

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 15, 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.

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**ZONING BY-LAW AMENDMENT FILE Z.14.009
DRAFT PLAN OF SUBDIVISION FILE 19T-15V001
SILVERPOINT (PENINSULA) INC.
WARD 4 - VICINITY OF TESTON ROAD AND DUFFERIN STREET**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning, and Senior Manager of Development Planning, dated October 7, 2015:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.14.009 (Silverpoint (Peninsula) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands from RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol "(H)", subject to Exception 9(1205) to RVM2 Residential Urban Village Multiple Family Zone Two (six detached dwelling units on a public road), OS2 Open Space Park Zone (open space) and OS5 Open Space Environmental Protection Zone (valleyland buffers) in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V001 (Silverpoint (Peninsula) Inc.) BE APPROVED, to facilitate a plan of subdivision for six single-detached dwelling units as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1 to this report.
3. THAT Draft Plan of Subdivision File 19T-15V001 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 6 residential units (22 persons equivalent).

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031
- Objective 2.3: To create a City with sustainable built form

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

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation

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

- stormwater management techniques that minimize the impact on local infrastructure
- low impact development techniques to promote groundwater infiltration
- the use of shade trees to reduce energy consumption and the heat island effect

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- drought tolerant native species to reduce water consumption and promote sustainable design
- low flow pumping fixtures to reduce water consumption
- EnergyStar appliances and energy efficient light fixtures to reduce energy consumption
- low E and argon filled glazing/window units to reduce heat loss/heat gain
- air seal/foam insulation package to all doors and windows to reduce air infiltration/heat loss

Economic Impact

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

Communications Plan

On May 22, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 16, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 23, 2015. A community meeting was also held at the City of Vaughan City Hall by the Owner on May 27, 2015.

The following is a summary of, and responses to the concerns identified by residents at the community meeting and comments by Mr. Dyer, Lady Fenytrose Avenue, at the Public Hearing:

i) Impact on View to Open Space

The proposed development will obstruct the view of the Maple Nature Reserve and adjacent open space areas for existing residents living on Janessa Court and Lady Fenytrose Avenue. The land located south of Janessa Court was advertised as being green space and residents paid a premium to back onto this site.

Response

The subject lands were approved for the development of detached dwellings through OPA #600, which was approved by Vaughan Council on September 25, 2000, the implementing Block 12 Community Plan, and are currently zoned to permit a maximum of 13 detached dwellings, as discussed in the History of Land Use Policies Section of this report. In order to mitigate the impact of the proposed development, tree and shrub planting is proposed along both sides of the proposed public road where it abuts existing residential lots, and along the east side of the subject lands adjacent to the existing stormwater management pond.

ii) Consistency and Compatibility with Existing Neighbourhood

The proposed development is not consistent with the surrounding neighbourhood with regards to lot size and building setbacks.

Response

The subject lands are zoned as-of-right for a maximum of 13 single detached dwellings with a minimum lot frontage of 11 m. The proposed Draft Plan of Subdivision consists of six lots with frontages ranging from 14.79 m to 16.76 m for two-storey detached dwellings. The surrounding community consists predominately of two-storey detached dwellings on lots with frontages ranging from 10.67 m to 18.29 m.

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The proposed Draft Plan of Subdivision provides for lot depths ranging from 27.83 m to 44.2 m. The surrounding community directly adjacent to the proposed development (i.e. Janessa Court and Lady Fenyrose Avenue) consists predominately of lots zoned RD1 Residential Detached Zone One and RD2 Residential Detached Zone Two, which require a minimum lot depth of 30 m. The proposal exceeds the minimum lot depth requirement of the RD1 and RD2 Zones, with the exception of the joint property line between Lots 4 and 5, as shown on Attachment #4.

The Owner has provided a demonstration plan shown on Attachment #5, which establishes conceptual building footprints for each of the proposed lots, including the following:

- a front yard setback of 4.5 m, with the exception of encroachments for a covered porch on Lots 3, 4 and 5;
- a rear yard setback of 7.5 m to the dwelling, with a reduced setback of 3 m for unenclosed decks; and,
- an interior side yard setback of 1.2 m, with a reduction on one side of the dwelling to 0.6 m.

The proposed demonstration plan reflects a building footprint that is generally consistent with the setback requirements of the RD1 and RD2 Zones, thereby establishing a compatible development with adjacent properties that is in keeping with the character of the overall neighbourhood.

The Owner has provided a conceptual front elevation for a typical detached dwelling, as shown on Attachment #6. The subject development must proceed in accordance with the approved Block 12 Architectural Design Guidelines, prepared by Watchorn Architect Inc., and with the approved Block 12 Community Landscape Masterplan and Urban Design Guidelines, prepared by Paul Cosburn Associates Ltd. This will ensure an architectural and landscape character that is compatible with the surrounding neighbourhood.

iii) Functionality of Proposed Public Road

Concerns were raised regarding the functionality and compatibility of the proposed public road, particularly regarding access for municipal services (i.e. garbage, snow removal) and emergency (i.e. fire, ambulance) vehicles.

Response

The subject lands were originally approved to permit 13 single-detached dwelling lots accessed by a private common element condominium road. The Owner originally submitted Draft Plan of Condominium (Attachment #7) and Zoning By-law Amendment applications to implement the proposal, as discussed in the History of Land Use Policies and Previous Development Applications sections of this report. As a result of comments received by the public regarding the proposed private condominium road, the Owner revised the proposal to permit six lots for detached dwellings accessed by a public road ("Street A") as shown on Attachment #4.

The surrounding right-of-way widths within the neighbourhood (i.e. Janessa Court and Lady Fenyrose Avenue) measure 17.5 m with an 8 m wide pavement area from curb to curb. The right-of-way width for proposed "Street A" is 15 m with an 8 m wide pavement area from curb to curb, together with a sidewalk and landscaped boulevard on the east side of the street, as shown on Attachment #4. The 2.5 m difference between the existing right-of-ways and the proposed "Street A" results from a servicing easement located along the frontage of each proposed lot to facilitate hydro, gas, cable and telecommunication services, as shown on Attachment #4.

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The Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) has no objections to the proposed “Street A” as described above, subject to DEIPS approving the final alignment and design prior to registration of Draft Plan of Subdivision 19T-15V001.

iv) Parking

Residents raised concerns regarding where cars will be parked as a result of the proposed development.

Response

Each of the proposed lots will accommodate a dwelling with a two-car garage and a 6 m by 6 m driveway to facilitate two additional parking spaces, for a total of four parking spaces, as shown on Attachment #5. Exception 9(1205) of Zoning By-law 1-88 requires three parking spaces for each unit. Accordingly, the proposed development exceeds the Zoning By-law requirements by one parking space on each lot. In addition, the proposed public street is 8 m in width, which allows parking to occur on the road, as permitted by the City of Vaughan Parking By-law 1-96.

v) City Lands Required for Public Road

The proposal will require a land exchange between the Owner and the City in order to facilitate the proposed public road on City-owned lands.

Response

In order to facilitate a proper functioning public right-of-way, the Owner will require a 0.06 ha parcel of land owned by the City of Vaughan and currently forms part of a linear park, as shown on Attachment #4. However, the lands will remain in the City's ownership as these lands will be used for a public road. In exchange, the Owner is proposing to convey 0.06 ha of private land (Blocks 9 and 10), as shown on Attachment #4, for park purposes, as described in the Subdivision Design section of this report.

vi) Notification of October 7, 2015 Committee of the Whole Meeting

On September 24, 2015, the Vaughan Planning Department mailed a courtesy notice for this Committee of the Whole meeting to those individuals who made a deputation and requested notification at the Public Hearing on June 16, 2015, respecting the subject applications.

Purpose

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

1. Zoning By-law Amendment File Z.14.009 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol “(H)”, subject to Exception 9(1205) to RVM2 Residential Urban Village Multiple Family Zone Two (six detached dwelling units on a public road), OS2 Open Space Park Zone (open space) and OS5 Open Space Environmental Protection Zone (valleyland buffers) in the manner shown on Attachment #4, together with the site-specific zoning exceptions to the RVM2 Residential Urban Village Multiple Family Zone Two identified in Table 1 of this report.

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2. Draft Plan of Subdivision File 19T-15V001, as shown on Attachment #4, to facilitate a residential Draft Plan of Subdivision consisting of the following:
- | | |
|--|---------|
| Lots for Single Detached Residential Dwellings (Lots 1 to 6) | 0.44 ha |
| Open Space Block/Buffers (Blocks 7 to 9 inclusive) | 0.09 ha |
| Park (Block 10) | 0.02 ha |
| Public Right-of-Way (Street "A") | 0.17 ha |
| Total | 0.72 ha |

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of six lots for detached dwelling units, including the conveyance of land for park and open space purposes, as shown on Attachment #4. The Vaughan Planning Department supports the Zoning By-law Amendment and Draft Plan of Subdivision Applications since they implement the Vaughan Council approved Official Plan and Block Plan, and are compatible with the surrounding existing and planned land uses.

Location

The subject lands shown on Attachments #2 and #3 are located south of Teston Road, east of Dufferin Street, with proposed public right-of-way access from Janessa Court, City of Vaughan. The surrounding land uses are shown on Attachment #3.

History of Land Use Policies

Prior to the adoption of Vaughan Official Plan 2010 (VOP 2010), the subject lands were designated "Low Density Residential" by OPA #600, which was approved by Vaughan Council on September 25, 2000. The "Low Density Residential" designation permits detached and semi-detached dwellings.

On September 22, 2003, Vaughan Council approved the Block 12 Community Plan, which provided a detailed planning framework in accordance with OPA #600 for the Block 12 Planning area, bounded by Dufferin Street, Teston Road, Bathurst Street and Major Mackenzie Drive. The Block Plan approval process addresses such matters as the extent of servicing and infrastructure details including road and pedestrian networks, lot patterns and the precise location of community services such as schools, parks and community centres. The Block 12 Community Plan served as a comprehensive blueprint for the creation of individual plans of subdivision. The approved Block 12 Community Plan identifies the subject lands as a block for residential land uses.

Following approval of the Block 12 Community Plan, Vaughan Council approved Zoning By-law Amendment File Z.99.063 and Draft Plan of Subdivision File 19T-99V08 on May 25, 2004, to permit 885 detached and 184 semi-detached residential units with frontages varying from 10.67 m to 18.29 m. The approved Subdivision Plan (65M-4266) and Zoning By-law (241-2004) identified the subject lands as a future detached unit condominium development with a maximum of 13 detached units and permit a minimum lot frontage of 11 m.

Previous Development Applications

The Owner previously submitted Draft Plan of Condominium (Common Element) File 19CDM-14V003 together with Zoning By-law Amendment File Z.14.009 to facilitate the creation of 12 lots for freehold detached dwellings, served by a private common element condominium road and visitor parking spaces, as shown on Attachment #7. The applications were considered at a Public Hearing on June 17, 2014, with concerns from the residents as discussed in the Communications Plan section of this report.

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As a result of comments received at the Public Hearing, the Owner revised the applications. Instead of the 12 unit condominium development shown on Attachment #7, the Owner is proposing a Draft Plan of Subdivision with six lots for freehold detached dwellings accessed by a public road (Attachment #4), and the revised zoning exceptions identified on Table 1.

Official Plan

The subject lands are designated “Low-Rise Residential” and “Oak Ridges Moraine Settlement Area” by VOP 2010. The “Oak Ridges Moraine Settlement Area” designation permits development as set out in the “Low-Rise Residential” designation in VOP 2010. The “Low-Rise Residential” designation permits detached residential units that reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Owner is proposing detached dwelling units on six lots with frontages ranging from 14.79 m to 16.76 m. The RVM2(H) Zone, Exception 9(1205) in Zoning By-law 1-88 requires a minimum lot frontage of 11 m. Accordingly, the proposal conforms to the Official Plan.

Zoning

The subject lands are zoned RVM2(H) Residential Urban Village Multiple Family Zone Two with the Holding Symbol “(H)” by Zoning By-law 1-88, and subject to Exception 9(1205). Zoning Exception 9(1205) permits a maximum of 13 detached dwellings on the subject lands on lots with a minimum frontage of 11 m. The proposed lots for detached dwellings comply with the permitted use provisions of Exception 9(1205). However, the following site-specific zoning exceptions are required to facilitate the development:

Table 1

	By-law Standard	By-law 1-88 Requirements of the RVM2 (H) Zone, Exception 9(1205)	Proposed Exceptions to the RVM2 (H) Zone, Exception 9(1205)
a.	Minimum Interior Side Yard Setback	1.2 m	0.6 m (on one interior side of a detached dwelling)
b.	Minimum Setback to an OS5 Zone for an Unenclosed Deck (Lots 3 to 5 inclusive on Attachment #4)	i) 5 m for Lot 3 ii) 7.5 m for Lots 4 and 5	3 m for Lots 3, 4 and 5

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

a) Minimum Interior Side Yard Setback

The Owner has requested an exception to the interior side yard setback requirement in order to maximize the interior dwelling floor space and provide for greater building articulation. The Vaughan Planning Department has no objections to the reduced interior side yard setback as it will have minimal impact on the overall streetscape. This is also a common exception granted to residential developments throughout the City.

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b) Minimum Setback to an OS5 Zone for an Unenclosed Deck

The Owner has requested reductions in the minimum setback to an OS5 Zone, as stipulated in Exception 9(1205) to Zoning By-law 1-88, in order to permit an unenclosed deck in each rear yard of the proposed residential lots. The Vaughan Planning Department can support the proposed setback reduction to 3 m as the proposed unenclosed decks will back onto valley lands and will have minimal visual impact on adjacent properties.

Holding Symbol “(H)”

The conditions for removing the Holding Symbol “(H)” from the subject lands include Vaughan Council identifying and allocating servicing capacity for the development of the lands, and the approval of a Site Development Application, as the lands were originally planned for a common element condominium development consisting of 12 detached dwellings. In lieu of a Site Development Application, the Owner has submitted a Draft Plan of Subdivision Application together with a demonstration plan, as shown on Attachments #4 and #5, respectively, to ensure an appropriate and compatible lot pattern and building placement.

The Vaughan Planning Department is satisfied with the proposed Draft Plan of Subdivision as discussed in this report and the Vaughan Development Engineering and Infrastructure Planning Services (DEIPS) Department has confirmed that Council can allocate available and unrestricted servicing capacity from the York Sewage Servicing / Water Supply System for a total of six residential units. Accordingly, should Vaughan Council concur, the implementing Zoning By-law for the subject lands can include a provision to remove the “(H)” Holding Symbol from the property to facilitate the development of this site.

Subdivision Design

Draft Plan of Subdivision File 19T-15V001 as shown on Attachment #4, consists of six lots for detached dwellings with frontage on “Street A”. The proposed “Street A” maintains a 15 m right-of-way and will be conveyed to the City of Vaughan as a public road. Open Space (Block 9) and Park (Block 10) blocks are proposed to be combined with the existing park and open space network adjacent to the Maple Nature Reserve. The proposed buffer areas adjacent to the existing valley (Blocks 7 and 8) will be dedicated to either the TRCA or the City of Vaughan. Conditions to this effect are included in Attachment #1.

The proposed Draft Plan of Subdivision includes 0.06 ha of land owned by the City of Vaughan for the purposes of creating an appropriately aligned public road right-of-way (Street “A”), as shown on Attachment #4. The lands located west of the proposed public road identified as Blocks 9 and 10 on Attachment #4, total 0.06 ha and were originally intended to facilitate access to the subject lands via a private road, as shown on Attachment #7. These blocks will be conveyed by the Owner to the City of Vaughan for a linear park as described above, thereby resulting in no net loss of open space due to the proposed public road.

All development within the Draft Plan of Subdivision, as shown on Attachment #4, must proceed in accordance with the approved Block 12 Architectural Design Guidelines, prepared by Watchorn Architect Inc., and in accordance with the approved Block 12 Community Landscape Masterplan and Urban Design Guidelines, prepared by Paul Cosburn Associates Ltd. Conditions to this effect are included in Attachment #1 to this report.

The subject lands are located within Block 12, which is subject to a Developer's Group Agreement. The Owner is required to satisfy all obligations, financial or otherwise, of the Block 12 Developer's Group Agreement to the satisfaction of the Block 12 Trustee. A condition to this effect is included in Attachment #1.

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The Vaughan 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 Engineering and Infrastructure Planning Services Department (DEIPS)

The Vaughan DEIPS Department provides the following comments:

a) Road Network

The proposed infill development is to be served via a new public road, shown as Street 'A' on Attachment #4. This new road will connect to Janessa Court, an existing public road currently serving 19 single-family detached homes. Street 'A' is a non-standard local cul-de-sac road and provides access to the proposed six (6) single-family homes. Due to the existing constraints of the proposed infill development, design of Street 'A' has been modified, hence resulting in a geometric configuration which does not conform to City Standards. Street 'A' has a right-of-way of 15 m, which includes a standard local road pavement width of 8 m, a 2.5 m wide servicing easement located on each lot abutting the west side of the road, and a boulevard with sidewalk located on the east side of the road. The 2.5 m wide easement will accommodate hydro, gas, cable and telecommunication services. Modified angle bends have been proposed to fit the physical constraints of the site.

An operational review of Street 'A' was carried out by Poulos and Chung traffic consultants which demonstrated the proposed design will adequately accommodate the typical City fire and garbage vehicles. No daylight triangles are proposed at the intersection of Janessa Court and Street 'A' to avoid property impacts on the adjacent existing residential lots. The operational review concluded sufficient sight line distances are available at the Street 'A' intersection with Janessa Court, and at modified angle bends. Modifications to the existing trail may be required to ensure adequate sight line distances are available at Street 'A' crossing.

This non-standard road is being accepted with consideration for the significant site constraints associated with this infill development and the results of the operational assessment report that confirms that the roadway design accommodates all the necessary municipal services and the needs of the utility providers and roadway users. The proposed non-standard Street 'A' is being accepted subject to DEIPS approving the final alignment and detailed design prior to registration of Draft Plan of Subdivision File19T-15V001. A condition to this effect is included in Attachment #1.

b) Water and Sanitary Servicing

The Owner has submitted a Functional Servicing Report prepared by Schaeffers Consulting Engineers, dated June 26, 2015, which demonstrates that the water supply, sanitary servicing and stormwater management plans for the subject development are consistent with City's criteria and can be accommodated by the Block 12 Spine services.

The subject lands will be serviced by a new 200 mm watermain, which will be connected to the existing 200 mm watermain on Janessa Court.

The subject site will be serviced by a new 200 mm diameter sanitary sewer along the proposed road and along the existing Storm Water Management (SWM) Pond 2. This sewer will be connected to the existing 200 mm diameter sanitary sewer located on an easement south of existing SWM Pond 2.

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c) Stormwater Management

The runoff from the subject lands is designed to be collected and conveyed to SWM Pond 2 via minor and major drainage systems. There is a 0.16 ha area draining south uncontrolled into the valley lands due to the grading constraints.

A Clean Water Collector System was not recommended due to the soil or groundwater conditions. However, a rear yard infiltration trench system, sized to infiltrate the first 5 mm of precipitation from the impervious areas has been incorporated into the subdivision design. The trenches will receive runoff from the rooftops and rear yards.

The subject site will be serviced by a new 375 mm diameter storm sewer along the proposed road. This sewer will be connected to the existing 450 mm diameter storm sewer located on easement north of the existing SWM Pond 2.

d) Servicing Capacity 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 for the subject development is available and unrestricted for the proposed six detached dwelling units. A condition to this effect is included in the recommendation of this report.

e) Environmental Site Assessment

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

- Site Screening Questionnaire;
- Soil Probe Ltd. (SPL) report entitled "Phase One Environmental Site Assessment, Proposed Janessa Court Development, Block 12 at Janessa Court and Lady Fenytrose Avenue, City of Vaughan, Ontario" dated January 7, 2014;
- SPL report entitled "Phase Two Environmental Site Assessment, Proposed Janessa Court Development, Block 12 at Janessa Court and Lady Fenytrose Avenue, Vaughan, Ontario" dated January 7, 2014; and
- Ministry of the Environment (MOE) Record of Site Condition (RSC) # 212908 filed to the Environmental Site Registry on April 3, 2014.

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

f) Lot Grading

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

g) Noise Report

The Owner has submitted an Environmental Noise Analysis prepared by Valcoustics Canada Ltd, dated March 19, 2015, which concludes that there are no environmental noise sources that will produce sound exposure levels exceeding the Ministry of Environment and City of Vaughan noise guidelines. Noise mitigation is not required for the proposed development site.

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Toronto and Region Conservation Authority (TRCA)

The TRCA has no objections to Zoning By-law Amendment File Z.14.009, subject to the implementing Zoning By-law recognizing the open space buffer areas (Blocks 7 and 8) with an appropriate open space category prohibiting development, being the OS5 Open Space Environmental Protection Zone.

The TRCA has no objection to Draft Plan of Subdivision File 19T-15V001, subject to the conditions of approval in Attachment #1c).

Archaeological

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

Parkland Dedication

The lands are designated "Low-Rise Residential" by VOP 2010 and were identified as such by OPA #600 and on the Block 12 Community Plan. The subject lands were considered in the overall parkland dedication calculation for the Block 12 Community Plan. Accordingly, no further cash-in-lieu or parkland dedication is required.

Vaughan Parks Development Department

An existing pedestrian trail connection from Lady Fenyrose Avenue to the Maple Nature Reserve traverses through the subject lands, as shown on Attachments #3 and #4.

The Owner shall ensure that the construction and realignment of the trail shall coincide with the construction of "Street "A", and that the appropriate signage is installed to the satisfaction of the Vaughan Parks Development Department and at no cost to the City. In addition, all proposed works that impact or disturb the use of the existing trail must be restored to existing or better conditions. The Owner is to design and construct the realignment of the trail to AODA (Accessibility for Ontarians with Disabilities Act) standards, including, but not limited to, bollards and ramps to ensure smooth and safe connection between the road, sidewalk and the existing trail to the satisfaction of the Parks Development Department and at no cost to the City. Conditions to this effect are included in Attachment #1.

School Boards

The York Region District School Board, York Catholic District School Board, and Conseil Scolaire de District Catholique Centre-Sud, have no objections to the subject development applications, and require no conditions.

Canada Post

Canada Post Corporation has no objection to the proposed development applications, subject to their Conditions of Approval in Attachment #1 e).

Utilities

Bell Canada and Rogers have no objections to the proposed Draft Plan of Subdivision.

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

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

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) **Lead and Promote Environmental Sustainability**

The proposed development includes City waste pick-up, including organic waste and recycling, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

ii) **Plan and Manage Growth & Economic Well-Being**

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

Regional Implications

York Region has advised that the proposed development is located within the Bathurst Trunk Wastewater Service Area and will be serviced by Water Pressure District #6. York Region requires that the proposed Draft Plan of Subdivision receive water and wastewater servicing allocation from the City of Vaughan, which has been identified and allocated in the recommendation of this report.

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 the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to their pre-conditions and conditions in Attachment #1b).

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.14.009 and Draft Plan of Subdivision File 19T-15V001, in accordance with the applicable City Official Plan policies, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications will facilitate a six unit single detached residential development that is consistent and compatible with the surrounding land uses, and conforms to the Official Plan. Accordingly, the Vaughan Development Planning Department can support the approval of Zoning By-law Amendment File Z.14.009 and Draft Plan of Subdivision File 19T-15V001, subject to the recommendations in this report and the conditions of approval set out in Attachment #1.

Attachments

1. Standard Conditions of Draft Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision - File 19T-15V001 and Proposed Zoning
5. Demonstration Plan
6. Conceptual Elevation Plan
7. Previous Development Proposal (Draft Plan of Condominium - File 19CDM-14V003)

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Report prepared by:

Mark Antoine, Planner, ext. 8212

Christina Napoli, Senior Planner, ext. 8483

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