

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on November 17, 2015.

10

**ZONING BY-LAW AMENDMENT FILE Z.10.031
DRAFT PLAN OF SUBDIVISION FILE 19T-10V004 (PHASE 4)
NASHVILLE DEVELOPMENTS INC. ET AL
WARD 1 - VICINITY OF HUNTINGTON ROAD AND NASHVILLE ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated November 3, 2015, be approved; and**
- 2) That the deputation of Mr. Aaron Hershoff, TACC Developments, Millwood Crescent, Vaughan, be received.**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Zoning By-law Amendment File Z.10.031 (Nashville Developments Inc. Et Al) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone subject to Exception 9(189) to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RVM2 Residential Urban Village Multiple Zone Two, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on Attachment #4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-10V004 (Phase 4) (Nashville Developments Inc. Et Al), as shown on Attachment #5 BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-10V004 (Phase 4) (Nashville Developments Inc. Et Al), be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a maximum total of 155 residential units (534 persons equivalent) in accordance with the Inflow/Infiltration Reduction Pilot project agreement between York Region and the Huntington Landowners Trustee Inc., and the City of Vaughan.”

4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-10V004 (Phase 4) (Nashville Developments Inc. Et Al), shall include the following clause:

“The Owner shall provide parkland and/or pay to Vaughan, by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Services Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 2

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth

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
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public 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:

- i) low impact development (LID) measures are proposed for the development's stormwater management, the design(s) of which will be finalized through the detailed engineering of the plan of subdivision. Infiltration trenches are proposed adjacent to open spaces and watercourses resulting in a net reduction of runoff to the stormwater management ponds while enhancing the recharge of the local groundwater system and the flow of the central watercourse. The proposed lot grading, where possible, will convey overland flow to the central watercourse resulting in less treatment and adequate water supply for the watercourse and wetlands;
- ii) pedestrian and cycling connections on the multi-use paths (sidewalks and curb cycling lane on Street "A") to transit stops (90% of the planned population is to be within 500 m² of a transit stop), commercial and recreational facilities;
- iii) building materials which include, the use of low volatile organic compound (VOC) paints, varnishes, stains and sealers; energy efficient appliances; EnergyStar homes;
- iv) hiring a construction waste management company to collect and stream construction waste; and,
- v) a homeowner education package regarding sustainable features incorporated into the development.

Economic Impact

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

Communications Plan

On February 6, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the Kleinburg and Area Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and Notice Signs were installed on the subject lands in accordance with the City's Notice Sign Procedures

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 3

and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of March 3, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 24, 2015. To date, correspondence was received from the Nashville Area Ratepayers Association as follows:

- i) Correspondence from the Nashville Area Ratepayers Association dated February 10, 2015, regarding the size of the future lots to the north of the plan and the necessity to expedite the realignment of Huntington Road for the safety of the community.
- ii) Correspondence from the Nashville Area Ratepayers Association dated February 18, 2015, respecting the Association's support for larger lots (with lot frontages of 13.4 m) and lower density; concern with Huntington Road terminating north of Major Mackenzie Drive instead of south as part of the design for the future extension of Highway 427; concern with increased traffic being generated due to the planned truck volume increase at the CP Intermodal Terminal at the southeast intersection of Regional Road 50 and Major Mackenzie Drive; request for the transfer of the ownership of Nashville Road from the Region to the City in order to provide permanent road restrictions for truck traffic; and, need for a community centre to serve the Kleinburg-Nashville Community.

In response to these comments, the Vaughan Development Planning Department will review any application that is submitted for the lands north of the subject lands within the Block 61 West Nashville Heights Community, shown on Attachment #6, in accordance with Vaughan Official Plan 2010, which designates the lands "Low-Rise Residential" and permits between 15 to 25 units per hectare, and the approved Block 61 West Plan Council and adopted accompanying report, which stated that, "The amendment (being OPA #699, the implementing site-specific Official Plan Amendment), the policies of which are now included in Vaughan Official Plan 2010, locates more intense built forms and mixed uses in the southern portion of the Amendment area. The northern area, closest to existing residential area along Nashville Road, is designated for low density residential units compatible with existing built form." These documents do not specify the specific lots sizes.

Vaughan Official Plan 2010 identifies Nashville Road as a major arterial road. York Region is responsible for Nashville Road and Vaughan will work with York Region to design major arterial roads to meet the needs of the City.

The Vaughan Development Engineering and Infrastructure Planning Services Department is undertaking an Environmental Assessment (EA), which is in process, for the Huntington Road realignment. The EA will also explore the impact of future traffic volumes being generated from land uses such as the CP Intermodal Terminal.

The Vaughan Parks Development Department advises that the Active Together Master Plan identifies that a community centre and district park are needed for the Kleinburg-Nashville Community. The City is in the process of exploring possible site options suitable for these uses.

Purpose

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

1. Zoning By-law Amendment File Z.10.031 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone subject to Exception 9(189) to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RVM2 Residential Urban Village Multiple Zone Two, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone in the manner shown on Attachment #4, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 4

2. Draft Plan of Subdivision File 19T-10V004 (Phase 4) to facilitate a proposed residential subdivision as shown on Attachment #5, consisting of the following:

| Lots/ Blocks | Land Use (Phase 3) | Area (ha) | Number of Units |
|-------------------------|--|----------------------|----------------------------|
| 1-109 | Detached Residential Units (9.2m - 13.4m lot frontages) | 4.43 | 109 |
| | 20 Blocks (to form part of a full lot when combined with blocks in an adjacent plan of subdivision) | 0.40 | 10 |
| 1112 | Mixed-Use / Medium Density Residential @ 25 - 150 units per hectare | 0.24 | 6-36 |
| 1160-1162 | Open Space | 1.28 | |
| 1160-1162 | 10 m Open Space Buffers | 0.48 | |
| 1174 | Vista | 0.02 | |
| 1175 | Piazza | 0.05 | |
| 1182-1183 | Landscape Buffers | 0.05 | |
| 1187 | Road Widening | 0.03 | |
| | 0.3 m Reserves | 0.01 | |
| | Streets (Collector, Primary, & Local) | 2.97 | |
| | Total | 9.96 | 125-155 |

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision for a maximum of 155 dwelling units and to maintain the valleylands/open space lands, as shown on Attachment #5. The Vaughan Development Planning Department supports the approval of both the proposed Zoning By-law Amendment and Draft Plan of Subdivision Applications since they implement the Vaughan Council approved Official Plan and the proposal is compatible with the surrounding existing and planned land uses.

Public Hearing - March 22, 2011

The subject applications were considered at a Public Hearing held on March 22, 2011, to rezone the subject lands from A Agricultural Zone subject to Exception 9(189) to RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RVM2 Residential Urban Village Multiple Family Zone Two, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone and to facilitate a residential Draft Plan of Subdivision. The recommendation of the Committee of the Whole to receive the Public Hearing report was ratified by Vaughan Council on April 5, 2011.

On February 3, 2009, Vaughan Council adopted a policy requiring a new Public Hearing for a planning application(s), which has not been considered by the Committee of the Whole for a technical recommendation report within two years of a Public Hearing. As the original Public Hearing was on March 22, 2011, a new Public Hearing was held on March 3, 2015.

The Owner has incorporated minor modifications to the proposed subdivision and zoning for the subject lands to address the Toronto and Region Conservation Authority's concerns, which includes, but is not limited to, redesigning the temporary turning circle at the east end of Street "L" to avoid the open space lands to protect the natural features, providing plans and details regarding areas where grading and/or retaining walls are proposed in the open space areas, and preparing comprehensive edge management plan/planting plans.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 5

Location

The subject lands are located on the east side of Huntington Road and south of Nashville Road, as shown on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential” (maximum building height of 3-storeys), “Mid-Rise Residential” and “Mid-Rise Mixed-Use “A”” both with a maximum building height of 5 storeys and a floor space index of 1.75, and “Natural Areas” (valleylands) by Vaughan Official Plan 2010. The Official Plan permits the proposed uses on the subject lands.

Block 61 West Plan

In December 2009, the City received a Block Plan Application File BL.61.2009 for Block 61 West, which includes the subject lands, 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 manage growth. The Nashville Heights Block 61 West Plan was approved by Vaughan Council on May 24, 2011, subject to conditions. The proposed lotting and road pattern shown on Attachment #5, is consistent with the approved revised Nashville Heights Block 61 West Plan, as shown on Attachment #6, which was approved by Vaughan Council on November 29, 2011.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(189), as shown on Attachment #3. To facilitate the proposed Draft Plan of Subdivision shown on Attachment #5, an amendment to Zoning By-law 1-88 is required to rezone the subject lands in the manner shown on Attachment #4, together with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions

| | By-law Standard | By-law 1-88 Requirements of RVM2 Residential Urban Village Multiple Dwelling Zone Two (Block 1112) | Proposed Exceptions to the RVM2 Residential Urban Village Multiple Dwelling Zone Two (Block 1112) |
|----|------------------------|---|--|
| a. | Permitted Uses | Permitted Uses include: <ul style="list-style-type: none">• Apartment Dwelling• Multiple Dwelling• Block Townhouse Dwelling | Permit the following additional uses: <ul style="list-style-type: none">i) Street Townhouse Dwellings (live-work), which may permit Business and Professional Office, Personal Service Shop and Retail Store Uses, and the RT1 Residential Townhouse Zone requirements; <p>This live/work use shall be subject to the following:</p> |

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 6

| | | | |
|----|---------------------------|--|--|
| | | | <ul style="list-style-type: none"> ▪ parking shall be provided in accordance with home occupation required parking standard (2 spaces for residential and 2 spaces for live work/home occupation use); ▪ a maximum of 25% of the gross floor area of the building and located on the ground floor; and, ▪ a maximum of 3 employees and one must be the resident of the dwelling. <p>ii) Commercial Uses including:</p> <ul style="list-style-type: none"> - Bank or Financial Institution; - Business or Professional Office; - Eating Establishment; - Eating Establishment, Convenience; - Eating Establishment, Take-Out; - Personal Service Shop; - Photography Studio; - Retail Store; - Service or Repair Shop; - Video Store; and, - Hospice Associated with a Hospital or Other Regulated Medical Health Care/Support Facility |
| b. | Definition of a "Hospice" | "Hospice" is not defined by Zoning By-law 1-88 | <p>"Hospice" shall be defined as follows:</p> <p>"A residential unit (home based) or an institutional facility, such as a nursing home or hospital or other specialized facility on an in-patient or out-patient basis, where a program of palliative and/or supportive services is provided to terminally ill or critically ill patients."</p> |

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 7

| | | | |
|----|------------------------------|--|--|
| c. | Minimum Parking Requirements | Commercial Uses: 6 spaces per 100 m ² Gross Floor Area (GFA) | 4.5 spaces per 100 m ² of GFA |
| d. | Maximum Building Height | 11 m | 14 m (4-storeys) |

| | By-law Standard | By-law 1-88 Requirements of RD4 Residential Detached Zone Four | Proposed Exceptions to the RD4 Residential Detached Zone Four |
|----|----------------------------|---|--|
| a. | Minimum Interior Side Yard | No By-law standard to permit one 0.6 m interior side yard to abut another 0.6 m interior side yard. | <p>Permit a minimum interior side yard to be 1.2 m on one interior side yard and either 0.6 m or 1.2m on the other interior side yard, which abuts another interior side yard of 0.6 m or 1.2 m for a lot with a Lot Frontage of 9.2 m to 11.99 m, a Lot Frontage on a Corner Lot of 12.5 m to 19.2 m, and for a Lot Frontage on a Reverse Pie Lot of 12.7 m to 17 m.</p> <p>A “Reverse Pie Lot” is a lot or corner lot in a pie shape configuration where the front lot line is greater than the width of the rear lot line.” (Lots 4, 5, and 88 as shown on Attachment #5)</p> |

The Vaughan Development Planning Department has reviewed the proposed site-specific exceptions to Zoning By-law 1-88 and Exception 9(1376), and provides the following comments:

i) RVM2 Residential Urban Village Zone

The RVM2 Residential Urban Village Zone Two category only permits apartment, multiple and block townhouse dwelling units. A wide range of residential, commercial and mixed uses are permitted on Block 1112 by the Official Plan. The proposed zoning includes exceptions to provide limited commercial uses in street townhouses, block townhouses and multiple dwelling units, which are to be considered in the same manner as home occupation uses, where there are restrictions for the amount of gross floor area devoted to the commercial use due to the limitation in available parking for the dwelling unit. Block 1112 may have buildings up to four storeys in height for apartment dwelling units, as the site does not abut an arterial road, in accordance with the Official Plan. The proposed uses are in keeping with the uses that were proposed for the same zone at the north-east intersection of East's Corners Boulevard and Barons Street within Phase 3 of Draft Plan of Subdivision File 19T-10V004.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 8

ii) Minimum Interior Side Yard

The RD4 Residential Detached Zone Four of Zoning By-law 1-88 permits one interior side yard to be a minimum of 1.2 m in width and the other interior side yard can be either 1.2 m or reduced to 0.6 m, where it abuts an interior yard of 1.2 m. The Owner has requested that the same side yard requirements be amended to permit two interior 0.6 m yards to abut each other. The request is considered minor in nature and will facilitate the future development of detached units that are consistent with other dwellings in the RD4 Zone within the other phases of Block 61. The future development of the detached dwellings is also subject to the Nashville Heights Urban Architectural Design Guidelines.

In consideration of the above, the Vaughan Development Planning Department is satisfied that the proposed zoning amendments to the RD4 Zone of Zoning By-law 1-88 maintains the intent of the Official Plan and the Block 61 West Plan.

Subdivision Design

The 9.96 ha Draft Plan of Subdivision shown as Attachment #5 includes a north-south collector road (Street "A") with a right-of-way ranging from 26 m in width where it intersects with the south side of Street "B". Street "A" tapers to a 23 m wide right-of-way north of Street "B". The primary ring road (Street "B") will be designed with a 26 m wide right-of-way, between where it intersects with Huntington Road and the west side of Street "A". Street "B" tapers to a 23 m wide right-of-way to the east of Street "A". Both Streets "A" and "B" will be designed to accommodate transit vehicles. The proposed land uses for the draft plan are indicated on Attachment #5.

All development within the Draft Plan of Subdivision is subject to Architectural Control. Development shall be in accordance with the June 26, 2012, Vaughan Council approved Nashville Heights Architectural Design Guidelines by John G. Williams Limited, Architect and the approved Nashville Heights Landscape Master Plan by Nak Design Strategies (July 2012). A condition in this respect is included in Attachment #1a).

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

Developer's Group Agreement

It is a standard condition of draft plan of subdivision approval (Attachment #1a) that the participating landowners for the Block execute a developer's group agreement regarding the provision of servicing infrastructure, roads for the Block parks and open spaces. The Owner is a member of the Block 61 West Developers' Group and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 61 West Trustee and the City of Vaughan.

Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS)

The Vaughan DEIPS Department has reviewed the proposed Draft Plan of Subdivision and supporting documents, and provided the following comments:

i) Road Network

Nashville Developments is bounded by Huntington Road to the west and Nashville Road to the north. Local collector road connections to the bordering arterial roads for the plan include one future connection to each of Nashville Road to the north, Major Mackenzie Drive (Street "A") to the south, and west to Huntington Road.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 9

The proposed roadways within the Draft Plan of Subdivision are designed in accordance with the approved Block 61 West Plan, the recommendations of the Block Traffic Studies and the City's design standards. The road network in the plan consists mainly of 17.5 m wide local roads. A number of local roads in the plan are wider to accommodate sidewalks on both sides of the street and are generally located near school and park blocks. There are two collector roads in the draft plan; Streets "A" and "B", as shown on Attachment #5. These collector roads have been designed as "complete streets" that accommodate all modes of transportation including transit, cycling, walking and on-street parking, and range in width from 23 m to 26 m.

A roundabout is proposed within the plan at the intersections of Streets "A" and "B". A roundabout is a circular intersection where the entering traffic yields to the right-of-way of traffic already within the intersection. There is a raised island located in the centre, which requires vehicles to travel through the intersection in a counter-clockwise direction around the island. Roundabouts also have raised median islands on all approaches. Yielding takes place on all entries, so traffic is stored outside the intersection, rather than in the roundabout. Motorists are directed around the central island, which slows traffic, promotes yielding and increases safety. Studies have shown that roundabouts reduce vehicle speeds, delays, crash frequency and severity, and improve aesthetics.

ii) Huntington Road Widening

Huntington Road currently has a right-of-way width of approximately 20 m. Pursuant to Vaughan Official Plan 2010 and the Transportation Master Plan, Huntington Road is designated as a 30 m collector road. The Draft Plan of Subdivision includes a 5 m road widening along the Huntington Road frontage, which should be adequate to provide the ultimate right-of-way that measures 15 m from the existing centre of the roadway. In addition, extra right-of-ways will be required at each intersection to provide for turn lanes. The road widening requirements along Huntington Road will be more accurately calculated based on survey information prior to final approval of the plan.

iii) Huntington Road Improvements

Huntington Road between Nashville Road and Major Mackenzie Drive is currently a two lane paved rural roadway. Huntington Road, in its current form, is considered adequate to support the initial phase of the development in Block 61 West, however, there will be a need to widen and upgrade Huntington Road to adequately service the development area. These improvements will include urbanization, streetscaping, sidewalks, streetlighting, additional travel lanes, cycling facilities, etc. The trigger, mechanism and timing of the Huntington Road improvements will be established through the phasing of the development, and addressed in the subdivision agreement(s).

The Vaughan Development Engineering and Infrastructure Planning Services Department has initiated the Environmental Assessment (EA) for the Huntington Road improvements. The EA will take into consideration the development of the detailed design work, which includes establishing profiles, cross-sections and design criteria for the northerly extension of Highway 427, by the Ministry of Transportation, along with the findings and recommendations of the City's Transportation Master Plan, to determine the timing of the Huntington Road improvements.

iv) GTA West Environmental Assessment

The Ministry of Transportation is currently undertaking an Environmental Assessment (EA) Study for the GTA West Transportation Corridor. In 2011, the GTA West EA reached the completion of Stage 1 in developing the Draft Transportation Development Strategy (TDS). The TDS identified the need for a new transportation corridor from Highway 400 westerly to Highway 401 west of

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 10

Milton. The preliminary route Planning study area of this new corridor is in proximity to Block 61 West. Accordingly, it is appropriate that a warning statement be included in all Offers of Purchase and sale in regards to the GTA West EA and the potential future highway.

v) Sidewalk Plan

The proposed pedestrian network in Block 61 West is comprehensive and provides sidewalks on at least one side of every street. This level of service exceeds the City's current sidewalk warrant policy requirements but is being proposed to improve accessibility for pedestrians and to create a community with "complete streets" that provide for all modes of transportation. The proposed sidewalk network connects the residential community internally to all schools, community facilities, shopping, recreational activities and transit stops, and provides options for potential pedestrian crossings of Major Mackenzie Drive to the south, and the CPR railway to the east to connect to Block 61 East.

vi) Cycling Infrastructure

The proposed cycling infrastructure builds on the City's approved Pedestrian and Bicycle Master Plan. The Draft Plan of Subdivision includes bike lanes on Street "A". The plan also identifies signed bike routes on all (or part) of Street "B". In addition to on-street cycling infrastructure, there are also multi-use trails provided throughout the Block Plan. Altogether, the cycling infrastructure provides a continuous network, which will promote more efficient use of the transportation system and provide a greater balance in the travel modal-share by supporting cycling and "complete streets". The proposed cycling network is reflected in more detail on the Block 61 Traffic Management Plan.

vii) Water Servicing

The subject lands are located within the Pressure District 6 (PD 6) of the York Water Supply System. The Master Environmental Servicing Plan (MESP) confirms that the Draft Plan of Subdivision will be serviced within PD 6 by connecting to the Regional 750 mm diameter watermain which is currently under construction along Huntington Road. The 750 mm diameter connects to the 1800 mm diameter York-Peel Feedermain on Rutherford Road. In addition, the Draft Kleinburg-Nashville Servicing Strategy Master Plan EA Study identified the requirement for a 400 mm diameter watermain on Major Mackenzie Drive (Huntington Road to Regional Road 27) and a 600 mm diameter watermain on Nashville Road from Huntington Road to the existing Regional elevated tank on Regional Road 27. The proposed water system within the plan will connect at multiple points to the 750 mm diameter watermain along Huntington Road to provide for the necessary supply, pressure and looping for all phases of the development.

The City's Kleinburg-Nashville Servicing Strategy Master Plan EA Study has identified the requirement for City water system improvements to service the planned growth in the community. These water system improvements will be considered for inclusion in the next update of the City's Development Charges By-laws.

viii) Sanitary Servicing

According to the Kleinburg-Nashville Servicing Strategy Master Plan EA Study, the Nashville Heights subdivision and other lands in Block 61 are to be serviced via the Woodbridge Service Area of the York-Durham Sewage System. The closest gravity sewer to the subject lands is the City's 750 mm diameter trunk sanitary sewer on Huntington Road that was recently constructed to service the employment lands in Block 64. This trunk sewer currently terminates at Trade Valley Drive, and drains into to the Regional West Rainbow Creek Sanitary Trunk.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 11

Accordingly, the northerly extension of the Huntington Road Trunk Sewer from its current termination point at Trade Valley Drive to Major Mackenzie Drive is required to service the development in Block 61 including the subject Draft Plan of Subdivision.

The proposed trunk sanitary sewers internal to the plan must be sized to accommodate external lands west and north of Block 61 West in accordance with the final conclusions and recommendations of the City-Wide Water / Waste Water Master Plan EA and associated final servicing strategy for the West Vaughan Employment Area Secondary Plan.

ix) Sewage and Water Allocation

On May 19, 2015, Vaughan Council approved the staff recommendation to allocate servicing capacity for 1383 residential units for development in Block 61. The Block 61 Trustee has confirmed that 155 units will be committed to Phase 4 of Draft Plan of Subdivision File 19T-10V004.

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Vaughan Council on May 24, 2011, formal allocation of servicing capacity will be required in conjunction with Draft Plan of Subdivision approval. This clause is included in the recommendation section of this report.

The Huntington Landowners Group is currently undertaking an Inflow/Infiltration Reduction Pilot project in the City with the objective to identify additional servicing capacity for the development in Block 61.

x) Storm Drainage

Block 61 West is located within the Humber River watershed. The site generally slopes from north to south and currently discharges to three watercourses which are all part of the East Robinson Creek which is a tributary of the Humber River. The stormwater management Plan for Block 61 West proposes the establishment of two stormwater management facilities located at the south end of the Block adjacent to Major Mackenzie Drive. The stormwater management facilities are proposed to provide quantity and quality controls for the urban stormwater runoff in the Block to the target release rates established for the Humber River watershed.

According to the MESP, the existing drainage patterns within the developments will generally be maintained under a post-development condition. A naturalized open channel is proposed to be constructed traversing the Nashville Heights development to drain the off-line stormwater management facilities and portions of the rear lot drainage. This open channel will form part of the East Robinson Creek watercourse and become a focal point in the community.

In addition, the MESP includes the implementation of low impact development (LID) techniques to augment the water quantity and quality controls and erosion controls, which include roof leaders that drain into rainwater barrels and increased topsoil depth within the lot limits. Infiltration trenches and swales are proposed along the edges of the open space areas and woodlot located at the north end of the Block. These infiltration trenches will be fed with clean stormwater from rooftops via a third pipe in the road allowance or in cases where lots back on to the features via direct drainage from downspouts conveyed by overland flow over the rear yards. The hydrogeologic study for the Block concludes that the in-situ soils support the use of infiltration trenches.

As part of the engineering design and prior to the initiation of any grading on the Draft Plan of Subdivision, the Owner 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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 12

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) Stormwater 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 61 West Block Plan and MESP.

xi) Geotechnical

The Owner is required to submit a geotechnical investigation report and/or a slope stability report for review and approval by the City as part of the detailed engineering submission. The report(s) shall provide information about subsoil and groundwater condition and shall provide recommendations for the construction of municipal services, pavement, earthberm/safety-berm and methods for any required slope stabilization within the Draft Plan of Subdivision.

xii) Environmental Site Assessment

On March 1, 2011, the Vaughan Development Engineering and Infrastructure Planning Services Department confirmed the acceptance of the Environmental Site Assessment report for the proposed residential development.

xiii) Environmental Noise Impact

The Owner has provided a preliminary noise report and railway vibration report both dated November 9, 2010, that identify noise sources that will impact the Draft Plan of Subdivision as railway noise from the CP railway and roadway noise from Huntington Road, Nashville Road, Major Mackenzie Drive and the future Highway 427. These reports provide recommendations that include typical measures to develop the proposed lots and mitigate the noise sources such as single loaded roads, acoustic barriers, safety berm, air conditioning, warning clauses and potentially upgraded building components and foundations. In addition, lots abutting Huntington Road, Nashville Road, Major Mackenzie Drive and Highway 427, are being proposed with acoustic barriers ranging in heights between 1.8 m to 3.6 m at different locations.

The Owner is required to submit final noise and railway vibration reports for review and approval by the City as part of the detailed engineering submission when grading design is typically established. The City requires all dwelling units that abut or face a railway and/or arterial roads such as Huntington Road, Nashville Road, Major Mackenzie Drive, and the future Highway 427 shall be constructed with mandatory central air-conditioning. All required acoustic barriers abutting public lands shall be constructed with all berming and/or fencing material, including foundations, completely on private lands and totally clear of any 0.3 m road reserve.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 13

xiv) Street-lighting

The design and type of street lighting in the plan shall meet City standards, which includes the illumination of the local to arterial road intersections. In April 2010, Vaughan Council directed staff to undertake a review of the City's engineering design criteria and standards with respect to the use of LED luminaire technology in new developments. This review is currently underway so there may be a requirement to use LED streetlighting in the plan. This matter will be addressed in at the detailed engineering design stage.

The Vaughan Development Engineering and Infrastructure Planning Services Department has no objections to the development, subject to the conditions of approval in Attachment #1a).

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has advised that the Ministry of Tourism and Culture has cleared the subject lands of any archaeological resources, subject to any archaeological resources or human remains being located during construction. This requirement is included as a condition in Attachment #1a).

Vaughan Parks Development Department

The Vaughan Parks Development Department has reviewed the proposed Draft Plan of Subdivision and advised that the proposed piazza Block 1175 is acceptable to the City for adding to the parkland supply to ensure adequate parkland for the draft plan.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has advised that the Owner has provided the required amount of parkland for the subject Draft Plan of Subdivision, and therefore there is no requirement to pay cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's approved "Cash-in-Lieu of Parkland Policy". In case there are changes to the proposed draft plan that alters the parkland dedication requirements, a standard condition is still included in the recommendation of this report and in the conditions of approval in Attachment #1a).

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed Draft Plan of Subdivision and advised that they have no concerns with the Draft Plan of Subdivision. The TRCA has provided conditions of Draft Plan approval which includes, but not limited to, the protection of the natural features, and submitting the detailed plans respecting stormwater management. The TRCA has no objection to the proposal subject to the conditions of approval in Attachment #1 c).

Canadian Pacific Railway (CPR)

Canadian Pacific Railway has indicated that to ensure the safety and comfort of adjacent residents and to mitigate environmental factors, that its' requirements, including providing a 30 m building setback from the railway right-of-way be included as conditions of draft approval. The setback requirement is to be included in the implementing Zoning By-law, and CPR's conditions respecting safety concerns are included in Attachment #1d).

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 14

Metrolinx (Formerly GO Transit)

Metrolinx has reviewed the proposal and advises that they completed a study in December 2010 examining the feasibility for commuter rail service to Bolton, which would make use of the existing and adjacent CPR rail corridor. The study determined that it is technically feasible to provide peak direction rail service, however, at a considerable cost and would serve a relatively small amount of forecasted riders. Given these circumstances, in combination with competing priorities and that Bolton service is not in Metrolinx's 15-year plan, Metrolinx will not be pursuing additional analyses at this time. Metrolinx are, however, supportive of any action on the part of area municipality to protect station sites.

Metrolinx further advises that the updated Environmental Noise Feasibility Study does not include GO Transit rail traffic associated with the Bolton service. As noted above, the implementation date and scope of service have yet to be finalized. Regardless, an analysis to ensure that any noise associated with potential GO service south of Major Mackenzie Drive, is suitably mitigated by any recommended measures must be provided. The consultant must contact Metrolinx for additional information in this regard so that the acoustic analysis can be updated as appropriate. Metrolinx also advises that The Railway Vibration Analysis, dated November 9, 2010, by Valcoustics Canada, identifies mitigation requirements for some residential dwellings on the development lands. The consultant must confirm if the analysis suitably captures potential vibration levels associated with GO trains. The requirements for further analysis are included in the conditions of approval in Attachment #1e).

Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the applications. Enbridge advises that the Owner is required to contact Enbridge's Customer Connections Department for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to tree planting, silva cells, and/or soil trenches) and/or asphalt paving. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner. In the event that an easement(s) are required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in the conditions of approval in Attachment #1f).

Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the conditions of approval in Attachment #1g).

School Boards

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision.

Relationship to Vaughan Vision 2020/Strategic Plan

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 15

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 Well-Being**

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 (public park) amenity space/walking trails to enhance the City's existing inventory of public amenity space.

Regional Implications

York Region has provided the following comments:

i) **Water Resources**

The subject lands are located within the 2-year, 5-year, and 25-year Wellhead Protection Areas (WHPAs B, C and D) for York Region's Kleinburg Wells No. 3 and No. 4. Although the Kleinburg water supply system has been converted from groundwater to Lake Ontario based supply, the groundwater supply at Kleinburg Wells No. 3 and No. 4 will remain in use as a backup supply.

ii) **Sanitary Sewage and Water Supply**

This development is within the Humber Wastewater Service Area and will be serviced from Water Pressure District No. 6. York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, 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 Draft Plan of Subdivision subject to the attached conditions of approval in Attachment #1b).

Conclusion

Zoning By-law Amendment File Z.10.031 and Draft Plan of Subdivision File 19T-10V004, if approved, would facilitate the development of the subject lands with a maximum of 155 detached dwelling units, and the maintenance of the valleylands/open space to be in public ownership, as shown on Attachment #5. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies, and is in accordance with the approved Block 61 West Plan.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #5, and the proposed zoning and site-specific exceptions will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. The Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 17, 2015

Item 10, CW Report No. 40 – Page 16

Application and the proposed zone categories and exceptions, and the Draft Plan of Subdivision, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning for Draft Plan of Subdivision File 19T-10V004 (Phase 4)
5. Draft Plan of Subdivision File 19T-10V004 (Phase 4)
6. Approved Block 61 West Plan (November 29, 2011)

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791

(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.)