

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

By approving the following in accordance with Communication C7, from the Deputy City Manager, Planning & Growth Management, the Deputy City Manager of Public Works and the Director of Development Engineering and Infrastructure Planning, dated June 24, 2016:

1. *That the limits for the planned temporary road closure of Lebovic Campus Drive be extended to Ilan Ramon Boulevard to facilitate the construction of the municipal services associated with the Madison Legacy Limited Subdivision, 19T-15V008, subject to the necessary agreements and permits being in place to the satisfaction of the City.*

**12 ZONING BY-LAW AMENDMENT FILE Z.15.026
DRAFT PLAN OF SUBDIVISION FILE 19T-15V008
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-15V004
SITE DEVELOPMENT FILE DA.15.055
MADISON LEGACY LIMITED
WARD 4 - VICINITY OF BATHURST STREET AND LEOVIC CAMPUS DRIVE**

- 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 June 21, 2016, be approved;
- 2) That the following be approved in accordance with Communication C11, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 20, 2016:
 1. THAT Recommendation #1 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #12 of Report 27, add the following additional wording:

“and also include a 26 m minimum Lot Depth exception for Block 8.”; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

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

1. THAT Zoning By-law Amendment File Z.15.026 (Madison Legacy Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #3 and #4, from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on Attachment #5, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited) BE APPROVED, to facilitate the creation of 5 blocks (total 79 townhouse units), in the manner shown on Attachment #5, subject to the Conditions of Approval set out in Attachment #1 to this report.

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3. THAT Draft Plan of Condominium (Common Element) File 19CDM-15V004 (Madison Legacy Limited) BE APPROVED, to facilitate the proposed condominium tenure of the common elements that will be privately-owned and maintained by a Condominium Corporation on behalf of the 55 freehold townhouse unit Owners (Blocks 5-12) and will consists of internal private roads, 14 visitor parking spaces, landscaped areas, sidewalks, and a community mailbox as shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #2. The 24 freehold street townhouse units (Blocks 1 - 4) that front onto a public street (Lebovic Campus Drive) are not part of the Draft Plan of Condominium application.
4. THAT Site Development File DA.15.055 (Madison Legacy Limited) BE APPROVED, to permit the development of 79 townhouse dwelling units (freehold), of which 55 units are served by a private common element condominium road, as shown on Attachments #7 to #9 inclusive, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Department Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii) the Owner shall satisfy all requirements of the Vaughan Development Engineering and Infrastructure Planning Department;
 - iii) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) Draft Plan of Subdivision File 19T-15V008 shall be registered;
 - vi) the Site Plan Letter of Undertaking shall include the conditions identified in this report for sites that have been cleared for archaeological resources;
 - vii) the Owner shall pay to the City of Vaughan, a Woodlot Development Charge at a rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Acquisition Front-end Agreement.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 79 residential units (242 persons equivalent)."
6. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited), shall include the following clause:

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

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Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: To create a City with sustainable built form

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

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

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

- the compact nature of townhouse dwellings results in the efficient use of land and common walls make for a more energy efficient housing form
- steel insulated doors
- basement insulation
- blown insulation in the attics
- high-efficiency furnaces
- high-efficiency plumbing fixtures
- Energy Star equivalent standard light fixtures
- low E Energy Star windows and patio doors
- locally sourced building materials, where feasible
- waste management practices to ensure that all trades work efficiently to reduce and eliminate waste, including on-site waste management and re-use and recycling measures

Economic Impact

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

Communications Plan

On January 8, 2016, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the Lebovic Campus Drive and the Ilan Ramon Drive street frontages. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 2, 2016, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 16, 2016. To date, the following correspondence has been received:

- A & E. Motlis, Gamla Road, respecting concerns about smaller lot sizes and increased traffic. In response to this concern, the Vaughan Development Engineering and Infrastructure Planning Department has reviewed the traffic impact and access study submitted in support of the applications and do not have any concerns regarding traffic impacts. The Vaughan Development Planning Department has reviewed the proposed lot and unit sizes and has determined that the development proposal is compatible with the surrounding existing and proposed land uses as discussed in this report.

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Purpose

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

1. Zoning By-law Amendment File Z.15.026, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on Attachment #5, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V008 to facilitate the creation of 5 blocks, as shown on Attachment #5, consisting of the following:

Blocks	Land Use	Area
1 - 4	24 street townhouse dwelling units (freehold) on lots fronting onto a public road	0.440 ha
5	55 freehold townhouse units on lots fronting onto a private condominium common element road, 14 visitor parking spaces, sidewalks, and landscaped areas	1.169 ha
6	Road Widening	0.001 ha
7	0.3 m reserve	0.001 ha
	Total Site Area	1.611 ha

3. Draft Plan of Condominium File 19CDM-15V004 to facilitate the proposed condominium tenure of the common elements that will be privately owned and maintained by a Condominium Corporation on behalf of 55 freehold townhouse unit Owners (Blocks 5-12) and will consist of internal private roads, 14 visitor parking spaces, landscaped areas, sidewalks, and a community mailbox, as shown on Attachment #6. The 24 freehold street townhouse units (Blocks 1 - 4) that front onto a public street (Lebovic Campus Drive) are not part of the Draft Plan of Condominium application.
4. Site Development File DA.15.055 to permit the development of the subject lands with 55, 3-storey freehold townhouse dwellings served by condominium common elements (private roads, landscaped areas, visitor parking spaces), and 24, 3-storey freehold street townhouse dwelling units that front onto Lebovic Campus Drive, as shown on Attachments #7 to #9.

Background - Analysis and Options

Synopsis:

The Owner proposes to develop the subject lands with a total of 79 townhouse units as shown on Attachment #7. The Vaughan Development Planning Department supports the proposed development since it implements Vaughan Official Plan 2010 (VOP 2010) and is compatible with the surrounding existing and planned land uses.

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Location

The 1.611 ha subject lands shown on Attachments #3 and #4 are located on the southwest corner of Ilan Ramon Boulevard and Lebovic Campus Drive, east of Bathurst Street, within Planning Block 11. The surrounding land uses are shown on Attachment #4.

Official Plan

The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area”, as identified on Schedule “1” - Urban Structure of VOP 2010, which permits townhouse dwellings subject to the compatibility criteria in Section 9 of the Official Plan. There is no associated maximum density provision for this designation. The proposed development conforms to the Official Plan, and is compatible with the existing and approved surrounding developments that include townhouses.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed townhouse residential use. A Zoning By-law amendment is required to rezone the subject lands to RT1 Residential Townhouse Zone, in the manner shown on Attachment #5, and to permit the following site-specific zoning exceptions to facilitate the development proposal:

Table 1- Zoning By-law Amendment File Z.15.026

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition of “Street Townhouse Dwelling”	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street.	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public <u>or private street</u> .
b.	Definition of a “Lot”	Means a parcel of land fronting on a public street	Means a parcel of land fronting on a public or private street.
c.	Definition of Porch, Unenclosed (Covered or Uncovered)	Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation.	Means a platform with or without a foundation and with at least <u>one</u> side open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation.
d.	Definition of a Street	A street under the jurisdiction of or assumed by the City or being constructed under an Agreement with the City.	A street or <u>private road</u> under the jurisdiction of, or assumed by the City, or being constructed as a private road owned and maintained by a Condominium Corporation on behalf of the unit Owners under an Agreement with the City.

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e.	Definition of a Street Line	Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street.	Means the dividing line between a lot and a street or <u>private road</u> or the dividing line between a lot and a reserve abutting a street or <u>private road</u> .
f.	Minimum Landscape Strip Width Abutting a Sight Triangle	6 m	2 m
g.	Frontage on Public Street	No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon an improved public street.	No person shall erect or construct a building or structure unless such building or structure has access to a common element road or driveway that provides access to a Public Highway.
h.	Maximum Driveway Width	Zoning By-law 1-88 does not include a maximum driveway width standard where a lot has a minimum lot frontage of 5.5 m.	Where a lot has a minimum frontage of 5.5 m the maximum driveway width shall be 3 m.
i.	Minimum Lot Frontage	6 m	5.5 m
j.	Minimum Lot Area	162 m ² /unit	148 m ² /unit
k.	Minimum Rear Yard	7.5 m	<ul style="list-style-type: none"> ▪ 6 m (for the subject lands except for: <ul style="list-style-type: none"> - 5.3 m for Unit 1, the most westerly Unit in Block 8 - 5.5 m for Units 1 + 2 (the most westerly unit in Block 9)
l.	Minimum Exterior Side Yard	4.5 m	3 m
m.	Maximum Building Height	11 m	12 m

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n.	Schedule "A3" Specific Zone Notes	<ul style="list-style-type: none"> ▪ The minimum interior side yard shall be 3.5 m on a lot abutting a non-residential use or buffer block. ▪ The minimum lot depth shall be 27 m. 	<ul style="list-style-type: none"> ▪ The minimum interior side yard setback shall be 1.5 m on a lot abutting a non-residential use (buffer block) (Blocks 1, 8 and 9). ▪ The minimum setback from a permitted encroachment to a sight triangle shall be 1.45 m. ▪ The minimum lot depth for Unit 1 in Block 9 shall be 23.5 m.
		<ul style="list-style-type: none"> ▪ The minimum front yard shall be 4.5 m. ▪ A maximum of 6 townhouse units shall be constructed in a row. ▪ For the purpose of Schedule "A3", a Standard Lot" means a lot not accessed by a lane 	<ul style="list-style-type: none"> ▪ The minimum front yard shall be 2.2 m for Unit 1 (the most westerly unit) in Block 8. ▪ A maximum of 8 townhouse units may be constructed in a row Blocks 10, 11 and 12. ▪ A maximum of 7 townhouse units may be constructed in a row for Block 5. ▪ For the purpose of this exception, a "standard lot" includes all lots.

The Vaughan Development Planning Department has reviewed and supports the proposed site-specific zoning exceptions for the following reasons:

a) Definitions

- i) "Street Townhouse Dwelling"
- ii) "Lot"
- iii) "Porch Unenclosed (Covered or Uncovered)"
- iv) "Street"
- v) "Street Line"

The proposal to amend the definition of a "Street Townhouse Dwelling" is required to ensure that the dwellings can be located on a lot with frontage on both a public and private street or road. The development proposal includes townhouse dwellings located on freehold lots that abut a private common element condominium road and a public road (Lebovic Campus Drive).

The proposal to amend the definition of a "Lot" is required to ensure for zoning purposes, that future freehold lots within the subject lands are deemed as individual lots to avoid future "technical" variances created as a result of the proposed development and the creation of the Condominium Common Elements.

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The request to amend the definition of a “Porch Unenclosed (Covered or Uncovered)” is required to permit the contemporary townhouse dwelling design proposed by allowing only one side of the porch to be open instead of two.

The request to amend the definition of “Street” and “Street Line” is required to allow the private common element condominium road to be considered as a “Street”.

b) Yard and Landscape Width Reductions

The proposal to reduce the minimum yard setbacks, minimum setback to the daylight triangle, and landscape strip widths will enable the proposed urban contemporary townhouse development.

c) Driveway Width

The inclusion of a requirement in the implementing Zoning By-law to restrict the maximum driveway width to 3 m is required in order to ensure that a minimum of 33% of the front yard remains landscaped. The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the proposed site plan and has no objections with the proposed driveway width.

d) Building Height

The proposed townhouse design includes 3-storey building designs. The Vaughan Development Planning Department can support a 12 m building height since the land uses surrounding the site include Lebovic Campus Drive to the north, Ilan Ramon Boulevard to the east, a private school to the south, and open space/valley land to the west. The surrounding uses will not be impacted by an increased building height of 1 m.

Summary for Zoning Exceptions

The proposed site-specific zoning exceptions would facilitate a development that is compatible with the existing and planned built form in the area. The Vaughan Development Planning Department can support the proposed rezoning of the property and the required site-specific exceptions to Zoning By-law 1-88, in order to implement the proposed development.

Subdivision Design

The Owner has submitted a Draft Plan of Subdivision consisting of 5 blocks as shown on Attachment #5 to facilitate the development proposal. Blocks 1 to 4 inclusive are proposed to be developed with a total of 24 street townhouse dwelling units on lots accessed from Lebovic Campus Drive. Block 5 will be developed with 55 freehold townhouse units on lots accessed by a privately owned and maintained common element road.

All development within the Draft Plan of Subdivision must be in accordance with the approved Block 11 Urban Design and Architectural Design Guidelines prepared by John G. Williams Limited, Architect. A condition in this respect is included in Attachment #1.

The Vaughan Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #5, subject to the comments in this report and the Conditions of Approval included in Attachment #1.

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Proposed Draft Plan of Condominium (Common Element)

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-15V004 shown on Attachment #6. The purpose of the Draft Plan of Condominium is to facilitate the proposed condominium tenure of the common elements that will be privately owned and maintained by a Condominium Corporation on behalf of the owners of the 55 freehold townhouse dwelling units (Block 5) and will consist of the private roads, landscaped areas, 14 visitor parking spaces, internal sidewalks, and community mailbox as shown on Attachment #6. The Vaughan Development Planning Department has no objection to the proposed Draft Plan of Condominium subject to the Conditions of Approval in Attachment #2.

Proposed Site Plan

The proposed site plan is shown on Attachment #7. The development proposal includes 12 townhouse blocks, ranging from 5 to 8 units per block, for a total of 79 townhouse units. The units are serviced by Lebovic Campus Drive and a private common element road, and 14 visitor parking spaces proposed along the east side of the common element road, perpendicular to Lebovic Campus Drive. The proposed townhouse units are designed as traditional units with both front and rear yards and garages at the front accessed either from Lebovic Campus Drive (Blocks 1-4), or the private road (Blocks 8-12). Access to the interior of the subject lands is proposed from both Lebovic Campus Drive and Ilan Ramon Boulevard (right-in, right-out only). The Vaughan Development Planning Department is satisfied with the proposed site plan subject to the comments and recommendations in this report.

Building Elevations

Typical building elevations for the proposed townhouse dwellings are shown on Attachments #8 and #9. The townhouse dwellings are proposed to be constructed using brick, stucco, siding and stone. Townhouse Blocks 4, 5 and 12 flank Ilan Ramon Boulevard and have upgraded east elevations. The Vaughan Development Planning Department is satisfied with the proposed building elevations.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has provided the following comments for the subject applications:

a) Road Network

Vehicular access to the proposed development is accommodated via Ilan Ramon Boulevard with a proposed right-in/right-out access and a full move driveway on Lebovic Campus Drive.

b) Water Servicing

There is existing water supply infrastructure in the vicinity of the subject lands in the form of 300 mm and 400 mm diameter watermains along Lebovic Campus Drive and Ilan Ramon Boulevard, respectively. Water demand is lower for the proposed use compared to the original institutional use. Given the large diameter watermains surrounding the property, the existing services are adequate to service the development proposal.

c) Sanitary Servicing

There are existing sanitary sewers in the vicinity of the subject lands. There is a 200 mm diameter sewer along Lebovic Campus Drive that conveys wastewater easterly towards Ilan

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Ramon Boulevard. There is a 750 mm trunk sewer along Ilan Ramon Boulevard that conveys wastewater southerly towards Rutherford Road. The site was originally pre-serviced for an institutional use and now has been revised to accommodate a residential use. A slightly higher population figure is being proposed, but the existing services can accommodate the slightly higher flows.

d) Servicing Capacity Allocation

On May 19, 2015, the City's 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. Therefore, the following resolution to allocate capacity to the subject development is recommended for Vaughan Council approval, and is included in the recommendation of this report:

"THAT Draft Plan of Subdivision File 19T-15V008 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 79 residential units (242 persons equivalent)."

e) Storm Drainage

The subject lands are tributary to an existing storm water management (SWM) Pond 1A, located on the west side of Ilan Ramon Boulevard, south of the subject site and north of Rutherford Road. There is an existing 2400 x 1200 mm box culvert along Ilan Ramon Boulevard, which conveys runoff southerly towards SWM Pond 1A.

As part of the engineering design and prior to the initiation of any grading within the Draft Plan of Subdivision, the Owner shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands, and include but not be limited to, the following items:

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

The municipal servicing design shall conform to the approved Block 11 Block Plan and the Master Environmental Servicing Plan (MESP).

f) Environmental Noise Impact

The Vaughan DEIP Department has reviewed the Noise Feasibility Study submitted by HGC Engineering Inc., dated August 17, 2015, and provides the following comments:

- i) The Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise features recommended by the report.
- ii) The City requires all dwelling units that abut or face a major collector, or major roadway, such as Lebovic Campus Drive and Ilan Ramon Boulevard to be

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provided with central air conditioning. Therefore, central air conditioning is required for the dwellings fronting onto Lebovic Campus Drive and units directly flanking adjacent to Ilan Ramon Boulevard. Forced air ventilation systems with ductwork sized for the future installation of central air conditioning by the occupant will be required for dwelling units with flanking exposure to Ilan Ramon Boulevard. The location, installation and sound ratings of the air conditioning devices shall comply with criteria of the Ministry of Environment and Climate Change (MOECC) and the City of Vaughan;

- iii) The Noise Feasibility Study indicated that the sound level predictions for future traffic sound levels will exceed MOECC guidelines at some 56 dwelling units with exposure to the roadways. Physical mitigation is required. A 2 m high acoustic barrier is required along the rear yards of units flanking onto Ilan Ramon Boulevard;
- iv) A detailed noise analysis must be submitted for review by the Vaughan DEIP Department, prior to final site plan approval. The report must be signed and sealed by a licensed professional engineer in the Province of Ontario; and,
- v) Warning clauses are to be registered on title and be included in Offers of Purchase and Sale for designated lots.

The Vaughan DEIP Department has no objections to the proposed development and will continue to work with the Owner to facilitate all plans and reports, subject to the conditions of approval in Attachment #1a).

Vaughan Development Planning Department, Cultural Heritage Division

The Vaughan Development Planning Department, Cultural Heritage Division previously received a letter of receipt, dated December 3, 2007, from the Ministry of Tourism, Culture and Sport titled *Recommendation of No Further Concerns for Impacts to Archaeological Sites, UJA Federation of Greater Toronto, 1376018 Ontario Limited, Joseph & Wolf Lebovic Jewish Community Campus, Part of Lots 17 and 18, Concession 2 (formerly Township of Vaughan), City of Vaughan, Vaughan File DA.03.042, Archaeological Services Inc. Files 04AL-07 and 07TS-028, MCL Files 19SB526.*

The letter indicates the Ministry's review of two reports:

1. *Stage 3 Archaeological Assessment of the Kirby Site (A1Gu-331), Block 11 OPA #400, Site Plan Application DA.03-042, Part of Lot 17, Concession 2, Geographic Township of Vaughan, City of Vaughan, Regional Municipality of York, Ontario; and,*
2. *Stage 1 and 2 Archaeological Assessment of the UJA Federation of Greater Toronto Property, (Block 11), Site Plan Application DA.03-042, Part of Lot 17, Concession 2, City of Vaughan, Regional Municipality of York*

The letter confirmed that the subject lands have been assessed for archaeological concerns by a licensed archaeologist as required by Provincial policy and that the archaeologist's reports noted above have been entered into the Ontario Public Register of Archaeological Reports, as required by the Ministry of Tourism, Culture and Sport's letter of December 3, 2007. The Stage 3 report recommends that there are no further concerns for impacts to archaeological resources. Therefore, the City of Vaughan does not have any further concerns in the same respect. In areas that have been cleared of concern for archaeological resources, the following standard clauses apply:

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- (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, Cultural Heritage Division shall be notified immediately.
- (b) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

These conditions will be included in the Site Plan Letter of Undertaking.

Vaughan Environmental Services Department

The Vaughan Environmental Services Department, Solid Waste Management Division has reviewed the development proposal and the City's Waste Collection guidelines and has no objection to the applications.

Office of the City Solicitor, Real Estate Department

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

Vaughan Financial Planning and Development Finance Department

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including Development Charges.

Prior to the execution of the Site Plan Letter of Undertaking, the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement.

Vaughan Parks Development Department

The Vaughan Parks Development Department has provided the following comments:

- 1) Cash-in-lieu of parkland shall be provided in accordance with the City's policies and procedures.
- 2) The following Warning Clause shall be included in the Subdivision Agreement and in all Offers of Purchase and Sale for residential properties adjacent to and abutting the open space:

"Owners and/or tenants are advised for residential properties adjacent to or abutting an open space area, that this area may be programmed in the future with active uses including trails and that noise, lighting and increased vehicular traffic may be expected from the use of the trail and from operations and maintenance of the area. The open space area may be designed for naturalization and may receive minimal maintenance".

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School Board

The York Region District (Public) School Board has reviewed the proposal and advise that they will not require a public elementary school site within the proposed development.

Canada Post

Canada Post has no objections to the development proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment #1c) to this report.

Enbridge Gas Distribution Inc.

Enbridge Gas Distribution Inc. has no objections to the applications subject to the conditions in Attachment #1d).

The Owner shall contact Enbridge Gas Distribution for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to, tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner.

Easements are required to service this development and any future adjacent developments. The Owner will provide all easements to Enbridge Gas at no cost.

Bell Canada

The Owner is required to confirm that sufficient wire-line communications/telecommunications infrastructure is available with the proposed development. In the event that such infrastructure is not available, the Owner is advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. The Owner will also be required to grant any easements that may be required for telecommunication services. A condition to this effect is included in Attachment #1e) to this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA have completed a review of the revised technical documents submitted in support of the applications and has no objection to the development proposal, subject to the conditions of approval in Attachment 1f) and the following comments:

i) Water Management Engineering Comments

The TRCA Water Management Engineering staff have remaining issues relating to the water balance and infiltration trench details. The TRCA requires the Owner to address these remaining issues as part of the detailed design for the associated Site Development application and prior to the execution of the Site Plan Letter of Undertaking.

ii) Ecology Comments

The TRCA Ecology staff has reviewed the revised submission and has no outstanding concerns.

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iii) Site Development File DA.15.055

- a) Prior to the initiation of grading and prior to the issuance of a Site Plan Letter of Undertaking, the Owner shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing Report for Madison Legacy Limited, prepared by Schaeffers Consulting Engineers, revise dated September 2015. This report shall include:
- plans illustrating how this drainage system will tie into the surrounding drainage systems (i.e., is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
 - stormwater management techniques which may be required to control minor or major flows;
 - appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's Regulation (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses);
 - overall grading plans for the subject lands; and,
 - supplementary measures including additional source and conveyance measures to enhance infiltration and reduce runoff volumes.
- b) The Owner shall submit a technical submission package to address the outstanding TRCA Water Management Engineering comments, noted in the TRCA letter of March 24, 2014, Appendix II, to the satisfaction of the TRCA.
- c) The Owner shall successfully obtain permits under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) from the TRCA for site grading and development on the subject lands.

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

This report supports the following priority 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

Regional Implications

York Region has reviewed the development proposal and has advised that the proposed development is within the Bathurst Collector wastewater area and will be serviced from Water Pressure District No. 6.

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The Owner is advised that direct connection of new development to a Regional water and/or wastewater system is discouraged. It is York Region's mandate to service new developments through the local municipal system. Should this not be feasible, a direct connection to a Regional water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) shall be submitted to the Infrastructure Asset Management branch for review and approval.

Based on the information provided in the Functional Servicing Report, the direct wastewater connection to the existing Regional Bathurst Trunk sewer in the Ilan Ramon Boulevard right-of-way is not acceptable. A 200 mm stub and manhole were constructed approximately 200 m south of Lebovic Campus Drive for the purposes of connecting to the trunk sewer. The water servicing is by way of a connection to the existing 400 mm diameter municipal watermain on Ilan Ramon Boulevard.

The Vaughan DEIP Department has confirmed that the Functional Servicing Report dated February 2016, prepared by Schaeffers, confirms that the units fronting Lebovic Campus Drive are proposed to connect directly to the existing 200 mm diameter sewer on Lebovic Campus Drive. A 200 diameter sanitary sewer along Ilan Ramon Boulevard (external services) is also proposed for the townhouses fronting on the private road. The proposed 200 diameter sanitary sewer along Ilan Ramon Boulevard (external services) will connect to the existing 200 mm stub and manhole, which connects to the 750 mm trunk sewer.

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

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.15.026, Draft Plan of Subdivision File 19T-15V008, Draft Plan of Condominium File 19CDM-15V004, and Site Development File DA.15.055, in accordance with Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications facilitate a residential development comprised of 24 freehold townhouse units on lots fronting onto a public road (Lebovic Campus Drive) and 55 freehold townhouse units on lots fronting onto a private common element condominium road. The development proposal conforms to the Official Plan, and is compatible with the existing and planned uses in the surrounding area.

On this basis, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Development applications, subject to the recommendations in this report, and the Conditions of Subdivision and Condominium Approval as set out in Attachments #1 and #2.

Attachments

1. Conditions of Draft Plan of Subdivision Approval File 19T-15V008
2. Conditions of Draft Plan of Condominium Approval File 19CDM-15V004
3. Context Location Map
4. Location Map
5. Proposed Zoning (File Z.15.026) / Draft Plan of Subdivision (File 19T-15V008)
6. Draft Plan of Condominium (Common Elements) File 19CDM-15V004
7. Site Plan
8. Typical Building Elevations (Street Townhouse Units on a Public Road)
9. Typical Building Elevations (Townhouse Units on a Private Condominium Common Element Road)

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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.)