

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

**5 DRAFT PLAN OF SUBDIVISION FILE 19T-12V008  
MAJORWEST DEVELOPMENT CORP.  
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND VELLORE WOODS BOULEVARD**

### Recommendation

## Contribution to Sustainability

1. Steel insulated doors
2. Basement insulation
3. R-40 blown insulation in attic
4. High efficiency furnaces
5. Use of low volatile organic compound (VOC) adhesives, sealants, paints, and building materials
6. Use of high efficiency plumbing fixtures
7. Use of high efficiency Low-E Argon windows and patio doors
8. Use of locally sourced building materials where feasible

## Communications Plan

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## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

#### Item 5, CW Report No. 32 – Page 2

- i) Mrs. Jeanine Abbott, Vellore Woods Boulevard, correspondence dated May 12, 2013, respecting concerns with increased traffic and traffic congestion; and,
- ii) Mary-Lyn Delo, Planter Crescent, correspondence dated March 13, 2013, respecting concerns with illegal dumping on the currently vacant property.

#### **Purpose**

The Owner has submitted Draft Plan of Subdivision File 19T-12V008 on the subject lands shown on Attachments #2 and #3, to facilitate the development of a residential plan of subdivision consisting of 43 residential lots for single detached dwellings and a residential Block (to be consolidated with the abutting Block to the west) as shown on Attachment #4, with the following site statistics:

Lots 1, 2, 10, 34, 35, and 40-42 (Minimum 12.8 m Lot Frontage / 332.8 m <sup>2</sup> Lot Area)	0.296 ha
Lots 3-9, 11-33, 36-39, and 43 (Minimum 11.1 m Lot Frontage / 288.6 m <sup>2</sup> Lot Area)	1.301 ha
Block 44 (Part Block - Residential)	0.012 ha
Street "1" (17.5 m in width)	0.326 ha
<b>TOTAL</b>	<b>1.935 ha</b>

The York Catholic District School Board no longer requires the property for school purposes, has declared it surplus, and the lands were returned to the Owner, Majorwest Development Corp. for development.

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

##### Location

The vacant subject lands shown on Attachments #2 and #3 are located on the northwest corner of Hawstone Road and Vellore Woods Boulevard, being Block 85 on Registered Plan 65M-3626 and Block 92 on Registered Plan 65M-3422, in Part of Lots 19 and 20, Concession 5, City of Vaughan. The subject lands have a total lot area of 1.935 ha with frontage on both Hawstone Road and Vellore Woods Boulevard and abut a neighbourhood park (Hawstone Park). The approved Block 32 - West Plan identifies the subject lands as an elementary school site, adjacent to a neighbourhood park (Hawstone Park).

##### Supporting Documents

The Owner has submitted the following reports in support of the application:

- Phase 1 Environmental Site Assessment, dated April 1997, prepared by Soil Engineers Ltd.;
- Addendum to Phase 1 Environmental Site Assessment, dated June 15, 1998, prepared by Soil Engineers Ltd.;
- Letter of Environmental Clearance, dated March 26, 2013, prepared by Soil Engineers Ltd.;
- Statement of Clearance and Letter of Reliance for Phase 1 Environmental Site Assessment, dated April 11, 2013, prepared by Soil Engineers Ltd.;
- Functional Servicing Report, dated July 2012, prepared by Schaeffers Consulting Engineers; and,
- Noise Impact Study, dated February 7, 2002, prepared by Sernas Associates.

##### Official Plan

The subject lands are designated "Low Density Residential" by in-effect OPA #600 (Vellore Urban

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

#### Item 5, CW Report No. 32 – Page 3

Village 1), which permits the proposed single detached residential development. Section 4.2.1.1 iv) of OPA #600 states that the maximum permitted net density for a site designated “Low Density Residential” shall be 22 units per hectare (uph). The proposed density calculated over the subject lands and including the primary and local roads for the dwellings units is 22 uph, which conforms to the Official Plan.

#### City of Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential” by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. This designation permits detached dwelling units with no provision for minimum or maximum density. The proposal conforms to the new City of Vaughan Official Plan 2010.

#### Zoning

The subject lands are zoned RV4(WS) Residential Urban Village Zone Four on a Wide and Shallow Lot (as shown on Attachment #3), by Zoning By-law 1-88, subject to site-specific Exception 9(1019), which permits single detached dwellings with a minimum lot frontage of 12 m, a minimum lot area of 282 m<sup>2</sup>, and a minimum lot depth of 23.5 m. Lots 1, 2, 10, 34, 35 and 40-42 as shown on Attachment #4 comply with these requirements (minimum 12.8 m frontage and 332 m<sup>2</sup> lot area). The balance of the lots (35 proposed residential lots with minimum lot frontages of 11.1 m) comply with Note 7 of Schedule “A1” to Zoning By-law 1-88, which permits the minimum lot frontage to be reduced to 10.7 m and the minimum lot area to 252.4 m<sup>2</sup> where a single detached dwelling is constructed on a lot and provided that the maximum interior garage width is equal to or less than 50% of the lot frontage.

The proposal complies with the minimum lot frontage, lot depth and lot area requirements as listed in the RV4(WS) Zone of Zoning By-law 1-88. The Owner has not requested any site-specific exceptions to the RV4(WS) Zone standards, and therefore, intends to comply with the applicable development standards of Zoning By-law 1-88.

The subject lands are zoned RV4(WS) without a Holding Symbol (‘H’), as the site was originally intended to be developed with an elementary school. As noted later in this report, the subject lands have not been allocated servicing capacity. As such, a condition is included in Attachment #1, requiring that the Plan not be registered, that no Building Permits are issued, and that the Owner not enter into any Purchase and Sale Agreements until servicing for the subject lands is enforced and allocated by Vaughan Council.

#### Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 includes 8 lots and a residential Block with frontage on Hawstone Road, 9 lots with frontage on Vellore Woods Boulevard, and 26 lots with frontage on Street “1”. The cul-de-sac road (Street “1”) maintains a 17.5 m right-of-way and is to be conveyed to the City of Vaughan as a public road. Block 44 is a residential development block that must be consolidated with the Block to the west (Block 43 on Registered Plan 65M-3798) to form a full developable lot, prior to any future development. A condition to this effect is included in Attachment #1.

An existing hydro switchgear and easement, in favour of PowerStream Inc., is currently located in the northeast corner of Lot 10, as shown on Attachment #4. The Owner must relocate the existing switchgear and easement, described as Part 1 of Plan 65R-21587, to an appropriate location, to the satisfaction of the City of Vaughan and PowerStream Inc., at the Owner’s expense and at no cost to the City of Vaughan. A condition to this effect is included in Attachment #1.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

#### Item 5, CW Report No. 32 – Page 4

All development within the Draft Plan of Subdivision, as shown on Attachment #4, must proceed in accordance with the approved Block 32W Architectural Design Guidelines, prepared by Watchorn Architect Inc., and in accordance with the approved Block 32W Landscape Masterplan, prepared by TerraPlan Landscape Architects. Conditions to these effects are included in Attachment #1.

The Owner will be required to erect permanent wood fence treatments for flanking residential Lots 10, 13, 34, and 39, as shown on Attachment #4, to be coordinated with the environmental noise report. The Owner will also be required to erect a permanent 1.5 m high galvanized chain-link fence or approved equal along the limits of the residential lots that abut the park block to the west. Conditions to these effects are included in Attachment #1.

The subject lands are located within Block 32 West, which is subject to a Developer's Group Agreement. The Owner will be required to satisfy all obligations, financial or otherwise of the Block 32 West Developer's Group Agreement to the satisfaction of the Block 32 West Trustee and the City of Vaughan. A condition of approval to this effect is included in Attachment #1.

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

#### Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department provides the following comments:

##### a) Road Network

Access to 9 units will be from the existing Vellore Woods Boulevard, 8 units and one Block from the existing Hawstone Road, and 26 units from a new proposed 17.5 m right-of-way (R.O.W.) off of Hawstone Road, ending in a cul-de-sac. The road on the Plan (identified as Street '1' on Attachment #4) must be designed in accordance with the City's standards and criteria.

##### b) Storm Water Management

The majority of the site will drain to the existing 1050 mm diameter storm sewer within the Hawstone Road R.O.W. via a proposed manhole connection and storm sewer system servicing the units on the proposed road, and direct connections to the units fronting on Hawstone Road. The units fronting Vellore Woods Boulevard will connect directly to the existing 1950 mm diameter storm sewer within the R.O.W.

##### c) Sanitary Servicing

According to the Functional Servicing Report (FSR), the majority of the site will drain to the existing 200 mm diameter sanitary sewer within the Hawstone Road R.O.W. via a proposed manhole connection and sanitary sewer system to service the units on the proposed road, and direct connections to the units fronting Hawstone Road. The units fronting Vellore Woods Boulevard will connect directly to the existing 600 mm diameter sanitary sewer within the R.O.W. The FSR states that although the sewage generated from the site and discharging within the existing sanitary system is slightly higher than the existing design flow and not accounted for in the initial design, there are no capacity constraints and have provided design sheets to confirm.

##### d) Water Servicing

According to the FSR, the proposed development will connect to the existing 400 mm diameter watermain within the Hawstone Road R.O.W. via a new 150 mm diameter watermain servicing

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

#### Item 5, CW Report No. 32 – Page 5

the lots within the proposed cul-de-sac, and direct connections to the above noted and existing 400mm diameter watermain within the Vellore Woods Boulevard R.O.W. for those units that front onto these respective roads. The FSR states that the existing water supply network along these roads is adequate to meet the expected water demands for the development.

#### e) Servicing Capacity Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on June 26, 2012, servicing allocation capacity for this development has not been reserved nor assigned potential future capacity at this time. Therefore, servicing allocation capacity is currently not available to support the proposed development concept.

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 may be revisited at this time based on the status of the subject development application.

#### f) Environmental Site Assessment (ESA)

The Owner submitted the following documents in response to the City of Vaughan's request for a Phase 1 ESA due to the proposed road conveyance for the proposed development:

- Phase 1 Environmental Site Assessment, dated April 1997, prepared by Soil Engineers Ltd.;
- Addendum to Phase 1 Environmental Site Assessment, dated June 15, 1998, prepared by Soil Engineers Ltd.;
- Letter of Environmental Clearance, dated March 26, 2013, prepared by Soil Engineers Ltd.; and,
- Statement of Clearance and Letter of Reliance for Phase 1 Environmental Site Assessment, dated April 11, 2013, prepared by Soil Engineers Ltd.

Based on a review of the documents listed above, the Development / Transportation Engineering Department is satisfied with the submitted documents and no further environmental requirements are identified at this time in order for the Draft Plan of Subdivision to proceed. Future environmental reports documenting the sampling, analysis and removal / management of the stockpile onsite will be required by the Development / Transportation Engineering Department for review prior to final approval. A condition to this effect is included in Attachment #1.

#### g) Environmental Noise Impact

A Noise Report shall be submitted at the detailed design stage.

#### h) Lot Grading (Topography)

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

#### i) Street Lighting

The street lighting design shall meet City of Vaughan criteria.

#### j) Municipal Servicing Agreement

A Subdivision Agreement is required for the provision of the municipal services.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

#### Item 5, CW Report No. 32 – Page 6

##### k) Transportation Network / Traffic

According to the City of Vaughan Transportation Impact Study Guidelines (Draft), a Traffic Impact Study is required when one or more of the following criteria are anticipated:

- the development / redevelopment will add more than 100 peak-hour direction person trips to the transportation system (the subject development has no potential to add same number of trips);
- the development/redevelopment has the potential to generate a 5% increase in motor vehicle traffic volumes on the Vaughan road network or on critical intersection turning movements, resulting in unacceptable or adverse operational and safety impacts;
- the development/redevelopment is located in an area of high roadway congestion; and,
- the development/redevelopment is not envisaged by local land use or transportation plans, or requires a change or exception to City planning or strategy.

The subject development did not fulfill the above criteria, therefore a traffic study is not required and the Development / Transportation Engineering Department is satisfied with the current traffic situation on the site.

##### l) Relocation of Street Utilities

An existing 6.0m x 6.0m hydro switchgear and easement, in favour of PowerStream Inc., is currently located in the northeast corner of Lot 10, as shown on Attachment #4. The Owner must relocate the existing switchgear and easement, described as Part 1 of Plan 65R-21587, to an appropriate location, to the satisfaction of the City of Vaughan and PowerStream Inc., at the Owner's expense and at no cost to the City of Vaughan. A condition to this effect is included in Attachment #1.

##### Vaughan Cultural Services Division

The Cultural Services Division has no objection to Draft Plan of Subdivision File 19T-12V008; however, it is noted that the subject lands lie in an area identified as being of high archaeological potential in the City's database of archaeological resources. A majority of the lands subject to this application overlaps with Draft Plan of Subdivision File 19T-97V37, which has been cleared of all archaeological concerns (Ministry of Tourism, Culture and Sport letter dated September 19, 2002, citing the report titled "Recommendation for Clearance of Archaeological Resource Concerns, Draft M-Plan for Registration, Majorwest Development Corporation, Phase 2, Vellore Woods Community, File 19T-97V37, Part of Lots 20 and 21, and Part of Road Allowance Between Lots 20 and 21, Concession 5 [formerly Township of Vaughan], City of Vaughan, Regional Municipality of York, Archaeological Services Inc. File #: 01FG-01, MCL File 19SB076"). The Cultural Services Division has advised that the remaining portion of Draft Plan of Subdivision File 19T-12V008 that does not overlap with File 19T-97V37 will not be subject to an archaeological assessment.

##### Vaughan Real Estate Division

The Vaughan Real Estate Division has confirmed that the Owner is not required to pay any additional cash-in-lieu of parkland as the cash-in-lieu of parkland dedication equivalent to 5% was already paid through previous Draft Plan of Subdivision Files 19T-97V26 and 19T-97V37.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

#### **Item 5, CW Report No. 32 – Page 7**

##### **Canada Post**

Canada Post has no objections to the proposed Draft Plan of Subdivision, subject to their conditions listed in Attachment #1.

##### **School Boards**

The York Region District School Board (YRDSB) and the York Catholic District School Board (YCDSB) have reviewed the proposed Draft Plan of Subdivision File 19T-12V008 and advise that they have no objections to the proposal or its approval.

##### **Utilities**

Bell Canada has no objection to the proposed Draft of Plan Subdivision, subject to their conditions listed in Attachment #1.

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

PowerStream Inc. reviewed the proposed Draft Plan of Subdivision and advised that it is the responsibility of the Owner to contact PowerStream Inc. to determine the type of available service in the area to supply this project and assess PowerStream Inc.'s charges.

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

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

i) **Manage Growth and Economic Well Being**

The development facilitates intensification as an infill site. The subject lands were planned as a school site; therefore, the proposed Draft Plan of Subdivision is not using further agricultural land to accommodate additional residential development. The proposed residential subdivision is providing further intensification of a low density residential community with similar residential building forms, which will support the existing and planned services (including the expansion of public transportation systems). The proposed development conforms with the in-effect Official Plan (OPA #600) and VOP 2010.

##### **Regional Implications**

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

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

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

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

Item 5, CW Report No. 32 – Page 8

#### **Conclusion**

The York Catholic District School Board (YCDSB) no longer requires the subject lands for a school for their enrollment needs and has deemed the subject lands to be surplus. The subject lands were conveyed back to the original Owner, Majorwest Development Corp., who has, in turn, submitted a Draft Plan of Subdivision application for 43 single detached residential lots and a residential development Block.

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-12V008, in accordance with the applicable policies of the City's Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The application will facilitate a low density residential development form that is consistent and compatible with the surrounding land uses, and conforms to the density, land use and applicable policies of the Official Plan, and requirements of Zoning By-law 1-88. The Development Planning Department can support the approval of the proposed Draft Plan of Subdivision, subject to the recommendation in this report and the conditions of approval included as Attachment #1.

#### **Attachments**

1. Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-12V008

#### **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.)