

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

By approving the following:

- That the implementing Zoning By-law be amended to include a revised building height of 9.5 m for Lot 1.***

The Committee of the Whole recommends:

- ## Recommendation

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 20 residential units (72 persons equivalent)."

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4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) 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.”
5. THAT prior to the registration of the Subdivision Agreement, the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1,000.00 per dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement.
6. THAT Street “A” in Draft Plan of Subdivision File 19T-15V003 as shown on Attachment #4, be named “Hesperus Road” as an extension of an existing road to the north.

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

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

- the proposed development and the Toronto Waldolf School Draft Plan of Subdivision application to the south connects Fraserwood Road to Bathurst Glen Drive with a sidewalk thus improving pedestrian connectivity and walkability;
- building materials include low volatile organic compound (VOC) paints, varnishes, stains and sealers; energy efficient appliances, windows and exhaust fans;
- upgraded building envelope with higher recycled insulation to increase air tightness, and upgraded roof shingles;
- low flow fixtures such as shower heads, faucets and toilets;
- large canopy trees will provide shade to both pedestrians and dwellings, creating a cooling effect; and,

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- hardy tree and shrub species which demonstrate resistance to various environmental stresses including low moisture conditions, disease, pests, road salt and vehicular emissions, and do not require applications of pesticides, fertilizers and other chemicals to survive.

Economic Impact

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

Communications Plan

On September 11, 2015, a Notice of Public Hearing was circulated to all property owners within the expanded polling area shown on Attachment #2, and to the Preserve Thornhill Woods Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 7, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on October 20, 2015.

To date, the following written submissions have been received by the Vaughan Development Planning Department:

- i) S. Roz and S. Boukova, and T. and Y. Shparber, Fraserwood Road, regarding Thornhill Woods Drive being already overbuilt, infrastructure is not ready for another housing project, and there is no space between the backyards of the existing houses on Fraserwood Road and the proposed dwelling on Lot 1. The proposed lots are narrow at 7.75 m wide and cannot accommodate trees. A cul-du-sac street design should be provided to avoid traffic related issues and compliance with the existing zoning by-law for lot frontage and building height.
- ii) H. and J. Ziba, Dewpoint Road, oppose all zoning exceptions to the RV4 Zone, and want the preservation of the existing trees and shrubs along the rear lot line and an additional 10-15 foot green belt along the existing residential lots to ensure privacy. They have indicated support for the idea of two cul-du-sacs instead of a through street for the new development.
- iii) N. Roz, Borjana Boulevard, concerned about the small lots with barely any space between the houses and yards. Higher standards should be sought by the City and the plan should conform to the rest of the Thornhill Woods community.
- iv) M. Ferrer, Dewpoint Road, concerned about the traffic on Thornhill Woods Drive, and that the proposed development and the Toronto Waldorf School Files Z.15.018 and 19T-15V004 would add to this problem. They would like the road to be altered to route directly to Bathurst Street as there are existing traffic problems and this project will put further pressure on the roads in Thornhill Woods.
- v) Hesperus Fellowship Village (HFV), Hesperus Road, is supportive of the development, however, requests that a 1.8 m high wood board privacy fence be constructed along the common boundary between the Cachet Summerhill Developments Inc. Lots 13-20 and the HFV, a 1.5 m high Eastern White Cedar hedge be planted on the north side of this fence on the HFV lands, and that a warning clause be included in the Purchase of Sale Agreement that the HFV may expand their retirement community in the future.

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The Vaughan Development Planning Department has reviewed the aforementioned concerns and provides the following response:

i) Impacts on Local Traffic

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has reviewed the updated Traffic Impact Study (TIS) prepared by BA Group and agree with the conclusions of the report as it pertains to the traffic analysis and addressing the concerns expressed at the October 7, 2015, Public Hearing. The DEIP Department concurs that the development proposal can be adequately accommodated by the local road network without causing adverse impacts to the surrounding community. Further detailed comments regarding the Block 10 traffic concerns heard at the Public Hearing are outlined in the DEIP Department section of this report.

ii) Impacts on Existing Trees

The existing trees have not been identified as a significant natural feature in VOP 2010. Prior to the registration of the subdivision agreement, the Owner will be required to pay a woodlot development charge at the rate of \$1,000.00 per dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement. A condition to this effect is included in the recommendation of this report.

iii) Hesperus Fellowship Village (HFV) Lands

The Owner has agreed to construct a 1.8 m high wood board privacy fence along the easterly lot line (rear yard) of Lots 13-20 and plant a 1.5 m high cedar hedge on the HFV lands along the wood board privacy fence. A condition/warning clause with respect to the HFV expanding in the future is included in Attachment #1a).

iv) Impacts on Existing Servicing Infrastructure

The Vaughan DEIP Department has reviewed the Functional Servicing Report prepared in support of the applications and have no objection to the proposed development. The DEIP Department has advised that servicing capacity is available and an allocation resolution is included in the recommendation of this report. The proposed development will be serviced for municipal water via connection to the existing watermain on the Hesperus Road terminus. The subject lands were accounted for in the design of the existing sanitary sewer system on Bathurst Glen Drive and can therefore be accommodated without local system improvements.

v) Impacts on Existing Homes

The proposed subdivision design with a side elevation flanking onto a rear yard is consistent with the surrounding lot patterns, and lot patterns throughout the city. The subdivision design and elevations are subject to architectural control and the façade will be reviewed by the Block 10 Control Architect; Watchorn Architects Inc. In addition, Attachment #1a) contains a condition to ensure compatibility.

vi) Higher Standard of Design and Compatibility within Thornhill Woods

The Owner is aware that the proposed Draft Plan of Subdivision must be consistent with the Vaughan Council approved Block 10 Architectural Design Guidelines, prepared by

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Watchorn Architect Inc. A condition to this effect is included in Attachment #1a) and no Building Permits will be issued until they have been reviewed and approved by the Control Architect.

On June 09, 2016, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the subject applications.

Purpose

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

1. Zoning By-law Amendment File Z.15.016 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RV4 Residential Urban Village Zone Four and A Agricultural Zone in the manner shown on Attachment #4, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1.
2. Draft Plan of Subdivision File 19T-15V003 to facilitate the proposed residential plan of subdivision shown on Attachment #4, consisting of the following:

Lots 1-20 (minimum 7.75 m frontage lots for detached dwellings)	0.48 ha
Block 21 - Hesperus Block	0.37 ha
Block 22 - 0.3 m Reserve	0.00 ha
Road (Street "A" 17.5 m right-of-way width)	0.16 ha
Total Area	1.01 ha

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 20 lots for detached dwelling units and to maintain the remaining Agricultural zoned lands, as shown on Attachment #4. The Vaughan Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications since they implement Vaughan Official Plan 2010 (VOP 2010) and the development proposal is compatible with the surrounding existing and planned land uses.

Location

The 1.01 ha subject lands shown on Attachments #2 and #3 are located west of Bathurst Street and south of Rutherford Road, specifically south of the terminus of Hesperus Road, City of Vaughan. The surrounding land uses are shown on Attachment #3.

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, which permits detached dwelling units. The proposed Draft Plan of Subdivision conforms to VOP 2010.

Block 10 Plan

The Block 10 Plan was approved by Vaughan Council on January 11, 2001, and identifies the

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subject lands as Institutional given that the Toronto Waldolf School has historically owned and occupied the subject lands. The Block 10 Plan must be updated to include the proposed residential land use and the subject Draft Plan of Subdivision layout, should these applications be approved. A condition to this effect is included in Attachment #1a).

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88 as shown on Attachment #3, which does not permit the proposed 20 lot residential Draft Plan of Subdivision. To facilitate the development proposal shown on Attachment #4, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to RV4 Residential Urban Village Zone Four and maintain the A Agricultural Zone on Block 21, together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	By-law 1-88 RV4 Residential Urban Village Zone Four Requirements	Proposed Exceptions to the RV4 Residential Urban Village Zone Four Requirements
a.	Minimum Lot Frontage	9.75 m	7.75 m
b.	Minimum Lot Area	292 m ²	221 m ²
c.	Minimum Interior Side Yard Setback	1.2 m and 0.6 m on one side where it abuts a 1.2 m interior side yard setback	1.2 m and 0.4 m on one side where it abuts a 1.2 m interior side yard setback
d.	Minimum Lot Depth	30 m	28.5 m
e.	Maximum Building Height	9.5 m	11.5 m
	By-law Standard	By-law 1-88 A Agricultural Zone Requirement	Proposed Exception to the A Agricultural Zone Requirements
a.	Lot Frontage	100 m	31.6 m (Block 21 as shown on Attachment #4)
b.	Lot Area	10 ha	0.37 ha (Block 21 as shown on Attachment #4)

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RV4 Residential Urban Village Zone Four and A Agricultural Zone for the following reasons:

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a) Minimum Lot Frontage, Area, Yards and Lot Depth

The proposed 7.75 m minimum lot frontage for the development is generally consistent with the surrounding lot frontages. The reduction in lot area, interior side yard setbacks and lot depth are considered to be minor and consistent with the surrounding lot pattern and will result in development that is compatible with the neighbourhood.

The reduction in lot frontage and area for Block 21 (Hesperus A Agricultural Zone) shown on Attachment #4 is considered a technical variance. The City's Zoning By-law 1-88 minimum lot area and frontage requirements for a residential or farming use on a property zoned A Agricultural Zone is 100 m frontage on a 10 ha lot area. However, should the lands be used for institutional and/or recreational purposes the City's Zoning By-law requires a 20 m lot frontage and no lot area. If the block was determined to be used for institutional and/or recreational uses then no exception to the A Agricultural Zone would be required.

The Owner has advised that Block 21 will be deeded to the Hesperus Village Seniors Residence. Since no development application has been submitted to date for Block 21, and the Owner has not advised how the Block will be used, the Vaughan Building Standards Department has applied the zone requirements for the A Agricultural Zone, which will be reflected in the implementing zoning by-law, should the applications be approved. Therefore, this reduction can be supported, by Development Planning Staff.

b) Maximum Building Height

The Owner proposes to increase the maximum permitted building height by 2 m in order to accommodate a three-storey built form on Lots 1 to 20. The Vaughan Development Planning Department has no objection to the increased building height in consideration of the minimum 7.5 m rear yard being provided, which will provide for an adequate separation with existing abutting uses. The proposed building height will also contribute to the variety of housing styles within the neighbourhood.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 consists of 20 lots with a minimum frontage of 7.75 m for detached dwelling units served by a 17.5 m wide public road (Street "A"), which extends south from the current terminus of Hesperus Road and continues as Street "1" in the proposed adjacent Draft Plan of Subdivision (Toronto Waldolf School - File 19T-15V004) and ultimately connecting to Bathurst Glen Drive. The Owner is proposing a sidewalk on the east side of Street "A".

Block 21 (Hesperus Block) shown on Attachment #4, is proposed to be transferred to the Hesperus Fellowship Village (HFV) following registration of the Plan of Subdivision. Within this block is the existing Hesperus Village driveway entrance into the parking lot and sidewalk to Hesperus Road. A Condition of Approval is included requiring the Owner to transfer Block 21 to HFV prior to the issuance of any Building Permit on the subject lands to ensure the lands upon which the driveway and sidewalk are located are in the ownership of HFV, without the need for any easements to be created over Block 21 in favour of HFV. In addition, a warning clause is included in the Conditions of Approval in Attachment #1a) advising the purchasers of Lots 1-5 and Lot 20 of the existence of the existing driveway and sidewalk.

The Owner proposes to install a wood board privacy fence along the easterly lot line for Lots 13 to 20 and north of Lot 20 to address the privacy concerns raised by the neighbouring Hesperus Village Seniors Residence.

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The proposed Draft Plan of Subdivision shall be consistent with the Vaughan Council approved Block 10 Architectural Design Guidelines, prepared by Watchorn Architect Inc. A condition to this effect is included in Attachment #1a).

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

Developer's Group Agreement

A condition of approval is included in Attachment #1a) requiring the Owner to execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces for Block 10. The Owner must satisfy all requirements of the Block 10 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 10 Trustee and the City of Vaughan.

Street Naming

Should Draft Plan of Subdivision Files 19T-15V003 (subject lands) and 19T-15V004 (proposed subdivision to the south) be approved, the street name of the new public road will be Hesperus Road, in order not to inconvenience existing residents of the Hesperus Village Seniors Residence building located at 1 Hesperus Road and along Bathurst Glen Drive. Appropriate signage will be required to indicate that the Hesperus Road street name changes to Bathurst Glen Drive at the southeast corner of the subject lands associated with Draft Plan of Subdivision File 19T-15V004 (Toronto Waldolf School) to the immediate south.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

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

i) Road Network and Transportation Planning

The subject lands are located south of the existing Hesperus Road terminus that intersects with Fraserwood Road. The Owner proposes to extend Hesperus Road south through the subject lands and the lands to the south and connect to the Bathurst Glen Drive terminus immediately north of its intersection with Serene Way.

ii) Block 10 Traffic Concerns

On October 7, 2015, a Public Hearing was held at the Vaughan City Hall regarding the subject applications. Listed below are the concerns raised by the residents and the respective response prepared by City staff after reviewing work conducted by BA Group, in their Updated Transportation Impact Study (TIS):

a) Exclusive Northbound Right-Turn Lane at Rutherford Road and Thornhill Woods Drive

Analysis of the signalized intersection completed by the BA Group indicates that the northbound right turn movement operates at an overall level of service (LOS) 'D' during both the morning and afternoon peak hours under existing conditions through to future total conditions, which include site-related traffic. Based on the analysis results, a dedicated northbound right turn lane is currently not warranted.

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b) All-Way Stop Control Request for the Dewpoint Road and Serene Way Intersection

The City of Vaughan's Traffic Engineering staff has completed an all-way stop control (AWSC) investigation and has concluded this intersection warrants an AWSC. In the near future, staff will be preparing a report for Vaughan Council's consideration recommending the AWSC implementation.

c) Cut-through Traffic as a Result of New Developments

The proposed extension of Hesperus Road through the subject site and connecting to Bathurst Glen Drive is consistent with the policies set out in VOP 2010, Transportation Network (Section 4.2.1.5), which states (in part) to:

“develop a connected and continuous, grid-like street network that supports convenient and efficient travel by all modes of transportation and to discourage the development of street types that disrupt the grid network. New development shall be planned to support a grid-like street network with multiple connections to collector and arterial streets.”

The proposed road (Street “A”) supports convenient and efficient travel by all modes of transportation and discourages street types that disrupt the grid network, (i.e., two back-to-back cul-de-sacs). The extension of Hesperus Drive also implements the road network illustrated on Schedule 9 of VOP 2010.

d) Increased Traffic Volumes and Speeds

Apple Blossom Drive, Ner Israel Drive, Summeridge Drive, Pleasant Ridge Avenue, Thornhill Woods Drive and Bathurst Glen Drive are designated as minor collector roads on Schedule 9 in VOP 2010. These minor collector roads are designed to accommodate projected traffic volumes in the order of 5,000 vehicles per day and are considered potential transit routes. Surveys conducted by the City and the BA Group indicate observed volumes are well within the accepted daily range of 5,000 vehicles for minor collector roads in the City of Vaughan road classification criteria. The results indicate that there is currently significant reserve capacity along Ner Israel Drive and Apple Blossom Drive. All other roads within the block are designated in VOP 2010 as local roads and accommodate up to 2,500 vehicles per day. Peak hour turning movement counts at the collector road intersection indicate that daily volumes on local roads such as Fraserwood Road and Serene Way are less than 1,000 vehicles per day. Therefore, based on the foregoing, existing daily traffic volumes on local and collector roads within the block are well within the accepted environmental range for which they have been designed.

e) Request for Improved Pedestrian and Cycling Connectivity

A 1.5m wide sidewalk is proposed on the east boulevard for the full length of the Hesperus Road extension connecting to Fraserwood Road to the north. The adjacent development proposal to the south (Toronto Waldorf School - File 19T-15V004) includes a continuation of two sidewalks that will connect to Bathurst Glen Drive, thereby creating better pedestrian connectivity.

The DEIP Department is satisfied with the proposal from Toronto Waldorf School and Cachet Summerhill Developments Inc. to install a continuous sidewalk along the east and north sides of the proposed Hesperus Road extension from Fraserwood Road to Bathurst

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Glen Drive. The improved active transportation connection would not only provide better pedestrian connectivity for future residents of the subject site, but generally for all residents in the area.

f) Parking

Area residents have expressed concern with the lack of existing parking in Block 10, stating that the proposed development will only create more demand for parking. A minimum of 40 parking spaces will be provided for the 20-unit subdivision. Each dwelling will have two parking spaces in accordance with the City's Zoning By-law 1-88. Also, on-street parking on the proposed Hesperus Road extension will increase the available parking supply in Block 10. Therefore, the proposed development provides sufficient parking so that the future residents and visitors are unlikely to disrupt off-site roads and area parking facilities. The proposed parking supply provided on each lot satisfies the parking supply requirements set out in the City's Zoning By-law 1-88 and is consistent with subdivisions across the City.

g) Congested Arterial Roads: Rutherford Road, Bathurst Street and Dufferin Street

The widening and improvements to Bathurst Street and Rutherford Road were approved by York Region Council in 2011 and are identified in the York Region's 2011, 10-Year Roads and Transit Construction Program. Municipal Class Environmental Assessment (EA) Studies have already been completed for the planned improvements. These planned improvements will improve the capacity and help to reduce congestion on the boundary arterial roads.

Bathurst Street is planned to be widened from four to six lanes, including High Occupancy Vehicles and two or more bicycle lanes between Regional Road 7 and Teston Road. According to the York Region Community Planning and Development Services Department, the Bathurst Street construction is expected to start in 2017 with utility relocations commencing in 2016.

Rutherford Road/Carrville Road, from Jane Street to Yonge Street is planned to be widened with additional traffic lanes and new bike lanes on both sides. Improvements to Carrville Road between Bathurst Street and Yonge Street are scheduled for 2017. The Environmental Assessment study is in the final stages and will be filed for completion in Spring of 2016.

Dufferin Street has already been widened to a five lane urban cross-section with pedestrian sidewalks on both sides.

h) Future Construction Causing Disturbance to Residents

Prior to the approval of any construction activity, the developer is required to submit a traffic control plan (TCP), especially if construction is proposed within the public right-of-way. The TCP will help to minimize the traffic impacts to the environment, minimize disturbance to residents and ensure the safe movement of all traffic, including the general public and the site traffic, during construction.

The DEIP Department concurs with the conclusions of the updated TIS as it pertains to the traffic analysis and addressing concerns raised by residents at the Public Hearing. The subject development can adequately be accommodated by the proposed local road, without causing adverse impacts to the community.

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iii) Water Servicing

Existing water supply in the vicinity of the subject site include a 200mm diameter watermain on the east boulevard of Bathurst Glen Drive and a 200mm diameter watermain on the west boulevard of the existing Hesperus Road terminus. The proposed development will be serviced for municipal water via a connection to the existing watermain on the Hesperus Road terminus. The watermain will extend through the subject site along the east boulevard and terminate at the south limit of the development. A plug will be provided at this location to allow for the future connection to the municipal watermain within the development to the south.

The Owner submitted a Functional Servicing Report (FSR), prepared by Schaeffers Consulting Engineers, dated May 2015, that delineates the servicing layout and requirements for the subject development. A revised FSR shall be submitted to the DEIP Department in support of applications in accordance with the revisions to the servicing layout shown on drawing GP-S1, prepared by Schaeffers Consulting Engineers, dated February 2016.

iv) Sanitary Servicing

The proposed sanitary sewer will convey waste water south along the Hesperus Road extension for connection to the existing sewer on Bathurst Glen Drive. The subject lands were accounted for in the design of the existing sanitary sewer system on Bathurst Glen Drive and can therefore, be accommodated without local system improvements. It is noted that the proposed development requires completion and certification of the downstream sanitary sewer system to be constructed through the vacant lands to the south with a connection to existing infrastructure on Bathurst Glen Drive.

v) Servicing Capacity Allocation

On May 19, 2015, 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. Therefore, the following resolution to allocate capacity to the subject development may be recommended for Council approval:

"THAT Draft Plan of Subdivision File 19T-15V003 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 20 residential units (72 persons equivalent)."

vi) Storm Drainage

Stormwater management for the subject site consists of directing major and minor flows south to the existing stormwater management facility (Autumn Hill Pond) located west of Bathurst Street. The subject lands are tributary to this pond and were considered during the design stage of this facility. To meet Toronto Region Conservation Authority (TRCA) water balance objectives, Low Impact Development (LID) measures are proposed for the subject development to promote infiltration and groundwater recharge. The potential LID measures include disconnected downspouts, permeable driveways and increased topsoil depths. These measures will be further evaluated at the detailed design stage. It is noted that the proposed development requires completion and certification of the downstream storm sewer system to be constructed through the vacant lands to the south with connection to existing Bathurst Glen Drive infrastructure.

As part of the engineering design and prior to the initiation of any grading on 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. This report

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shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

- (i) Plans illustrating the proposed system and its connection into the existing storm system;
- (ii) Storm water management techniques that may be required to control minor or major flows;
- (iii) Detail all external tributary lands, 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 10 Plan and the Master Environmental and Servicing Plan (MESP).

vii) Environmental Noise

The Owner submitted a noise brief prepared by HGC Engineering, dated May 12, 2015. The noise brief concludes that there are no significant noise or vibrational sources within 200 m of the subject lands, including the roadways and therefore, the audible impacts from adjacent land uses are considered negligible and no mitigative measures are required.

The Vaughan Development Engineering and Infrastructure Planning Department has no objections to the development proposal, subject to the Conditions of Approval in Attachment #1a).

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has no objection to the development proposal. The Division has advised that an archaeological assessment will not be required, however, standard clauses with respect to archaeological resources or human remains being located during construction are included as conditions in Attachment #1a).

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department, has advised 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. This condition is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed Draft Plan of Subdivision and have advised that the subject lands are located outside of their area of interest and is less than 5 ha in size. As such, they have no comments on the applications and defer technical review to the City of Vaughan.

Hydro One

Hydro One has no objections to the applications. Hydro advises that the Owner must contact the

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Hydro subdivision group for proposals affecting 'Low Voltage Distribution Facilities'. This requirement is included in the Conditions of Approval in Attachment #1c).

PowerStream

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

Bell Canada

Bell Canada has no objections to the applications. Bell advises that the Owner must confirm that sufficient communication/ telecommunication is available and that an easement may be required. This requirement is included in the Conditions of Approval in Attachment #1e).

Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the applications. The Owner is required to contact Enbridge's Customer Connections Department 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 allowance or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner. In the event that an easement(s) is required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in the Conditions of Approval in Attachment #1f).

Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the Conditions of Approval in Attachment #1g).

School Boards

The York Region District School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision.

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

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

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

Regional Implications

The development proposal is located within the Bathurst Trunk Wastewater Service Area and will be serviced by Water Pressure District No. 6. York Region requests that the City of Vaughan apply a lapsing provision to the Draft Plan of Subdivision, pursuant to Section 51(32) of the Ontario *Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

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

Conclusion

Zoning By-law Amendment File Z.15.016 and Draft Plan of Subdivision File 19T-15V003, if approved, would facilitate the development of the subject lands with lots for 20 detached dwelling units. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies.

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

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-15V003 and Proposed Zoning

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