

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015**

Item 13, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 20, 2015.

**13**

**OFFICIAL PLAN AMENDMENT FILE OP.14.004  
ZONING BY-LAW AMENDMENT FILE Z.14.025  
DRAFT PLAN OF SUBDIVISION FILE 19T-14V006  
SITE DEVELOPMENT FILE DA.15.034  
PEBBLE CREEK DEVELOPMENTS INC.  
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development and Senior Manager of Development Planning, dated October 7, 2015, be approved;**
- 2) That the following deputations be received:**
  - 1. Mr. Guido Masutti, Riverview Avenue, Woodbridge; and**
  - 2. Mr. Ryan Gutter, Weston Consulting, Millway Avenue, Vaughan;**
- 3) That Communication C4 from Maria Ys, dated October 6, 2015, be received; and**
- 4) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

The Commissioner of Planning, Director of Development and Senior Manager of Development Planning recommend:

- 1. THAT Official Plan Amendment File OP.14.004 (Pebble Creek Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 respecting the subject lands shown on Attachments #2 and #3, specifically the policies of Section 9.1.2.2 regarding new development within an established Community Area to permit the development of 59 townhouse dwelling units on freehold lots fronting onto a private common element condominium road and 4 semi-detached dwelling units (freehold) fronting onto Ravine Court.**
- 2. THAT Zoning By-law Amendment File Z.14.025 (Pebble Creek Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (block townhouse dwellings), R5 Residential Zone (semi-detached dwellings) and OS1 Open Space Conservation Zone in the manner shown on Attachment #4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.**
- 3. THAT Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) as shown on Attachment #4, BE APPROVED, subject to the following conditions and the Conditions of Approval set out in Attachment #1 of this report:**
  - a) that prior to the execution of the Subdivision Agreement:**
    - i) The Owner shall agree to redesign and reconstruct all works to complete the playground and associated works, including but not limited to any works of a temporary nature. The Owner shall provide a cost estimate for City assets**

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within the Park that may be affected including but not limited to geotechnical construction testing/reports, surveying, protection or replacement of site servicing, all required sediment controls, temporary fencing, tree hoarding, construction and alternative route signage, removals, walkway replacement, lighting, tree planting, and sodding costs to restore the park to existing or better condition to the satisfaction of the City;

- ii) The Owner shall provide the City with a Letter of Credit totaling the estimated costs for the redesign and reconstruction of all works to complete the playground and associated works within the park site which shall be held by the City until assumption of the site works;
- iii) The Owner shall submit a Tree Inventory and Assessment Report within and adjacent to the park including the areas affected by the proposed Ravine Court cul-de-sac, to the satisfaction of the City. The City's Parks Operations and Forestry Department will review and advise of the tree compensation value.
- iv) The Owner shall provide a Landscape Drawing package including but not limited to an existing conditions plan, layout plan, grading plan, tree preservation plan, and restoration plan of works within and adjacent to the park. The drawing package shall be completed by a certified Landscape Architect and provided for review to the satisfaction of the City and shall include the following:
  - All existing facilities and property lines shall be shown on all drawings.
  - A drawing that identifies the locations of the alternative route signage that will be installed for the pedestrian path of travel that will be maintained through the duration of the playground and associated works, including ample signage leading to both entrance access points of the Park pathway system.
  - A drawing that identifies all structures to be decommissioned and reconfigured, addressing servicing requirements.
  - A drawing that illustrates the reconfiguration of the park and associated works and appropriate setback requirements.
  - A drawing that illustrates a crossing to the Park with the redesign of Ravine Court.
  - A drawing to show and label tree protection fencing around existing trees and vegetation that are to be protected, and all trees and vegetation proposed to be removed. The drawing shall indicate the location of all existing trees including the limit of the drip line, tree conditions, trees to be removed and trees to be maintained within the park. Replacement trees and vegetation shall be supplied and installed in accordance with City requirements. All proposed tree removals required to complete these works include the removal of the entire tree off-site, including the stump.
  - A drawing identifying the overall site drainage and grading plan that will ensure positive flow and does not negatively affect the use of the Park. No grading is permitted within the drip line of existing trees that are to be preserved.

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- v) The Owner shall provide a timeline schedule of the works within the park as sodding, tree planting, and concrete works are weather dependent; and,
    - vi) The Owner shall agree to be responsible for the maintenance within all work areas during construction. Maintenance is required to be completed in accordance with City of Vaughan Quality Standards.
  - b) that upon execution of the Subdivision Agreement, the Owner will be granted permission to enter the City owned park to complete the playground and associated works, and is required to notify the City when works are scheduled to commence.
4. THAT Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 63 residential units (195 persons equivalent).
5. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) shall include the following clause:
- “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 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 of Parkland 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 form the basis of the cash-in-lieu payment.”
6. THAT Site Development File DA.15.034 (Pebble Creek Developments Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with 59 townhouse dwelling units (freehold) within 11 townhouse blocks on future freehold lots fronting onto a private common element condominium road, with 14 visitor parking spaces, sidewalk and a parkette, as shown on Attachments #4 to #10, subject to the following conditions:
- a) that prior to the execution of the Site Plan Agreement:
    - i) the final site plan, building elevations, landscape plan and landscape cost estimate shall be approved by the Vaughan Planning Department;
    - ii) the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment shall be approved by the Vaughan Development Engineering and Infrastructure Planning Services Department;
    - iii) the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
    - iv) the Tree Inventory Assessment and Preservation Study must address the long term preservation of the Walnut and Butternut trees (Trees 18 and 333) to the satisfaction of the Vaughan Development Planning Department, Urban Design Division; and,
    - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.

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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 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- 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 Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- Low flow water fixtures
- Upgraded roof shingles
- Energy Star Appliances
- Preservation and protection of existing trees within the valley area
- Additional planting of native species within the valley area to ensure a sustainable canopy and diversity of species
- Planting of drought tolerant species; and,
- Permeable pavers within all visitor parking spaces

#### **Economic Impact**

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

#### **Communications Plan**

On January 9, 2015, a Notice of Public Hearing was circulated to an extended polling area beyond 150 m (Attachment #2) and to the Vaughanwood Ratepayers Association and the East Woodbridge Community Association, which is no longer active. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol.

On February 3, 2015, a Public Hearing was held for Official Plan Amendment File OP.14.004, Zoning By-law Amendment File Z.14.025, and Draft Plan of Subdivision File 19T-14V006. At the Public Hearing, deputations and written submissions were received from the following:

- Mr. Domenic Rotundo, RQ Partners LLP, Regional Road 7, Woodbridge, on behalf of Anna Gabriele, Sylvadene Parkway and Mauro D'Addese and Anna Vinzi of Sylvadene Parkway, Woodbridge;
- Mr. Douglas Peng, Tayok Drive, Woodbridge;
- Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;

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- Mr. Guido Masutti, Riverview Avenue, Woodbridge;
- Mrs. Hana Radomil, Regional Road 7, Woodbridge, representing the residents of Ambria Residence Condominium;
- Mr. Takur Gangapersaud, Royal Garden Boulevard, Vaughan;
- Ms. Maria, Regional Road 7, Woodbridge;
- M. Gardino, Regional Road 7, Woodbridge;
- S. Delio, Ravine Court, Woodbridge; and,
- Ambria Residents Committee, Regional Road 7, Woodbridge

The following is a summary of the perceived concerns raised at the Public Hearing on February 3, 2015:

- i) Compatibility of the proposed townhouse units with the existing surrounding development;
- ii) The proposed townhouses are not conducive to the Ravine Court neighbourhood;
- iii) Development will increase traffic and noise;
- iv) Protection of existing green space;
- v) The removal of the existing basketball court located at the west limit of Ravine Court;
- vi) The proximity of the proposed development to the Ambria residential building;
- vii) Enhanced building elevations should be provided;
- viii) Privacy issues resulting from the proposed townhouses abutting onto the existing residential to the north;
- ix) Potential drainage issues;
- x) Safety concerns for children playing in the Sylvan Brook Parkette with the proposed driveways from Ravine Court; and,
- xi) the safety concerns regarding one non signalized exit onto Regional Road 7.

#### Responses

The Vaughan Planning Department offers the following responses to the above concerns:

- i) Compatibility, privacy issues and proximity to surrounding development: The proposed townhouse dwelling and semi-detached development is considered to be an appropriate transition between the existing detached development to the north and east and the condominium development to the south. The Owner originally proposed one townhouse block onto Ravine Court and revised their proposal to semi-detached units to address the concerns of the public. The proposed townhouse development is buffered from the existing condominium buildings by natural area and valley lands, therefore, the existing development will not have a significant impact onto the proposed townhouses. The proposed townhouse dwelling units are set back from the rear lot lines and will not impact the privacy of the larger lots located to the north of the subject lands.
- ii) Traffic and Noise: Traffic and Noise issues have been addressed in the Vaughan Development Engineering and Infrastructure Planning Services Department section of this report. The proposed development will not have significant impacts on traffic or noise issues.
- iii) Protection of Green Space: The Owner is proposing to significantly enhance the landscaping and provide for a 10 m buffer in the natural area and valley lands. These lands will be zoned OS1 Open Space Conservation Zone and will be conveyed to the Toronto and Region Conservation Authority. This issue is further discussed in the Subdivision Design, Site Plan and Toronto and Region Conservation Authority sections of this report.

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- iv) Removal of the Basketball Court: The removal of the existing basketball court located on Ravine Court has been reviewed and approved by the Vaughan Parks Development Department and is discussed in this report.
- v) Enhanced building elevations: The Owner is proposing enhanced building elevations consisting of a variety of materials including stucco, stone and red brick, and will vary in tones between each townhouse block.
- vi) Drainage: Drainage issues are addressed in the Vaughan Development Engineering and Infrastructure Planning Services Department section of this report. A final drainage plan must be approved by the City.
- vii) Safety concerns with proximity of development Sylvan Brooke Parkette: The Owner has agreed to reconfigure the existing Sylvan Brooke Parkette as the proposed permanent cul-de-sac boulevard is within the permitted setback to the existing parkette and the parkette will need to be revised to provide for a greater setback to the playground. The reconfiguration of the Sylvan Brooke Parkette is discussed in the Vaughan Parks Development Department section of this report.
- viii) Non-signalized exit: Regional Road 7 is under the jurisdiction of York Region. The Region has no objection to access being granted onto Regional Road 7 for this development. York Region has identified that Regional Road 7 is a Regional Rapid Transit Corridor and has a planned 45 m right-of-way and that the proposed driveway access onto Regional Road 7 will be restricted in the long term to a right-in/right-out access.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 3, 2015, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 17, 2015.

On September 24, 2015, the Vaughan Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence in regards to the files or requested notice of a future meeting regarding this development.

#### **Purpose**

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3, to facilitate the development of the subject lands with 59 townhouse dwelling units on freehold lots fronting onto a private common elements condominium road and served by 14 visitor parking spaces, sidewalk and a parkette and 4 semi-detached dwelling units fronting onto the extension of Ravine Court, as shown on Attachments #4 to #10:

1. Official Plan Amendment File OP.14.004 to amend the policies of Section 9.1.2.2 of Vaughan Official Plan 2010 (VOP 2010) regarding the compatibility of new development within an established Community Area.
2. Zoning By-law Amendment File Z.14.025 to amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (townhouse dwellings), R5 Residential Zone (semi-detached dwelling units) and OS1 Open Space Conservation Zone in the manner shown on Attachment #4, together with the following site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-14V006 to facilitate a proposed residential Draft Plan of Subdivision as shown of Attachment #6, consisting of the following:

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Blocks	Land Use	Area	Units
Lots 1 and 2	Residential Semi-detached Units	0.121 ha	4
Block 3	Residential Townhouse Units – Freehold on Condominium Road	1.153 ha	59
Blocks 4 and 5	Open Space Blocks	1.659 ha	
Block 6	Road Widening	0.083 ha	
Block 7	Public Road	0.21 ha	
	<b>Total</b>	<b>3.045 ha</b>	<b>63</b>

4. Site Development File DA.15.034 to permit the development of the subject lands with 59 townhouse dwelling units (freehold) within 11 townhouse blocks on a private common element condominium road, with 14 visitor parking spaces, sidewalk and a parkette as shown on Attachments #4, #5, and #7 to #10.

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

##### *Synopsis:*

*The Owner is proposing to develop the subject lands with 59 townhouse dwelling units on freehold lots within 11 townhouse blocks fronting on a private common element condominium road and 4 semi-detached dwelling units fronting onto Ravine Court, as shown on Attachment #4. The Vaughan Development Planning Department supports the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications as they will facilitate a development that it is compatible with the surrounding land uses and represents good planning.*

##### Location

The subject lands shown on Attachments #2 and #3, are located on the north side of Regional Road 7, west of Pine Valley Drive, municipally known as 4650 Regional Road 7.

##### Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan Amendment Application to permit the proposed townhouse and semi-detached units on the subject lands, in consideration of the following policies:

a) Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS 2014) includes policies that focus growth and development to “Settlement Areas”. The subject lands are located within a settlement area as defined by the PPS. The policies in the Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns - Part V, states (in part):

“1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.”

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Section 1.1.3.2 states (in part):

“Land use patterns within a settlement area shall be based on densities and a mix of land uses which:

- Efficiently use land and resources;
- Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- Support active transportation where transit is planned, exists or may be developed.”

Section 1.1.3.3 and 1.1.3.4 states:

“Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

“Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.”

Section 1.4 includes the following policies:

“1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development.”

“1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed; and,
- Establishing development standards for residential intensification, redevelopment and new residential development which minimizes the cost of housing and facilitates compact form, while maintaining appropriate levels of public health and safety.”



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The proposed development is consistent with the intent of the intensification and housing policies of the PPS, promotes the efficient use of land, and supports a healthy community. The subject lands are located on Regional Road 7 and are in the vicinity of retail and service commercial uses, community services (e.g. Woodbridge Pool and Arena) and institutional uses. Also, as shown on Attachment #2, intensification has occurred in the vicinity of the subject lands in the form of two, 4 and 7-storey residential condominium buildings. The location of the development supports alternate modes of transportation such as transit, cycling and walking. The development maximizes the use of existing infrastructure and community facilities and minimizes land consumption. The proposed townhouse and semi-detached development contributes to the variety of housing types available for residents of the City of Vaughan.

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

The policies of the Growth Plan are intended to guide the development of land in the Greater Golden Horseshoe; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas as well as creating complete communities, stating (in part):

*“...communities that are well designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to stores and services to meet daily needs.”*

The Growth Plan states that a focus for transit and infrastructure investments to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types.

#### c) York Region Official Plan

The York Region Official Plan designates the subject lands as “Urban Area”, which fronts onto a “Regional Corridor”. The subject lands are located on the north side of Regional Road 7, west of Pine Valley Drive, and offers an alternative housing form (townhouse and semi-detached dwelling units) in close proximity to the Regional Corridor and public transit. On September 22, 2014, York Region exempted Official Plan Amendment File OP.14.004 (Pebble Creek Developments Inc.) from approval by Regional Planning Committee and Council. As a result, Vaughan Council will be the approval authority for File OP.14.004.

The Regional Plan encourages a broad range of housing types within efficient and mixed-use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different households.

The Regional Plan further encourages pedestrian scales, safety, comfort and mobility, the enrichment of the existing area with an attractive building, landscaping and public streetscapes. The proposed townhouse development will diversify the range of housing types found in the community and create an urban interface and pedestrian connectivity to Regional Road 7. Furthermore, the Regional Plan recognizes that there is a strong

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relationship between transportation and urban form. A compact urban form encourages and supports a higher level of transit services while helping to reduce the overall parking demand and trip length required for work, shopping, school and other destinations. The proposed mixed-use development is consistent with the Regional Official Plan policies.

#### d) Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Low-Rise Residential” and “Natural Area” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” and a “Regional Intensification Corridor”.

VOP 2010 identifies that new development in “Community Areas” be designed to respect and reinforce the physical character of the surrounding area. In addition, proposed new development in “Community Areas” with established development shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks. “Community Areas” are generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes.

As the proposed townhouse and semi-detached development is located adjacent to an established detached dwelling neighbourhood, the proposal does not address the compatibility criteria for new development within existing “Community Areas”.

VOP 2010 states that new development shall be designed to respect and reinforce the existing physical character and uses in the surrounding area as they relate to lot configuration and size, built form and physical character of the surrounding development.

The Vaughan Development Planning Department is of the opinion that the proposed townhouse and semi-detached development provides a good transition from the surrounding existing established neighbourhoods consisting of a larger lot fabric to the north, east and west of the subject lands to the existing condominium buildings located to the southeast and southwest of the subject lands.

The subject lands are located on Regional Road 7, which is identified as a Regional Corridor where intensification is planned to occur. Regional Corridors are intended to be diverse places that support a range and mix of activities and land uses, while ensuring access to public transit. More specifically, these corridors are to function as urban main streets, with compact, mixed-use, well designed, pedestrian-friendly and transit oriented built form. The Vaughan Planning Department can support the development as it provides an appropriate transition in built form from a Regional Intensification Corridor where 4 and 7-storey condominium buildings currently exist to the low density residential development to the north.

#### Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit townhouse and semi-detached dwelling units. To facilitate the proposed townhouse development and semi-detached units, an amendment to Zoning By-law 1-88 is required to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (townhouse dwellings), R5 Residential Zone (semi-detached dwellings) and OS1 Open Space Conservation Zone, together with the following site-specific zoning exceptions:

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Table 1: Proposed Zoning Exceptions			
	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of RT1 Residential Townhouse Zone</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone</b>
a.	Definition Street Townhouse Dwelling	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot fronts onto a private common elements condominium road
b.	Minimum Lot Area (Block 9, Units 43-46)	162 m <sup>2</sup>	124.5 m <sup>2</sup>
c.	Minimum Lot Frontage (All lots)	6 m	5.9 m
d.	Maximum Number of Townhouse Units in a Row (Blocks 3 and 11)	6 units	8 units
e.	Minimum Lot Depth (Block 10 – Unit 51)	27 m	18.6 m
f.	Minimum Front Yard (Blocks 3 and 4)	4.5 m	2.9 m
g.	Minimum Rear Yard	7.5 m	Blocks 1 to 5 and 11 - 5 m Block 6 - 4.8 m Block 7 - 4.5 m Blocks 8 and 9 - 4.4 m Block 10 - 4 m
h.	Minimum Rear Yard to Deck and Steps	5.7 m	Blocks 1, 2, 5, 8 and 11 - 3.2 m Blocks 3 and 4 - 3.1 m Block 6 - 3 m Block 7 - 2.7 m Block 9 - 2.6 m Block 10 - 2.2 m
i.	Minimum Interior Side Yard Abutting a Non-Residential Use (Open Space)	3.5 m	Blocks 4, 6, 8 (Unit 36), 10 and 11 - 1.2 m

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Table 1: Proposed Zoning Exceptions			
	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of RT1 Residential Townhouse Zone</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone</b>
j.	Minimum Exterior Side Yard	4.5 m	Block 5 - 1.3 m Blocks 7 and 8 (Unit 41) - 1.1 m Block 9 - 2.5 m
k.	Maximum Building Height	11 m	13.1 m
	<b>By-law Standard</b>	<b>By-law 1-88 Requirements of the R5 Residential Zone</b>	<b>Proposed Exceptions to the R5 Residential Zone</b>
a.	Minimum Rear Yard	7.5 m	1.2 m (Lot 1A) 5 m (Lots 1B, 2A and 2B)
b.	Minimum Exterior Side Yard	4.5 m	1.2 m
c.	Maximum Lot Coverage	50%	55%

The Owner submitted a Zoning By-law Amendment Application to rezone the portion of the subject lands proposed for townhouse development from A Agricultural Zone to RM2 Multiple Residential Zone. The RM2 Zone is intended to implement block townhouse, apartment and multiple dwelling forms of development. The Zoning By-law Amendment Application was reviewed by the Vaughan Building Standards Department and was determined that the proposed RM2 Multiple Residential Zone is not an appropriate zone for a freehold townhouse development on a common element condominium road. The Vaughan Building Standards Department has recommended that the RT1 Residential Townhouse Zone is more appropriate and consistent with the surrounding existing area and the site-specific zoning exceptions required to facilitate the proposed development. The Owner has agreed to amend the Zoning By-law Amendment Application to reflect the RT1 Residential Townhouse Zone.

The proposed zoning exceptions would facilitate development that conforms to the Vaughan Official Plan 2010 regarding land use and is compatible with the existing and planned built form in the surrounding area, and therefore, are supported by the Vaughan Planning Department. The proposed 1.2 m rear yard setback for semi-detached unit Lot 1A is acceptable as the lot is an irregular triangular shape. The townhouse dwelling units fronting onto a private common elements condominium road and semi-detached dwelling units fronting onto a public road with the proposed development standards in Table 1 provide for the appropriate development standard to facilitate an appropriate urban form and represent a good transition from the surrounding development and responds to the site conditions.

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##### Subdivision Design and Site Plan

The proposed Draft Plan of Subdivision shown on Attachment #6 is comprised of 7 Blocks. The larger residential block, identified as Block 3, is proposed to be developed with 59 townhouse dwelling units with frontage onto a private common element condominium road as shown on Attachment #4. The easterly portion of the subject lands, identified as Block 2, is proposed to be developed with 4 semi-detached dwelling units fronting onto the cul-de-sac extension of Ravine Court. The site is divided by 1.153 ha of Natural Area and valley lands known as Jersey Creek, which is identified as Blocks 4 and 5, and will be zoned OS1 Open Space Conservation Zone and conveyed to the Toronto and Region Conservation Authority. The subject lands are accessed from a mutual private driveway from Regional Road 7 that is shared with the approved 7-storey condominium building to the southwest of the subject lands. In addition, the proposed Draft Plan of Subdivision includes a road widening (Block 6) along Regional Road 7.

The development of the lots for 4 semi-detached dwelling units requires that Ravine Court be extended and will require the relocation of the existing Sylvan Brook Parkette as shown on Attachment #4. This matter is discussed in detail in the Vaughan Parks Development Department's comments later in this report.

The proposed building elevations shown on Attachments #7 to #10 include a maximum building height of 13.1 m and 3-storeys. The building elevations will be constructed with a variety of materials including stucco, stone and red brick, and will vary in tones between each townhouse block. The proposed townhouse units are designed with mansard roofs and occasional peaked dormers, which creates a variety between elevations and less impact on building height. The final building elevations and materials will be to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

The proposed Landscape Plan is shown on Attachment #5. The Owner is proposing to significantly buffer the proposed and existing development from the existing natural area and valley lands blocks. The Owner has provided buffer areas along the open space lands as shown on Attachment #4, which have been reviewed and approved by the Toronto and Region Conservation Authority. The Owner is also proposing to significantly increase and preserve the landscaping within the natural areas, which will provide ample screening from the surrounding development. The Vaughan Planning Department requires that the Owner preserve two existing trees identified to be removed, including a Butternut Tree (Provincially significant) and a Walnut Tree, noted as Tree Nos. 333 and 18 respectively, as shown on Attachment #5. The Butternut Tree is a protected species and cannot be removed. The proposed driveway should be relocated away from this tree to increase its chance of survival.

The Owner will be required to submit a future Draft Plan of Condominium Application to establish the tenure for the common elements (e.g. private road, visitor parking, internal sidewalks and parkette) and a Part Lot Control Application to create the freehold lots for the townhouse units within the development.

The Vaughan Planning Department is satisfied with the proposed subdivision design and site plan design subject to the comments in this report and conditions of subdivision approval set-out in Attachment #1.

##### Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) has provided the following comments:

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a) Road Network

The site is divided by Jersey Creek into east and west segments, one access is proposed from Regional Road 7 for 59 units and a separate access from Ravine Court for the 4 semi-detached units. The private driveway access to Regional Road 7 will be shared with the 7-storey condominium building to the south. The east segment of the site is proposed to be accessed by means of the extension of Ravine Court to a cul-de-sac terminus.

b) Municipal Servicing

The Owner has submitted a Functional Servicing & Stormwater Management Report (FSR) prepared by Schaeffer & Associates Limited dated June 2015, in support of the applications. The report concludes that the proposed site development could be serviced by connections to the existing watermain and sanitary sewer on Ravine Court, watermain on Regional Road 7, and can outlet the storm drainage to Jersey Creek and Ravine Court, as described below.

c) Water Servicing

The FSR identifies that water supply for the semi-detached dwellings is proposed to connect to the existing 250 mm diameter watermain within the unopened road allowance of Sylvan Brooke Avenue. The existing watermain will be extended west within a proposed cul-de-sac, which will complete the west end of Ravine Court.

The townhouse units are proposed to be serviced by extending the existing 200 mm diameter watermain on Regional Road 7 that terminates approximately 80 metres west of the proposed driveway entrance. A private watermain internal to the site is proposed to service the proposed 59 units.

A flow and pressure test was performed on the nearest hydrants confirming that the existing infrastructure will meet the minimum requirements for both domestic and fire suppression requirements for the proposed development.

d) Sanitary Servicing

The existing sanitary infrastructure on Ravine Court and the un-opened road allowance of Sylvan Brooke Avenue consists of 200 mm diameter municipal sanitary sewers that convey flows south and outlet to the 675 mm diameter trunk sewer on Tall Grass Trail.

The FSR identifies that the site will be serviced internally by a private sanitary sewer system, including a sanitary pump station and forcemain, and pump sanitary flows from the west side to the east side of the valley lands. The forcemain is proposed to be constructed by directional drilling beneath the valley lands and the Owner is required to obtain approval from the TRCA. The forcemain will outlet to a proposed control manhole at the Ravine Court property line and a proposed gravity sanitary sewer will convey the sanitary flows to the above noted municipal system.

Surcharging in the sanitary sewer downstream of the Plan has been identified in the FSR at ultimate build-out of the contributing area. The Owner shall submit an updated downstream sanitary sewer analysis identifying the extent of surcharging and the required upgrades to the sanitary sewer system downstream of the Plan, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department.

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##### e) Storm Drainage

The Storm Water Management section of the FSR proposes to maintain the current drainage pattern and outlet the post-development storm drainage from the west segment of the site, including 1.02 ha of external lands, to the valley lands or more specifically Jersey Creek. This outlet shall be approved by the TRCA. The east segment of the site, which currently drains to Jersey Creek, is proposed to outlet to the existing storm sewer on Ravine Court and drain south through the unopened road allowance of Sylvan Brooke Avenue, to the storm sewer system on the south side of Regional Road 7. Private storm sewers are proposed internally to the site.

##### Quantity:

The east and west segments of the site will control flows, utilize underground storage and release to the pre-development release rate, as approved by the TRCA, in order to minimize earthworks in the west segment of the development including minimal uncontrolled flow directly to the valley lands.

##### Quality:

Storm water quality control will be provided by installing an oil/grit separator at both the east and west segments of the site to provide Level 1 (80% Total Suspended Solids Removal) quality control as required.

##### f) Sewage and Water Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-14V006 is available and unrestricted.

##### g) Environmental Site Assessment

A Record of Site Condition (RSC) filed on the Ministry of the Environment and Climate Change (MOECC) Environmental Registry will be required for the lands within the plan given the proposed change in use to a more sensitive site (i.e., Cosmetic Hospital (commercial) to townhouse units (residential)). The Owner is required to submit the RSC and any updated ESA reports relied upon for filing of the RSC for our review and to our satisfaction prior to issuance of a Building Permit.

In addition, any parkland/open spaces that are to be conveyed to the TRCA will require a subsequent Phase Two ESA following rough grading but prior to placement of topsoil to confirm the quality of imported fill material.

##### h) Environmental Noise/Vibration Impact

The Owner submitted a Noise Control Study prepared by MMM Group Limited dated June 2014. The Development Engineering and Infrastructure Planning Services Department has reviewed the Noise Control Study update and finds that the traffic noise generated from Regional Road 7 does not pose any constraint to the development of the subject lands. The study concludes that as the future attenuated sound levels for the critical outdoor living areas will be below MOECC and City guidelines, no outdoor noise control measures will be required for the development.

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i) Pedestrian Access and Connectivity

Transportation Planning Staff recommends that a secondary/emergency pedestrian only access be provided to connect from the proposed east/west private lane within the townhouse development to the exiting pedestrian path to the east of Jersey Creek within the Sylvan Brook Parkette, as shown on Attachment #4. The secondary/emergency pedestrian only access shall be subject to the review and approval of the Toronto and Region Conservation Authority.

In addition, a complete network of sidewalks should be provided without any discontinuities. Transportation Planning Staff recommends that the Owner provide a sidewalk along the proposed cul-de-sac connecting to the existing municipal sidewalk on Ravine Court and along Blocks 5 and 6 (has now been provided as shown on Attachment #4) within the proposed townhouse development.

j) Streetlighting

Streetlighting shall meet City criteria within the Draft Plan of Subdivision, and match the existing adjacent conditions for the completion of Ravine Court.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department has reviewed the applications and advises that the subject lands is cleared of concern for archaeological resources and that the following conditions be included in the Site Plan Agreement:

- a) Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Development Planning Department's Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division, has advised that for residential development, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 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 of Parkland 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 form the basis of the cash-in-lieu payment. A condition to this effect is included in the recommendation of this report.

Vaughan Parks Development Department

The subject lands are located adjacent to the existing Sylvan Brook Parkette, as shown on Attachment #3, which is the only active parkland with a playground accessible to the local residents within a 500 metres radius (5-10 minute walk time). The Owner is proposing to



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complete Ravine Court by constructing a permanent cul-de-sac. The proposed cul-de-sac will require the removal of the existing basketball court and reconfiguration of the existing playground as the proposed right-of-way would overlap with the basketball court and encroach onto the playground area.

The Owner is required and has agreed to redesign and reconstruct all works to reinstate the playground, pedestrian walkway and associated landscape works in Sylvan Brook Parkette to the satisfaction and at no cost to the City. The proposed park redevelopment works are to be completed in conjunction with the cul-de-sac works. Due to the small size of the parkette, the existing basketball court cannot be reinstated. Based on the Parks Development Department's review of the available records for Sylvan Brook Parkette, the installation of the basketball court was to be temporary in nature. The construction of the basketball court commenced in 1992 following Vaughan Council's enactment of By-law 325-92 that allowed the closure of a portion of Sylvan Brook Avenue in order to allow for the development of a temporary basketball court within the road allowance. Therefore, the Parks Development Department has no objection to the removal of the temporary basketball court.

The Parks Development Department has reviewed the proposed development and has no objection to the approval of Draft Plan of Subdivision File 19T-14V006 and Site Development File DA.15.034, subject to the conditions set forth in the recommendation section of this report and Conditions of Approval in Attachment #1 of this report.

#### Vaughan Environmental Services Department, Waste Management

The Environmental Services Department, Waste Management Section has reviewed the Site Development Application and finds it to be acceptable. All garbage and recycling and snow plowing will be privately administered and the responsibility of the Condominium Corporation.

#### Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objections to Official Plan Amendment File OP.14.004 and Zoning By-law Amendment File Z.14.025. The Owner has made revisions to the development layout to account for the unique constraints associated with this site, while also improving the overall width and quality of habitat in the Jersey Creek corridor. The TRCA is satisfied with the limits of development as proposed. The Owner has demonstrated there is safe ingress and egress to the site for pedestrians, emergency vehicles and private vehicles during a Regional Storm flood event in accordance with the Ministry of Natural Resources and Forestry (MNRF)'s standards. The TRCA is satisfied in this regard. The Owner must successfully obtain a TRCA Permit under Ontario Regulation 166/06 prior to the issuance of a municipal Building Permit. The TRCA has no objection to the approval of Draft Plan of Subdivision File 19T-14V006, subject to the conditions of approval in Attachment #1 c) of this report.

#### School Boards

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Central Sud have no objections or conditions to the proposed development.

#### Canada Post

Canada Post has no objections to the proposed development, subject to their conditions regarding the installation of mail facilities and equipment included in Attachment #1 d).

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#### Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the proposed development, subject to their conditions of approval included in Attachment #1 e).

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

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

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report. The proposed landscape plan includes drought tolerant plant material to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii) Plan and Manage Growth & Economic Well-Being

The development facilitates intensification located on a designated Regional Intensification Corridor to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

#### **Regional Implications**

York Region has advised that the Draft Plan of Subdivision is located within the Pine Valley South wastewater area and will be serviced from Water Pressure District No. 4. York Region understands that this development will receive servicing allocation from the Vaughan Council. If the City does not grant the subject development the required allocation from the Region's existing capacity assignments, then this development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- Leslie Street Pumping Station - late 2014 expected completion,
- Southeast Collector - late 2014 expected commissioning,
- Duffin Creek WPCP Outfall - 2017 expected completion,
- Duffin Creek WPCP Stages 1 and 2 Upgrades - late 2017 expected completion, and,
- Other projects as may be identified in the 2015 Water and Wastewater Master Plan Update currently in progress

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

Regional Road 7 in this area is identified as a Regional Rapid Transit Corridor, and has a planned right-of-way of 45 m. To facilitate the development of the rapidway, the Owner should be aware that long-term access to this site on Regional Road 7 will be restricted to right-in/right-out only. Also, in order to determine property requirements for the rapidway, York Region Rapid Transit Corporation (YRRTC) is currently undertaking survey work along Regional Road 7 in the vicinity of the subject lands. To assist with the work, the Owner is requested to provide survey information, including the right-of-way and lot lines to YRRTC.

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Furthermore, a culvert extension is planned as part of the rapidway construction. In addition to the property requirements during the construction phase, a permanent easement to permit the long term maintenance of the culvert structure, to the satisfaction of York Region, will be registered along the southern boundary of the property. The Owner should be aware that a retaining wall is proposed from the eastern edge of the driveway, eastwards across the entire frontage of the property.

York Region has no objection to the Draft Plan of Subdivision subject to the above comments and subject to their conditions included in Attachment #1 b).

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Official Plan Amendment File OP.14.004, Zoning By-law Amendment File Z.14.025, Draft Plan of Subdivision File 19T-14V006 and Site Development File DA.15.036 in consideration of the applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, the public, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposed townhouse and semi-detached development is compatible with the surrounding area for the reasons set out in this report. On this basis, the Vaughan Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications, subject to the conditions contained in this report.

#### **Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning & Site Plan
5. Landscape Plan
6. Draft Plan of Subdivision File 19T-14V006
7. Elevation Plan – Block 1
8. Elevation Plan – Block 2
9. Elevation Plan – Block 9
10. Elevation Plan (Perspectives)

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

Mary Caputo, Senior Planner - OMB, ext. 8215

(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.)