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86. That the valley lands (those lands west of the York Region easement, but excluding the triangular block containing the proposed Oil Grit Separator units and excluding the area for the stormwater pipe and outfall) be conveyed to either the TRCA or the City of Vaughan, free of all charges and encumbrances.

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#3 and #4, from A Agricultural Zone to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone (valleylands/buffers) in the manner shown on Attachment #7 and to permit the zoning exceptions identified in Table 1 of this report.

2. THAT the Holding Symbol “(H)” shall not be removed from the subject lands until the following conditions are satisfied:
 - a) Vaughan Council has identified and allocated servicing capacity for the subject lands; and,
 - b) the satisfactory registration of a Record of Site Condition (RSC) with the Ministry of Environment on the Environmental Site Registry to the satisfaction of the Vaughan Development/Transportation Engineering Department.
3. THAT Draft Plan of Subdivision File 19T-13V002 (Teefy Developments Inc.) to facilitate the creation of two blocks under a single registered M Plan, in the manner shown on Attachment #5, BE APPROVED, subject to the pre-conditions of approval and conditions of approval set out in Attachment #1 to this report.
4. THAT Draft Plan of Condominium (Common Element) File 19CDM-13V003 (Teefy Developments Inc.) as shown on Attachment #6, BE APPROVED, subject to the Conditions of Approval set out in Attachment #2.
5. THAT Site Development File DA.13.072 (Teefy Developments Inc.) BE APPROVED, to facilitate the development of a 149 block townhouse dwelling units (freehold) served by a private common element condominium road, as shown on Attachments #8 to #13 inclusive, subject to the following conditions:
 - a) Prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, photometric lighting plan, scoped environmental impact study, detailed stormwater management report, and functional servicing report;
 - iii. the owner shall satisfy all requirements of the York Region Transportation and Community Planning Department including entering into a Site Plan Agreement with York Region;
 - iv. the owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and,
 - v. the Draft Plan of Subdivision File 19T-13V002 shall be registered; and,
 - vi. the owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan's Woodlot Acquisition Front-end Agreement.

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6. THAT prior to the execution of the Site Plan Letter of Undertaking, the owner shall agree to settle their appeal (Appeal #63) in part to VOP 2010 subject to the approval from the Ontario Municipal Board of a site-specific policy and/or change in land use designation to reflect the approved development applications.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

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

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

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

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

- stormwater management techniques that minimize impact on local infrastructure
- the use of shade trees and solar reflective index pavers to reduce energy consumption and the heat island effect
- drought tolerant native species and smart sensor irrigation to reduce water consumption and promote sustainable design
- construction waste management program to increase waste diversion
- upgraded insulation, air tight buildings, and integrated mechanical systems to reduce energy consumption and greenhouse gas emissions
- low flow plumbing fixtures to reduce water consumption
- EnergyStar appliances and compact fluorescent lamp light fixtures to reduce energy consumption

Economic Impact

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

Communications Plan

On April 26, 2013, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands, and to the Thornhill Woods Community Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign installed on the property. The Committee of the Whole's recommendation to receive the Public Hearing report of May 21, 2013 and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 4, 2013.

Purpose

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

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1. Zoning By-law Amendment File Z.13.007, specifically to amend Zoning By-law 1-88, to rezone the subject lands from A Agricultural Zone to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two with the Holding Symbol “(H)” and OS1 Open Space Conservation Zone (valleylands/buffers) in the manner shown on Attachment #7, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-13V002 to facilitate the creation of two blocks as shown on Attachment #5, to facilitate the Draft Plan of Condominium (Common Elements) File 19CDM-13V003, consisting of the following:

Block 1 (Block for 149 Townhouse Units, Road, Visitor Parking, and Amenity Area)	4.059 ha
<u>Block 2 (Road Widening along Bathurst Street)</u>	<u>0.208 ha</u>
Total Area	4.267 ha

3. Draft Plan of Condominium File 19CDM-13V003 to create common elements including 32 visitor parking spaces, private roads, walkways and private parkette/amenity areas as shown on Attachment #6.
4. Site Development File DA.13.072 to facilitate the development of the subject lands with 149, 3-storey freehold townhouse dwellings served by condominium common elements (private roads, parkette/amenity area, visitor parking spaces), as shown on Attachments #8 to #13 inclusive.

Background - Analysis and Options

Location

The 4.267 ha subject lands shown on Attachments #3 and #4 are located on the west side of Bathurst Street, south of Rutherford Road, municipally known as 9130 Bathurst Street, within Planning Block 10. The site is developed with a brick residential building, a barn and a number of metal sheds, which will be removed to facilitate the development. The surrounding land uses are shown on Attachment #4.

Official Plan

The subject lands are designated “Medium Density Residential/Commercial” by in-effect OPA #600 (Carrville - Urban Village 2), which permits a range of residential uses including townhouses with a net residential density of between 17 to a maximum of 40 units per hectare (uph). The proposed 149 townhouse units yield a net residential density of 34.9 uph. The proposed development conforms to OPA #600.

The subject lands are designated “Mid-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), which would permit townhouses. However, the subject applications were submitted in March 2013, prior to VOP 2010 coming into effect, and as the owner has also appealed VOP 2010 as applicable to their site, the subject applications are being reviewed under the Official Plan policies of OPA #600.

The owner has appealed VOP 2010 (Appeal #63), respecting the policies applying to this site. To address this appeal, the following condition has been included in the recommendation of this report to the satisfaction of City staff and the appellant:

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THAT prior to the execution of the Site Plan Letter of Undertaking, the owner shall agree to settle their appeal (Appeal #63) in part to VOP 2010 subject to the approval from the Ontario Municipal Board of a site-specific policy and/or change in land use designation to reflect the approved development applications.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning by By-law 1-88, which does not permit the proposed block townhouse residential uses. Therefore, a Zoning By-law Amendment is required to rezone the subject lands to RVM2(H) Residential Urban Village Multiple Dwelling Zone Two (tableland) with the Holding Symbol "(H)", and OS1 Open Space Conservation Zone (valley/buffers) in the manner shown on Attachment #7, and to permit the following site-specific zoning exceptions to facilitate the development:

Table 1

	By-law Standard	By-law 1-88, RVM2 Residential Urban Village Multiple Dwelling Zone Two Zone Requirements	Proposed Exceptions to RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
a.	Definition of a Lot	Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent contemplated by Section 49 of the Planning Act, RSO. 1983 would not be required for its conveyance. For the purpose of this paragraph, land defined in an application for a Building Permit shall be deemed to be a parcel of land and a reserve shall not form part of the street.	The subject lands shall be deemed to be one lot, regardless of the number of buildings constructed on the lot, the creation of any new lot by plan of condominium, part lot control, consent and any easements or restrictions.
b.	Minimum Visitor Parking	149 units @ 0.25 visitor parking spaces per dwelling unit = 36 visitor spaces	149 units @ 0.2 visitor parking spaces per dwelling unit = 30 visitor spaces (32 spaces provided)
	By-law Standard	By-law 1-88, RVM2 Residential Urban Village Multiple Dwelling Zone Two Zone Requirements	Proposed Exceptions to RVM2 Residential Urban Village Multiple Dwelling Zone Two Requirements
c.	Minimum Number of Barrier Free Parking Spaces	2	1

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d.	Maximum Driveway Width	7.5 m	12 m (Bathurst Street).
e.	Minimum Landscaped Strip Width (Bathurst Street)	6m	1 m
f.	Permitted Yard Encroachments and Restrictions	An exterior stairway is permitted in the rear yard only except that an exterior stairway not exceeding one-half storey in height shall be permitted in any yard	Permit exterior stairways exceeding one-half storey in height for Blocks "B", "C", "D" "N", "O" and "P"
g.	Fence Location	A fence may be permitted in any required yard	A fence shall not be permitted on the lands subject to the York Region sanitary sewer easement as shown on Attachment #8
h.	Frontage on a Public Street	A building or structure must be located on a lot that fronts on a public street	Permit the proposed townhouse units on a lot with access to a common element condominium road or driveway that provides access to a public street. (Bathurst Street)
i.	Minimum Setback to a Sight Triangle	0.6 m	0 m
j.	Permitted Uses in the OS1 Zone	No building or structure other than for conservation of flood control projects is permitted	Permit the following uses in the OS1 Zone along part of the north property line of the subject lands: <ul style="list-style-type: none"> - treed landscape buffer - private lane - private driveways

a) Landscape Width/Yard Requirements

The proposal to reduce the minimum yard setbacks, minimum setback to the daylight triangle, landscape strip widths and building encroachments will facilitate a development with a strong urban edge and attractive public realm along Bathurst Street and a more urban form of development throughout the townhouse development.

The proposed 3.5 m wide landscape buffer along the north property line will provide a landscaped transition area between the proposed development on the subject lands and the existing commercial use to the north.

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b) Parking Supply/Driveway Width

The owner submitted a Traffic Impact Study dated February 25, 2014, prepared by the BA Group. The Vaughan Development/Transportation Engineering Department has reviewed the study and the proposed site plan and concur that the visitor parking supply of 32 spaces is appropriate and is consistent with the City of Vaughan's Draft Parking Standards completed by IBI Group. The Planning Department recommends that of the 32 visitor parking spaces being provided, two of these spaces be allocated for barrier free parking, rather than one space, so that there will be no exception for this item. The Vaughan Development/Transportation Engineering Department also has no objection to the proposed driveway width, however, the owner must obtain approval from York Region for the proposed driveway.

c) Permitted Uses

The proposed uses within the OS1 Zone along the north property line can be supported in order to create an appropriate transition between the subject lands and the commercial development to the north.

d) Definition of a Lot

The proposal to amend the definition of a "Lot" is required to ensure that for zoning purposes, the subject lands are deemed one lot to avoid future "technical" variances being created as a result of the nature of the proposed development. The proposed residential common element condominium development will consist of a number of townhouse blocks, therefore, it is appropriate to ensure that the access driveways will be shared and that any approved zoning exceptions established through this application apply to the entire property.

e) Holding Symbol "(H)"

Should Vaughan Council approve the subject applications, the implementing Zoning By-law will place the Holding Symbol "(H)" on the subject lands, until water supply and sewage servicing capacity for the development has been identified and allocated, and a Record of Site Condition is filed with the Ministry of the Environment (MOE) on the Environmental Site Registry. A condition to this effect is included in the recommendation of this report.

f) Summary for Zoning Exceptions

The proposed zoning exceptions would facilitate a development that is compatible with the existing and planned built form in the area. The 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, with the exception of the number of barrier free parking spaces, which must be increased from 1 to the required 2 spaces to address the minimum by-law requirement.

Subdivision Design

The owner has submitted a Draft Plan of Subdivision as shown on Attachment #5, to facilitate the proposed development, which includes the following:

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Blocks	Purpose	Area
1	149 block townhouse dwelling units (freehold) and private condominium common element roads, visitor parking, and parkette/amenity space area	4.059 ha
2	Bathurst Street road widening	0.208 ha
Total Site Area		4.267 ha

The proposed Draft Plan of Subdivision shown on Attachment #5, is intended to be registered as a Registered 65M Plan and will facilitate the creation of the blocks for the residential development and a second block for the Bathurst Street widening. The registered plan will facilitate the proposed site plan, condominium common elements, and a future Part Lot Control Application(s) to create the individual lots for the 149 freehold townhouse units. The Common Elements Condominium will create the private road, visitor parking, and parkette/amenity space.

All development within the Draft Plan of Subdivision must be in accordance with the approved Block 10 Urban Design and Architectural Design Guidelines prepared by Watchorn Architect Inc. A condition to this respect is included in Attachment #1.

The 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 shown on Attachment #1.

Proposed Site Plan

The proposed site plan is shown on Attachment #8. The subject lands are irregular in shape and are bounded by an open/space valley land system to the west, an existing commercial plaza to the north, Bathurst Street to the east, and vacant land zoned A Agricultural Zone to the south. A York Region service easement exists on the subject lands located along the west and south property limits as shown on Attachment #8. The plan includes 22 townhouse blocks for a total of 149 block townhouse units, a parkette/amenity space area, and visitor parking areas. The proposed townhouse units are designed as either traditional units with a backyard and garages on the front of the dwelling, or units with garages attached to the rear of the dwelling as shown on Attachments #11 - #13. A total of 32 visitor parking spaces are proposed throughout the interior of the development as shown on Attachment #8.

Access to the subject lands is proposed from Bathurst Street. An emergency second access is proposed onto Bathurst Street at the south property limit, which will be blocked with three traffic bollards.

Townhouse Blocks "R" to "U" and Block "Q" as shown on Attachment #8 back onto the open/space valley system to the west. An existing York Region service easement is located in the proposed rear yards of these lots. No fences or accessory structures are permitted on the York Region easement. Privacy fences will be installed which extend 4 m into the rear yard of each lot up to the York Region easement. Low and shallow rooted planting will be provided from the end of the privacy fence, across the York Region easement, to the edge of the valley land/open space buffer to further delineate each individual rear yard. Conditions to this effect are included in Attachments #1 and #2.

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The Toronto and Region Conservation Authority (TRCA) in their conditions of Draft Plan of Subdivision, require that a restoration planting plan be prepared to the satisfaction of the TRCA for the buffer areas and stormwater management infrastructure, which consists of native, non-invasive species and complies with the TRCA's planting guidelines. A black chain link fence is proposed along the south and west limits of the residential block.

A stormwater management outfall easement is located in the southwest limit of the subject lands, which will become part of the lands owned and maintained by the future Condominium Corporation.

Building Elevations

Typical building elevations for the proposed townhouse dwellings are shown on Attachments #11 to #13. The townhouse dwellings are proposed to be constructed using brick as the main building façade material with commercial grade metal panels and tempered glass guards along the balcony areas. The units reflect a more contemporary built form and design with a balcony on the second and third levels of each unit. Most townhouse blocks are comprised of 6 or less residential units, however, there are three 7 unit blocks, five 8 unit blocks, and one 17 unit block.

The Urban Design Division of the Planning Department requires an enhanced treatment of the end unit building elevations, and the rear elevations for the 6.7 m frontage units.

The Planning Department is generally satisfied with the proposed building elevations and will work with the owner to finalize their designs. The final site plan and building elevations must be approved to the satisfaction of the Vaughan Planning Department.

Proposed Draft Plan of Condominium (Common Element)

The owner has submitted Draft Plan of Condominium (Common Element) File 19CDM-13V003 for the subject lands shown on Attachments #3 and #4, for the creation of common elements comprising the private roads, parkette/amenity space areas, and 32 visitor parking spaces, as shown on Attachment #6.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department provides the following comments for the subject applications:

a) Storm Water Management, Sanitary/Stormwater Servicing

The site plan submission is subject to review and approval from the Toronto and Region Conservation Authority (TRCA) and York Region.

b) Stormwater Management

The owner has submitted a Stormwater Management Report entitled "Detailed Stormwater Management Report, Teefy Developments, 9130 Bathurst Street, City of Vaughan", dated August 2013, prepared by Schaeffers Consulting Engineers. Prior to final approval of the site servicing drawings and reports, comments from the Vaughan Engineering Planning and Studies Division, dated December 4, 2013, must be addressed to their satisfaction. The stormwater runoff from the site will be controlled through the use of underground storage tanks that outlet into the valley land. TRCA approval of the allowable site release rate from the subject site to the East Don River on the west side of the site is required. The storm sewer is to be designed to the 5-year storm event as required by the City of Vaughan Design Criteria instead of the 2-year storm. The

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functional servicing report must be revised prior to final site plan approval. The TRCA's approval is required regarding the outlet structure into the valley land and the proposed release rate.

c) Sanitary and Water Servicing

The owner is required to submit a revised Functional Servicing Report, which reflects the latest servicing strategy, blocks configuration, watermain connections and sanitary sewer connection. The City shall confirm that adequate water supply and sewage treatment capacity are available to accommodate the proposed development and have been allocated to the subject lands through a Vaughan Council resolution.

There is an existing 1050mm diameter sanitary trunk sewer (regional) that runs through the west and south limits of the subject site. The site will be serviced by connecting into the sanitary trunk sewer as shown on the construction drawings.

The consultant recommends servicing the site via the extension of the 300 mm diameter watermain on Ilan Ramon Boulevard in Block 11 as identified in Option #3 of the Water Supply Report prepared by Schaeffers Consulting Engineers and dated April 28, 2014. Detail design and construction drawings will be provided when the necessary approvals are granted from York Region. As an alternative, the owner may pursue a connection to a Town of Richmond Hill watermain located along the east side of Bathurst Street which will require approval from Vaughan, Richmond Hill and York Region. Any proposed service connections within the right-of-way (ROW) are subject to approvals from York Region and the City's Public Works Department.

d) Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Vaughan Council on October 29, 2013, servicing allocation capacity for this development application has not been reserved or assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development concept.

The City of Vaughan 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 this development application(s) may be revisited at this time based on the status of the subject development application(s).

For approval, this development will be subject to a Holding Symbol "(H)" until servicing allocation is available from York Region.

e) Noise

The owner submitted a noise report dated March 7, 2013, updated August 26, 2013, and a subsequent Addendum Letter #1, dated March 3, 2014, prepared by Valcoustics Canada Ltd in support of the applications. The noise report recommends that some of the units along Bathurst Street and abutting the commercial plaza to the north are to be constructed with minimum Sound Transmission Class (STC) 37 exterior walls, minimum STC 26 window rating and mandatory air conditioning. Other buildings located away from the noise from traffic along Bathurst Street will require installation of forced air ducting and the provision for future air conditioning. The report also recommends additional warning clauses be added into the condominium and subdivision agreements to warn future purchasers and/or homeowners from the increasing noise level due to continually increasing traffic along Bathurst Street. Warning clauses to this effect are included in Attachments #1 and #2. The owner shall implement all of the recommendations in the approved noise report and Addendum Letter #1 to the satisfaction of the City of Vaughan. The noise report shall be updated again in case of any changes to the configuration of the townhouse blocks within the submitted site plan.

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f) Lot Grading

The City of Vaughan's Site Plan Criteria requires that existing grades be shown a minimum 20 metres beyond the site boundary in relation to the proposed development. The emergency overland flow route and drainage plan(s) must be identified for the proposed drainage conditions where required (i.e. in case of blockage of the two double catch basins near Blocks "R" and "Q").

g) Traffic and Transportation

Prior to final approval of the application, the following shall be addressed:

- the street network must be revised to specify intersection centre lines and match a 90 degree alignment. The proposed site access widths and configuration shall be based on the approved Traffic Study
- daylight/traffic safety triangles must be specified on the drawings; the daylight triangles are an area of unobstructed view formed by sightline and sight distance requirements for the vehicles approaching or departing the intersection. The intersection should have sufficient sight distance for drivers to perceive potential conflicts and take appropriate action
- the proposed future signalized intersection at Bathurst Street and Birch Avenue (Town of Richmond Hill) should have sufficient right-of-way and pavement widths to accommodate the development's traffic (ROW to be protected for a future signal and should be shown on the site plan, with daylight triangles in accordance with York Region Guidelines)
- an updated traffic study is required to show a functional drawing of the common elements roads, which includes curb radii, throat-pavement widths and lane configuration at major intersections. In addition, an updated truck maneuvering plan is required to match the current street layout and show curb radii and driveway widths. Maneuvering trucks cannot overlap the concrete curbs
- the updated traffic study should include the warrant analysis in support of the recommended traffic signal at Bathurst Street and Birch Avenue. The updated traffic study, proposed Bathurst Street access and the installation of a traffic signal, and the proposed parking and common elements road across, and the existing servicing easement is subject to approval by York Region
- a traffic management plan showing stop signs at all internal roadway intersections is required for review and comment
- further clarification is required to confirm that the proposed sidewalk on Bathurst Street will continue at-grade across the proposed driveway entrances
- additional sidewalk connections and courtesy crossings are recommended to create a continuous sidewalk system with convenient access points for pedestrians and people arriving by transit
- the proposed short term cycle parking should be shown on the landscape plans and identified on the landscape details. Medium-high security stands are recommended, which permits the bicycle frame and both wheels to be locked to the rack

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- the City of Vaughan requires a comprehensive Transportation Demand Management (TDM) Plan. The TDM Plan shall identify TDM measures to support the modal split assumptions in the UTC Report
- the City of Vaughan and/or York Region may consider implementing the 'soft' TDM measures recommended in the TDM Plan for this development (also known as the "Sustainability Mobility Program"). The City of Vaughan Site Plan Agreement will contain a condition regarding the sustainable mobility program, which will require a commitment from the owner to work with the City of Vaughan, in coordination with York Region on implementation and monitoring of the TDM Plan
- the proposed visitor parking (32 spaces) is appropriate and are also consistent with the City of Vaughan's Draft Parking Standards completed by the IBI Group

h) Additional Engineering Requirements

Site access is proposed via Bathurst Street opposite Birch Avenue. Also an emergency second access is provided at the south limit of the plan via Bathurst Street. Therefore, Region of York approval is required.

The owner is required to obtain all necessary approvals from York Region and the TRCA. Snow storage areas and the Fire Route must be shown on the site plan.

The owner shall submit a Ministry of Environment (MOE) Application in order to construct a sanitary sewer within the regional ROW, if approved.

Watermain and sanitary sewer connections within the regional ROW should be arranged with the City's Public Works Department and all work shall be undertaken at the owner's expense.

The Functional Servicing Report and Soil Report must be updated to include the details of the development at the design stage (i.e. showing the latest approved Block configuration).

The Holding Symbol ("H") shall be placed on the development until the owner receives the necessary environmental clearances on the subject lands including a Record of Site Condition acknowledged by the Ministry of Environment.

The soil report submitted in support of the applications must be revised to include more information about the non-ideal conditions for the road pavement. The road is to be proof-rolled and the thickness of the sub-grade to be determined by a professional geotechnical engineer on site following the proof-rolling.

Vaughan Cultural Heritage Division

The Vaughan Cultural Heritage Division of the Planning Department has reviewed the Stage 1 and 2 Archaeological Assessment for 9130 Bathurst Street, dated December 20, 2012, prepared by Archaeological Services, and offers the following comments:

- i) The structure at 9130 Bathurst Street is included in the City of Vaughan Heritage Inventory as a property of interest. The property was assessed by the Cultural Services Division and has been approved for demolition as there was not sufficient cultural heritage value to warrant its preservation.

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- ii) The subject lands have been assessed for archaeological concerns by a licensed archaeologist as required by Provincial policy and that the archaeologist's report has been entered into the Ontario Public Register of Archaeological Reports as per the Ministry of Tourism, Culture and Sport letter stating that no further archaeological assessment of the subject property is required. Therefore, the City of Vaughan does not have any further concerns. In areas that have been assessed for archaeological resources, the following standard conditions of draft plan approval are included in Attachment #1:
 - 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 Planning/Cultural Heritage Department shall be notified immediately.
 - b) In the event that human remains are encountered during construction activities, the owner must immediately cease all construction activities. The owner shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Vaughan Public Works Department

The Vaughan Public Works Department has reviewed the proposal and has no objection to the applications subject to the access route throughout the site being constructed to the minimum "Heavy Duty Asphalt" as per the City of Vaughan's Engineering Design Standards.

Vaughan Real Estate Division

The Vaughan Real Estate Division has confirmed that the owner is not required to pay cash-in-lieu of parkland dedication equivalent to 5% as it has been paid under the Block 10 Agreement.

Vaughan Development Finance and Investments

Development Charges and applicable Special Service Area Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a Building Permit is issued at the rate in effect at that time. Special Service Area Development Charges, if any, shall be paid immediately upon entering into the Site Plan Letter of Undertaking.

Prior to the execution of the Site Plan Letter of Undertaking, the owner shall pay to the City, 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.

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 application subject to the owner installing mail facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment #1 to this report.

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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 #1 to this report.

Enbridge Gas Distribution Inc.

Enbridge Gas Distribution Inc. has no objections to the applications. At this time, there is not a commitment by Enbridge Gas Distribution to service this site, or to service this site by a given date or that there will be no cost for servicing this site. The owner is to contact the Enbridge Customer Connections Department at their earliest convenience to discuss installation and clearance requirements for service and metering facilities. The owner is to arrange for the installation of the gas plant prior to the commencement of the asphalt paving or landscaping. Easements are required to service this development. The owner is to provide easements at no cost to Enbridge Gas Distribution. The owner is to provide a 2 metre by 2 metre exclusive use location for a regulator station. These requirements are subject to change. Enbridge Gas Distribution retains the right to add, amend or remove conditions, or obtain easements to service this application, at no cost to Enbridge Gas Distribution. Enbridge Gas Distribution has provided conditions to be included in the subdivision agreement, which are included in Attachment #1 to this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the applications and have no objection to approval, subject to the conditions in Attachment #1 of this report.

The TRCA has requested that the 10.67 ha valley lands owned by the applicant be set aside for acquisition or dedication to either the TRCA or the City of Vaughan and the limits of which are not restricted to only those lands depicted on the drawings provided as part of the applications. These valley lands in their entirety do not currently contain any existing development and do not allow for any new development under the current TRCA, City of Vaughan Official Plan and Provincial Policy Statement policies. It is the TRCA's recommendation that these lands be conveyed into public ownership at this time. Doing so will help to ensure that this significant natural feature will be ecologically preserved and the risk to life and property due to the hazardous nature of these lands from both a slope erosion and flood perspective is limited.

The TRCA requires that appropriate Stormwater Management Practices (SWMPs) be used to treat stormwater, to mitigate the impacts of development on the quality of ground and surface water resources as it relates to fish and their habitat.

The owner agrees that the Draft Plan of Subdivision and Draft Plan of Condominium may be required to be revised as it relates to the proposed outfall, subject to any approvals or authorizations required by the Ministry of Natural Resources (MNR), including those pursuant to the Endangered Species Act.

The MNR is satisfied with the above conditions provided there is enough flexibility to work with the MNR and TRCA to an agreed upon solution for the discharge, and there will be no design criteria that must be met to comply with the conditions of approval.

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Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

The owner will be incorporating the sustainable site and building features identified in this report.

The proposed landscape plan includes drought tolerant plant material to promote water efficiency.

ii) Manage Growth & Economic Well Being

The proposed development implements Official Plan #600 and has regard for the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The development is located within the Bathurst Trunk Wastewater Service Area of the York-Durham Sewage System, and will be serviced from Water Pressure District No. 6.

York Region advises that this development will receive servicing allocation from the City of Vaughan in the short term, which is subject to the completion of the Southeast Collector. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignments, which may include:

- Leslie Street Pumping Station Upgrades - 2014 expected commissioning
- Southeast Collector - 2014 expected commissioning
- Duffin Creek WPCP Outfall - 2017 expected completion
- Duffin Creek WPCP Outfall Stages 1 and 2 Upgrades - 2017 expected completion
- Other projects may be identified in future Master Plan Update and/or studies

The timing of the above listed infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

In accordance with York Region's servicing protocol respecting Draft Plans of Subdivision receiving approval prior to servicing allocation being available, York Region requests that all residential lands be zoned with the Holding Symbol "(H)" to ensure that the water and wastewater servicing are available prior to occupancy. York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of approval. York Region has no objection to draft approval of the plan of subdivision and plan of condominium subject to the attached Schedule of Pre-Conditions and Schedule of Conditions in Attachments #1 and #2.

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

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Conclusion

The Vaughan Planning Department has reviewed Zoning By-law Amendment File Z.13.007, Draft Plan of Subdivision File 19T-13V002, Draft Plan of Condominium File 19CDM-13V003, and Site Development File DA.13.072, in accordance with Official Plan Amendment #600, 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 149 freehold block townhouse units on a private common element condominium road. The proposal conforms to the Official Plan, and is compatible with the existing and planned uses in the surrounding area.

On this basis, the 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 set out in Attachments #1 and #2.

Attachments

1. Pre-Conditions and Conditions of Draft Plan of Subdivision Approval File 19T-13V002
2. Conditions of Draft Plan of Condominium Approval File 19CDM-13V003
3. Context Location Map
4. Location Map
5. Draft Plan of Subdivision File 19T-13V002
6. Draft Plan of Condominium File 19CDM-13V003 (Common Elements)
7. Proposed Zoning
8. Site Plan
9. Landscape Plan - South
10. Landscape Plan - North
11. Typical Elevations - Blocks B, C, D, N, O and P
12. Typical Elevations - Interior Blocks
13. Typical Elevations - Blocks 1A and 1B

Report prepared by:

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