

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 39, Report No. 36, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

39

**DRAFT PLAN OF SUBDIVISION FILE 19T-14V003
ELM THORNHILL WOODS (2013) INC.
WARD 4 - VICINITY OF THORNHILL WOODS DRIVE AND SUMMERIDGE DRIVE**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014:

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Draft Plan of Subdivision File 19T-14V003 (Elm Thornhill Woods (2013) Inc.) to facilitate the residential Draft Plan of Subdivision shown on Attachment #4, BE APPROVED, subject to the conditions of approval set out in Attachment #1 to this report.
2. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated October 29, 2013:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-14V003 is allocated sewage capacity from the York - Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 17 residential units”.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

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

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

- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

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:

- EnerGuide 80 energy efficiency will be achieved
- reduced water consumption through the use of low flush toilets and water restricting shower heads and taps

Economic Impact

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 39, CW Report No. 36 – Page 2

Communications Plan

On April 17, 2014, a Notice of Public Hearing was circulated to all property owners within the expanded polling area as shown on Attachment #3, and to the Preserve Thornhill Woods Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign was installed on the property in accordance with the City's Sign Notification Policy. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 14, 2014, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 27, 2014.

A representative from the Preserve Thornhill Woods Ratepayers Association, spoke at the Public Hearing in support of the application.

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Subdivision File 19T-14V003 on the subject lands shown on Attachments #2 and #3, to facilitate a residential subdivision consisting of 17 lots for detached dwellings as shown on Attachment #4. The proposed Draft Plan of Subdivision statistics are as follows:

17 lots for single detached dwellings (minimum 14m frontage)	0.840 ha
Block 18 - 3 m walkway	0.014 ha
Block 19 - Open Space	0.010 ha
Road (Street '1', 17.5 m)	<u>0.358 ha</u>
Total Area	1.222 ha

Background - Analysis and Options

Location

The vacant subject lands shown on Attachments #2 and #3 are located on the east side of Thornhill Woods Drive, northwest of Bathurst Street and Regional Road 7, being Block 158 on Registered Plan 65M-3523, in Part of Lot 12, Concession 2, City of Vaughan. The subject lands have an area of 1.222 ha with 50 m of frontage on Thornhill Woods Drive. The approved Block 10 Plan identifies the subject lands, along with an approved place of worship site directly north of the subject lands, as a separate elementary school site forming part of a school/park campus that included Thornhill Woods Park and Thornhill Woods Public School. The York Region Catholic District School Board has determined that this school site is no longer required. The surrounding land uses are shown on Attachment #3.

Official Plan

The subject lands are designated "Low Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits single detached dwelling units. The proposed residential Draft Plan of Subdivision conforms to VOP 2010.

Zoning

The subject lands are zoned RV3(WS) Residential" Urban Village Zone Three, subject to Exception 9(1063) by Zoning By-law 1-88, which permits single detached residential dwellings with a minimum lot frontage and area of 13.5 m and 317 m² respectively. The 17 lots on the proposed Draft Plan of Subdivision, have a minimum lot frontage of 14 m and area of 335 m², which complies with Zoning By-law 1-88.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 39, CW Report No. 36 – Page 3

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 includes 17 lots with frontage on a 17.5 m wide cul-de-sac road (Street '1') that extends east from Thornhill Woods Drive. The Plan also includes a proposed walkway (Block 18) that provides a pedestrian connection from Street "1" to Thornhill Woods Park and the lands to the north. Block 19 is currently shown as an Open Space Block which will be combined with the proposed Block 18 Walkway Block. This recommendation to combine Blocks 18 and Block 19 is discussed in the Parks Development Department section of this report.

At the May 14, 2014 Public Hearing questions were raised regarding the existing walkway system which provides a connection from Cortese Terrace and Canelli Heights Court to the Open Space/Woodlot, Thornhill Woods Park and Thornhill Woods Public School. The proposed subdivision will not impact the existing walkway system. This walkway system will be maintained and additional walkway connections, Blocks 18 and 19, will be provided within the proposed development.

All development within the proposed Draft Plan of Subdivision must proceed in accordance with the approved Block 10 Thornhill Woods Landscape Master Plan prepared by Landscape Planning Limited. Prior to final Subdivision approval the Owner shall prepare an urban design brief that addresses Architectural Design Guidelines. Conditions of Draft Plan approval from the Urban Design Division have been included in Attachment #1.

The Vaughan Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #4, subject to the comments in this report and conditions of approval set-out in Attachment #1.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department has reviewed the Draft Plan of Subdivision Application and provides the following comments:

a) Road Network

Site access is proposed via a cul-de-sac from Thornhill Woods Drive north of Canelli Heights Court.

b) Servicing

- An existing 1500 mm diameter storm sewer along Thornhill Woods Drive, will convey flow from the subject site to an existing stormwater management pond (Pond #1) (east of Thornhill Woods Drive and north of Highway #7), which was designed to handle the proposed flow from the site and in turn provide quality and quantity control.
- Sanitary flows generated from the subject development are to be conveyed to the existing sanitary sewers along Thornhill Woods Drive and to Summeridge Drive. The existing sanitary sewer along Thornhill Woods Drive has sufficient capacity to accommodate the proposed development.
- The water connection for the site will be provided from the existing 400 mm diameter watermain along Thornhill Woods Drive. No capacity constraints are expected with respect to water supply.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 39, CW Report No. 36 – Page 4

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Vaughan Council on October 29, 2013, formal allocation of servicing capacity is required by Vaughan Council in conjunction with Draft Plan Approval. A servicing allocation resolution is included in the recommendation of this report

The Development/Transportation Engineering Department has no objection to the approval of this Draft Plan of Subdivision application subject to the comments in this report and the conditions of approval set out in Attachment #1.

Vaughan Planning Department - Cultural Heritage Division

The Vaughan Cultural Heritage Division has confirmed that there are no archaeological concerns for the subject lands.

Vaughan Parks Development Department

The Parks Development Department has reviewed the proposed Draft Plan of Subdivision and provides the following comments:

- i. The proposed 3 m wide walkway shall be illustrated on a site plan that indicates the required pedestrian path, connecting to the existing pedestrian walkway within the Thornhill Woods Park. All proposed walkway works on City property, including but not limited to, grading, servicing, lighting, removals and restoration required shall form part of the developer's works and responsibilities for this proposed subdivision development at no cost to the City.
- ii. Should the proposed 3 m wide walkway connection to the adjacent Thornhill Woods Park be too restrictive, an alternative walkway route connection to the existing woodlot and open space pathway to the east of the proposed development should be considered as an option.
- iii. All drawings must show a physical connection of the proposed 3 m wide walkway to the proposed municipal sidewalk.
- iv. The proposed Open Space Block 19 should be combined with the proposed engineered walkway block that is shown to connect into the existing park block.
- v. The Parks Development Department has also provided conditions of subdivision approval that are included in Attachment #1 of this report:

Vaughan Legal Services Department - Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has confirmed that no cash-in-lieu of parkland dedication in accordance with the Planning Act and the City's Cash-in-Lieu Policy is payable according to the Block 10 parkland dedication calculations.

School Boards

The York Region District (Public) School Board, and York Catholic District School Board have advised that they have no objections to the proposal.

Canada Post

Canada Post has no objections to the proposed subdivision, subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, in accordance with their conditions included in Attachment #1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 39, CW Report No. 36 – Page 5

Utilities

The Owner will be required to confirm that sufficient wire-line communications/telecommunications infrastructure is available within the proposed development. The Owner will also be required to grant any easements that may be required for telecommunication services. A condition to this effect is included in Attachment #1.

Enbridge Gas Distribution has no objections to the application. The Owner will be required to prepare a composite utility plan that allows for the safe installation of all utilities, including the required separation between utilities. Enbridge Gas Distribution has provided conditions on Attachment #1 to be included in the subdivision agreement.

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.

ii. **Plan and Manage Growth & Economic Vitality**

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

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

iii. **Enhance and Ensure Community Safety/Health and Wellness**

The proposed development includes a public walkway, which will connect to the existing City of Vaughan pedestrian walkway within the Thornhill Woods Park to enhance the City's existing inventory of public amenity space.

Regional Implications

York Region has no objection to the Draft Plan of Subdivision 19T-14V003 subject to the Schedule of Pre-condition and Schedule of Conditions in Attachment #1 of this report.

Conclusion

The Vaughan Planning Department has reviewed Draft Plan of Subdivision File 19T-14V003, 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 land use and applicable policies of the Official Plan, and the requirements of Zoning By-law 1-88. The Planning Department can support the approval of the proposed Draft Plan of Subdivision, shown on Attachment #4, subject to the recommendations in this report and the conditions of approval included in Attachment #1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 39, CW Report No. 36 – Page 6

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-14V003
5. Conceptual Streetscape Plan

Report prepared by:

Carol Birch, Planner, ext. 8485
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.)