

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 57, 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.

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**ZONING BY-LAW AMENDMENT FILE Z.13.042
DRAFT PLAN OF SUBDIVISION FILE 19T-13V009
MONARCH CASTLEPOINT KIPLING NORTH DEVELOPMENT LIMITED
WARD 1 - VICINITY OF KIPLING AVENUE AND TESTON ROAD**

The Committee of the Whole recommends:

- 1) That 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, be approved;**
- 2) That the following be approved in accordance with Communication C14, from the Interim Director of Planning/ Director of Development Planning, dated August 29, 2014:**
 - “1. That the following additional recommendation be approved for Item #57 of the Committee of the Whole Agenda dated September 2, 2014:**
 - 4. That Draft Plan of Subdivision File 19T-13V009 be allocated servicing capacity from the York Sewage Servicing/ Water Supply System for a total of 288 residential units (1,031 persons equivalent).”**
- 3) That the following Communications be received:**

C10 Elio and Maria Pucciano, Theresa Circle, Kleinburg; and
C12 Mr. Gaetano Franco, Castlepoint Investments, dated August 29, 2014.

Recommendation

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

- 1. THAT Zoning By-law Amendment File Z.13.042 (Monarch Castlepoint Kipling North Development Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands, as shown on Attachments #2 and #3, from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, RT1(H) Residential Townhouse Zone, all with the addition of the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific zoning exceptions identified in Table 1 of this report, and subject to the following;**
 - a) require that prior to the removal of the Holding Symbol “(H)” from the subject lands or portions thereof, the following conditions shall be addressed:**
 - i. York Region shall advise, in writing, that it is no earlier than twelve (12) months prior to the expected completion of the YDSS Southeast Collector sanitary trunk sewer; or,**
 - ii. The City of Vaughan shall approve a transfer of servicing allocation to this development that is not dependent upon the completion of the infrastructure; or,**

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- iii. The Regional Commissioner of Environmental Services shall confirm servicing allocation for this development by a suitable alternative method and Vaughan Council has allocated adequate water supply and sewage servicing capacity to the subject development;
 - iv. The approval of a Site Development Application for the Street Townhouse Units.
2. THAT Draft Plan of Subdivision File 19T-13V009 (Monarch Castlepoint Kipling North Development Limited) BE APPROVED, subject to the conditions of approval set out in Attachment #1 to this report.
 3. THAT for the purpose of notice, the implementing subdivision agreement for Draft Plan of Subdivision File 19T-13V009 (Monarch Castlepoint Kipling South Development Limited), shall contain the following provision:

“The owner shall dedicate land or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent 1 ha per 300 units or 5% of the value of the subject lands or units of the value of the subject lands, prior to the issuance of a Building Permit for the residential component, whichever is higher, and 2% for the commercial component, prior to issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The owner shall submit an appraisal of the subject lands 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.”

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 1.2: To promote reduction of greenhouse gas emissions in the City of Vaughan
- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan’s watersheds

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City’s Consolidated Growth Management Strategy – 2031, and by ensuring that the strategy is subject to periodic review and renewal
- Objective 2.2: 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
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.1: To foster a City with strong social cohesion, an engaging arts scene, and a clear sense of its culture and heritage

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- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

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:

- rear yard infiltration trenches for single detached lots
- stormwater management (SWM) facility outfall cooling trench
- additional topsoil depth
- natural feature and valley land restoration areas
- watercourse restoration
- edge management planting
- natural hazard remediation areas
- pedestrian trail systems
- Transportation Demand Management (TDM) measures
- a pedestrian-focused development approach, including, but not limited to: ensuring all dwellings are within a 5-minute walk of open space and park areas; ensuring attractive, pedestrian-scaled streets are implemented; and, a trail system that is interconnected with the sidewalk/walkway system.
- Energuide 83 will be used as a base standard for new home construction, which includes the following, but not limited to, items:
 - high-efficiency single flush toilets and low-flow water efficient faucets/shower heads
 - 12" minimum topsoil depths on lots
 - high-efficiency 2-stage furnace
 - energy-efficient heat recovery ventilator
 - Energy Star equivalent standard light fixture packages with c.f.l. bulbs
 - Low E Energy Star windows
 - hot water drain recovery system
- waste management policies to ensure that all trades work efficiently to reduce and eliminate waste, including: on-site waste management; and, re-use and recycling measures.

Economic Impact

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

Communications Plan

On April 17, 2014, a Notice of Public Hearing was circulated to all property owners within an expanded notification area beyond 150 m of the subject lands, as shown on Attachment #2, and to the Kleinburg & Area Ratepayers Association. The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice sign installed on the property in accordance with the City's Sign Notification Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 14, 2014, and forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 27, 2014.

On August 25, 2014, a notice of this Committee of the Whole meeting was sent to individuals that attended the Public Hearing and that have provided written correspondence.

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To date, the following correspondence has been received, and deputations made at the Public Hearing of May 14, 2014:

Written correspondence from the Kleinburg & Area Ratepayers' Association (KARA) identifying the following concerns:

- the short time between the Public Hearing and the Vaughan Committee of the Whole's review of the related Block 55 East Plan (File BL.55.2013)
- the number of proposed units and overall density in the related Block 55 East Plan
- Official Plan and Zoning By-law Amendment Files OP.09.003 & Z.09.026 (1539253 Ontario Limited) located east of the subject lands impact on development within the Greenbelt Plan Area
- the proposed PowerStream Kleinburg Transformer Station #4 facility immediately north of the Block 55 East Plan (north side of Kirby Road) and the related telecommunication tower that may be required within the transformer station and their impacts on the greater Kleinburg – Nashville community
- the provincially mandated requirement for secondary suites and its potential impact on density and traffic
- the proposed zoning exceptions required by the Owner to implement the proposal

Written correspondence from Costas Afentakis and Michael A. DiMuccio area residents stating that:

- The proposed development will cause an unwanted increase in traffic, noise and pollution.
- The proposed development affects the value associated with living in the Kleinburg–Nashville Community, based on the consideration of the neighbourhood as a private, low-density and high-valued estate residential area.
- The proposed development is contrary in nature to the current developed surroundings and is a decline in the average expectation for the Kleinburg–Nashville Community, highlighted by the inclusion of townhomes within the proposed development. This will create a considerable lower living standard and will likely negatively influence the value of the existing dwellings in the Kleinburg–Nashville Community.

Written correspondence from Humphries Planning Group Inc. representing 1539253 Ontario Limited, landowner of the adjacent property east of the subject lands, municipally known as 10951 Kipling Avenue and subject to Official Plan and Zoning By-law Amendment Files OP.09.003 and Z.09.026, identifying the following concerns:

- The proposed location of Street 'C' (in southerly Subdivision 19T-13V008) and its relationship with the fixed access point from Kipling Avenue for the lands municipally known as 10951 Kipling Avenue. Humphries Planning Group Inc. further requests that the proposed development either align its access to Kipling Avenue with the access for the lands municipally known as 10951 Kipling Avenue, or alternatively ensure that Street 'C' is properly distanced from the access for the lands municipally known as 10951 Kipling Avenue so as not to create transportation related issues that could negatively impact the proposed development at 10951 Kipling Avenue (Official Plan and Zoning By-law Amendment Files OP.09.003 and Z.09.026).

Written correspondence from Beatrice Conforti, Peter Conforti and Nancy Conforti, and Maria Pucciano and Elio Pucciano, area residents, and deputations were provided at the Public Hearing of May 14, 2014, outlining the following concerns:

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- Depth of Private Buffer Area and a request to implement a larger landscaped buffer; and,
- Concern with flooding and higher water levels adjacent to their property.

The Vaughan Planning Department provides the following responses to the above noted concerns:

- The proper notification procedures as prescribed in the *Planning Act* were followed by the Vaughan Planning Department.
- The proposed density for the Block 55 East Plan was approved by Vaughan Council on May 27, 2014 (File BL.55.2013). The proposed Draft Plan of Subdivision File 19T-13V009 conforms to the approved Block 55 East Plan.
- Official Plan and Zoning By-law Amendment Files OP.09.003 and Z.09.026 are currently under review by the Vaughan Planning Department, and their merits and impact on the Greenbelt Plan will be discussed through the technical recommendation report for the applications.
- The proposed PowerStream Kleinburg Transformer Station #4 facility located immediately north of the Block 55 East Plan and the related telecommunication tower that may be required within the transformer station will be reviewed through the standard processes by PowerStream, and by the City when plans are submitted for review.
- The City of Vaughan is currently undertaking a Secondary Suites Study that when completed, will assist in developing the City's secondary suites policy that may apply to the subject lands at a future date.
- The proposed zoning exceptions are identified and discussed in the "Purpose" and "Zoning" sections of this report.
- The Owner provided an addendum letter from Poulos and Chung, the transportation consultant, which advises that the Street 'C' intersection provides for the required sightline and safety criteria which cannot be met at the proposed Kipling Recreation Centre driveway location as detailed in the approved Block 55 Traffic Impact Study and that there is sufficient separation distance between the Street 'C' intersection and the proposed Kipling Recreation Centre driveway.
- During the Block Plan process, the area residents had requested that a minimum 25 m wide landscape buffer be provided and be publically owned, and that there be no residential lots abutting Theresa Circle. Through the approval of the Block 55 East Plan, the Owner accommodated all of the above noted requests and concerns. The landscape buffer, as shown on Attachment #4, was increased to 25 m in width and will be conveyed to a public authority together with the requirement to provide landscape screening. Further, the Block 55 East Plan was amended to eliminate any proposed residential lots abutting Theresa Circle. The Owner has advised that after the Public Hearing they have introduced a requirement for upgraded building elevations for the lots flanking the landscape buffer together with additional on lot landscape screening by adding this provision to the draft Architectural Design Guidelines.
- Through the approved Block 55 East Plan MESP, stormwater from the development areas are conveyed through storm sewers to stormwater management facilities which provide water quality and water quantity controls. The water levels are governed by regional floodlines which extend beyond the development area, and the drainage from the development areas is addressed through the stormwater management facilities such

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that the post-development flows are less than pre-development flows, and therefore, no increase in flow to Swale B1, adjacent to the area residents, would occur as a result of development. However, it is important to note that there is a large existing drainage area outside of the development area which extends north of Kirby Road that contributes flow to this Swale B1 and will continue to contribute flow regardless of the proposed development. The stormwater systems are designed and implemented in accordance with the Toronto and Region Conservation Authority (TRCA), the Ministry of the Environment (MOE), and City of Vaughan criteria.

Purpose

To seek approval from the Committee of the Whole on the following applications, respecting the subject lands shown on Attachments #2 and #3, to facilitate the development of a residential plan of subdivision, as shown on Attachments #4 and #5:

1. Zoning By-law Amendment File Z.13.042 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, RT1(H) Residential Townhouse Zone, all with the addition of the Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	By-law 1-88 Requirements	Proposed Exceptions to By-law 1-88 Requirements
a.	Definitions	<p>Zoning By-law 1-88 requires a “Lot” to front onto a street.</p> <p>Zoning By-law 1-88 does not include a definition for the following:</p> <p>i. Attached Garage Accessed By A Lane</p>	<p>Permit a “Lot” to front on a public park or walkway and back onto a public lane to apply to only those lots zoned RT1 Residential Townhouse Zone, that front onto the 3 m walkway within the OS2 Open Space Park Zone and run parallel to Laneway ‘A’.</p> <p>Provide the following site-specific definitions:</p> <p>i. Attached Garage Accessed By A Lane: Means a garage that is accessed by a lane, which is attached to the rear wall of a dwelling unit.</p>

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		<p>ii. Attachment</p> <p>iii. Detached Garage Located in the Rear Yard</p> <p>iv. Finished Floor</p> <p>v. Hydro-Gas Meter Screen</p> <p>vi. Wingwall</p>	<p>ii. Attachment: Means a covered and enclosed or unenclosed passage connecting a dwelling unit and a detached garage that is located in the rear yard of a lot that is accessed by a lane.</p> <p>iii. Detached Garage Located in the Rear Yard: Means a detached garage that is located in the rear yard of a lot that is accessed by a lane which may include an Attachment.</p> <p>iv. Finished Floor: Means an elevation of the finished level of a first storey floor slab with adjoining exterior walls of a building or structure.</p> <p>v. Hydro-Gas Meter Screen: Means a structure, not being a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of Hydro Meter or Gas Meter utilities.</p> <p>vi. Wingwall: Means a smaller wall attached and projecting from a larger wall of a building or structure.</p>
	Zoning By-law 1-88 Standard	By-law 1-88, RD1, RD2, RD3 and RD4 Residential Detached Zone Requirements	Proposed Exceptions to RD1, RD2, RD3 and RD4 Residential Detached Zone Requirements
a.	Minimum Interior Side Yard Setback Abutting a Walkway, Greenway, Buffer Block or Stormwater Management Pond	3.5 m	1.2 m

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b.	Minimum Interior Side Yard Setback in a RD4 Residential Detached Zone Four	1.2 m, and for lots with a frontage equal to or less than 9.5 m, the minimum interior side yard on one side may be reduced to 0.6 m, where it abuts a yard of 1.2 m	1.2 m, which be reduced to 0.6 m on one interior side yard and abut an interior side yard of 1.2 m or 0.6 m. This provision shall not apply to lands abutting a Walkway, Greenway, Buffer Block or Stormwater Management Pond.
c.	Minimum Interior Garage Dimensions for RD4 Residential Detached Zone Four with lot frontage greater than 11.99 m or lot frontage (corner lot) greater than 14.99 m	5.5 m x 6 m (width x length)	3 x 6 m (width x length)
d.	Permitted Yard Encroachments and Restrictions	<p>i. The following are not permitted Yard Encroachments:</p> <ul style="list-style-type: none"> • Fireplaces, pilasters • Hydro-Gas Meter screens and wingwalls • Covered and unenclosed porches and/or balconies with or without foundations <p>ii. Exterior stairways may extend into a required interior side yard to a maximum distance of 0.3 m and may extend into a required front, exterior side or rear yard to a maximum of 1.8 m</p>	<p>i. Permit Fireplaces, Pilasters, Hydro-Gas Meter screens, wingwalls, covered and unenclosed porches and/or balconies with or without foundations as yard encroachments</p> <p>ii. Exterior stairways, with or without foundations, may extend greater than 1.8 m into a front yard and exterior side yard, up to a maximum of 0.6 m from a front or exterior lot line</p>

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e.	Projection of Flankage Elevation	No garage shall project into the front yard or exterior yard more than 1 m beyond the most distant point of any wall of the dwelling facing the street at the ground floor level and a maximum of 2 m where there is a covered and unenclosed porch	For the purposes of this Note, on a corner lot, where the garage faces the front lot line, the most distant point of any wall facing the street shall not include any part of the wall forming part of the flankage elevation of the dwelling
f.	Setbacks adjacent to TransCanada Pipeline	Schedule 'A3' shall stipulate required yard setbacks for RD1, RD2, RD3 and RD4 Residential Detached Zones	No permanent building or structure may be located within 7 metres of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the pipeline right-of-way.

	Zoning By-law 1-88 Standard	By-law 1-88, RT1 Residential Townhouse Zone Requirements (Blocks 382-387 and 455)	Proposed Exceptions to RT1 Residential Townhouse Zone (Blocks 382-387 and 455)
a.	Maximum Building Height	11 m	14 m and 3-storeys
b.	Minimum Front Yard Setback	4.5 m	3 m
c.	Minimum Exterior Side Yard Setback	4.5 m	3 m
d.	Minimum Lot Depth for a Townhouse on a Lot Accessed By a Lane	30 m	27 m

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e.	Minimum Lot Area for a Townhouse on a Lot Accessed By a Lane	180 m ²	162 m ²
f.	Minimum Rear Yard Setback to a Townhouse Dwelling on a Lot Accessed By A Lane	15 m	12.5 m
g.	Permitted Yard Encroachments and Restrictions for lands zoned RT1 Residential Townhouse Zone	Porches and balconies which are uncovered, unexcavated and unenclosed which is not constructed on footings may extending into a required rear yard to a maximum of 1.8 m	A covered or uncovered porch and/or balcony which is open and unenclosed with or without foundations shall be permitted and shall not extend from the main rear wall of a dwelling unit beyond a maximum of 1.8 m
h.	Location of Covered or Uncovered Balcony	A covered or uncovered balcony is not permitted above an attached garage	A covered or uncovered balcony, which is open and unenclosed, shall be permitted above an attached garage where access is only provided from within the dwelling unit, with a minimum area of 10 m ²
i.	Maximum Garage Width on a Lot with a Frontage Less Than 11 m	3 m	Shall not apply
j.	Minimum Rear Yard Setback to a Detached Garage Located In The Rear Yard in an RT1 Residential Townhouse Zone for a Lot Accessed By a Lane	15 m	1 m

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k.	Minimum Interior Side Yard Setback to a Garage Attached to Another Garage in an RT1 Residential Townhouse Zone for a Lot Accessed By a Lane	1.2 m	0 m (Lane "A" only)
l.	Minimum Exterior Side Yard Setback for a Detached Garage in an RT1 Residential Townhouse Zone for a Lot Accessed By a Lane	4.5 m	3 m
m.	Minimum Distance From the Main Rear Wall of a Dwelling Unit To A Detached Garage	7.5 m	5 m
n.	Minimum Distance From the Nearest Wall of a Dwelling Unit to an Attached Garage in an RT1 Residential Townhouse Zone for a Lot Accessed By a Lane	No standard in Zoning By-law 1-88	0 m
o.	Maximum Width of an Attachment in an RT1 Residential Townhouse Zone for a Lot Accessed By a Lane	No standard in Zoning By-law 1-88	2.5 m (for the portion of an Attachment between a dwelling unit and a detached garage accessed by a lane)

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p.	Minimum Interior Side Yard Setback of an Attachment in an RT1 Residential Townhouse Zone for a Lot Accessed By a Lane	No standard in Zoning By-law 1-88	0 m (only where it is attached to another Attachment)
q.	Measurement of Maximum Height for a Detached Garage in an RT1 Residential Townhouse Zone for a Lot Accessed By a Lane	The maximum height shall be measured from the average finished ground level to the highest point of the building or structure	Detached garage height shall be measured from the Finished Floor level at the garage entrance door to the highest point of said building or structure and shall be a maximum of 4.5 m, and the nearest part of the roof shall not be more than 3.0 m above Finished Floor level
r.	Projection of Flankage Elevation	No garage shall project into the front yard or exterior yard more than 1 m beyond the most distant point of any wall of the dwelling facing the street at the ground floor level and a maximum of 2 m where there is a covered and unenclosed porch	For the purposes of this Note, on a corner lot, where the garage faces the front lot line, the most distant point of any wall facing the street shall not include any part of the wall forming part of the flankage elevation of the dwelling

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s.	Home Occupation Use, Parking Requirement and Additional Provisions	<p>A Home Occupation use is limited to the Office of a Regulated Health Professional only</p> <p>Residential Parking requirement plus the requirement for the home occupation use</p> <p>Only 1 home occupation use is permitted in a dwelling unit</p>	<p>The following additional home occupation uses:</p> <ul style="list-style-type: none"> - Business or Professional Office - Personal Service Shop - Retail Store <p>The parking space requirement for the home occupation use shall be 1 parking space in addition to the standard residential requirement</p> <p>The following additional site-specific provisions shall apply to the home occupation use:</p> <ul style="list-style-type: none"> - A maximum of 1 home occupation use is permitted per dwelling unit; - The home occupation use shall be restricted to the ground floor of the dwelling unit only; - The ground floor of the dwelling unit shall be used only for the provision of the home occupation use, and shall only permit any required vehicular or pedestrian access for the residential component of the dwelling; and, - The home occupation use shall be restricted to the townhouse dwelling units in Blocks 382 and 455 only
t.	Minimum Interior Side Yard Setback Abutting a Walkway, Greenway, Buffer Block or Stormwater Management Pond	3.5 m	1.2 m

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2. Draft Plan of Subdivision File 19T-13V009 to facilitate the development of a residential plan of subdivision with the following site statistics:

<u>Lot/Block Number</u>	<u>Land Use</u>	<u>Units</u>	<u>Area(ha)</u>
1-381	Single Detached Dwellings	381	19.60
382-387	Townhouse Dwellings (including live/work units)	33	0.72
388-389	Park		1.51
390-397	Landscape Area		1.52
398	Stormwater Management		0.61
399-419	Open Space (Open Space/Walkways/Buffers)		17.60
420-433	Landscape Restoration Area		1.02
434-439	TransCanada Pipeline		0.92
440-458	Part Blocks (Residential)	11	0.64
459-460	Road Widening		0.05
461-523	Reserves		0.02
Roads	Roads and Laneways		9.91
TOTAL		425	54.12ha

Background - Analysis and Options

Location

The subject lands are located on the west side of Kipling Avenue, south of Kirby Road, municipally known as 11178 Kipling Avenue, shown as "Subject Lands" on Attachments #2 and #3.

Block 55 East Plan – Vaughan Council Resolution

In July 2013, the Block 55 (Kleinburg Summit) Landowners Group submitted Block Plan File BL.55.2013 for the Block 55 East area to provide the basis for the land uses, housing mixes and densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for the Block to provide for managed growth. The Block 55 East Plan, as shown on Attachment #6, was approved by Vaughan Council on May 27, 2014, subject to the following conditions (in part):

- "2. That prior to draft approval of the first plan of subdivision in the Block 55 East Plan area:
- The Block Plan technical submissions and supporting studies be updated, to the satisfaction of the pertinent departments and agencies, to reflect the measures taken to establish the Block Plan; and,
 - The outstanding issues identified in this report be addressed to the satisfaction of the pertinent agencies."

Specifically, the issues to be addressed, as outlined in the report for File BL.55.2013 are as follows:

- That the Block Plan application technical submissions and supporting studies be updated as may be necessary to reflect the measures taken to establish the Block Plan. This will include addressing all outstanding technical comments provided by all City departments and external agencies;

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- ii. That updated preliminary grading plans and cross-sections be provided by the applicant to the satisfaction of the TRCA and City to demonstrate the technical feasibility of the adjustments to the grading plans. The revised preliminary grading plans and cross-sections should include the existing and proposed grades, as well as the proposed development limits and all natural features/hazards, buffers and minimum vegetation protection zones (MVPZs);
- iii. That the applicant determine the source of the groundwater discharge/seepage areas along the eastern East Humber River valley wall and evaluate how they will be maintained post-development to the satisfaction of the TRCA and City;
- iv. That the City be satisfied that the revised Traffic Impact Study and Transportation Demand Management plan are satisfactory.

On August 7, 2014, the Vaughan Planning Department, Policy Division advised that the outstanding requirements for the Block 55 East Plan application identified above have been satisfied. Therefore, this Draft Plan of Subdivision can be processed at this time.

Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “KN Low-Rise Residential I”, “KN Low-Rise Residential II”, “KN Low-Rise Residential III”, “KN Low-Rise Mixed-Use II”, “Natural Areas”, “Agricultural”, and “Utility Corridor” by the North Kleinburg-Nashville Secondary Plan (NKNSP), which forms part of Volume 2 of the Vaughan Official Plan 2010 (VOP 2010) and was approved by the Ontario Municipal Board (OMB) on November 4, 2012. Further, the OMB substantially approved Volume 1 of VOP 2010 on February 3, 2014.

The NKNSP establishes 3 new neighbourhoods (Village of Nashville, Huntington Road Community, and Kipling Avenue Community) within the Secondary Plan area. The subject lands are located in the Kipling Avenue Community Neighbourhood. The Neighbourhood Development objectives of the NKNSP are to create an urban environment that provides for safe, functional and attractive residential/mixed-use neighbourhoods, while accommodating for the projected development potential of approximately 1,650 new dwelling units through the entire developable land area of the NKNSP. Further, each new neighbourhood must be cohesive and complete, with a mix of housing types, land-uses and activities. Finally, the NKNSP projects a density target of 30 residents and jobs per hectare for the Kipling Avenue Community.

The proposed draft plan of subdivision located within the Block 55 East Plan (Attachment #6) facilitates the development of a cohesive and complete community, with a mix of land-uses, housing types and activities. Further, the proposed draft plan of subdivision will partially implement the overall density of 34.8 persons and jobs per hectare that was approved through the Block 55 East Plan. The overall density of 34.8 persons and jobs per hectare will be achieved upon the full build-out of the Block 55 East Plan. Therefore, the proposed draft plan of subdivision conforms to the NKNSP and the approved Block 55 East Plan.

Zoning By-law 1-88

The subject lands are zoned A Agricultural Zone and OS1 Open Space Conservation Zone by Zoning By-law 1-88, as shown on Attachment #3. In order to implement the proposed draft plan of subdivision shown on Attachment #4, an amendment to Zoning By-law 1-88 is required. Specifically, the Owner is proposing to rezone the subject lands from A Agricultural Zone and OS1 Open Space Conservation Zone to RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three, RD4(H) Residential Detached Zone Four, RT1(H) Residential Townhouse Zone, all with the addition of the Holding

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Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #5, together with the site-specific zoning exceptions identified in Table 1 of this report.

The residential lands will be zoned with a Holding Symbol “(H)” until servicing capacity for the lands has been identified and allocated by Vaughan Council, for the entirety of the proposed plan of subdivision. This is discussed in greater detail in the Vaughan Development/Transportation Engineering section, and a condition to this effect is included in the recommendation of this report.

a) Residential, Mixed-Use Residential/Commercial and Commercial Lands

The Owner is proposing to rezone the residential lands to be used for Single Detached Dwellings as RD1(H) Residential Detached Zone One, RD2(H) Residential Detached Zone Two, RD3(H) Residential Detached Zone Three and RD4(H) Residential Detached Zone Four, all with a Holding Symbol “(H)”. These lands include Blocks 1-381, 440-454 and 456-458 within the draft plan of subdivision. The land to be used for Street Townhouse Dwellings, being Blocks 382-387 and 455 within the draft plan of subdivision, is proposed to be rezoned as RT1(H) Residential Townhouse Zone with a Holding Symbol “(H)”.

The owner is proposing site-specific zoning exceptions to the above-noted zoning categories, as shown in Table 1 of this report.

The Vaughan Planning Department has no objections to the proposed zoning exceptions to the RD1, RD2, RD3 and RD4 Zone standards. The reduction to the minimum interior side yard setback for lots abutting a walkway, greenway, buffer block or stormwater management pond is considered minor in nature and will facilitate the appropriate development of the lands, in accordance with the approved Block 55 East Plan, and associated Urban Design and Architectural Design Guidelines. In addition, the Vaughan Parks Development Department and the Toronto and Region Conservation Authority (TRCA) have advised that the reduction to a 1.2 m setback is appropriate and will not negatively impact any adjacent OS1 and OS2 zoned lands.

The proposed exception to permit an interior side yard to 0.6 m to abut another interior side yard of 0.6 m in the RD4 Residential Detached Zone Four will facilitate the pairing of driveways, which is a design feature that was approved through the Block 55 East Plan Urban Design Guidelines. The proposal is minor in nature and will not negatively affect any adjacent lands. The proposal to permit a reduction in garage width for lands zoned RD4 Residential Detached Zone Four with a lot frontage greater than 11.99 m or 14.99 m (for a corner lot) is technical and minor in nature. These lots will maintain single car garages with a width of 3.0 m. However, some lots zoned RD4 Residential Detached Zone Four have lot frontages greater than 11.99 m or 14.99 m (for a corner lot). In these cases, the Owner can maintain single detached dwellings with single car garages, and the ability to maintain a minimum interior garage width of 3.0 m, rather than 5.5 m as required by Zoning By-law 1-88.

The Owner proposes to permit additional building elements to encroach not more than 0.5 m into a required yard, including fireplaces, pilasters, Hydro-Gas meter screens, wingwalls and covered and unenclosed porches and/or balconies with or without foundations, whereas Zoning By-law 1-88 does not permit these items to encroach into the required yard. Therefore, as the Owner is maintaining the standard encroachment permission of 0.5 m for these additional building elements, the Vaughan Planning Department has no objection. In addition, the Owner is proposing definitions to these

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items where required, as outlined in Table 1 of this report. The Owner is also proposing to permit exterior stairways to encroach beyond 1.8 m into a required front or exterior side yard, up to a maximum of 0.6 m from the front or exterior side yard lot line. The additional encroachment permission for exterior stairways will not negatively impact any adjacent properties, will facilitate the design and development of the future Single Detached Dwellings, and will maintain the Vaughan Development/Transportation Engineering Department's Lot Grading Criteria which requires a minimum 0.6 m setback from all lot lines.

The Owner is proposing that the following wording apply to all proposed Residential Zones, as shown in Table 1 of this report:

“For the purposes of this Note, on a corner lot, where the garage faces the front lot line, the most distant point of any wall facing the street shall not include any part of the wall forming part of the flankage elevation of the dwelling”.

This additional wording has been agreed to by the Owner and the Vaughan Building Standards Department, and permits the implementation of enhanced architectural detailing of the front and flankage elevations for corner lot dwelling units while maintaining compliance with the provisions of Zoning By-law 1-88.

As per a requirement from TransCanada Pipeline Limited (TCPL), the Owner shall maintain a minimum setback of 7 m from any permanent building or structure to the pipeline right-of-way. As well, the Owner shall maintain a minimum setback of 3 m from any accessory buildings or structures to the pipeline right-of-way.

The Vaughan Planning Department has no objection to the proposed exceptions to the RT1 Residential Townhouse Zone. The proposal to increase the maximum building height to 14m and 3 storeys conforms to the policies of the North Kleinburg-Nashville Secondary Plan (NKNSP) and is considered minor in nature. The proposal to reduce both the front and exterior side yard setbacks to 3 m from 4.5 m will permit street townhouse dwelling units closer to the street frontage and the OS2 Open Space Park Zone, which will contribute positively to the pedestrian environment and will animate the street. This proposal conforms to the policies of the NKNSP.

The street townhouse dwelling units are designed to be accessed by a required City standard 13 m wide laneway (Lane A as shown on Attachment #4) and requires an exception to the minimum required lot depth from 30 m to 27 m, and a corresponding exception to the minimum required lot area from 180 m² to 162 m². The additional exceptions respecting the definition of lot, lot area and yards are required to facilitate the lane access and park frontage for the proposed street townhouse blocks, and will facilitate the design of the street townhouse dwellings as proposed in the Vaughan Council approved Block 55 Urban Design Guidelines.

The proposal to permit covered or uncovered porches and/or balconies which are open and unenclosed with or without foundations is considered minor in nature and appropriate for the development of the subject lands, as the owner is maintaining the encroachment into the required rear yard of 1.8 m, as per Zoning By-law 1-88. As well, to facilitate the design of the street townhouse dwelling as intended in the approved Urban Design Guidelines, the Owner is proposing to permit a covered or uncovered balcony, which is open and unenclosed, above an attached garage. The area of the balcony will not exceed that of the attached garage and will add additional amenity space for the residents of the street townhouse dwellings. The balcony can only be accessed from a private entrance within the street townhouse dwelling.

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The Owner is proposing the addition of a definition of “Attachment”, as shown in Table 1, to facilitate an enclosed connection between a detached garage associated with a street townhouse dwelling that will facilitate development in accordance with the approved Urban Design Guidelines. As well, the Owner is proposing the addition of a definition of “Finished Floor” and will be using said definition in the calculation of maximum building height for any detached garage. As the Owner is maintaining the maximum building height for a detached garage as stipulated in Zoning By-law 1-88 (4.5 m to highest point of the detached garage) and maintaining the nearest part of the roof at 3.0 m above the Finished Floor level, the proposal is considered minor in nature and appropriate for the development of the lands.

In addition to the standard street townhouse dwellings, the Owner is proposing the addition of live/work street townhouse dwellings. The total number of live/work units within the entire Block 55 East Plan is 12 units. For this draft plan of subdivision, the live/work units are proposed to be in Blocks 382 to 387 and 455, as shown on Attachment #4. The live/work units were contemplated within the approved Block 55 East Plan, and including them within the proposed draft plan of subdivision ensures the proposed plan conforms to the NKNSP, through the provision of a mix of land-uses and activities to ensure the creation of a complete community. As such, the Owner is requesting exceptions to specific Home Occupation provisions, as detailed in Zoning By-law 1-88, Section 4.1.5 and in Table 1 of this report. The Vaughan Planning Department can support the proposed live/work units in this location and the proposed exceptions as detailed in Table 1, including the additional home occupation uses of a Business or Professional Office a Personal Service Shop, and a Retail Store, which will ensure the draft plan of subdivision conforms to the NKNSP, and the approved Block 55 East Plan, through the provision of employment, a mix of land-uses and activities, and creating a complete community.

The proposed street townhouse dwellings are subject to a future Site Development Application, which is discussed in greater detail below.

a) Non-Residential Lands

The Owner is proposing to rezone the non-residential and commercial lands, to be used for various Open Space, Landscape Restoration, Park Blocks, and TransCanada Pipeline, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone. These lands include Blocks 388-439 within the draft plan of subdivision.

The owner is not proposing any exceptions to the OS1 Open Space Conservation Zone or the OS2 Open Space Park Zone.

Subdivision Design

The 54.12 ha draft plan of subdivision is shown on Attachment #4. The draft plan of subdivision includes a mid-block collector road (Street ‘A’) with a right-of-way of 23 m. Street ‘A’ will accommodate pedestrian movement, transit vehicles, and encourage cycling through appropriate cycling crossing signage and pavement markings. Adjacent to Street ‘A’ is an existing Hydro Corridor that traverses the entirety of the draft plan of subdivision. The Hydro Corridor will accommodate Hydro-One transmission towers and an at-grade multi-use pathway, which will extend the length of the Hydro Corridor and will accommodate multi-modal forms of movement. Two local parks are proposed, shown as Blocks 388 and 389, respectively, on Attachment #4. The local park shown as Block 388 is proposed adjacent to Street ‘A’, south of Street ‘N’ and adjacent to the Street Townhouse Dwellings. The local park shown as Block 389 is adjacent to Street ‘B’, Street ‘M’, and Street ‘L’.

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

Developer's Group Agreement

It is a standard condition of draft plan of subdivision approval that the participating landowners for the block execute a developer's group agreement respecting the provision of servicing infrastructure, roads for the Block, parks and open spaces.

Future Site Development Application(s)

The Owner will be required to submit a Site Development Application(s) for the proposed development of the street townhouse dwelling units and live/work street townhouse dwelling units (Blocks 382-387 and 455). Matters to be reviewed through the future Site Development application review process include, but are not limited to, appropriate building and site design; pedestrian, barrier free and vehicular access; internal traffic circulation; sustainable site and building features; parking; landscaping; and, stormwater management, servicing and grading.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the proposed draft plan of subdivision and has provided the following comments and conditions of approval in Attachment #1:

Development/Transportation Engineering

a) Road Network

Monarch Castlepoint Kipling North Development is bounded on the east side by Kipling Avenue, Kirby Road on the north side and Teston Road/ Stegman's Mill Road on the south side. The proposed internal road network feeds off the boundary roads and consists of a series of local collector roads, local roads and window streets that incorporate the City Standards. Road connections to arterial roads for the Plan include one on the south limit onto Teston Road/ Stegman's Mill Road, one to the east limit onto Kipling Avenue and one to the north onto Kirby Road. Also, the draft plan is traversed north to south by a Hydro easement and west to east by the TransCanada Pipeline easement.

The proposed roads within the draft plan are to be constructed as 23.0m, 18.5m, 17.5m, and 15.0m R.O.W., and 8.0m laneways as per the current City road design standards. Street "G" westerly from Street "A" is proposed at 19.0m. However, the proposed 19.0m right-of-way cross section is a standard 17.5m R.O.W. with an additional 1.5m boulevard and meets the City criteria with regards to location of under/above ground utilities, municipal servicing and pavement design.

Laneway "A" is being proposed in the draft plan. The proposed laneway has been modified to 13 metre wide laneway to accommodate the streetlights and municipal services that are required to service the Townhouse Units fronting the Park Block. This modification is to avoid servicing conflict and improve vehicle turning movements and pedestrian safety and visibility.

b) Sidewalk Plan

Kleinburg Summit is designed to facilitate non-automobile movement. The proposed

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pedestrian system will consist of an on and off road trail system that links with the proposed road network and connects to the residential community internally to all schools, community facilities, commercial blocks, recreational activities, neighbourhood park and parkettes, storm water management facilities, utility corridors and wider natural heritage trails. Where possible, single loaded roads, stormwater ponds and parks have been located next to the natural features to provide pedestrian access or views into the natural areas. A central multi-use trail within the hydro corridor will be extended from Kirby Road to Teston Road. The internal sidewalk plan should comply with the approved Transportation Management and Sidewalk Master Plan.

Intersection improvements are required at Street “B” and Kipling Avenue, and Street “A” and Kirby Road. There is no urbanization of boundary roads required, with the exception of the area which has intersection improvements, and there will be a portion of the intersection with curb and gutter transitioning back to existing ditch alignments. Part of the external works is to construct the Stegmans Mill Road sidewalk extension to connect Block 55 to the existing sidewalk at Bindertwine Park in the Village of Kleinburg according to the MESP, TIS and TDM.

c) Water Servicing

The lands are within the Kleinburg-Nashville Pressure District (PD KN) of the York Water Supply System. In accordance with the Block 55E MESP, the initial phases (approx. 450 units) will be serviced within PD KN by extending the 400mm watermain on Highway 27 at Hedgerow Lane north to Kirby Road, east along Kirby Road, then south along Street “A”.

A secondary watermain feed for security and looping purposes will be provided via a proposed 300mm watermain connection to the existing 200mm diameter watermain on Stegman’s Mill Road east of Ravendale Court. This secondary feed will require extending a proposed 300mm diameter on Stegman’s Mill Road east connecting to the proposed watermain on Street “A”.

A connection to a future Pressure District 7 (PD7) 400mm diameter watermain on Teston Road at Pine Valley (Block 40/47N west development limit – first intersection west of Pine Valley Drive) will be required to support later development phases.

The City is planning to program repayment from City Wide Development Charge starting in the 2015 Capital Budget over a multi-year repayment schedule.

d) Sanitary Servicing

The lands are ultimately tributary to the Jane-Rutherford Sanitary Trunk located within the Maple Service Area of the York-Durham Sewage System. The closest existing gravity sewer to the subject lands is currently located in Block 39 at Major Mackenzie Drive, west of Weston Road.

The lands will be serviced via local sanitary sewers and will discharge to a proposed sanitary pumping station (Block 55E SPS) which will be located at the northeast corner of Teston Road and Street “A”. A proposed sanitary forcemain from this pumping station will direct flows east to a future outlet on Teston Road near the west development limit of Block 40/47.

The ultimate sanitary sewer outlet is dependent on the construction of the future Pine Valley North Sewage Pump Station (PVNSPS) located in Block 40, southeast of

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Purpleville Creek, which will discharge flows to Block 39. The PVNSPS and future sanitary sewer outlet on Teston Road will be constructed in conjunction with the development of Block 40/47N.

In the event that the required future infrastructure to be constructed by the Block 40/47 development is not available by the time of the Block 55E SPS and forcemain installation, the lands can be serviced in an interim basis by one of the following three options; Option 1 is to extend the sanitary forcemain along Teston Road to Pine Valley Drive, then south on Pine Valley Drive to a future gravity sewer at the west side of Block 40, approximately 900m south of Teston Road. In the event the future gravity sewer in Option "1" is unavailable, Option 2 would be to extend the forcemain further south on Pine Valley Drive to Major Mackenzie Drive, then east on Major Mackenzie Drive to an existing gravity sewer on Lawford Road/Fossil Hill Road. Option 3 would be to extend the sanitary forcemain east on Teston Road to an existing sanitary sewer at Weston Road.

The Block 55 Landowners will be required to enter into the Block 55 Landowners agreement and Block 55 Trustee shall issue a clearance letter to all development plans within Block 55.

e) Storm Drainage

The lands are located within the East Humber River Subwatershed. The lands are traversed by three unnamed tributaries of the East Humber River; one tributary is located just outside the north east development limit of 19T-13V009 and runs southeast to an existing culvert at Kipling Avenue approximately 600m south of Kirby Road. The second tributary runs through both plans to an existing culvert at Kipling Avenue approximately 750m north of Teston Road. The third tributary is located southeast of the 19T-13V008 development limit and drains to an existing culvert on Teston Road, west of Kipling Avenue.

The storm water management plan for the lands proposes a total of five storm water management facilities (four ponds in 19T-13V008, one pond in 19T-13V009). The SWM facilities are proposed to control the urban storm water runoff to the target release rates established for the East Humber River watershed.

As part of the engineering design and prior to the initiation of any grading on the draft plan, the applicant shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands. This report shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

- (i) Plans illustrating the proposed system and its connection into the existing storm system;
- (ii) Storm water management techniques that may be required to control minor or major flows;
- (iii) Detail all external tributary lands, and include the existing development(s); and,
- (iv) Proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

The municipal servicing design shall conform to the approved Block 55 East Block Plan and MESP.

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f) Sewage and Water Allocation

On October 29, 2013, 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 over the next three years. Availability of this capacity is subject to the construction and anticipated in-service date for the Regional Southeast Collector (SEC) Sewer expected by Q4-2014.

On April 7, 2014, written confirmation from York Region was received confirming completion of the SEC project remains on schedule and is within twelve months of the anticipated in-service date.

Servicing capacity to Phase One of the Block 55 East Community (for 446 residential units) was reserved by Council resolution in conjunction with Block Plan Approval on May 27, 2014.

To date, York Region has provided clearance to the City permitting the registration of development applications up to an allowable population of 12,377 persons equivalent of servicing capacity linked to the construction of the SEC. Accordingly, servicing capacity for Phase 1 of the subject development is available and unrestricted. Therefore, the following resolution to allocate capacity to Phase 1 of the subject development may be recommended for Council approval:

"THAT Draft Plan of Subdivision File 19T-13V009 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 288 residential units (1,031 persons equivalent)."

At this time, the Owner has not identified the specific 288 residential units within the proposed draft plan of subdivision, which should receive the above mentioned allocation of servicing capacity. Therefore, even though a portion of the proposed draft plan of subdivision can be allocated servicing capacity, the entirety of the residential lands will be zoned with a Holding Symbol "(H)".

The municipal servicing design shall conform to the approved Block 55 East Block Plan and MESP.

g) Environmental Noise Impact

As noted in the preliminary noise report, the Owner is required to submit a noise report for review and approval by the City as part of the detailed engineering submission. The City requires all dwelling units that abut or face an arterial road such as Kipling Avenue, Teston Road, and Kirby Road be constructed with mandatory central air-conditioning. The preliminary noise report proposes additional measures to mitigate noise by constructing acoustic barrier and berm, air conditioning and potentially upgraded building components such as windows. Kipling Avenue, Kirby Road and Teston Road are being proposed with acoustic fences ranging in height abutting public lands that will be constructed with all berming and/or fencing material, including foundations, completely on private lands and totally clear of any 0.3m road reserve.

h) Street-lighting

The streetlighting shall meet the City criteria within the draft plan. The intersection of Street "A" and Teston Road shall be illuminated to City standards. Also the streetlighting at the intersection of Street "C" and Kipling Avenue shall meet the City standards criteria.

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Environmental Engineering

Environmental Engineering staff reviewed the following environmental site assessment (ESA) related documents that were submitted in response to comments dated March 25, 2014:

- i. Hard copies and pdf electronic versions of the Phase One ESA reports dated January 23, 2012 and Phase Two ESA reports dated February 29, 2012;
- ii. SPL Consultants Ltd. (SPL) letter report entitled “Phase One Environmental Site Assessment Update, Part 1 to 19, Part of Lot 29 and 28, Concession 8 of Plan 65R-32602, Vaughan, Ontario” dated April 30, 2014; and,
- iii. SPL letter entitled “Letter of Reliance – Environmental Site Assessments, Kleinburg Summit, Block 22, Part of Lots 28 & 29, Concession 8” dated May 12, 2014.

Based on the review of the above noted documents, no further ESA documents are required at this time in order for the development application to proceed to Committee of the Whole.

Vaughan Planning Department - Cultural Heritage Division

The Cultural Heritage Division has reviewed the draft plan of subdivision and advises the following:

- i. The subject property previously contained a building at 11178 Kipling Avenue, which is listed on the Register of Property of Cultural Heritage Value, as per Section 27 of the Ontario Heritage Act. This building was destroyed by a fire in 2009 and nothing of it remains on the subject property;
- ii. The applicant has submitted a Cultural Heritage Resource Impact Assessment report as per Chapter 6 of the Vaughan Official Plan 2010, Volume 1. This requirement has been fulfilled and no further CHRIA reports are required;
- iii. On February 25, 2014, Heritage Vaughan recommended approval of the recommendations contained in the Owner's CHIA, as follows:

Heritage Vaughan advises Council:

1. That recommendations 2, 3, 4, and 5 contained in the Consultant's report were approved, as follows, to be pursued through the Block Plan process at the cost of the applicant to the satisfaction of the City;
 - i. That the Henry CHL be a publicly accessible site and; a demolition and a conservation plan be in place to conserve important landscape features, including the gate, fence, lane, parts of the veranda and parts of the house and barn foundations above grade;
 - ii. The 3 heritage sites be commemorated through street naming and interpretive plaques;
 - iii. The McCutcheon House be commemorated with a heritage themed sculpture or structure placed in a publicly accessible open space area on or near lands that were once part of the farm;

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- iv. Financial security be posted with the municipality to implement the recommendations; and,
- 2. That the applicant was requested to incorporate some of the architectural designs of the McCutcheon House and the John S. Henry house into the architectural designs of the new homes located within the streets where these historic homes were originally located, and to use the names of local historical homes where possible when naming streets and public spaces in this development; and,
- 3. That the City was requested to consider incorporating the heritage landscape elements into the parks development design and when the design is brought forward that heritage designation be considered.
- iv. The applicant has submitted a Stage 2 archaeological assessment titled Stage 2 Archaeological Assessment for the: Proposed Development of Block 55 East, Draft Plans 19T-13V008 (Kipling South) & 19T-13V009 (Kipling North), and Greco Property, Farruggio Property & 1539028 Ontario Inc. Property, Within Parts of Lots 26-30, Concession 8, In the Former Geographic Township of Vaughan, Historical County of York, Now the City of Vaughan, Regional Municipality of York, Ontario. Project #219-VA832-12, PIF #P029-850-2012, dated January 17, 2014 as part of the Block Plan submission. The report recommends that a further Stage 3 Archaeological Assessment will be required. Cultural Heritage will await the Stage 3 report and the acceptance letter from the Ministry of Tourism, Culture and Sport for the Stage 3 report;
- v. Cultural Heritage staff has received a letter from the Ministry of Tourism, Culture and Sport, dated March 19, 2014, accepting the report titled Stage 2 Archaeological Assessment for the: Proposed Development of Block 55 East, Draft Plans 19T-13V008 (Kipling South) and 19T-13V009 (Kipling North), and Greco Property, Farruggio Property and 1539028 Ontario Inc. Property, Within Parts of Lots 26-30, Concession 8, In the Geographic Township of Vaughan, Historical County of York, Now the City of Vaughan, Regional Municipality of York, Ontario. Filed with MTCS Toronto Office on Mar 18, 2014, MTCS Project Information Form Number P029-850-2012, MTCS File Number 0000809. The letter concurs with the recommendation in the report that a further Stage 3 Assessment is required.

Vaughan Parks Development Department

The Vaughan Parks Development Department has reviewed the proposal and is satisfied with the draft plan of subdivision, subject to the conditions of approval included in Attachment #1.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that the Owner shall dedicate land or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 1 ha per 300 units or 5% the value of the subject lands or units of the value of the subject lands, prior to the issuance of a Building Permit for the residential component, whichever is higher, and 2% for the commercial component, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands 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. This is included in the recommendation of this report.

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Toronto and Region Conservation Authority (TRCA)

The TRCA, in a letter provided to the City of Vaughan dated August 13, 2014, recommends approval of Draft Plan of Subdivision File 19T-13V009, and corresponding Zoning By-law Amendment File Z.13.042, subject to the conditions in Attachment #1.

Hydro One

Hydro One, in a letter provided to the City of Vaughan dated March 11, 2014, states that they have no objection to the proposed Draft Plan of Subdivision File 19T-13V009, and corresponding Zoning By-law Amendment File Z.13.042, subject to the conditions in Attachment #1.

York Region District School Board (YRDSB)

The YRDSB, in a letter provided to the City of Vaughan dated June 4, 2014, advised that the YRDSB will not require a public elementary school site within the proposed Draft Plan of Subdivision File 19T-13V009.

York Catholic District School Board (YCDSB)

The YCDSB, in a letter provided to the City of Vaughan dated March 20, 2014, advised that the YCDSB will not require a catholic elementary school within the entirety of the Block 55 East Plan area, which includes the subject lands.

Bell Mobility and Development and Municipal Services Control Centre

In a letter dated June 2, 2014, Bell Mobility expressed interest in locating telecommunication infrastructure within the Draft Plan of Subdivision File 19T-13V009. The preferred method of deployment would be the installation of approximately 20 small cell units affixed to light standards within the draft plan of subdivision, rather than the construction of a single, large multi-carrier telecommunication tower. Both the Owner and the City of Vaughan are in agreement for the preferred method, as proposed by Bell Mobility. The Owner has advised that they will work with Bell Mobility at the detailed design stage of the plan of subdivision.

In a letter dated April 16, 2014, Bell Development and Municipal Services Control Centre advised that they have no objection to the proposed Draft Plan of Subdivision File 19T-13V009, and corresponding Zoning By-law Amendment File Z.13.042, subject to the conditions in Attachment #1.

Canada Post

In a letter dated March 14, 2014, Canada Post advised that they have no objection to the proposed Draft Plan of Subdivision File 19T-13V009, and corresponding Zoning By-law Amendment File Z.13.042, subject to the conditions in Attachment #1.

Enbridge Gas Distribution

In a letter dated April 16, 2014, Enbridge Gas Distribution advised that they have no objections to the proposed Draft Plan of Subdivision File 19T-13V009, and corresponding Zoning By-law Amendment File Z.13.042, subject to the conditions of approval in Attachment #1.

PowerStream

In a letter dated March 11, 2014, PowerStream advised that they have no comments or objections to the proposed Draft Plan of Subdivision File 19T-13V009, and corresponding Zoning By-law Amendment File Z.13.042.

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TransCanada Pipeline Limited

In a letter dated May 29, 2014, Lehman & Associates, c/o TransCanada Pipelines Limited, advised the following:

- TransCanada has one high pressure natural gas pipeline crossing the subject lands.
- As outlined in our letter to the City in September 2013 regarding the Block Plan, to proceed with a pathway within the right-of-way, TransCanada requires either buried concrete slabbing along the entire length of the pipe where the pathway is proposed, at the owners cost, or the pathway must maintain a minimum 3m separation from the pipeline edge for the entire length of the pathway where it lies in the right-of-way. Where a pathway will cross over the right-of-way at 90 degrees, requirements could include slabbing at the crossing point, or installation of marker tape below ground or a combination of both. The pathway crossing must not exceed 3m within the right-of-way.
- Pipeline integrity digs will be required at all the 3 paved road crossing locations at the cost of the owner. Pre-engineering and final cost reimbursement agreements will be required between the Owner and TransCanada for the cost estimate of the work. Please be advised that the pipeline integrity work may take 12-18 months or more from the date the pre-engineering agreement is signed.
- We note that the draft By-law contains a 7m setback from the pipeline right-of-way. We request the following revision to reflect TransCanada's standard setback:
 - No permanent building or structure may be located within 7 metres of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.

As discussed above, the implementing Zoning By-law will include the revised language from TransCanada Pipelines Limited regarding the appropriate setbacks from the pipeline right-of-way.

Since the amendment to the original draft zoning by-law has been made, TransCanada Pipelines Limited has advised that they have no further objections to the proposed Draft Plan of Subdivision File 19T-13V009, and corresponding Zoning By-law Amendment File Z.13.042, subject to the conditions in Attachment #1.

Relationship to Vaughan Vision 2020/Strategic Plan

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

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features 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.

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iii) Preserve Our Heritage and Support, Diversity, Arts & Culture

As discussed above, the Owner is proposing several cultural heritage features in the proposed development. The Vaughan Cultural Heritage Division of the Planning Department and Heritage Vaughan have reviewed the proposal and supports the proposed development subject to the comments in this report.

iv) Enhance and Ensure Community Safety/Health and Wellness

The proposed development includes several public parks, multi-use pathways, sidewalks, amenity space, cycling signage, and open space trails to enhance the City's existing inventory of public amenity space.

Regional Implications

In a letter dated June 4, 2014, York Region stated they have no objection to draft plan approval for Draft Plan of Subdivision File 19T-13V009, subject to the Conditions of Approval in Attachment #1.

Conclusion

The Zoning By-law Amendment and Draft Plan of Subdivision applications propose to facilitate the development of the subject lands with 425 dwelling units, open space blocks, park blocks, a stormwater management block, landscape areas and landscape restoration areas. The applications meet the objectives of the Provincial policies, and Regional and City Official Plan policies for the efficient use of developable land, which provides sustainable community objectives that can be implemented through neighbourhood designs that provide bicycling and walking opportunities, ensures neighbourhood connectivity to the broader community, and provides water and energy efficiencies, energy alternatives and green building design and site development. The sustainable objectives for the subject lands propose low impact development (LID) measures such as infiltration trenches.

The Vaughan Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #4 can be developed in a manner that is appropriate and compatible with the existing community. The Planning Department can support the approval of the Zoning By-law Amendment File Z.13.042 and the proposed Draft Plan of Subdivision File 19T-13V009, subject to the recommendations in this report, and the conditions of approval as set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Draft Plan of Subdivision (File 19T-13V009)
5. Proposed Zoning (File Z.13.042)
6. Approved Block 55 East Plan (File BL.55.2013)

Report prepared by:

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