

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 37, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

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**OFFICIAL PLAN AMENDMENT FILE OP.12.015
ZONING BY-LAW AMENDMENT FILE Z.12.035
DRAFT PLAN OF SUBDIVISION FILE 19T-12V009
NINE-TEN WEST LIMITED
WARD 4 - VICINITY OF DUFFERIN STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated June 18, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Official Plan Amendment File OP.12.015 (Nine-Ten West Limited) BE APPROVED, specifically to amend OPA #600, as amended by OPA #651 (Carrville District Centre Plan), for the subject lands shown on Attachments #2 and #3, as follows:
 - a) to redesignate the subject lands from "Mixed Use 1", "High Density Residential", "Medium Density Residential", "Parks", and "Valleylands/Woodlots" to "Low-Rise Mixed-Use", "High-Rise Mixed-Use", "High-Rise Residential", "Parks", and "Natural Areas" in the manner shown on Attachment #5, thereby reconfiguring the land use designations approved through OPA #651 (Attachment #4) and re-naming the land use designations to be consistent with those used in Vaughan Official Plan 2010;
 - b) to modify the maximum permitted building height and density (Floor Space Index) in each land use designation in OPA #651 as shown on Attachment #4 to the maximum building heights and densities shown on Attachment #5, thereby permitting maximum building heights and densities that are more consistent with those approved for this area in Vaughan Official Plan 2010 (Attachment #7);
 - c) to reconfigure the approved road network shown on Attachment #4, in the manner shown on Attachment #6;
 - d) to require that the Open Space Greenway (Block 11) as shown on Attachment #9 located along Rutherford Road be conveyed to the Toronto and Region Conservation Authority (TRCA) free of all costs and encumbrances and that the said Open Space Greenway shall not form part of the parkland dedication to the satisfaction of the City;
 - e) to include policies that require sustainable community objectives be implemented through site designs that support cycling and walking, ensures connectivity to the broader community, and provide transit opportunities, water and energy efficiencies, energy alternatives, and green building design and site development; and,
 - f) to include policies for Blocks 15, 16a, 16b, 17 and 18 as shown on Attachment #9, to facilitate a 10 metre wide ecological buffer abutting the natural features in Blocks 8, 9a, 9b and 10, for dedication of said Blocks to the Toronto and Region Conservation Authority (TRCA), subject to the Owner entering into a Management Agreement with the TRCA, to the satisfaction of the TRCA.

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2. THAT Zoning By-law Amendment File Z.12.035 (Nine-Ten West Limited) BE APPROVED, specifically to amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone and OS5 Open Space Environmental Protection Zone as shown on Attachment #3 to RT1(H) Residential Townhouse Zone and RA3(H) Apartment Residential Zone each with the Holding Symbol "(H)", OS1 Open Space Conservation Zone, OS2 Open Space Park Zone and OS5 Open Space Environmental Protection Zone, in the manner shown on Attachment #8.
3. THAT the implementing Zoning By-law include the site-specific zoning exceptions identified in Table 1 of this report and any necessary exceptions resulting from Public Agency and/or City comments to implement the Draft Plan of Subdivision File 19T-12V009.
4. THAT the Holding Symbol "(H)" shall not be removed on the subject lands zoned RT1(H) and RA3(H) until such time as the following condition is addressed to the satisfaction of the City:
 - a) That the City of Vaughan Council adopt a resolution allocating sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the City's approved Servicing Capacity Distribution Protocol assigning capacity to the subject lands for the proposed townhouses and apartment dwelling units.
5. THAT Draft Plan of Subdivision File 19T-12V009 (Nine-Ten West Limited) dated May 9, 2013, as shown on Attachment #9, BE APPROVED, subject to the conditions in Attachment #1.
6. THAT the Notice of Approval for Draft Plan of Subdivision File 19T-12V009 (Nine-Ten West Limited) not be issued until such time as the implementing Official Plan Amendment (File OP.12.015) is in full force and effect.
7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-12V009 contain the following provision:
 - a) the Owner shall dedicate parkland and/or 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 Vaughan Legal Department, Real Estate Division, and the approved appraisal shall for the basis of the cash-in-lieu payment.
8. THAT prior to final approval of Draft Plan of Subdivision File 19T-12V009, the Subdivision Owner shall provide the City with written confirmation from the Developers Group that the Owner is a member in good standing with the Group. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland dedication, roads and municipal services within Block 11. This Agreement shall also provide a provision for additional developers to participate within the Developers Group Agreement when they wish to develop their lands.
9. THAT the Transportation Management Plan/Sidewalk Plan for Draft Plan of Subdivision File 19T-12V009 (Nine-Ten West Limited) as shown on Attachment #11, BE APPROVED, subject to the conditions in Attachment #1 of this report.

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Contribution to Sustainability

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

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds.

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal.
- 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.

In accordance with the goals and objectives identified above, the Design Guidelines submitted in support of the applications indicate that through the implementation of the site design, landscape design, and building design, the development will achieve energy star requirements and will include the following sustainable site and building features:

- i) compact urban form, walkability to transit, schools, parks, trail system, commercial and cultural activities;
- ii) represents intensification, utilizes existing infrastructure, presents opportunities for shared utilities and conservation of energy;
- iii) connected and permeable street network and enhanced streetscapes and pedestrian environment to encourage pedestrian activity, provide a safe comfortable pedestrian environment, facilitate efficient movement of pedestrians, cyclists, transit and vehicles through and within the community;
- iv) preservation of natural heritage and open space systems to provide an accessible, connected and diverse range of parks and gathering places to provide active and passive recreational opportunities for residents to encourage walking and cycling;
- v) promote passive solar orientation to permit enhanced efficiencies and optimal conditions for solar strategies;
- vi) reduction of indoor water use through use of high-efficiency plumbing, utilize outdoor landscaping which improves water quality and conservation through stormwater management quantity and quality controls, and use of native adaptive and drought tolerant plant species on the slope banks for erosion and sedimentation control;
- vii) bicycle and pedestrian routes throughout to encourage cycling and walking and public transit use; and,
- viii) construction waste will be managed on site by sorting, recycling and reusing materials wherever possible.

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Economic Impact

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

Communications Plan

On October 12, 2012, the Notice of a Public Meeting was circulated to all property owners within 150 m, the extended polling area shown on Attachment #3, and to the Valleys of Thornhill Ratepayers Association. A Public Hearing was held on November 6, 2012, and a number of residents attended and provided the following comments:

a) Traffic and Transit

Impact of the development on traffic in the area; no rapid transit in the area; and, GO Transit is at capacity at the Rutherford Station.

Response:

Traffic studies have been completed for the Carrville District Centre Plan through the OPA #651 approval process and the review of the subject applications. These studies have been reviewed and approved by the City of Vaughan Development / Transportation Engineering Department, the Region of York and GO Transit. If the applications are approved, development must comply with the recommendations in the approved Traffic Studies including pedestrian and traffic systems. Comments respecting traffic and the road network are discussed further in the Vaughan Development/Transportation Engineering Department section of this report.

b) Density

The proposed densities are too high and too many apartment units will be built within the area resulting in a change to the “community feeling”. Concern was expressed that the change may impact security and safety.

Response:

The density of the proposal is consistent with the objectives of OPA #651, to establish a District Centre in this area which is intended to become a centre of commercial and residential activities within the Carrville Community. The proposed density is consistent with VOP 2010 policies for the subject lands. The Owner is proposing to re-distribute the density, approved in OPA #651 (Attachment #4) in the manner shown on Attachment #5.

c) Building Height

Residents questioned the relationship of the high-rise building height in storeys (maximum 22-storeys) to the actual height in metres (approximately 77 m) and how the height ranges will be controlled. Since the site slopes downward to the east, there was a concern that it exaggerates the building height.

Response:

Revisions were made to the development concept which reduced the size of the high-rise residential block and relocated it further west to reduce the impacts. Maximum building heights will be controlled through the implementing Official Plan and Zoning By-law.

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d) Impact on Community

Residents questioned whether the buildings will improve the financial, social and aesthetic value of the community and suggested that the high density residential block be moved further west on the site, so that it would not overlook or create shadows on the townhouses.

Response:

The Carrville District Centre Plan (OPA #651) is an approved Official Plan Amendment. The high-rise block has now moved to the west to create a greater distance separation to the existing residential community to the east.

e) Timeline for Development

Residents questioned the timeline for development.

Response:

The Owner has been working with the City to approve plans for the development of the subject lands for approximately 10 years. The townhouses will be the first phase of development but full build out of the area could take many years.

f) Parkland

Vaughan Council expressed that the development should minimize impacts on the park, and that building heights adjacent to the parks should not create shadows on the parks. In addition, the trails and connections between the proposed parks should be addressed at the earliest stage of the development process and that the possibility of a connection to the MacMillan lands be investigated. A resident indicated more park along Crimson Forrest would be ideal.

Response:

The Owner agreed and has revised the plan to relocate the High-Rise Mixed Use block southwest to mitigate the impact of shadows on the parks and has positioned the park blocks adjacent to the natural areas such that a connectivity of the open space areas and the opportunity for a future connection to the MacMillan lands is provided.

g) Sidewalks - Rutherford Road

The lack of sidewalks along Rutherford Road and pedestrian safety were raised and it was suggested that the Owner provide temporary sidewalks.

Response:

At the Public Hearing, Vaughan Council discussed the Region's Rutherford Road Environmental Assessment, the future cross section of the roadway, provision of sidewalks on Rutherford Road and on Dufferin Street, and clarified the City and the Owner's responsibilities regarding sidewalks. The residents were advised that the EA process is lengthy and may not be completed for a period of up to 2 years. Temporary sidewalks are costly and landownership issues impact the immediate construction of the sidewalks. Through the development approval process, there will be a requirement for the Owner to construct the sidewalks along the frontage of the subject lands.

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h) Possibility of Commercial Uses on the Subject Lands

Suggestions were made to include office commercial development on the subject lands to provide employment opportunities within the area.

Response:

The Owner is also the primary landowner on the west side of Dufferin Street and commercial uses are approved through OPA #651 for the west side of Dufferin Street, so additional commercial uses are not necessary on the subject lands.

i) Garbage

The site is an area for unauthorized garbage dumping, particularly along Marc Santi Boulevard.

Response:

The Owner has taken measures to clean up the site, monitor the property with security cameras and provide fencing along the property to prevent further dumping. Redevelopment of the subject lands will prevent garbage being dumped on the site in the future.

j) Notice of Public Hearing

Resident indicated 20 days notice was inadequate for the meeting.

Response:

The City's Notification of the Public Hearing was sent in accordance with the requirements of the *Planning Act*. The standard polling area was expanded beyond the minimum Provincial requirement of 120 m and the City's minimum requirement of 150 m to include residents in a broader area within Blocks 10, 11, 17, and 18, as shown on Attachment #3.

k) Impact on Ecosystem

Concern was raised that the high rise building on Block 7 will have a shadowing impact on the park.

Response:

The Owner revised the development concept, reduced the size of Block 7 and the park block was relocated further north on Crimson Forest Drive. Shadow studies will be required prior to the approval of future Site Plan applications for all high-rise buildings.

l) Additional Community Meeting

Vaughan Council asked the Owner to work with the residents to resolve concerns raised at the Public Hearing.

Response:

The Owner considered the general and specific concerns raised by the public, and the review by City Departments and public agencies and the Vaughan Urban Design Review Panel, regarding the location, orientation and mix of residential land uses, roads and open space,

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and where practical and possible, changes were made to the original proposed development concept and Draft Plan of subdivision in response to the issues, comments, concerns and requests.

A community open house, hosted by the Owner, was held in February 2013, to present and discuss the revised development concept and the Draft Plan of Subdivision with area residents.

The recommendation of the Committee of the Whole to receive the Public Hearing report of November 6, 2012, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 20, 2012.

Purpose

The Owner has submitted the following applications for the subject lands shown on Attachments #2 and #3:

1. Official Plan Amendment File OP.12.015 to amend the approved in-effect OPA #600, as amended by OPA #651 (Carrville District Centre Plan) to re-designate the subject lands from “Mixed Use 1”, “High Density Residential”, “Medium Density Residential”, “Parks”, and “Valleylands/Woodlots” as shown on Attachment #4 to “Low-Rise Mixed-Use”, “High-Rise Mixed-Use”, “High-Rise Residential”, “Parks”, and “Natural Areas” in the manner shown on Attachment #5, thereby reconfiguring the land use designations approved through OPA #651 and re-naming the land use designations to be consistent with those used in Vaughan Official Plan 2010; and, to reconfigure the approved road network shown on Attachment #4, in the manner shown on Attachment #6.
2. Zoning By-law Amendment File Z.12.035, specifically to rezone the subject lands from A Agricultural Zone and OS5 Open Space Environmental Protection Zone shown on Attachment #3 to the following zone categories in the manner shown on Attachment #8:
 - a) RT1(H) Residential Townhouse Zone (Standard Lot) with the Holding Symbol “(H)” (Blocks 1 and 6);
 - b) RT1(H) Residential Townhouse Zone (Lot accessed by Lane) with the Holding Symbol “(H)” (Blocks 2 to 5 inclusive);
 - c) RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” (Block 7);
 - d) OS1 Open Space Conservation Zone (Blocks 10 and 15);
 - e) OS2 Open Space Park Zone (Blocks 11 to 14 inclusive); and,
 - f) OS5 Open Space Environmental Protection Zone (Blocks 8, 9a, 9b, 16a, 16b, 17, 18, 19, 20, and 21).
3. Draft Plan of Subdivision File 19T-12V009 to facilitate the Plan of Subdivision shown on Attachment #9 consisting of the following:

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a) Low-Rise Mixed-Use (Blocks 1 to 6 - 240 townhouse units)	5.08 ha
b) High-Rise Residential (Block 7 - 555 apartment units)	1.05 ha
c) Natural Areas (Blocks 8 to 10)	6.83 ha
d) Open Space Greenway (Block 11)	0.05 ha
e) Parks (Blocks 12 to 14)	2.46 ha
f) Buffer Areas (Blocks 15 to 21)	1.25 ha
g) <u>Public Rights-of-Way (Streets "A", "B" and "C")</u>	<u>1.07 ha</u>
Total	17.78 ha

Background - Analysis and Options

Location

The 17.8 ha vacant subject lands shown on Attachments #2 and #3 are located in the Block 11 quadrant of the Carrville District Centre bounded by Dufferin Street, Rutherford Road, Crimson Forrest Drive, and the MacMillan Reserve located north of Marc Santi Boulevard. The subject lands include a number of natural features, woodlots, valley lands and stream corridors which are located along the northern property boundary, and in the southwest and southeast corners of the site. The remainder of the site is tableland. The surrounding land uses are shown on Attachment #3.

Supporting Documentation:

The following studies and reports were submitted in support of the applications:

- Planning Rationale Report, Planning Partnership, September 2012, revised March 2013;
- Environmental Noise Feasibility Study, Valcoustics, September 2012, revised March 2013;
- Slope Stability Report, AME Materials Engineering, September 2012;
- Environmental Impact Study, Beacon Environmental, September 2012, revised March 2013;
- Block 11 Tree Inventory Paul Cosburn Associates Limited, September 2012;
- Urban Design and Sustainable Design Guidelines/Brief, September 2012, revised March 2013;
- Landscape Master Plan, The Planning Partnership, September 2012, revised March 2013;
- Pedestrian and Bicycle Circulation Plan, The Planning Partnership, September 2012, revised March 2013;
- Park System Plan, The Planning Partnership, September 2012, revised March 2013;
- Road Hierarchy Plan, The Planning Partnership, September 2012, revised March 2013;
- MESP Update-Functional Servicing Report, by Schaeffers Consulting Engineers, September 2012, revised February 2013;
- Archaeological Assessment and Clearance Letters, Ministry of Culture, Province of Ontario, September 2012; and,
- Traffic Impact Overview Assessment Study, Poulos & Chung, September 2012, revised March 2013.

The studies and reports were reviewed by the respective City Departments and Public Agencies. Comments on these reports and related conditions of approval are discussed in the Land Use Policies and Planning Considerations section in this report.

Vaughan Design Review Panel (DRP)

The development proposal was reviewed by the Vaughan Design Review Panel in October 2012.

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The DRP made the following suggestions for consideration by the applicant and the Vaughan Development Planning Department:

- develop a distinct urban character park; use the topography and site slopes to take advantage of central park overlooks; consider step seating;
- reconfigure the main park (maintain its size) but reposition it more central and more continuous to the overall plan;
- there are large areas of open space in the proposal; explore design opportunities between the open space and urban areas;
- create connectivity across the centre of the plan and into adjacent lands, with a full intersection at Dufferin Street and Street “A”;
- refine the street network to replace curved Street ‘A’ with a street that approaches Marc Santi Boulevard at a 90 degree angle since a sharper corner creates a regular more efficient block shape resulting in better quality buildings, slower traffic, and makes for a prominent pedestrian connection to the urban park;
- provide a substantial pedestrian right-of-way (R.O.W) across the urban park and develop a landscape plan which enhances the importance of the east-west connection across the park;
- include a public art strategy integrating art into the public realm;
- shift the segment of Street ‘C’ between Blocks 1 and 2 northward for a more traditional block size to accommodate a greater variety of built form;
- improve the quality of place at the intersection of Streets ‘B’ and ‘C’ with 3 corners of townhouse units and 1 corner of urban park;
- townhouse blocks should have a more robust urban form to create an urban place;
- transition height and density on site from low density adjacent to Crimson Forrest Drive, to high density on the westerly portion of site;
- consider medium density development central to the site;
- consider how high-rise towers relate to the topography of Block 7;
- work with the topography and natural features to go beyond the usual sustainable design checklist; and,
- show how public transit integrates into the urban fabric and how people will move around the site without cars.

The applicant has since revised their plan to address the DRP comments in the manner shown on Attachments #8 and #9.

Land Use Policies and Planning Considerations

The Vaughan Development Planning Department has reviewed Official Plan Amendment File OP.12.015, to redesignate the subject lands in the manner shown on Attachment #5 in light of the following land use policies:

a) Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS) includes policies that: encourage the focus of new growth within urban areas; direct new development to occur adjacent to the existing built up area; and require that new development shall have a compact form, and a mix of uses and densities that allow for the efficient use of the land, infrastructure and public service facilities. The subject lands are vacant lands within the serviced urban area of the City of Vaughan. The proposal for a development within the Carrville District Centre, which is planned for a mix of residential densities including townhouses, high-rise residential and high-rise mixed-use development meets the intent of the PPS with respect to the efficient use of land and infrastructure and will promote efficient land use and development patterns to support a livable and healthy community. The proposed development will also make efficient use of the existing facilities within the surrounding area. The proposed development conforms to the goals, objectives and policies of the PPS.

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

The Growth Plan policies guide the development of the Greater Golden Horseshoe area, and contribute to creating complete communities by encouraging compact built form that supports walking, cycling, street configurations which provide for transit supportive communities, diverse land uses and densities which allow for efficient use of land, and a range and mix of housing types, and directs growth to “Settlement Areas” serviced with existing municipal water and wastewater systems. Opportunities for the optimal use of land and infrastructure are provided for by the Growth Plan by directing new growth to existing urban areas. The Growth Plan encourages new development within designated growth areas to occur adjacent to the existing built up areas, be of compact form, and incorporate a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The subject lands are a vacant greenfield area which is planned and designated for these uses, and located adjacent to a built up area. The Carrville Area is supported by existing municipal water and sewer systems and existing public transit. The proposed development conforms to the policies of the Growth Plan, will implement development as planned for by the City of Vaughan in its Official Plan and will contribute to creating a complete community. The proposed development provides for townhouse and apartment dwellings, with an opportunity for a mixed-use development on a portion of the site near Dufferin Street. The proposed development is consistent with the goals of the Growth Plan. The proposal will provide linked public open space systems connecting planned parks and natural areas, provide a mix of land uses and densities, and provide for a vibrant neighbourhood which supports walking, cycling and transit.

c) Region of York Official Plan

The Region of York Official Plan designates the subject lands “Urban Area”, which permits a wide range of residential, commercial, industrial and institutional uses. The Regional Official Plan encourages a broad range of housing types within efficient and mixed use compact communities at an overall transit supportive density. The “Carrville District Centre” is a local centre that has been planned to contain a broad mix of uses, be compact, pedestrian oriented and accessible. The proposal provides for townhouses and apartment dwellings for a variety of housing forms to meet the needs of different households, which is consistent with the Region of York’s policy to provide a variety of housing types. Most of the community surrounding the “Carrville District Centre” is developed with detached residential dwellings. The proposed amendment to the Vaughan Official Plan is consistent with the Regional Official Plan policies that direct development to the existing built-up portions of urban areas, and consistent with the Region’s policy to provide a variety of housing types.

The site is located adjacent to Rutherford Road which is identified in the Regional Official Plan as a Regional Transit Priority Network. The Regional Official Plan encourages pedestrian-scale development, safety, comfort and mobility, and the enrichment of the existing area with attractive buildings, landscaping and streetscapes. The Regional Official Plan recognizes the relationship between transportation and urban form. The proposed townhouse and apartment residential uses represent, compact urban form, and encourages and supports a higher level of public transit services as these housing forms, are within walking distance of Rutherford Road and existing transit. The subject lands are also located within walking distance of an existing commercial plaza located on the southwest corner of Dufferin Street and Rutherford Road. The proximity of the site to facilities and services within the existing community reduces the overall parking demand and the length of trips to destinations for work, shopping and school. Large areas of the subject lands are designated for parks and natural areas to provide for a quality open space amenity for residents, and also the configuration of the proposed development will preserve and protect these features within the community.

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The Region indicated that the subject amendment defines the development concept and improves the overall design and layout of the Carrville District. The Region has indicated that the proposed development does not adversely affect Regional interests or planning policies, and in a letter dated November 2, 2012, the Region of York exempted Official Plan Amendment File OP.12.035 from Regional approval. This allows the Amendment to come into effect following its adoption by City of Vaughan Council and the expiration of the required appeal period, if the application is approved.

d) City of Vaughan Official Plan Policy Framework

i) Official Plan Amendment #600 / Official Plan Amendment #651 (Carrville District Centre Plan)

The subject lands are located within the Urban Village 2 - Carrville District of OPA #600, which provides the policy framework for the development of the urban communities in Blocks 10, 11, 17 and 18. OPA #600 identified the area where the 4 quadrants of these blocks meet, as the "Carrville District Centre", being an area envisioned for more intense forms of urban development and required the approval of a Secondary Plan to provide the framework for future development.

The Carrville District Centre area has been the subject of comprehensive studies reviewed by the City and the Region of York for over 10 years. This has resulted in several approved policy documents, the first being, OPA #651 (Carrville District Centre Plan) which is the "Secondary Plan" for the lands at the four corners of Dufferin Street and Rutherford Road, in Blocks 10, 11, 17 and 18. OPA #651 was approved in 2006 and provided the land use framework, densities and heights for a mixed-use district centre at the intersection of Dufferin Street and Rutherford Road. Attachment #4 illustrates the land use designations, building heights and densities for development within the Carrville District Centre approved through OPA #651, which is the current in-effect Official Plan that applies to the subject lands.

ii) Carrville District Centre Urban Design Streetscape Master Plan Study (2008)

Following the approval of OPA #651 (Carrville District Centre Plan) in 2006, the Carrville District Centre Urban Design Streetscape Master Plan Study was completed in 2008. This study enhanced and modified the policies of OPA #651 to achieve appropriate built form and massing for the Carrville District Centre. The study resulted in other modifications to OPA #651 including minor adjustments to the road and block pattern, increases to the permitted building heights, and maintained the overall densities within the District Centre, while reducing the size of the building floor plates. These modifications allow for taller buildings on podiums thereby reducing shadow impacts and creating a more interesting skyline. Vaughan Council adopted these revisions and enhancements in 2008 and they were incorporated into the City of Vaughan Official Plan 2010 as the Carrville Centre Secondary Plan (Volume 2, Section 11.2) shown on Attachment #7.

Should the Ontario Municipal Board, grant final approval of the City of Vaughan Official Plan 2010, OPA #651 will be superseded by the Carrville Centre Secondary Plan. The timing of the subject Official Plan Amendment is such that it is between the approved in force OPA #651 and final approval of VOP 2010. The proposed development does not conform to either OPA #651 or the not yet in effect VOP 2010, and therefore, an Official Plan Amendment is required.

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iii) Vaughan Official Plan 2010, Volume 2, Carrville Centre Secondary Plan (CCSP)

As discussed above, the subject lands are designated in the manner shown on Attachment #7 by the Carrville Centre Secondary Plan (CCSP). The CCSP made changes to the subject lands in terms of reconfigured land use designations, revised densities regulated by Floor Space Index (FSI) ratios and revised maximum building heights as shown on Attachment #5. The Owner's proposal further reconfigures the land use designations and the local street pattern, increases the permitted FSI on certain blocks resulting in minor increases in the FSI's and makes changes to some of the maximum building heights (in storeys) for the subject lands.

iv) Conformity with in-effect City Official Plan

The proposed development does not conform to the in-effect Official Plan policies of OPA #600 as amended by OPA #651. However, the policies of the Carrville District Centre Plan respecting the general intent of the Plan, anticipated changes to the original layout of the land use lots/blocks and the road pattern through the planning approval process, and the general intent of the policies indicate that there is inherent flexibility in the Plan and in the design process for comparable arrangements, provided it is demonstrated (by the Owner) that the intent of the Plan is maintained, and that Vaughan Council may consider revisions and amendments to implement more detailed planning and design with proper justification.

The Development Planning Department recognizes that the intent, objectives and policies of the Carrville District Centre Plan are maintained and that development proposal does not preclude the overall vision for the Carrville District Centre from being achieved. The Development Planning Department supports the proposed changes as appropriate and justified, and finds that the changes proposed for the subject lands represent good planning. Given that OPA #651 is the in-effect policy framework for this site, it must be amended to implement the development proposal.

v) Conformity with the 2008 Carrville District Centre Urban Design Streetscape Master Plan Study

The Owner prepared the subject development applications, in consideration of the Carrville Centre Secondary Plan (VOP 2010, Volume 2) which includes the changes from the Carrville District Centre Urban Design Streetscape Master Plan Study. Although the land use designations have been re-configured in the proposed development concept, the intent of the Carrville Centre Secondary Plan (CCSP) is maintained. The reconfiguring of the land use blocks results in a re-alignment of the local street pattern. However the alignment of the primary roads remain as originally approved and reflects the CCSP as adopted by Vaughan Council. In addition, Marc Santi Boulevard and Crimson Forest Drive are existing roads. The proposed development concept is consistent with the intent of the Carrville District Centre Urban Design Streetscape Master Plan Study respecting the following:

- i) the mixture and distribution of land uses and built form;
- ii) the road network and hierarchy;
- iii) the pedestrian and open space system;
- iv) the identification of important character areas within the community; and,
- v) achieving a pedestrian-oriented, urban neighbourhood with connected parks and open space systems.

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vi) Conformity with City of Vaughan Official Plan 2010: Volume 2, Carrville Centre Secondary Plan

The Development Planning Department is of the opinion that the proposed development concept as shown in Attachment #5, is consistent with the intent and principles of the VOP 2010, CCSP, including:

- i) facilitating development with a compact urban form;
- ii) implementing strong urban design principles;
- iii) supporting efficient transportation;
- iv) incorporating an ecosystem-based approach to planning in the plan;
- v) providing significant parks and open space lands;
- vi) the provision of a range of housing and unit types;
- vii) creating institutional opportunity; and,
- viii) anticipating future growth.

Like OPA #651, the VOP 2010 CCSP includes interpretation policies (Section 11.2.21.4) which permit minor variations to land use designation boundaries, land uses, road pattern and numerical requirements (maximum 5%) of the Plan, provided the specific development proposal satisfies the design objectives and general intent of the CCSP.

Revised Development Concept

The Owner considered the comments and recommendations from the Public Hearing, the Design Review Panel, the Toronto and Region Conservation Authority, and City Departments, and made revisions to the development concept and Draft Plan of Subdivision. These changes make for better connections of open space areas and views, and complement the existing site grades. The revised development concept shown on Attachment #5 continues to meet the general intent of the Official Plans and Master Plan Study (2008).

a) Reconfiguration of Land Uses and Road Pattern

Attachment #4 shows the approved land use and road pattern as planned by in-effect OPA #651. The revised Development Concept shown on Attachment #5 proposes a further reconfiguration of the approved land use designations for the area. The proposed reconfiguration of the land use designations provides for better transition in built form, height and density across the property. However, the overall amounts and distribution of the land use designations has remained generally the same. The revised Development Concept has resulted in changes to the local street pattern shown on Attachment #6. The reorientation of streets is more suitable for the natural areas and existing grades of the property to allow for a stepping down of the townhouses along the street frontages, rather than through the townhouse lots. These changes are minor in nature and maintain the general intent and objectives of the CCSP.

b) Parks and Open Space Reconfiguration

The revised Draft Plan of Subdivision, as shown on Attachment #9, proposes a connected system of urban type parks and open spaces to meet the recreational needs of the community. The proposed park spaces have been located to allow for linkages to connect the parks, open spaces and the natural features within the subject lands. This provides opportunities for public trails, bicycle paths, seating areas, signage and lighting to be provided throughout these open spaces. Block 13 will be developed as a central park and given the location of this block adjacent to the woodlot, it can be developed as a unique pedestrian park.

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The overall amount and distribution of parkland is reduced slightly in the revised Draft Plan of Subdivision compared to the CCSP. However, the decrease is negligible and compensation buffer areas around the natural areas (Blocks 19, 20 and 21 on Attachment #9) have been provided in the proposed Draft Plan of Subdivision as compensation for the decrease and the linkages and Open Space configurations.

The Development Planning Department is satisfied that the revised development concept meets the general intent and objectives of the Carrville District Plan (and the CCSP) and does not preclude the vision for the Carrville District Centre from being achieved. The changes proposed for the Carrville District Centre through this development proposal are justified, appropriate and represent good planning.

c) Valleylands/Woodlot Protection

The existing natural features (currently designated Valleylands/Woodlots within OPA #651) within the site will be maintained and protected. The Toronto and Region Conservation Authority (TRCA) has identified the natural features on site and has staked the limit of development. A ten (10) metre buffer area is required around these features and are identified on the proposed Draft Plan of Subdivision, as shown on Attachment #9. The natural areas and buffers have been approved by the TRCA. The TRCA concurs with the proposed compensation buffers. Marc Santi Boulevard is an existing road and a full 10 metre buffer width around the natural features is not possible in certain spots due to grading and the location of the road. The TRCA is satisfied that the proposed buffering provides sufficient protection of the natural area features on the subject lands. The valleyland portion of the natural area will be conveyed to TRCA through the subdivision approval process.

The Development Planning Department is satisfied with the proposed land use designations and that the Draft Plan of Subdivision provides sufficient protection of the natural features in a manner consistent with the Official Plan policies of OPA #651. The Development Planning Department can support the approval of the Official Plan Amendment File OP.12.015 to redesignate the subject lands in the manner shown on Attachment #5 and apply the appropriate land use policies to implement the proposed residential Draft Plan of Subdivision.

Phased Development

OPA #651 requires development within the Carrville District Centre to be phased to ensure the most efficient and economical use of existing and proposed infrastructure. The Owner proposes to develop the subject lands in phases. The proposed land use designations shown on Attachment #5 illustrates the planned land uses for the full build out of the site. The proposed Draft Plan of Subdivision shown on Attachment #9 represents the planned first phase of development. The townhouse development of Blocks 1 to 6 will occur in the first phase. The townhouse blocks are adjacent to Crimson Forrest Drive, which is an existing residential street. The townhouses are planned to be a maximum of 4-storeys in height and this low rise form of residential development, which is adjacent to the built up community to the east, will provide a transition to the higher buildings planned for the westerly portion of the site. Block 7, a high-rise residential block, is also planned for the first phase of development. The proposed land use designations as shown on Attachment #5 are consistent with the phasing policies of OPA #651.

The availability of municipal servicing allocation for the proposed first phase of development will determine the timing and the number of dwelling units to be developed in the first phase and subsequent phases of development for the proposed Draft Plan of Subdivision, and future site development applications will be required prior to the development of the subsequent phases.

All development within the Carrville District Centre area is subject to Site Plan Control and the requirement for Site Development Agreements will be required as a condition of development approval for each phase.

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Zoning

The subject lands are zoned A Agricultural Zone and OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88. To facilitate the proposed Draft Plan of Subdivision shown on Attachment #9, a Zoning By-law Amendment is required to rezone the subject lands, in the manner shown on Attachment #8, and to permit the following site-specific zoning exceptions identified in Table 1 below:

Table 1 Proposed Zoning Exceptions:

	By-law Standard	By-law 1-88 RA3 Apartment Residential Zone Requirements (Block 7)	Proposed Exceptions to RA3 Apartment Residential Zone Requirements (Block 7)
a)	Minimum Lot Area	67 m ² /unit	Shall not apply
b)	<u>Minimum Yards</u> i) Minimum Front Yard (Rutherford Road) ii) Minimum Interior Side Yard (West) iii) Minimum Exterior Side Yard (East)	i) 7.5 m ii) 7.5 m iii) 7.5 m	3 m 4.5 m 6 m
c)	Maximum Building Height	44 m	65 m (22 storeys)
d)	Minimum Landscape Strip Width Abutting a Street (Rutherford Road)	6 m	3 m
e)	Definition of a Lot	<p>“Lot - Means a parcel of land that fronts onto a street separate from any abutting land to the extent that a Consent (severance) contemplated by Section 49 of the <u>Planning Act</u>, R.S.O, 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 lot.”</p>	<p>“Lot - Means Block 7 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.”</p>

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	By-law Standard	By-law 1-88 RT1 Residential Townhouse Zone (Standard Lot - Blocks 1 and 6)	Proposed Exceptions to RT1 Residential Townhouse Zone (Standard Lot - Blocks 1 and 6)
a)	Minimum Lot Frontage	6.0 m	4.5 m
b)	Minimum Lot Area/Unit	162 m ²	120 m ²
c)	Minimum Exterior Side Yard Setback	4.5 m	2.4 m
d)	Maximum Building Height	11 m	12 m (4 storeys)
	By-law Standard	By-law 1-88 RT1 Residential Townhouse Zone (Lot Accessed by a Lane - Blocks 2 to 5)	Proposed Exceptions to RT1 Residential Townhouse Zone (Lot Accessed by a Lane - Blocks 2 to 5)
a)	Minimum Lot Frontage	6.0 m	4.5 m
b)	Minimum Lot Area	180 m ²	120 m ²
c)	Minimum Rear Yard i) with Attached Garage ii) with Detached Garage	7.5 m 15 m	6 m 12.5 m
d)	Minimum Exterior Side Yard to Dwelling/Garage	4.5 m	2 m
e)	Minimum Lot Depth	30 m	28 m
f)	Minimum Distance from Dwelling to Detached Garage	7.5 m	5 m
g)	Maximum Building Height	11 m	12 m (4 storeys)

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

RA3 Apartment Residential Exceptions (Block 7)

a) Maximum Building Height

The proposed maximum building heights are consistent with the intent of the Official Plan but exceptions to the maximum heights in Zoning By-law 1-88 are required to implement the proposed building heights since the maximum building height permitted in the RA3 Apartment Residential Zone is 44 metres. The building heights are consistent with the intent of the Official Plan. The Development Planning Department can support the increase in building height.

b) Definition of a Lot

An exception to the Zoning By-law 1-88 definition of “Lot” is requested to ensure that for zoning purposes, the subject lands are deemed to be one lot regardless of future severances that might change the shape, size and configuration of the lot. The proposed development for Block 7 and the future blocks will likely be developed as one or more condominiums, and it is appropriate to ensure that any approved zoning exceptions established in this proposal remain applicable to the entirety of Block 7. The proposed definition for a “lot” has been used elsewhere in the City for high rise condominium developments, and will assist in defining the building setbacks and avoiding future zoning compliance issues if separate condominiums are created in the future. The Development Planning Department supports this exception.

c) Minimum Landscape Strip Width

The exception for a reduction in the minimum landscape strip width requirement from 6.0 m to 3.0 m is appropriate when used in developing an urban streetscape along arterial roads and local streets. Similar reductions have been used in other more urban areas of the City, to locate a building close to the street while maintaining space for proper landscaping and for the placement of utilities.

RT1 Residential Townhouse Zone (Standard Lot) and (Lot Accessed By a Lane) Exceptions (Blocks 1 to 6) and (Blocks 2 to 5)

d) Minimum Lot Frontage

The Owner has requested a minimum lot frontage of 4.5 m, whereas 6 m is required. The Development Planning Department has reviewed the justification report submitted in support of the applications and is satisfied that the reduced frontages will create a more distinct urban form, as envisioned by the Carrville District Centre Plan and the Urban Design Guidelines submitted for the development proposal.

e) Minimum Lot Area

The Owner has requested an exception to reduce the minimum lot area from 162m²/unit (Standard) and 180 m² (Lot Accessed by a Lane), to 120 m²/unit for all townhouse units. The reduced minimum lot area is appropriate for the proposed townhouse development within the Carrville District Centre, which is planned for a more urban form of development at higher densities, than townhouse developments in the area surrounding the Carrville District Centre.

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f) Maximum Building Height

The Owner proposes to increase the maximum permitted building height for the townhouse units from 11 m to 12 m (4 storeys). The proposed increase in the maximum permitted building height is justified since it will provide a transition in building height from the low density residential (2-storey) community to the east, to the proposed high-rise residential buildings planned for the westerly portion of the subject lands.

g) Minimum Rear Yard Setback

The Owner proposes to reduce the minimum rear yard setback for a Lot Accessed by a Lane to 6.0 m for an attached garage, and 12.5 m for a detached garage. This reduction has been used elsewhere in the City.

Similar rear lane accessed townhouse blocks were approved by the City on the west side of Dufferin Street in Block 18. The provision of rear lanes allows for a desirable urban design streetscape with uninterrupted front facades, since the garages face the rear lane, and the reduced lot area provides for compact urban form of development.

h) Minimum Exterior Side Yard Setback

A minimum exterior side yard of 4.5 m is required by Zoning By-law 1-88, whereas the Owner is proposing 2.4 m. Exterior side yard reductions to 2.4 m have been used elsewhere and are justified within the Carrville District Centre area where a more urban form of development has been planned for and these reductions are considered minor.

f) Minimum Lot Depth

The Owner proposes a reduction in the required minimum lot depth from 30 m to 28 m. The Development Planning Department is of the opinion that the proposed reduction is minor in nature and will achieve proper siting within the proposed low-rise residential townhouse blocks.

g) Minimum Distance from a Dwelling to a Detached Garage

The Owner proposes to reduce the minimum distance from a dwelling to a detached garage for Lots Accessed by a Lane from 7.5 m to 5 m. The Owner is proposing this reduction to accommodate detached garages within the rear yards. This reduction has been used elsewhere in the City and is considered appropriate and minor for the proposed townhouse development.

Holding Symbol “(H)”

Should Vaughan Council find merit in the subject applications, the implementing Zoning By-law will rezone the residential portion of the subject lands to RA3(H) and RT1(H). The Holding Symbol “(H)” will not be removed until such time as 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.

The proposed development demonstrates good urban design principles, is compatible with the surrounding existing and planned land use context, and is consistent with the applicable Provincial and Regional planning policies. The Development Planning Department has no objections to the proposed zoning which will facilitate a development that provides parks, protects the natural areas and provides an open space system through the community and a greenway

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adjacent to Rutherford Road. The Development Planning Department can support the approval of the Zoning By-law Amendment File Z.12.035.

Subdivision Design

The proposed 17.78 ha Draft Plan of Subdivision is shown on Attachment #9. Marc Santi Boulevard is an existing east-west primary road, and Crimson Forest Drive is an existing local road along the easterly limit of the site. New local streets 'B' and 'C' will be 17.5 m in width and the proposed lanes off Street 'C' will be 8.0 m. The new streets will be the subject of alternative design standards for streets as provided for in OPA #651. The location, alignment and approval for the Street 'A' intersection with Dufferin Street requires approval from the Region of York. The subdivision design is consistent with the proposed land use designations shown on Attachment #5. The development of the 240 townhouses and high-rise apartment block (555 apartment units) in Block 11 are subject to architectural control, and therefore, will require the Control Architect to review and certify compliance with the approved Architectural Design Guidelines.

The proposed land use designations provide for blocks for future high rise residential and high rise mixed-use development. These lands are not included in the Draft Plan of Subdivision File 19T-12V009 (Phase I) and are shown as "Future Development" blocks. Development on these lands will be subject of future site development applications. The Draft Plan of Subdivision also includes large areas of land for open space and parks. The Development Planning Department has no objection to the design of the proposed Draft Plan of Subdivision shown on Attachment #9, subject to the conditions of draft plan approval identified on Attachment #1.

Vaughan Development / Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the applications and provide the following comments:

a) Sewage and Water Allocation

Servicing allocation capacity has not been reserved nor assigned potential future capacity at this time. Therefore, if this Plan proceeds to approval, an agreement of no sale will apply, and the subject lands shall be zoned with a Holding Symbol "(H)", which can be removed when servicing capacity has been allocated to the Plan.

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 above noted development applications may be revisited at this time based on the status of the subject development applications.

b) Road Network

This application proposes changes to the road network approved in OPA #651 (Attachment #4), as shown on Attachment #6. Marc Santi Boulevard (primary road) and Crimson Forest Drive (local road) are two existing roads that run through the subject lands and constructed as part of the Block 11 Spine Services. Additional streets (Streets 'A', 'B', and 'C') are proposed using alternative road design standards. The reconfigured local streets are a minor change to the road network for the Carrville District and is justified, as it represents an overall improvement to the street layout.

c) Environmental Site Assessment (ESA)

The Development/Transportation Engineering Department has reviewed "Phase One Environmental Site Assessment" report and a "Letter of Reliance" by SPL Consultants

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Limited, dated May 6, 2013. Given that no areas of potential environmental concern were identified through the Phase One Environmental Site Assessment (ESA) report, a Record of Site Condition is not required at this time. However, a Phase Two Environmental Site Assessment conducted on the park lands shall be submitted to the City for review and approval.

d) Engineering Servicing

The Draft Plan of Subdivision is serviced by storm sewers, sanitary sewers and watermain that connect to existing services located on Crimson Forest Drive and Marc Santi Boulevard that were constructed as part of the Block 11 Spine Services, and as such, future connection points are available at the limits of the property. To maintain water quality, adequate supply and pressure, the proposed watermain on Street 'A' shall be interconnected to avoid a single feed system.

e) Transportation Management Plan (TMP)

The Owner has submitted a Transportation Management Plan (TMP), as shown on Attachment #11, that identifies proposed transit routes and bus stops, sidewalks, pedestrian network and proposed traffic control measures for the proposed Draft Plan of Subdivision. The adjacent minor collector road traffic calming measures and traffic control requirements have been identified on the Block 11 TMP. The final TMP must be approved by the Development/Transportation Engineering Department.

Vaughan Cultural Services Division

The Cultural Services Division has received the Ministry of Citizenship, Culture and Recreation's clearance of archaeological concerns respecting the subject lands. As such, the Cultural Services Division has no objection to the approval of the proposed Draft Plan of Subdivision.

Vaughan Parks Development Department

The Nine Ten West development for Block 11 is expected to contain approximately 2500-3000 dwelling units that will comprise of medium to high density development. The total parkland that would be required for the proposed number of dwelling units is approximately 8.3-10 ha. The Draft Plan of Subdivision is proposing approximately 2.45 ha of parkland. The credit for any parkland conveyance will be applied against the number of units for the proposed high-rise development or the City will need to review the type of land use in order to determine the necessary credit. The shortfall of the required parkland will need to be paid as cash-in-lieu of parkland in accordance with the Planning Act and the City's Cash-in-Lieu Policy. The parkland requirements are tied directly to the proposed number of dwelling units and will need to be addressed in a future report once additional information is provided regarding the site development application.

Vaughan Real Estate Division

The Vaughan Real Estate Division requires the Owner to pay to the City of Vaughan by way of certified cheque, cash-in-lieu for the difference between landscaping dedicated and the total required dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy. A condition to this effect is included in the recommendation of this report.

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Vaughan Development Planning Department

a) Block Plan

The subject lands are located within the approved Block 11 Plan as shown on Attachment #10. Prior to the execution of the Subdivision Plan Agreement, the City must be in receipt of a letter from the Block 11 Trustee confirming that the Owner has satisfied the obligations of the Block 11 Developers Group Agreement. A condition of approval has been included in the recommendation of this report.

Should Vaughan Council find merit in the applications, the Owner must update the approved Block 11 Plan to reflect the Council's decision. The Owner must display a Community Plan that reflects the approved Block 11 Plan on the interior wall of the sales office, comprising information approved by the City of Vaughan, prior to offering any units for sale, and that no Building Permit shall be issued until such information is approved by the Vaughan Development Planning Department.

b) Environmental Impact Study / Tree Inventory Report

There are substantial natural features and woodlot areas on the subject lands. An Environmental Impact Study prepared by Beacon Environmental, dated September 2012, documents the existing environmental conditions on site and potential negative effects of the development plan. The report recognizes that the subject lands are within the "Settlement Area" boundary of the Oak Ridges Moraine Conservation Plan (ORMCP) and it also addressed how the proposed development conforms to the ORMCP. The report concludes that the environmental conditions and significant natural heritage features have been identified and described and that the proposed development is environmentally feasible subject to the implementation of the recommendations in the report. The report recommends TRCA's involvement in the review and approval, process, implementation of an edge management and grading adjustment zone adjacent to all natural features, an edge management plan as a condition of approval, runoff from developed areas to be directed to stormwater management ponds, and any vegetation clearing to take place outside of the breeding bird season in accordance with the Migratory Birds Conservation Act.

The Beacon Environmental Report also contained a Tree Inventory, which characterizes the treed resources within the proposed development area, save and except for the tableland woodlot, and no significant vegetation was identified in the inventory.

A Woodlot Water Balance Report forms part of the Beacon Environmental Report and concludes that the woodlot feature on site is mostly located on the top of a hill, and does not have continuous water flowing through it nor does it have water stored within it to be maintained, and that the external drainage areas are less than the area of the feature itself. A detailed water balance analysis for the site was determined not to be warranted.

The TRCA is involved in the Draft Plan Approval process and has provided conditions, which are included in Attachment #1 to address the implementation of an edge management plan and other ecological issues concerning grading adjacent to all natural areas as identified in this report.

c) Urban Design and Landscaping

The proposed development reflects comments obtained from the public agency review, the Vaughan Design Review Panel, and input from the public.

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In accordance with the initiatives to lead and promote sustainable site design such that the built form, vegetation, and landscape features are integrated into a sustainable system, the Development Planning Department has requested the Owner to provide an illustration demonstrating how the proposed high-rise (Block 7) could be integrated with the existing topography in the block.

With the removal of the north-south street in the High-Rise Blocks that are not part of the Phase 1 subdivision lands, the block width is approximately 220 m in length, which is undesirable as an urban scale for pedestrians. Consideration will be given to providing pedestrian permeability through this Block, when the future development plans for this block are submitted.

The Street 'A' configuration creates a less than ideal block configuration for the High-Rise Residential blocks, as noted by the Design Review Panel. Future development plans for these lots will be required to provide for pedestrian permeability through this Block.

As discussed above, the proposed plan contains a significant amount of valley lands and large areas of tableland woodlots. The total areas of each must clearly be identified on the proposed Draft Plan of Subdivision.

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

Vaughan Fire Services

The Vaughan Fire Services Department has no comments/concerns with the development applications.

School Boards

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the applications. The York Region District School Board has a future elementary school site located at Marc Santi Boulevard and Crimson Forest Drive. The School Board has indicated that it prefers the configuration of the original road pattern as approved in OPA #651 since the alignment of the proposed streets would not conflict with the future driveway entrances to a future school for this site. The School Board has no immediate plans for the construction of an elementary school on this site. Future driveway accesses for the school site will be reviewed at the time of consideration of a site plan application.

Canada Post

Canada Post has no objections to the development applications subject to conditions which are included in Attachment #1.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has reviewed the proposed Draft Plan of Subdivision and in a letter dated March 26, 2013, provided technical comments. The subject property is located in the TRCA's Regulated Area and the Regional Storm Flood Plain for the East Don River. The TRCA outlined where permits are required prior to development. The comments also indicate the TRCA's Valley and Stream Corridor Management Program (VSCMP) guidelines for properties influenced by valley and stream corridors. The VSCMP defines the boundary of the valley and stream corridor, plus 10 metres inland, and does not permit new development within the boundaries of valley and stream corridors.

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As indicated in the Beacon Environmental Report, the entire property is located within the “Settlement Area” designation of the ORMCP. The TRCA reviewed the Natural Heritage Evaluation/Environmental Impact Study and is satisfied that the proposed development protects the key natural heritage features and does not negatively impact or compromise the ORMCP.

The TRCA is satisfied that a 10 m ecological buffer has generally been provided around the natural heritage features on site and where the buffer has been minimally reduced, compensation buffers have been provided. In addition, the TRCA requests the provision of a detailed Edge Management Plan, and where grading in the buffer is proposed, an additional intensive restoration plan is expected.

The TRCA reviewed the Block 11 MESP and Functional Servicing Report and is satisfied that the stormwater management for the proposed development is consistent with the approved MESP for Block 11.

The TRCA and the Ministry of Natural Resources (MNR) have confirmed that both tributaries within the subject lands are located upstream of reaches which have been designated as regulated Red-Side Dace habitat under the ESA, 2007. Therefore, the MNR and TRCA will continue to monitor the implementation of design controls to ensure the quality of downstream habitat is maintained.

The TRCA has no objections to the proposal, subject to the Owner addressing the TRCA's conditions of approval included in Attachment #1.

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, as identified in this report.

The proposed development will include three stream waste disposal systems within the high rise buildings, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

ii) Manage Growth & Economic Well-Being

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

The development facilitates the type of development contemplated through Vaughan Official Plan 2010 with respect to the Carrville Centre Secondary Plan area and provides for intensification located on Rutherford Road and along Dufferin Street, which will support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

iii) Enhance and Ensure Community Safety/Health and Wellness

The proposed development includes a public park to enhance the City's existing inventory of public amenity spaces. Pedestrian walkways and cycling trails will be provided throughout the development to encourage walking and cycling as a means of getting to community gathering areas within and outside the site.

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Regional Implications

The Region of York has reviewed Official Plan Amendment File OP.12.015 and provided comments, in a letter dated November 3, 2012. The Region indicated that the subject site is designated "Urban Area" in the York Region Official Plan, which permits a wide range of residential, commercial, industrial and institutional uses. Municipal servicing can be provided to this development through connections to existing services.

The Region approved OPA #651 and has advised that the subject Official Plan Amendment application only proposes refinements to the development concept to improve the overall design and layout of the Carrville District, therefore, the Region considers the Official Plan Amendment to be of local significance and does not adversely affect the Regional planning policies or interests. The Region confirmed that the proposed Official Plan Amendment is consistent with Regional Official Plan policy and has exempted this amendment application from approval by the Regional Planning Committee and Council. The Amendment will come into effect following the adoption by the City of Vaughan and the expiration of the required appeal period, if the application is approved.

The proposed development complies with the York Region Official Plan, as it introduces new housing types to the area at a transit supportive density. To help promote transit use by future residents in this development, the Region has requested that the Owner provide an information package to each residential unit, which includes a York Region Cycling map, community maps, and York Region Transit and GO Transit Schedules.

The Region's Transportation and Community Planning Branch also reviewed the proposed Draft Plan of Subdivision and provided technical comments, and Pre-Conditions and Conditions of Draft Approval, in a letter dated April 2, 2013. The Region recognizes that servicing capacity may not be available for the subject lands in the short term and in accordance with the Region's servicing protocol, respecting draft plans receiving approval prior to servicing allocation being available, has requested that all residential land within the subdivision plan, be subject of various restrictions, including the Holding Symbol "(H)" provisions, to ensure that the water and wastewater servicing are available prior to occupancy. The Region has no objection to the proposed Draft Plan of Subdivision, subject to the pre-conditions and conditions identified in Attachment #1.

Conclusion

The applications for Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision will facilitate development and housing forms that are in keeping with the intent and objectives of the Carrville District Centre Plan and the revisions to this Plan implemented through the Carrville Centre Secondary Plan in Vaughan Official Plan 2010. The proposed development is in accordance with the policy initiatives of the Province (as outlined in the PPS and Places to Grow), and the Region (Official Plan) for the efficient use of developable land. The proposal supports sustainable community objectives and the subdivision implements a neighbourhood design that provides opportunities for walking, cycling and the use of existing public transit. The mixed use and high-rise land uses support the Carrville District Centre where a higher density, and higher intensity and mix of uses is expected and planned to develop, and therefore, implements the City's Official Plan policies. The development protects the natural areas and enhances the community with parks which provide linked open space systems throughout the lands. The proposal will result in development that is appropriate and compatible with the context of the existing community.

The Vaughan Development Planning Department is satisfied that the proposed land use designations as shown on Attachment #5, the proposed zoning as shown on Attachment #8, and the proposed Draft Plan of Subdivision as shown on Attachment #9, are appropriate and

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compatible with the existing and permitted uses in the surrounding area and the existing Carrville community. The Development Planning Department can support the approval of Official Plan Amendment File OP.12.015, Zoning By-law Amendment File Z.12.035, and Draft Plan of Subdivision File 19T-12V009, subject to the recommendations in this report, and the Conditions of Draft Approval as set out in Attachment #1.

Attachments

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Approved Carrville District Centre (OPA #651) Land Use, Density and Building Heights for the Subject Lands
5. Proposed Amendments to the Land Use Designations, Density and Building Heights in Carrville District Centre (OPA #651) for the Subject Lands
6. Proposed Amendments to the Road Network in Carrville District Centre (OPA #651) for the Subject Lands
7. Vaughan Official Plan 2010 Carrville Centre Secondary Plan Land Use Schedule
8. Proposed Zoning (File Z.12.035)
9. Draft Plan of Subdivision (File 19T-12V009)
10. Approved Block 11 Plan
11. Transportation Management / Sidewalk Master Plan

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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.)