lands to the west (being the subject lands) and allocating sufficient capacity to service the lands, as outlined in Zoning By-law 1-88 Exception 9(1281).

Through the approval of the Draft Plan of Subdivision (File 19T-03V20 - 2032331 Ontario Inc.) a residential development with smaller lots than the abutting lands and a grid-like road network was established directly abutting the Woodend Place estate subdivision. The approved residential development established a more efficient public road network, and created a transitional residential development from the existing estate subdivision to the west which consisted of a larger lot fabric (Woodend Place) to the more modest and dense lot fabric located to the east of the subject lands (Via Borghese). The Woodend Place estate subdivision was physically separated from the smaller lot fabric (in the RD2 and RD3 Zones) by a public road (Via Borghese). The public road allows for a greater separation distance to be established from the estate lots. The subject applications are proposing a similar approach to address the variation in lot sizes on the east versus west side of Woodend Place. The proposed interface along Woodend Place will establish a transition area similar to what was established by Draft Plan of Subdivision File 19T-03V20 (2032331 Ontario Inc.).

Beyond the abutting lands within in the surrounding community, the introduction of a more intense building typology was introduced in 2012 with Vaughan Council's approval of a 6-storey, adult life-style/seniors apartment building (1668872 Ontario Inc. c/o Royal Pine Homes) located on Pine Valley Drive, approximately 150 m south of Major Mackenzie Drive. The approved building contains 98-units and has a Floor Space Index of 1.765 times the area of the lot. The approved building is presently under construction.

Directly north of this approved apartment building, the lands located in the south east quadrant of Major Mackenzie Drive and Pine Valley Drive, municipally known as 4455 and 4477 Major Mackenzie Drive have been the subject of development interest for several years. In 2012, in response to community concerns Vaughan Council approved Site Specific Policy Section 13.15 – "South East Corner of Major Mackenzie Drive and Pine Valley Drive" to ensure

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comprehensive planning for this area. The site-specific policy for the lands was in response to a site-specific appeal (Appellant #65) to VOP 2010. The intent of Section 13.15 is to identify the evolving character of the south-east corner of Pine Valley Drive and Major Mackenzie Drive, and allow Council to initiate a comprehensive study with respect to land use, urban design, environmental and heritage potential and traffic impact. Applications for an Official Plan Amendment (File OP.17.005) and Zoning By-law Amendment (File Z.17.013) have recently been submitted to the Development Planning Department seeking approval to develop the lands known municipally as 4433 – 4477 Major Mackenzie Drive. There are no approvals related to these applications at this time.

In consideration of the above and the reasons outlined within this report, the Owner has demonstrated that the proposed development meets the intent of the “Community Area” and “Core Feature” policies of VOP 2010, and provides a low-rise residential development that is appropriate and compatible, but not identical, with the surrounding development(s) and will have no adverse impacts on the adjacent woodlot. As a result, Staff is of the opinion that Official Plan Amendment File OP.16.003 can be supported by the Development Planning Department.

#### Zoning

The subject lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision shown on Attachment #6, an amendment to Zoning By-law 1-88 is required to rezone the subject lands in the manner shown on Attachment #6, together with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions

	<b>Zoning By-law 1-88 Standard</b>	<b>RD2 Residential Detached Zone Two Requirements</b>	<b>Proposed Exceptions to the RD2 Residential Detached Zone Two</b>
a.	Minimum Exterior Side Yard (Blocks 62 and 68)	4.5 m	3.5 m
b.	Minimum Lot Depth (Block 61 Only)	30 m	27 m
c.	Minimum Rear Yard (Block 61 Only)	7.5 m	6 m
d.	Permitted Rear Yard Encroachments (All Lots and Blocks)	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 1.8 m.	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 2.4 m.

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	<b>Zoning By-law 1-88 Standard</b>	<b>RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three</b>
e.	Minimum Interior Side Yard (Lot 56)	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m where it abuts a side yard of 1.2 m	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m, and abut another interior side yard of 0.6 m, provided that the interior side yard on the other side is 1.2 m
	<b>Zoning By-law 1-88 Standard</b>	<b>RD3 Residential Detached Zone Three Requirements</b>	<b>Proposed Exceptions to the RD3 Residential Detached Zone Three</b>
f.	Permitted Rear Yard Encroachments (Lot 56)	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 1.8 m.	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 2.4 m.
	<b>Zoning By-law 1-88 Standard</b>	<b>RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to the RD4 Residential Detached Zone Four</b>
g.	Minimum Lot Frontage (All lots)	9 m	7.6 m
h.	Minimum Interior Side Yard (All lots)	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m where it abuts a side yard of 1.2 m, except where it abuts a non-residential use, in which case the minimum side yard shall be 3.5 m	1.2 m  The minimum interior side yard on one side may be reduced to 0.6 m, and abut another interior side yard of 0.6 m or a rear yard, provided that the interior side yard on the other side is 1.2 m

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i.	Minimum Exterior Side Yard (Lots 16, 17, 35, 36 and 51)	4.5 m	3.5 m
j.	Permitted Rear Yard Encroachments (All Lots)	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 1.8 m.	Exterior stairways, and porches and balconies which are uncovered, unexcavated and unenclosed and not constructed on footings may encroach into a rear yard to a maximum of 2.4 m.
	<b>Zoning By-law 1-88 Standard</b>	<b>RD4 Residential Detached Zone Four Requirements</b>	<b>Proposed Exceptions to the RD4 Residential Detached Zone Four</b>
k.	Maximum Interior Garage Width (Lots 2, 3, 40, 41, 45, 46 and 47)	3.048 m	5 m
	<b>Zoning By-law 1-88 Standard</b>	<b>RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone</b>
l.	Maximum Building Height (All Blocks)	11 m	12.6 m
m.	Minimum Rear Yard (All Blocks)	7.5 m	6 m

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

The proposed exception to the RD2 Residential Detached Zone Two for the exterior side yard is consistent with the existing residential subdivision to the east and can be supported. The proposed rear yard encroachment for a porch in the RD2 Residential Detached Zone two is considered minor in nature and will not impact any existing development, and therefore can be supported. The proposed exceptions for minimum lot depth and minimum rear yard are required to accommodate one residential block for future development (Block 61) that is constrained by the extension of Via Borghese to the north, and a required minimum vegetation protection zone (Block 70) from the woodlot located to the south. The proposed exceptions for reduced minimum lot depth and minimum rear yard is limited to one lot within the RD2 Zone and is considered to be minor in nature.

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The proposed exceptions to the RD3 Zone for the interior side yard and rear yard encroachment for a porch is limited to one lot (Lot 56) and will not impact the surrounding existing area, and can therefore be supported.

The proposed exceptions to the RD4 Residential Detached Zone Four for lot frontage, interior side yard, and exterior side yard reflect development standards that are consistent with zoning exceptions permitted for detached dwellings in close proximity to the subject lands. The proposed rear yard encroachment for a porch will not impact the surrounding existing area, is considered minor in nature and can be supported. The proposed exception for maximum interior garage width is proposed for 7 lots only and would accommodate a wider garage interior for additional storage purposes for these units, and is considered minor in nature.

The RT1 Residential permits a maximum building height of 11 m and a minimum rear yard of 7.5 m. The Owner is proposing a maximum building height of 12.6 m and minimum rear yard of 6 m for all Blocks. The requested relief for building height is to accommodate a pitched roof design and is in response to grading conditions in this area of the Draft Plan. The subject lands slope downwards to the west, which would make the additional building height imperceptible from street. This requested exception for a minimum rear yard of 6 m is consistent with zoning exceptions permitted for the residential subdivision located directly east of the subject lands (File 19T-03V20 - 2032331 Ontario Inc.).

In consideration of the above, the 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 compatible with the existing and planned built form in the surrounding area.

Should the applications be approved, in consideration of the lot assembly that must occur with Block 42, Plan 65M-4149 and the subject lands, prior to final approval, the Owner will be required to submit a Minor Variance application to the Committee of Adjustment to address the minimum rear yard setback and minimum lot depth for Block 42, Plan 65M-4149, to achieve consistency with the proposed zoning exceptions for the RD2 Residential Detached Zone Two for Block 61, as outlined in Table 1. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions imposed by the Committee. A condition to this effect is included in the Recommendation of this report.

Holding Symbol "(H)"

The Development Engineering and Infrastructure Planning (DEIP) Department has confirmed that Council can allocate available and unrestricted servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (292 persons equivalent). A condition to this effect is included in the recommendation of this report. Therefore, no Holding Symbol "(H)" is required to address servicing capacity.

While additional capacity was anticipated and planned for in the event of local improvements through the Block 39 NW Core Services Plan (the "Servicing Plan"), which was included in the Functional Servicing Report (FSR) submitted in support for the proposed development, the proposed development on the subject lands is greater than the densities anticipated by the Servicing Plan within this drainage boundary, and exceeds the existing population figures. As a result, pump station improvements may be required to service the additional population. Sanitary Servicing is discussed in greater detail in the Development Engineering and Infrastructure Planning (DEIP) Department section of this report. Given the unresolved sanitary servicing matters, DEIP Department is requiring that the Holding Symbol "(H)" be applied to the whole of the subject lands until such time as the downstream pump station and sanitary sewer conveyance issues be resolved to the satisfaction of the City, a condition to this effect is included in the recommendation of this report.

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Notwithstanding the above, until such time that the Owner acquires Block 42, Plan 65M-4149, Blocks 61 to 68 inclusive on the Draft Plan will continue to be zoned with the Holding Symbol “(H)” until they are combined with the abutting lands to the east, to facilitate the future full single lots. A condition to this effect is included in the Recommendation of this report.

#### Block 42, Plan 65M- 4149 – Removal of the Holding Symbol “(H)” and Part Lot Control Exemption

As previously noted, the abutting lands to the east of the subject lands contain a vacant, 6 m wide parcel of land being Block 42 on Plan 65M-4149, which is zoned RD2(H) by Zoning By-law 1-88 subject to site-specific Exception 9(1281). The Owner is proposing to combine Blocks 61 to 68 inclusive on the proposed Draft Plan of Subdivision, as shown on Attachment #5, with Block 42, Plan 65M-4149, to create 8 full lots for future residential development.

In order to facilitate the creation of the full lots, the Owner must submit a Part Lot Control Exemption application for Block 42, Plan 65M-4149, to create the blocks to be combined with the proposed corresponding Blocks 61 to 68 of the subject Draft Plan of Subdivision.

The Development Planning Department recommends that Blocks 61 to 68 inclusive of the subject Draft Plan of Subdivision be zoned with the Holding Symbol “(H)” to ensure that Block 42 is acquired and the Part Lot Control application approved to create full lots, prior to the Holding Symbol “(H)” being removed for Blocks 61 to 68. A condition to this effect is included in the Recommendation of this report.

#### Subdivision Design

The Draft Plan of Subdivision shown on Attachment #6, includes 56 lots (Lots 1 to 56 inclusive) to be developed with detached dwellings, with lot frontages ranging from 7.6 m to 15 m, 8 part blocks (Blocks 61 to 68 inclusive) and 4 blocks (Blocks 57 to 60 inclusive) to be developed with 22 townhouse dwelling units having a 6.1 m frontage.

Lot 1 of the Draft Plan has a 15 m frontage, and is located at the north west limit of the subject lands which fronts onto Woodend Place and flanks Major Mackenzie Drive. Part Blocks (Blocks 61 to 68 inclusive) are proposed on the west side of Via Borghese where the subject lands abut Block 42, Plan 65M-4149. Blocks 61 to 68 have 15 m frontages and establish a lot fabric with similar or larger lots than the existing residential lots located to the east of the subject lands. Via Borghese is a public road that acts as the interface between the existing residential development to the east and the subject development proposal. The existing and proposed built form on Via Borghese, which will be developed with consistent development standards established by the proposed amending Zoning By-law, in the RD2 Zone, will establish a consistent, not identical, lot fabric on both sides of Via Borghese.

The transition between the existing residential community located to the east and the interior of the proposed development is created through the introduction a smaller lot fabric. Lot 56 has a 12 m frontage, and Lots 2, 3, 40, and 41 have 9.8 m frontages, and are located directly adjacent to the 15 m lots. The reduction in lot size from 15 m (Lot 1, Blocks 61 to 68 inclusive) to 12 m (Lot 56) or 9.8 m (Lots 2, 3, 40, and 41) establishes the transition to the smaller 7.6 m lots located throughout the Draft Plan. An additional three lots with 9.8m frontages (Lots 45 to 47 inclusive) have been proposed along the east side of Street “A” of the Draft Plan to provide for lot variety and interest.

The Draft Plan of Subdivision includes an extension to and maintains the alignment of Via Borghese, located along the southerly portion of the subject lands. Townhouse Blocks are located on the south side of the Via Borghese extension. The four Townhouse Blocks will facilitate the creation of 22 townhouse units, with a maximum of 5 to 6 units per block. Townhouse Blocks

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have been proposed in this area of the Plan to utilize a reduced lot depth, which is constrained by the extension of Via Borghese to the north, and a required environmental buffer (Block 70) from the woodlot located to the south.

The Draft Plan of Subdivision contains two local roads (Streets “A” and “B”) which will be dedicated to the City of Vaughan as public roads. The extension of the public road network is supported by the Development Planning Department because it implements a grid-like street network that supports convenient and efficient travel in accordance with Section 4.2.1.5 of VOP 2010. The proposed road network is also supported by the DEIP Department as noted in their section of this report.

The Draft Plan of Subdivision contains two buffer blocks (Blocks 69 and 70). Block 69 is located along the Major Mackenzie Drive right-of-way and will form a landscape Buffer Block, which shall be landscaped to the satisfaction of the City, and dedicated into public ownership free of all cost and encumbrances. Block 70 located along the southerly limit of the subject lands and adjacent to the woodlot is an environmental Buffer Block to the Kleinburg Woods. Block 70 will be rezoned to an appropriate Open Space Zone category (OS4 Zone), and dedicated into public ownership free of all cost and encumbrances. Conditions to this effect are included in Attachment #1.

All development within the Draft Plan of Subdivision is required to proceed in accordance with the Vaughan Council approved Block 39 Vellore Village Community Architectural Design Guidelines prepared by Watchorn Architect Inc., and the Block 39 Vellore Village Landscape Master Plan prepared by The MBTW Group. A condition to this effect is included in Attachment #1.

The Vaughan Development Planning Department is satisfied with the proposed subdivision design, 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 a number of times. The original proposal that was presented at the Committee of the Whole (Public Hearing) on May 3, 2016, proposed 22 blocks containing 113 townhouse units, as shown on Attachment #9. During the Public Hearing, the Owner’s representative presented a revised proposal that incorporated 7 detached dwellings on the west side of Via Borghese, and the balance of the revised Plan consisted of 20 blocks containing 97 townhouse units, as shown on Attachment #10.

In response to concerns raised by internal City Departments, external agencies, and feedback provided by the public (respecting compatibility with the existing residential development located to the east of the subject lands) the Owner revised the applications to the current plan shown on Attachment #6.

#### Tree Removals at 31 Woodend Place

As noted earlier in this report, the tree removal incident at 31 Woodend Place occurred under the City’s emergency provisions for hazardous tree removals following the December 22, 2013 ice storm which caused significant damage to several trees across the City. The magnitude of the damage caused by the ice storm resulted in the City’s use of an emergency program to deal with hazardous tree removal on private property. The emergency program allowed the City to prioritize public tree and debris removal which posed a threat to public health and safety. As part of the emergency program, the public was allowed to submit pictures of hazardous trees on private property that required removal. The Transportation Services, Parks and Forestry Operations Department reviewed the submitted pictures and granted approval for the removal of hazardous trees without a permit where it was warranted.

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Under this emergency program the former Owner was granted approval by the City to only remove the hazardous trees identified by the pictures submitted to the City. Following this approval, the former Owner removed a significant number of mature trees on the subject lands, the extent of removals was unknown as the former Owner was not required to submit an Arborist Report as part of the request for the removals.

As part of the technical review of this development proposal, the City's Transportation Services, Parks and Forestry Department engaged R & B Cormier Inc. and undertook a Tree Loss and Replacement Assessment ("Assessment") to determine the full extent of the loss that occurred at 31 Woodend Place. The findings of the Assessment determined that approximately 263 trees were removed from the subject site, however, the Assessment was unable to determine how many of the 263 removed trees were hazardous. As a result of the inconclusive findings of this review, the City cannot seek compensation from either the current or former Owner for the tree removals that occurred at 31 Woodend Place.

#### Natural Heritage Network Assessment

In support of the proposed development, the Owner has submitted an Environmental Impact Study (EIS) which assess the potential impacts that the proposed development may have on the natural heritage and hydrological environment. In accordance with VOP 2010, Chapter 3 – "Environment" of VOP 2010, Volume 1 directs that woodlands must be protected and enhanced, however, Section 3.3.3.3 allows for the removal of some woodlands where it has been determined the woodland does not meet the test of being considered as having regional significance. To determine a woodlands potential as being of regional significance the following matters are considered: if the woodlands are considered early successional or contain invasive species, if the woodlands do not contain rare or endangered plants, animals or species, and if the woodland is located outside or is not connected to the Natural Heritage Network.

The EIS notes that the subject lands are largely dominated by manicured lawns, planted trees and portions of remnant woodlands within the northern third of the subject lands (immediately south of Major Mackenzie Drive). Site observations during the summer and fall of 2015 indicate there was disturbance to the vegetated area along Major Mackenzie Drive related to a road widening and underground sewer upgrade initiated by York Region as part of the Major Mackenzie Drive widening. These construction activities have resulted in the removal of several trees located along the northern portion of the subject lands. The findings of the EIS conclude that the remaining vegetation on the subject lands does not meet the minimum size, species or location criteria to be deemed significant woodlands, and therefore can be considered for removal.

Given the findings of the EIS, the Owner is proposing to remove the remaining 565 trees on the subject lands in order to facilitate the proposed development. Through ongoing discussions with the City of Vaughan and the TRCA it was determined that the proposed grading works required to facilitate the proposed development will affect tree rooting zones and tree preservation will not be possible. To mitigate the removal of the trees, the EIS recommends that compensatory plantings be provided to obtain an overall ecological net gain for the nearby Natural Heritage Network or Regional Greenlands System, in accordance with Section 3.3.3.4 of VOP 2010.

The Owner will be required to provide compensation as recommended by the EIS, as replanting or cash-in-lieu thereof, in accordance with the City's Replacement Tree Requirements and Section 3.3.3.4 of VOP 2010. A condition to this effect is included in Attachment #1.

#### 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 reviewed the applications and advised that the subject lands are cleared of any concern for archaeological resources, subject to the following conditions:

- a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services, and Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division.

#### Developer's Group Agreement

The subject lands were previously owned by non-participating landowners in the Block 39 Plan Area, and as such were not included in the Block 39 (North-West) Developers Group Inc. Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces.

In order for the Owner to obtain Block 42, Plan 65M-4149, which is presently being held in trust by the City of Vaughan, the Trustee for the Block 39 Developers' Group must advise the City in writing that the beneficial Owner (2032331 Ontario Inc.) of Block 42, Plan 65M-4149 and the Owner of the lands to the west (CountryWide Homes) have executed the Block 39 Developers' Group Agreement. The City must also be advised that the parties are in good standing with respect to the terms and conditions of the Agreement related to the development of Block 42, Plan 65M-4149 in conjunction with the abutting lands. The City will convey Block 42, Plan 65M-4149 back to the beneficial Owner, at no cost to the City, upon receipt of the aforementioned notice from the Trustee of the Block 39 Developers Group and when the City is satisfied that Block 42, Plan 65M-4149 will be developed in accordance with the City's Official Plan and Zoning By-law.

On March 23, 2017, the Trustee for the Block 39 Developers Group advised the City of Vaughan that the Owner has satisfied all obligations, financial and otherwise, to the satisfaction of the Block 39 Developers Group with respect to the development of Block 42, Plan 65M-4149. Should Vaughan Council approve the recommendations of this staff report, the Owner will be able to acquire Block 42, Plan 65M-414.

#### Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

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

a) Municipal Servicing Agreement

A Subdivision Agreement is required to implement the proposed development.

b) Road Network

Access to the subject lands is proposed from existing roads (Woodend Place and Via Borghese) and two new 17.5 m wide proposed roads (Streets "A" and "B") as shown on Attachment #6 that will connect to Via Borghese and Woodend Place. The proposed road network establishes a logical continuation of the existing public road network of Block 39 (Vellore Village). A grid pattern road network provides porosity and allows vehicular traffic to be dispersed while facilitating convenient and efficient travel.

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If the applications are approved, Woodend Place which is currently constructed as a rural cross-section will have to be reconstructed as an urban cross section, at a higher elevation, in accordance with the City's criteria. A retaining wall and/or the box culvert utilized for the storage of storm drainage will make up the grade difference to the existing residential lands located to the west of the subject lands, which naturally slope downwards with the overland drainage routes to the existing residential lots. Finalization of the road details must be provided to the City at the detailed design stage, and any road works shall not affect the integrity of the municipal road network, or the existing residential properties to the west.

#### c) Sidewalks

The proposed pedestrian network of the Draft Plan is extensive, and includes sidewalks on at least one side of every street, save and except for Via Borghese. The Plan includes new sidewalk connections along the east side of Woodend Place, along the east side of proposed Street "A", along the north side of Street "B", and along the south side of the Via Borghese extension.

Sidewalks improve accessibility for pedestrians and are a key element of "complete streets". The pedestrian network connects the proposed residential community to schools, community facilities, shopping centres, recreational activities and transit stops within the Block 39 Plan area and beyond. Given that the subject lands abut a planned regional multi-use trail along Major Mackenzie Drive, the City is requesting that an additional sidewalk connection be provided from Street "A" to Major Mackenzie Drive, through the landscape buffer block. A condition to this effect is included in Attachment #1.

The City has requested that the Owner provide a new sidewalk connection along the west side of Via Borghese. While the Owner has submitted justification to explain the challenges in their ability to construct a sidewalk on the west side of Via Borghese, including the location of an existing transformer, Staff are still examining whether a sidewalk could be accommodated on the west side of Via Borghese recognizing existing site constraints. As a result, Staff are including a condition in Attachment #1 that the Owner shall install a sidewalk on the west side of Via Borghese, if deemed feasible, to the satisfaction of the City.

#### d) Servicing Capacity Allocation

On December 13, 2016, 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 next three years. Accordingly, servicing capacity for the proposed development is available and unrestricted. Therefore, the following resolution to allocate capacity to the subject development has been included in the recommendations section of this report in conjunction with the approval of the Draft Plan of Subdivision:

"THAT Draft Plan of Subdivision File 19T-15V011 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 86 residential units (approximately 292 persons equivalent)."

#### e) Stormwater Management

Based on the current typography of the subject lands, the overland drainage runs east to west and to Marigold Creek, a tributary of the East Humber River. The subject lands presently form part of an estate residential community that utilizes private septic and well water systems. When the Master Environmental Servicing Plan (MESP) design for the

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greater Block 39 NW community was completed, the subject lands were not included as part of the stormwater management strategy due to the existing topography. Therefore, the subject lands do not have access to the current facility located at Pine Valley Drive and Davos Road.

In support of the proposed development, the Owner has submitted a Functional Servicing Report (FSR), prepared by Schaeffer & Associates Ltd., which proposes to continue to discharge stormwater from the subject lands to Marigold Creek. Post development water quality control will be provided via an oil-grit separator and will include infiltration within an underground storage tank/box culvert. Quantity control will be provided by utilizing a box culvert sewer for storage, and a multiple orifice outlet structure will control post-development peak flows to provide erosion control. The proposed system will outlet directly to a feeder system of Marigold Creek. Additionally, there are foundation drain collectors proposed along Woodend Place.

The proposed stormwater management strategy does not align with the City's current criteria for stormwater management, but does meet good engineering principles and best practices. The DEIP Department and the Environmental Services Department are supportive of the stormwater management proposal as a pilot project. In support of this pilot project, the Owner will be required to undertake monitoring, reporting, testing and provide an evaluation of the advantages of the proposed stormwater management technique. A condition to this effect is included in Attachment #1.

#### f) Sanitary Servicing

The proposed residential units frontage on Via Borghese will require sewer connections to the existing sanitary sewer on Via Borghese, however, the balance of the residential units cannot outlet to Via Borghese due to the depth of the sewer. The FSR proposes to capture the sanitary drainage via a new sanitary sewer to be constructed external to the site, which would connect to an existing sanitary sewer located approximately 210 m south of Major Mackenzie Drive, and located on the east side of Pine Valley Drive. The proposed sewer will cross-over dual Regional culverts that traverse Major Mackenzie Drive, from north to south. This section of sewer, due to its shallow depth, will require insulation so that it is protected. The shallow sewer depth may preclude the proposed homes fronting onto Woodend Place (Lots 1 to 16) from having basements.

Sewage from the proposed development will ultimately outlet to the sanitary pumping station located at Pine Valley Drive and Davos Road. The FSR provided a copy of the Block 39 NW Core Services Plan identifying the sanitary drainage areas to the pump station that includes the subject lands. External lands connected to the existing sanitary pump station were accounted for in the design, and include the three existing residential lots at 11, 31 and 51 Woodend Place, as well as an additional 45 "estate" type lots which utilize private septic and well systems, in the event of local improvement.

While additional capacity was anticipated and planned for in the event of local improvements, the proposed development on the subject lands is greater than the densities anticipated by the Servicing Plan within this drainage boundary, and exceeds the existing population figures. As a result, pump station improvements will be required to service the additional population. Improvements may include but are not limited to upgrading pumps, electrical systems, and upsizing sewers. Given the above, a comprehensive study of the tributary area is required. The Owner has initiated a request through the Environmental Services Department to monitor sanitary sewer flows downstream of the proposed development to the City's existing sanitary pump station at the intersection of Pine Valley Drive and Davos Road.

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Given the unresolved downstream sanitary delivery issues, the following condition is included in the Recommendation of this report and Attachment #1:

“THAT a Holding Symbol “(H)” and no “Pre-Sale” Agreement shall be applied to the subject lands until such time as the downstream pump station and sanitary sewer conveyance issues are resolved to the satisfaction of the City.”

g) Water Servicing

The subject lands are located within Pressure District No. 6 of the York Water Supply System. The FSR submitted in support of the proposed development seeks to connect the two existing watermains on Via Borghese in order to provide a looped system. The majority of the site will connect to the 150 mm diameter watermain system, while the residential lots along the proposed single loaded road (Lots 36 to 41 inclusive, and Block 42 of the Draft Plan) will connect to the 300 mm diameter watermain. The 300 mm diameter watermain will extend from Via Borghese to the intersection of Woodend Place and Major Mackenzie Drive within the landscape buffer where the development terminates.

Prior to the termination of the proposed watermain, the watermain will cross over dual Regional culverts that traverse Major Mackenzie Drive from north to south. This section of the watermain will need to be designed and constructed to the satisfaction of the City, which may result in the watermain crossing under the culverts. The Block 39 (North-West) Developers Group provided financial contributions for the extension of the Major Mackenzie Drive watermain to Pine Valley Drive for future looping and security. Given the Owner is proposing to construct a sanitary sewer along Major Mackenzie Drive to Pine Valley Drive, it would be beneficial to construct the watermain extension to the existing stub on Pine Valley Drive. A condition to this effect is included in the Recommendation of this report and Attachment #1.

h) Environmental Site Assessment

The Owner has submitted a Phase One Environmental Site Assessment (ESA) which has been reviewed and accepted by the DEIP Department. A Phase II ESA is not required for the proposed development. Should fill be required for grading in the open space/buffer blocks, which are being conveyed into public ownership, the City will require the Owner to undertake a Phase Two ESA of the imported fill material. The testing shall only be conducted following rough grading and prior to the placement of topsoil. A condition to this effect is included in Attachment #1.

i) Lot Grading / Topography

The Owner is required to meet the City's lot grading criteria. The existing topography will require the design and construction of retaining walls to support the proposed residential development. A condition to this effect is included in Attachment #1.

j) Street Lighting

The Owner is required to provide street lighting in accordance with the City's street lighting criteria, which may include the requirement of LED lighting. A condition to this effect is included in Attachment #1.

k) Environmental Noise Impact

The Owner has submitted a Preliminary Environmental Noise and Vibration Report, prepared by Jade Acoustics. A final Noise Impact Study shall be submitted at the detailed

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design stage, prior to final approval of the proposed development. Noise mitigation measures will be required for the lots located adjacent to Major Mackenzie Drive, to the satisfaction of the City and York Region. Warning clauses and additional clauses related to noise and noise impacts will be required and form part of the conditions that are included in Attachment #1.

#### l) Block 42, Plan 65M-4149

Pursuant to the Subdivision Agreement between the City and 2032331 Ontario Inc. (Saberwood Subdivision File 19T-03V20) the lands external to the subject Draft Plan, known as Block 42, Plan 65M-4149 must be developed in conjunction with the subject lands. The servicing of the proposed lots on Block 42, Plan 65M-4149 will require connections to the existing sewers on Via Borghese and will require the resurfacing of the road to the satisfaction of the City. A condition to this effect has been 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 the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of 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 of Parkland 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included as a condition of approval in Attachment #1.

#### Vaughan Parks Development Department

The Vaughan Parks Development Department has no objection to the proposed development, subject to the fulfillment of the Owner's Parkland Dedication obligations to the City. A condition to this effect is included in Attachment #1.

#### Toronto and Region Conservation Authority

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

The TRCA notes that the subject lands are located on table lands, within the Humber River watershed, and that a regionally significant woodlot, which is part of the Kleinburg Woodlots Area of Natural and Scientific Interest (ANSI) falls along the southern portion of the subject lands. The TRCA has advised that additional detailed design comments will be provided through the review of the materials outlined in the future conditions of draft plan approval and through the site plan applications for the townhouse blocks. The TRCA advised that the future detailed design comments will primarily be with respect to the proposed stormwater management strategies, specifically quantity control and quality treatment, and the water balance assessment which must demonstrate mitigative measures for the infiltration deficit.

The TRCA requires the Owner to address all of the outstanding comments through the fulfillment of the TRCA's conditions of Draft Plan approval as outlined in Attachment #1.

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##### 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 was circulated on the proposed development and provided no response, indicating they have no objection to the proposed development.

##### Canada Post

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

##### Utilities

Enbridge Gas, Hydro One and Alectra Utilities Corporation (formerly PowerStream Inc.) have no objection to the approval of the proposed Draft Plan, subject to the conditions of approval in Attachment #1. Bell Canada was circulated on the proposed development and provided no response, indicating they have no objection to the proposed development.

##### **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 Official Plan Amendment application and has determined that the proposed amendment is a matter of local significance, and does not adversely affect Regional planning policies or interests. Accordingly, the proposed Official Plan Amendment is exempt from approval by the Regional Planning Committee and Council, which allows the proposed amendment to come into effect following its adoption by the City of Vaughan at a future Council date, and following the required appeal period.

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

##### a) Sanitary Sewage and Water Supply

The proposed development is located within the Pine Valley North wastewater area and will be serviced from Water Pressure District No. 6. Residential development requires servicing capacity allocation prior to final approval, York Region understands that servicing allocation for this development proposal will be considered by Vaughan Council.

Based on the FSR, water servicing for the proposed development is by way of connection to the City of Vaughan's watermain in the Via Borghese right-of-way. The proposed wastewater servicing requires the construction of an external sanitary sewer located along Major Mackenzie Drive and Pine Valley Drive. York Region requires information and details on proposed connections. As such, the engineering drawings identifying the proposed sanitary sewer, including outlet details, shall be circulated to York Region's Environmental Services Department for review and approval.

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The Owner is advised that a direct connection from a new development to a regional water and/or wastewater system is discouraged. It is York Region's mandate to service new development through the local municipal system. Where this is not feasible, a direct connection to or the crossing of a regional water or wastewater system requires approval by York Region prior to construction. Engineering drawings showing details of the connection(s) and/or crossing(s) shall be submitted to York Region's Infrastructure Asset Management Branch for review and approval. The Owner is further advised that York Region requires two weeks advance notice prior to the connection and/or crossing of regional infrastructure. York Region reserves the right to inspect the site during the connection and/or crossing.

In accordance with York Region's servicing protocol respecting Draft Plan of Subdivision approval prior to receiving servicing allocation, York Region is requesting that all residential lands be subject to various restrictions (i.e. the Holding Symbol "(H)") to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the requested conditions of approval. In addition, York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

York Region has no objection to the approval of the Draft Plan of Subdivision application, subject to the above comments and subject to their pre-conditions and conditions of approval contained in Attachment #1.

#### **Conclusion**

The Development Planning Department has reviewed Official Plan Amendment File OP.16.003, Zoning By-law Amendment File Z.15.032 and Draft Plan of Subdivision File 19T-15V011, which if approved, would facilitate the development of the subject lands with 56 lots for detached dwelling units, 8 part blocks to be combined with an adjacent block to create 8 future detached dwellings, 4 blocks containing 22 townhouse dwelling units, and open space buffer blocks to be transferred into public ownership as shown on Attachment #6.

The proposed development has been comprehensively reviewed in consideration of applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, the public, and the surrounding area context. The Development Planning Department is satisfied that the proposed residential development is appropriate and compatible with the existing and permitted uses in the surrounding area for the reasons set out in this report. On this basis, the Development Planning Department can support the approval of the Official Plan Amendment, 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. Standard Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Surrounding RD4 Residential Detached Zone Four and RT1 Residential Townhouse Zones
5. Official Plan Designation
6. Proposed Rezoning & Draft Plan of Subdivision File 19T-15V011
7. Typical Front Elevations for 50' Single Detached Dwellings
8. Typical Front Elevations for 25' Single Detached Dwellings
9. Typical Front Elevations for Townhouse Blocks

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017**

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10. Original Draft Plan of Subdivision File 19T-15V011
11. Revised Draft Plan of Subdivision Presented at May 3, 2016 Public Hearing
12. Letter of Support to the Proposed Modifications to Schedule 2 – “Natural Heritage Network” (Malone Given Parsons on behalf of CountryWide Homes Woodend Place Inc.)

**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.)