

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

Item 15, Report No. 43, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 13, 2016.

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**DRAFT PLAN OF SUBDIVISION FILE 19T-15V012
FUMATA INVESTMENT CORP.
WARD 4 - VICINITY OF TESTON ROAD AND VIA ROMANO BOULEVARD**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated December 6, 2016:

Recommendation

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

1. THAT Draft Plan of Subdivision File 19T-15V012 (Fumata Investment Corp.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of 30 lots for detached dwelling units, as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
2. THAT Vaughan Council adopt the following resolution with regard to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 19, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V012 (Fumata Investment Corp.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 30 detached residential units (120 persons equivalent).”

3. THAT Street “A” in Draft Plan of Subdivision File 19T-15V012, as shown on Attachment #4, be named “Casavant Crescent”.
4. THAT the City’s comprehensive review of Zoning By-law 1-88 include the rezoning of Block 31 (i.e. 5 m wide Buffer Block to be conveyed to the Toronto and Region Conservation Authority) to OS5 Open Space Environmental Protection Zone.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

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

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

- Objective 3.1: 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

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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:

- Building materials that include low volatile organic compound (VOC) paints, varnishes, stains and sealers;
- Energy efficient appliances, windows and exhaust fans;
- Upgraded building envelopes with higher rated recycled insulation to increase air tightness and upgraded roof shingles;
- Low flow fixtures such as shower heads, faucets and toilets;
- Large canopy trees will provide shade to pedestrians and dwellings, creating a cooling effect; and,
- Hardy drought tolerant tree and shrub species which demonstrate resistance to various environmental stresses including disease, pests, road salt and vehicular emissions, and do not require the application of pesticides, fertilizers and other chemicals to survive.

Economic Impact

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

Communications Plan

On April 8, 2016, a Notice of Public Hearing was circulated to all property owners within the 150m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols. The recommendation of the Committee of the Whole to receive the Public Hearing report of May 3, 2016, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on May 17, 2016.

To date, one written submission has been received by the Vaughan Development Planning Department and one deputation was made at the May 3, 2016, Public Hearing regarding the following:

- i. An email was received on February 4, 2016, from a concerned resident (janetandben@outlook.com - no street address provided) inquiring about how adding 30 homes next to Herbert Carnegie Public School will affect traffic; and, the impact of additional children to a school that is already full.
- ii. A deputation from Arthur Navavo from Rivermill Crescent regarding the lot depths matching the existing surrounding residential lots on the streets to the east.

The Vaughan Development Planning Department has reviewed the aforementioned submissions and provides the following response:

i) Traffic

The Vaughan Development Engineering and Infrastructure Planning Department has indicated that the traffic volume impact of 30 detached dwellings will not adversely impact the surrounding

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streets. Via Romano Boulevard is a minor collector street designed to accommodate a maximum of two travel lanes and one parking lane. These types of streets are designed to carry higher traffic volumes. Traffic generated by the proposed development will have less impact on the street network compared to the school that could have been built.

ii) Impact on Herbert Carnegie Public School

The application has been reviewed by the York Region District School Board, York Catholic District School Board and the French School Board, and all have advised that they have no concern with the development proposal.

iii) Lot Depths

The Owner has revised the Draft Plan of Subdivision to increase the depths of Lots 9 to 12, as shown on Attachment #4, from a minimum of 30.5 m to 33.5 m to be more consistent with the 35m lot depths on Rivermill Crescent, located immediately east of the proposed subdivision.

On November 16, 2016, the Vaughan Development Planning Department emailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the subject application by Vaughan Council.

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Subdivision File 19T-15V012, on the subject lands shown on Attachments #2 and #3, to facilitate the proposed residential plan of subdivision shown on Attachment #4, consisting of the following:

Lots 1-30 (minimum frontage of 15.2 m for detached dwellings)	1.930 ha
Block 31 - Buffer	0.081 ha
Block 32 - Walkway	0.001 ha
Blocks 33 to 35 - 0.3 m Reserves	0.001 ha
Road (Street 'A' 17.5 m right-of-way width)	0.422 ha
	2.435 ha

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 30 lots for detached dwelling units, as shown on Attachment #4. The Vaughan Development Planning Department supports the approval of the Draft Plan of Subdivision application as it implements Vaughan Official Plan 2010 (VOP 2010), complies with Zoning By-law 1-88, and the development proposal is compatible with the surrounding existing land uses.

Location

The subject lands are located on Via Romano Boulevard, south of Teston Road, more specifically east of Twelve Oaks Park, comprised of Blocks 89, 112 and 123 on Registered Plans 65M-3924, 65M-3893 and 65M-3930, respectively, City of Vaughan, as shown on Attachments #2 and #3.

The vacant subject lands were intended to be developed with a school. However, the York Region Separate School Board advised that the subject lands were surplus to their needs and no longer required for a school, and that the lands were sold to the current Owner.

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Official Plan

The subject lands are designated “Low Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” as identified on Schedule “1” - Urban Structure of VOP 2010, which permits detached dwellings and does not prescribe a maximum density for the property. The proposed residential Draft Plan of Subdivision intended to facilitate the construction of detached dwelling units conforms to the Official Plan.

The subject lands are located within the Oak Ridges Moraine (ORM) Conservation Plan Area and identified as “Oak Ridges Moraine Settlement Area”, which permits the proposed development to occur on the subject lands.

Block 12 Plan

The subject lands are located within Planning Block 12. All development within the Draft Plan of Subdivision must proceed in accordance with the approved Block 12 Urban Design and Architectural Design Guidelines prepared by Watchorn Architects Inc. A condition to this effect is included in Attachment 1a).

Zoning

The subject lands are zoned RD3 Residential Detached Zone Three (detached dwelling unit on a lot with a minimum 12 m frontage), subject to site-specific Exception 9(1205) by Zoning By-law 1-88. The proposed lot frontages (15.2 m), depths and sizes comply with Zoning By-law. The Owner has not proposed any exceptions to Zoning By-law 1-88.

The lands in the buffer (Block 31) will be conveyed to the Toronto and Region Conservation Authority (TRCA). TRCA policy states that all lands conveyed to the TRCA must be zoned to an appropriate Open Space Zone. As the subject lands are currently zoned RD3 Residential Detached Zone Three, the Owner does not require a Zoning Amendment application to facilitate the development proposal. Accordingly, the City will rezone the buffer Block 31 to OS5 Open Space Environmental Protection Zone, consistent with the abutting Open Space Zone, through the City’s comprehensive review of the Zoning By-law. The conveyance of Block 31 to the TRCA and the registration of the subdivision plan can proceed in advance of the rezoning of Block 31 by the City through the comprehensive zoning by-law review, which will commence with the procurement of a consultant over the next few months. A condition of approval is included in the recommendation to this effect.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 consists of 30 lots with a minimum frontage of 15.2 m for detached dwelling units served by a 17.5 m wide public road (Street “A”), which extends north from Via Romano Boulevard, directly across from Alison Ann Way, and terminates in a cul-de-sac. A walkway will be located at the terminus of the cul-de-sac to provide access to Twelve Oaks Park located west of the proposed subdivision. Block 31 is a 5 m wide buffer block that will be deeded to the Toronto and Region Conservation Authority. Lot 16 includes Part 30 on Reference Plan 65R-28325, as shown on Attachment #4, on which a hydro transformer is located. Part 30 will be conveyed to the City.

The Vaughan Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #4, subject to the Conditions of Approval in Attachment 1a).

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Developer's Group Agreement

A condition of approval is included in Attachment 1a) requiring the Owner to execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces for Block 12. The Owner must satisfy all requirements of the Block 12 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 12 Trustee and the City of Vaughan.

Street Naming

Should Draft Plan of Subdivision File 19T-15V012 be approved, the proposed street name for the new public road is Casavant Crescent, which is a pre-approved street name on Vaughan Council's approved Street Name Reserve List.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

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

a) Environmental

The submitted Environmental Site Assessments meet the requirements of the DEIP Department.

b) Lot Grading

The proposed grading of the site and lot grading of the individual lots shall meet the current City's lot grading criteria.

c) Water, Sanitary, Storm Servicing and Storm Water Management

The Owner has submitted a revised Functional Servicing Report entitled "Functional Servicing and Stormwater Management Report, Fumata Residential Subdivision", prepared by Schaeffers Consulting Engineers, dated September 13, 2016.

The report demonstrates that the water supply, sanitary servicing and stormwater management plans for the subject development are consistent with the City's criteria and can be accommodated by the Block 12 Spine services constructed for the Block Plan. The report provides the following site servicing and stormwater management schemes for the proposed development:

i) Water Servicing

Units fronting Street "A" will be serviced by a new 200 mm watermain along the proposed road, which will connect to the existing 400 mm diameter watermain on Via Romano Boulevard. Units fronting Via Romano Boulevard will receive connections for each lot from the existing 400 mm watermain located within the Via Romano Boulevard right-of-way.

ii) Sanitary Servicing

Units fronting Street "A" will be serviced by a new 200 mm sanitary sewer along the proposed road. Units fronting Via Romano Boulevard will be provided with new service connections, which will be connected to the new 200 mm sanitary sewer on Via Romano Boulevard. Ultimately, the sanitary flows will discharge to the existing 300 mm diameter sanitary sewer located on Sir Stevens Drive.

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iii) Stormwater Management

The subject site is part of the Block 12 Storm Water Management (SWM) Pond 3 watershed, and is included in the stormwater management plan identified in the Block 12 Master Environmental and Servicing Plan (MESP). The subject site was originally proposed to be developed as a school block designed to discharge stormwater to the existing storm sewer on Via Romano Boulevard at controlled flows. The existing service connection will be decommissioned.

The existing 600 mm storm sewer on Via Romano Boulevard will be upsized to 750 mm. Units fronting Street “A” will be serviced by new 525 mm to 675 mm storm sewers along the proposed road. These sewers will be connected to the upsized 750 mm storm sewer located on Via Romano Boulevard. Units fronting Via Romano Boulevard will be provided with new service connections, which will be connected to the upsized 750 mm storm sewer on Via Romano Boulevard.

d) Allocation

On May 19, 2015, the City’s latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next three years. Therefore, the following resolution to allocate capacity to the subject development may be recommended for Vaughan Council’s approval:

“THAT Draft Plan of Subdivision File 19T-15V012 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 30 detached residential units (120 persons equivalent).”

A condition to this effect is included in the recommendation of this report.

e) Transportation Engineering

The Transportation Planning Division of the DEIP Department has no further comment regarding the application.

f) Noise

The Owner has submitted a noise report titled “Environmental Noise Assessment, Proposed Residential Development Block 12, Via Romano Boulevard”, dated December 1, 2015, prepared by YCA Engineering Limited. The noise report recommends acoustical measures to be implemented with the subdivision agreement for specific lots. The Noise Report is based on the Draft Plan of Subdivision, dated November 2015. The Owner must revise the Noise Report based on the more recent Draft Plan of Subdivision submitted in September 2016.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has no objection to the development proposal. The subject lands are located in an area identified as a being of high archaeological potential in the City’s database of archaeological resources. The lands were cleared through an earlier Draft Plan of Subdivision (File 19T-99V08) however, standard clauses with respect to archaeological resources or human remains being located during construction are included as conditions of approval in Attachment 1a).

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Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department, has confirmed that the parkland dedication requirement for Block 12 was addressed at the Block Plan stage, and no further parkland or cash-in-lieu of parkland is required.

The Owner will be required to convey Part 30 on Plan 65R-28325, as shown on Attachment #4, to the City. Part 30 is subject to an easement in favour of Power Stream. The conveyance of Part 30 will be implemented through the Subdivision Agreement. The Owner will be required to make a lump sum payment of \$15,000.00 to the City's Parks and Forestry Operations Division for the upkeep and maintenance of the land. A condition to this effect is included in the Conditions of Approval in Attachment 1a).

Vaughan Parks Development Department

The Vaughan Parks Development Department has no objection to the proposed development, subject to the Conditions of Approval in Attachment 1a).

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the proposed development, subject to the Conditions of Approval in Attachment 1c).

Hydro One

Hydro One has no objection to the application. Hydro One has advised that the Owner must contact the Hydro subdivision group for proposals affecting 'Low Voltage Distribution Facilities'. This requirement is included in the Conditions of Approval in Attachment 1d).

PowerStream

PowerStream has no objection to the application. The Owner is required to contact PowerStream to discuss all aspects of the proposal. This requirement is included in the Conditions of Approval in Attachment 1e).

Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the application. The Owner is required to contact Enbridge Gas Distribution'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 allowance 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) is 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 objection to the development proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, as outlined in the Conditions of Approval in Attachment 1g). A proposed location for the community mailbox is identified on Attachment #4, and must be confirmed by Canada Post.

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Bell Canada

Bell Canada has no objection to the application. Bell advises that the Owner must confirm that sufficient communication/telecommunication infrastructure is available and that an easement may be required. These requirements are included in the Conditions of Approval in Attachment 1h).

School Boards

The York Region District 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 Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priorities set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy

Regional Implications

The development proposal is located within the Bathurst Trunk Wastewater Service Area and will be serviced by Water Pressure District No. 7. York Region requests that the City of Vaughan apply a lapsing provision to the Draft Plan of Subdivision, pursuant to Section 51(32) of the Ontario Planning Act, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

York Region has no objection to the approval of the Draft Plan of Subdivision, subject to the attached Pre-Conditions and Conditions of Approval in Attachment #1b).

Conclusion

Draft Plan of Subdivision File 19T-15V012, if approved, would facilitate the development of the subject lands with 30 lots for detached dwelling units. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies. The development proposal also complies with Zoning By-law 1-88.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #4, will result in a residential development that is appropriate and compatible with the existing uses in the surrounding area. The Vaughan Development Planning Department can support the approval of the Draft Plan of Subdivision application, 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. Draft Plan of Subdivision File 19T-15V012

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Report prepared by:

Margaret Holyday, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483

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