

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014**

Item 53, Report No. 30, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 24, 2014, as follows:

***By approving the recommendation set out in Communication C12 from the Commissioner of Planning, dated June 19, 2014, as follows:***

***That Conditions #50 and #53 in Attachment #1 to the report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning dated June 17, 2014, be deleted.***

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**ZONING BY-LAW AMENDMENT FILE Z.13.009  
DRAFT PLAN OF SUBDIVISION FILE 19T-13V004  
DRAFT PLAN OF SUBDIVISION FILE 19T-13V005  
QUADRANT HOLDINGS INC.**

**WARD 4 - VICINITY OF LBOVIC CAMPUS DRIVE AND THOMAS COOK AVENUE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated June 17, 2014:

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.13.009 (Quadrant Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol "(H)", subject to Exception 9(1352) to RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" (maximum 205 street townhouse units on public roads) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachments #4 and #5, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol "(H)" shall not be removed from the lands zoned RT1(H) Residential Townhouse Zone with the Holding Symbol "(H)" as shown on Attachments #4 and #5, until Vaughan Council identifies and allocates water supply and sewage servicing capacity to the subject lands.
3. THAT Draft Plan of Subdivision File 19T-13V004 (Quadrant Holdings Inc.) BE APPROVED, to facilitate a plan of subdivision for 110 street townhouse dwelling units as shown on Attachment #4, subject to the conditions of approval set out in Attachment #1.
4. THAT Draft Plan of Subdivision File 19T-13V005 (Quadrant Holdings Inc.) BE APPROVED, to facilitate a plan of subdivision for 95 street townhouse dwelling units as shown on Attachment #5, subject to the conditions of approval set out in Attachment #1.
5. THAT the subdivision agreement for Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005 (Quadrant Holdings Inc.) shall contain the following clause:

"The owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The owner

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shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

#### **Contribution to Sustainability**

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031
- 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 proposed townhouse dwellings will meet Energy Star guidelines. Additional sustainable design features will be identified through the future Site Development Application(s).

#### **Economic Impact**

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

#### **Communications Plan**

On May 17, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Valleys of Thornhill Ratepayers Association. A copy of the Notice of Public Hearing was posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice sign was installed on the property. One deputation was received at the Public Hearing on June 11, 2013, from Ms. Grad, Woodvalley Crescent, Maple expressing the following concerns:

- the proposed development will increase traffic and parking in the neighbourhood
- existing schools in the neighbourhood are at full capacity.

These concerns are addressed in the Vaughan Development/Transportation Engineering and School Boards sections of this report. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 11, 2013, and to forward a comprehensive report to a future Committee the Whole meeting was ratified by Vaughan Council on June 25, 2013.

#### **Purpose**

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

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1. Zoning By-law Amendment File Z.13.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”, subject to Exception 9(1352) to RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” (maximum 205 street townhouse units on public roads) and OS1 Open Space Conservation Zone (valleylands) in the manner shown on Attachments #4 and #5, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-13V004 (east side of Thomas Cook Avenue) consisting of the following as shown on Attachment #4:

Blocks 1-20 (110 street townhouse units)	2.180 ha
Block 21 (Open Space)	0.370 ha
Blocks 20-25 (0.3 m reserves)	0.001 ha
Municipal Road (“Street A”)	0.530 ha
Total Area	3.081 ha

3. Draft Plan of Subdivision File 19T-13V005 (west side of Thomas Cook Avenue) consisting of the following as shown on Attachment #5:

Blocks 1-17 (95 street townhouse units)	2.020 ha
Block 18 (Open Space)	0.530 ha
Block 19 (Landscape Buffer)	0.020 ha
Blocks 20-25 (0.3 m reserves)	0.001 ha
Municipal Road (“Street A”)	0.530 ha
Total Area	3.101 ha

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

#### Location

The subject lands shown on Attachments #2 and #3 total 6.18 ha and are located on the east and west sides of Thomas Cook Avenue, south of Lebovic Campus Drive, City of Vaughan. The surrounding land uses are shown on Attachment #3.

#### Previous Development Applications

The lands were the subject of previous Official Plan Amendment (File OP.07.003) and Zoning By-law Amendment (File Z.07.032) applications by the former owner of the subject lands (Joseph and Wolf Lebovic Community Campus), that were approved by Vaughan Council on September 7, 2010.

The proposal consisted of four apartment buildings ranging in height from 4 to 8-storeys with a total of 855 units, to be used as residential apartment buildings and seniors retirement residences. Site-specific Official Plan Amendment #717 redesignated the subject lands from “Low Density Residential” to “High Density Residential/Commercial” and “Valley Lands”. The implementing Zoning By-law 237-2010 rezoned the lands to RA3(H) Apartment Residential Zone with the Holding Symbol “(H)”. However, through the Vaughan Official Plan 2010 process, the subject lands were designated “Mid-Rise Residential”, which also identified townhouse dwellings as an appropriate form of development in this designation. Since that time, the current owner has submitted the subject applications to facilitate a street townhouse development.

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Official Plan

The subject lands are designated “Mid-Rise Residential” with a maximum height of 8-storeys and a maximum density of 2.5 FSI by Vaughan Official Plan 2010 (VOP 2010). The “Mid-Rise Residential” designation permits townhouses within 70 metres of lands designated “Low-rise Residential” in order to provide for an appropriate transition to a “Low Density Residential” area. The subject lands abut lands designated “Low-Rise Residential” to the north and south. Accordingly, the proposed 3-storey street townhouse units conform to VOP 2010.

Zoning

The subject lands are zoned RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” by Zoning By-law 1-88, subject to Exception 9(1352). The RA3(H) Zone does not permit street townhouse dwelling units, therefore an amendment to Zoning By-law 1-88 is required. The Planning Department supports the proposal to rezone the subject lands to RT1(H) Residential Townhouse Zone with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone as these zone categories would implement the Official Plan and implement the proposed draft plans of subdivision shown on Attachments #4 and #5. The following site-specific zoning provisions are required to facilitate the development:

<b>Table #1:</b>			
	<b>By-law Standard</b>	<b>By-law 1-88 RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to RT1 Residential Townhouse Zone Requirements</b>
a.	Minimum Lot Frontage	6 m / unit	5.5 m / unit
b.	Minimum Lot Area	162 m <sup>2</sup> / unit	145 m <sup>2</sup> / unit
c.	Minimum Exterior Side Yard Setback	4.5 m	3 m
d.	Maximum Building Height	11 m	12 m
e.	Minimum Lot Depth	27 m	26.5 m (Blocks 12, 13 and 14, Plan 19T-13V004; Block 7, Plan 19T-13V005)  26.3 m (Block 20, Plan 19T-13V004)  22.6 (Block 7, Plan 19T-13V004)

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e.	Maximum Number of Townhouse Units in a Row	6 units	7 units (Blocks 5 and 9, Plan 19T-13V004; Blocks 1 and 5, Plan 19T-13V005)  8 units (Block 17, Plan 19T-13V004)
f.	Toronto and Region Conservation Authority Landscape Buffer	Zoning By-law 1-88 does not include a Minimum Landscape Buffer Required for the TRCA	The implementing Zoning By-law shall require that no structures (including ancillary structures such as pools, sheds, gazebos and/or paving) and/or grading shall be permitted within 1 m of the rear property line on Blocks 5, 6, 7, 8, 9, 15, 19 and 20 on Draft Plan of Subdivision File 19T-13V004 and Blocks 4,5 ,6, 7, 8, 12, 13, 14, 15 and 16 on Draft Plan of Subdivision File 19T-13V005, to facilitate infiltration trenches

The Planning Department can support the proposed site-specific zoning exceptions to Zoning By-law 1-88 for the following reasons:

a) Minimum Lot Frontage and Lot Area

The Planning Department is satisfied with the proposed lot frontage and area as they will facilitate an appropriate medium intensity housing form while maintaining a suitable integration into the existing adjacent low-rise residential area, as stipulated by the Official Plan.

b) Minimum Exterior Side Yard Setback

A majority of the proposed townhouse units are located on internal blocks, with the exception of 7 townhouse lots on Draft Plan of Subdivision File 19T-13V004, and 6 townhouse lots on Draft Plan of Subdivision File 19T-13V005, that are corner lots abutting a road. Accordingly, the Planning Department has no objections to the proposed 3 m exterior side yard setback, as it will affect only 13 of the proposed 205 townhouse units, and will have minimal effect on the overall streetscape.

c) Maximum Building Height

The proposed townhouse units will utilize a flat roof as shown on Attachment #8, in order to create a contemporary character. Zoning By-law 1-88 requires that building height for a flat roof be measured to the highest point of the roof surface, whereas building height for a sloped (e.g. gambrel, hip or gambrel) roof is measured at the mean height between the eaves and the highest point of the roof. On this basis, the Planning Department has no objections to the proposed 12 m building height required to facilitate the proposed architectural design.

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##### d) Minimum Lot Depth

The Planning Department has no objection to the reduced lot depth. The reduction affects only 6 of the proposed blocks and 23 of the proposed 205 townhouse units, and will have minimal impact on the overall lot pattern.

##### e) Maximum Number of Townhouse Units in a Row

A maximum of 6 townhouse units in a row are permitted by Zoning By-law 1-88, whereas the owner is requesting a maximum of 7 units on Blocks 5 and 9 on Plan 19T-13V004 and Blocks 1 and 5 on Plan 19T-13V005. The owner is also requesting a maximum of 8 units for Block 17 on Plan 19T-13V005. The owner has submitted a Supplementary Urban Design Report dated May 2014, and prepared by RN Design justifying the increase in the number of units within a townhouse block. The report indicates that the larger blocks are a consequence of efficient site planning principles and established site constraints. The larger blocks are dispersed throughout the subject lands to contribute to the streetscape variety and character. The larger blocks are also generally located internal to the subdivisions in order to eliminate potential negative impact as a result of the increase in massing. The Planning Department has no objections to the limited number of blocks that exceed the maximum number of permitted townhouse units in a row.

##### f) Toronto and Region Conservation Authority (TRCA) Landscape Buffer

The Toronto and Region Conservation Authority (TRCA) requires that the implementing Zoning By-law include a provision to ensure that no structures (including ancillary structures such as pools, sheds, gazebos and/or paving) and/or grading be permitted within 1 metre of the rear property line on Blocks 5, 6, 7, 8, 9, 15, 19 and 20 on Draft Plan of Subdivision File 19T-13V004, (Attachment #4), and Blocks 4, 5, 6, 7, 8, 12, 13, 14, 15 and 16 on Draft Plan of Subdivision File 19T-13V005 (Attachment #5) to facilitate proposed infiltration trenches. The TRCA has confirmed that the submitted grading plan does not show a 1 metre infiltration trench on Block 10 for File 19T-13V004, and therefore, this requirement does not apply to Block 10. On this basis, the Planning Department has no objections to this requirement.

The proposed development demonstrates good urban design principles, is compatible with the surrounding existing and planned land use context, and is consistent with the Official Plan policies. The Planning Department has no objections to the proposed zoning and can support the approval of Zoning By-law Amendment File Z.13.009.

##### Holding Symbol “(H)”

Should Vaughan Council approve the subject applications, the implementing Zoning By-law will rezone the residential portion of the subject lands to RT1(H) Zone. The Holding Symbol “(H)” will not be removed until water and sewage servicing capacity has been identified and allocated to the subject lands by Vaughan Council. A condition to this affect is included in the recommendation of this report.

##### Subdivision Design

Draft Plan of Subdivision File 19T-13V004 as shown on Attachment #4, consists of 14 blocks with frontage on “Street A”, 2 blocks with frontage on Thomas Cook Avenue, and 4 blocks with frontage on Lebovic Campus Drive. The proposed “Street A” maintains a 17.5 m right-of-way and will be conveyed to the City of Vaughan as a public road. The open space/buffer (Block 21) will be dedicated to either the TRCA or the City of Vaughan. A condition to this effect is included in Attachment #1.

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Draft Plan of Subdivision File 19T-13V005 as shown on Attachment #5, consists of 15 blocks with frontage on “Street A” and 2 blocks with frontage on Thomas Cook Avenue. The proposed “Street A” maintains a 17.5 m right-of-way and will be conveyed to the City of Vaughan as a public road. The open space/buffer (Blocks 18 and 19) will be dedicated to either the TRCA or the City of Vaughan. A condition to this effect is included in Attachment #1.

Portions of Blocks 2, 3 and 4 on Draft Plan of Subdivision 19T-13V005 are owned by the City of Vaughan as part of the Mill Race Park that abuts the subject lands to the north, as shown on Attachments #3 and #5. The owner has proposed a land exchange with the City for the City to convey the portion of land abutting Blocks 2, 3, and 4, to the owner to form part of the lots within those blocks. The owner would convey a portion of land abutting Block 1 to the north, as shown on Attachment #5, that will form part of the future Mill Race Park.

To date, the owner has not initiated the process to execute the land exchange, which includes approval from Vaughan Council. Accordingly, these lands are not being considered for approval at this time. The owner will be required to initiate the land transfer process with the Vaughan Legal Department/Real Estate Division and Vaughan Council will need to consider the owner's request. Should Vaughan Council approve the land exchange, the Vaughan Planning Department will prepare a supplementary Zoning By-law for the consideration by Council to address the two parcels.

All development within the Draft Plans of Subdivision, as shown on Attachments #4 and #5, must proceed in accordance with the approved Block 11 “The Valleys of Thornhill” Architectural Design Guidelines, prepared by John G. Williams Ltd., and in accordance with the approved Block 11 Urban Design Guidelines and Landscape Masterplan, prepared by Paul Cosburn Associates Ltd. Conditions to this effect are included in Attachment #1.

The owner is required to erect permanent wood fence treatments for the Blocks that flank Thomas Cook Avenue (Blocks 4, 5, 14, 15, 17, 18 and 19), as shown on Attachments #4 and #5, to be coordinated with the environmental noise report. The owner is also required to erect a permanent 1.5 m high galvanized chain-link fence or approved equal along the limits of the residential blocks that abut open space. Conditions to this effect are provided in Attachment #1.

The subject lands are located within Block 11, which is subject to a Developer's Group Agreement. The owner is required to satisfy all obligations, financial or otherwise, of the Block 11 Developer's Group Agreement to the satisfaction of the Block 11 Trustee. A condition to this effect is included in Attachment #1.

The Planning Department is satisfied with the proposed subdivision design, subject to the comments in this report and the conditions of approval in Attachment #1, for both plans of subdivision.

#### Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department provides the following comments:

##### a) Road Network

Site access is proposed via two crescents, one on the east side of Thomas Cook Avenue to provide access to lots within Draft Plan of Subdivision File 19T-13V004, and one on the west side to provide access to lots within Draft Plan of Subdivision File 19T-13V005. Each crescent provides one full-move and one right-in/right-out access to serve the proposed development. The proposed roads on the Plan (identified as Street ‘A’ on Attachments #4 and #5) must be designed in accordance with the City's standards and criteria. In addition, a sidewalk on one side of the street for each proposed right-of-way is required by the City's Sidewalk Policy.

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b) Transportation Network/Traffic Impact Study

The proposed road network and configuration is satisfactory to the Development/Transportation Engineering Department with respect to sight lines and safe stopping distance. Respecting comments made by the deputant at the June 11, 2013 Public Hearing, the Development/Transportation Engineering Department concurs with the conclusions of the submitted Traffic Impact Study, which indicates that traffic volumes generated by the proposed development are a small component of total traffic passing through the intersection during peak hours. Therefore, the expected traffic generated by the development will have a modest impact on the adjacent roadway intersections.

Zoning By-law 1-88 does not require the provision of visitor's parking spaces for the proposed development. However, the owner has submitted an on-street parking plan that identifies 17 on-street parking spaces for Draft Plan of Subdivision File 19T-13V004 (east of Thomas Cook Avenue), and 14 on-street parking spaces for Draft Plan of Subdivision File 19T-13V005 (west of Thomas Cook Avenue), for a total of 31 visitor parking spaces available on City streets.

The implementation of Traffic Demand Management (TDM) measures such as a sustainable mobility program will be considered at the Site Plan stage, and will require a commitment from the owner to work with the City of Vaughan, in coordination with York Region, to implement and monitor TDM measures.

c) Stormwater Management

The existing storm sewers along Thomas Cook Avenue and Lebovic Campus Drive are proposed to service the site. Water quantity and quality control measures are proposed to be provided via the existing Stormwater Management Pond 4 in the south side of Block 11 within the Woodvalley Development to the south.

d) Sanitary Servicing

According to the Functional Servicing Report (FSR), sanitary flows generated from the subject development are to be conveyed to the existing sanitary sewers along Thomas Cook Avenue and Lebovic Campus Drive. Water connection for the site will be provided through the existing 400 mm diameter watermain along Thomas Cook Avenue. The twenty units that front onto Thomas Cook Avenue will be directly serviced from the existing watermain along Thomas Cook Avenue.

The municipal services for this development shall be in accordance with the approved Block 11 Master Environmental Servicing Plan (MESP) dated August 2001, Addendum attachments dated August 2002 and Supplementary Block Plan Approved Documents dated December 2002, January 2003, March 2003, and July 2003 all prepared by Alcorn and Associates. Subsequent plans or reports, which are approved and amended for Block 11 shall also constitute part of the approved MESP.

e) Servicing Capacity Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Vaughan Council on October 29, 2013, servicing allocation capacity for the development applications has not been reserved nor assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development.

The City intends to undertake an annual review of the status of the available and unused servicing capacity and related Distribution Protocol. The availability of servicing allocation capacity for the subject applications may be revisited at this time based on the status of the subject development applications.



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f) Environmental Site Assessment

The owner submitted the following documents in response to the City's request for a Phase 1 ESA due to the proposed public road conveyance (Street "A"):

- Site Screening Questionnaire; and,
- Soil Engineers Ltd. report entitled "A Report to Quadrant Holdings Inc., Phase One Environmental Site Assessment, Proposed Phase II of Lebovic Community Campus, Thomas Cook Avenue and Lebovic Campus Drive, City of Vaughan" dated July 30, 2013.

The Department has reviewed the above-noted report and is satisfied and requires no further environmental documents for the subject Draft Plans of Subdivision.

g) Lot Grading

The proposed grading of the site and lot grading shall meet the current City of Vaughan lot grading criteria.

h) Noise Report

The owner has submitted a noise report titled "Environment Noise Assessment, Block 11, Thomas Cook Avenue and Lebovic Campus Drive", Part of Lot 18, Concession 2, City of Vaughan", prepared by YCA Engineering Limited, dated March 2013. The noise report shall be revised at the subdivision agreement stage to show height consistency of all acoustic fences throughout the development and abutting developments along Thomas Cook Avenue.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to Zoning By-law Amendment File Z.13.009, subject to the implementing Zoning By-law incorporating the 1 m rear yard lot line restriction outlined earlier in this report, to facilitate the infiltration trenches as discussed earlier.

The TRCA has no objection to Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005, subject to the conditions of approval in Attachment #1.

Vaughan Planning Department - Cultural Heritage Division

The Cultural Heritage Division of the Planning Department has no objections to the approval of the subject applications and advises that the lands have been cleared of concern for archaeological resources.

Parkland Dedication

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

Vaughan Parks Development Department

The Vaughan Parks Development Department has indicated that trail connections within the Draft Plans of Subdivision are not required. The proposed development abuts the Mill Race Park to the north, and thereby satisfies the minimum distance to a playground (500 m) without pedestrian impediments such as major arterial roads, waterways, valleylands, and/or rail corridors, as per the recommendations of the "Active Together Master Plan 2013 Review and Update". The Parks Development Department has advised that trail connections are more suitable to connect communities to recreation facilities, parks and open space systems.

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The Parks Development Department has no objections to the proposed development applications.

#### **School Boards**

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, have no objections to the subject development applications, and require no conditions. Respecting comments made by the deputant at the June 11, 2013, Public Hearing, the York Region District School Board has also indicated that the subject development applications will not require a new public elementary school site within the proposed development.

#### **Canada Post**

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

#### **Utilities**

Bell Canada has no objection to the proposed Draft Plans of Subdivision.

Enbridge Gas Distribution has no objection to the proposed Draft Plans of Subdivision, subject to their conditions in Attachment #1.

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

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

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

- i. **Lead and Promote Environmental Sustainability**  
The proposed development includes City waste pick-up, including organic waste and recycling, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.
- ii. **Plan and Manage Growth & Economic Vitality**  
The proposed development implements the City's Growth Management Strategy as set in Vaughan Official Plan 2010.

#### **Regional Implications**

York Region requires that the proposed Draft Plan of Subdivision receive water and wastewater servicing allocation from the City of Vaughan, which is subject to the completion of the Southeast Collector. If the City of Vaughan does not grant the proposed Draft Plan of Subdivision the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment.

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

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

#### **Conclusion**

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.009 and Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005, in accordance with the applicable City Official Plan policies, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications will facilitate a residential street townhouse development that is consistent and compatible with the surrounding land uses, and conforms to the Official Plan. Accordingly, the Planning Department can support the approval of Zoning By-law Amendment File Z.13.009 and Draft Plan of Subdivision Files 19T-13V004 and 19T-13V005, subject to the recommendations in this report and the conditions of approval set out in Attachment #1.

#### **Attachments**

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-13V004 & Proposed Zoning
5. Draft Plan of Subdivision File 19T-13V005 & Proposed Zoning
6. Conceptual Site Plan
7. Landscape Plan
8. Conceptual Rendering

#### **Report prepared by:**

Mark Antoine, Planner, ext. 8212  
Christina Napoli, Senior Planner, ext. 8483

(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.)