

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 13, 2016

17

The Committee of the Whole recommends:

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- ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment;
 - iii) the Owner shall satisfy all requirements of the Vaughan Parks Development Department;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) the Owner shall satisfy all requirements of the City of Toronto;
 - vi) the Owner shall satisfy all requirements of the Region of York Community Planning and Development Services Department;
 - vii) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exception to Zoning By-law 1-88, as identified in the Zoning section of this report, specifically to permit Block 16 with a maximum of 7 rather than 6 townhouse units in a row, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee;
- b) the implementing Site Plan Agreement shall include the following clauses:
- i) Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 - ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Development Planning Department's Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
 - iii) The Owner is required to make satisfactory arrangements with the City of Toronto for the extension of the water main and sanitary sewer along Steeles Avenue West, as well as all work within the City of Toronto's right-of-way and provide financial security, submit engineering and inspection fees and provide insurance as required.
 - iv) The Owner agrees that the arrangements referred to in condition iii), above, is subject to the execution of a Quad-party Servicing Agreement, between the Owner, City of Toronto, York Region and the City of Vaughan.
 - v) The Owner shall convey for nominal consideration to the City of Toronto, a vehicular easement to accommodate access to the water meter chambers for maintenance and repair purposes. The easement shall

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permit City of Toronto vehicles to manoeuvre along a section of the proposed internal (private) driveway system. The easement documents must be prepared to the satisfaction of the Executive Director, Engineering and Construction Services, Toronto Water and the City of Toronto City Solicitor.

- vi) The Owner is required to construct a new sidewalk along the Steeles Avenue West frontage of the site in accordance with City of Toronto standards at no cost to the municipality and to the satisfaction of the Executive Director of Engineering and Construction Services.
- vii) The Owner is required to prepare all documents and convey to the City of Toronto, at nominal cost, a 0.8 metre wide strip of land across the Steeles Avenue West frontage of the subject property, in fee simple, such lands to be free and clear of all physical and title encumbrances, and subject to a right-of-way for access in favour of the Grantor until such time as said lands have been dedicated as a public highway, all to the satisfaction of the Executive Director, Engineering and Construction Services and the City Solicitor.
- viii) The Owner must submit a draft Reference Plan of Survey to the City of Toronto's Executive Director of Engineering and Construction Services, for review and approval, prior to depositing it in the Land Registry Office. The plan should:
 - Be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System and the 3 degree Modified Transverse Mercator Projection);
 - Delineate by separate PARTS the lands to be conveyed to the City of Toronto, the remainder of the site and any appurtenant rights-of-way and easements;
 - Show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan;
 - Pay all costs for registration and preparation of reference plan(s);
 - Retain a Qualified Person to conduct environmental site assessments for the lands to be conveyed to the City of Toronto;
 - Submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, describing the lands to be conveyed to the City of Toronto, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance; all environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City of Toronto and its peer reviewer and any limitation on liability and indemnification is to be consistent with 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering and Construction Services.

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- Pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City of Toronto (7%), and submit an initial deposit of \$8,000.00 towards the cost of the Peer Review in the form of a certified cheque, to the Executive Director, Engineering and Construction Services. Submit further deposits when requested to cover all costs of retaining a third-party peer reviewer (unused funds will be refunded to the applicant by the City of Toronto);
- Submit, to the satisfaction of the City of Toronto's peer reviewer, all Environmental Site Assessment reports prepared in accordance with the Record of Site Condition Regulation (153/04, as amended) describing the current conditions of the land to be conveyed to the City of Toronto and the proposed Remedial Action Plan based on the site condition standards approach, to the Executive Director, Engineering and Construction Services.
- At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Executive Director, Engineering and Construction Services for Peer Review and concurrence, which states:
 - a) In the opinion of the Qualified Person:
 - i) It is either likely or unlikely that there is off-site contamination resulting from past land uses on the development site that has migrated onto adjacent City of Toronto lands that would exceed the applicable Site Condition Standards; and
 - ii) To the extent that the opinion in viii) a) i) above is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City of Toronto lands poses an adverse effect to the environment or human health.
 - b) Lands to be conveyed to the City of Toronto meets either:
 - i) the applicable Ministry Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg. 153/04) for the most environmentally sensitive adjacent land use; or
 - ii) the Property Specific Standards as approved by the Ministry for a Risk Assessment/Risk Management Plan which was conducted in accordance with the conditions set out herein.
 - ix) The Qualified Person's statement, referenced in Condition viii) above, will include a Reliance Letter that is dated and signed by the applicant's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming

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that both the City of Toronto and the City's of Toronto peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted with reliance extended to the City of Toronto and its peer reviewer and any limitation on liability and indemnification is to be consistent with 153/04, as amended, insurance requirements or such greater amount specified by the Executive Director of Engineering and Construction Services.

- x) The lands require a Record of Site Condition, (RSC) therefore, the Owner is required to:
 - a) file the RSC on the Ontario Environmental Site Registry; and
 - b) submit the Ministry of the Environment and Climate Change's Letter of Acknowledgement of filing of the RSC confirming that the RSC has been prepared and filed in accordance with O.Reg.153/04, as amended, to the Executive Director, Engineering and Construction Services.

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

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

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

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

- Low flow water fixtures
- Upgraded roof shingles
- Energy Star Appliances
- Additional planting of native species
- Planting of drought tolerant species
- The use of high renewable and recycled content building products and certified sustainably harvested lumber

Economic Impact

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

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Communications Plan

On September 9, 2016, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject site, including residents within the City of Toronto, the City of Toronto and to the West Woodbridge Homeowners Association. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol.

A Public Hearing was held by the Committee of the Whole on October 3, 2016, for Draft Plan of Subdivision Application 19T-16V005. No comments were received by the Vaughan Development Planning Department through the notice circulation or at the Public Hearing. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 3, 2016, and to forward a comprehensive report to a future Committee of the Whole Meeting was ratified by Vaughan Council on October 19, 2016.

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. Draft Plan of Subdivision File 19T-16V005 to create 2 blocks within a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following, that will facilitate a future residential and commercial site plan as described in #2 below:

Blocks	Land Use	Area
Block 1	Residential Block	5.79 ha
Block 2	Open Space Block	0.21 ha
	Total	6.00 ha

2. Site Development File DA.16.044 to permit the development of the subject lands with 249, 3-storey freehold townhouse dwelling units (comprised of 89 conventional townhouse units and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses, a 2,100 m² public park, and privately owned and maintained common elements (by a future condominium corporation) for the internal roads, visitor parking, walkways, and landscaped amenity areas, as shown on Attachments #5 to #9.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with 249, 3-storey freehold townhouse dwelling units (comprised of 89 conventional townhouse units and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses, a 2,100 m² public park, and privately owned and maintained common elements (by a future condominium corporation) for the internal roads, visitor parking, walkways, and landscaped amenity areas, as shown on Attachments #5 to #9. The Vaughan Development Planning Department supports the approval of the Draft Plan of Subdivision (that creates the residential and park blocks) and Site Development applications as they will facilitate a residential/commercial and open space development that it is appropriate and compatible with the surrounding land uses.

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Location

The subject lands shown on Attachments #2 and #3, are located on the north side of Steeles Avenue West, east of Martin Grove Road, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Land Use Policies/Planning Considerations

Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Community Commercial Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), specifically Volume 2 - Site Specific Policy 13.17.1.2, as amended by OPA #12.

The proposed draft plan of subdivision (Attachment #4) showing a residential and park blocks allows the processing of the site development application (Attachments #5 to #9) to develop 249, 3-storey townhouse dwelling units and 2, 3-storey mixed-use apartment buildings, and a public park block. The subdivision application will also allow for a future condominium application to be submitted to facilitate the common elements, including the private condominium road, landscaped amenity areas, walkways, and visitor parking spaces.

The proposed Draft Plan of Subdivision and Site Development applications implement VOP 2010, and conforms to the Official Plan.

Zoning

The subject lands are zoned RM2(H) Multiple Residential Zone with a Holding Symbol “(H)”, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1432), which permits the proposed conventional townhouse dwelling units, back-to-back townhouse dwelling units, and mixed-use apartment buildings with ground floor commercial uses.

The Owner has proposed 7 conventional townhouse units in a row within Block 16, as shown on Attachment #5, whereas site-specific Exception 9(1432) only permits a maximum of 6 conventional townhouse units in a row. The requested variance is considered to be minor in nature and is supported by the Development Planning Department. The Owner will be required to successfully obtain approval of the variance from the Vaughan Committee of Adjustment, which must be final and binding prior to the execution of the Site Plan Agreement. A condition of approval to this effect is included in the recommendation of this report.

The proposed site plan and Draft Plan of Subdivision complies in all other respects with Exception 9(1432) of Zoning By-law 1-88.

The condition for the removal of the “(H)” Holding Symbol on the lands zoned RM2(H) Zone require the Owner to successfully implement the accepted Remedial Action Plan and submit to the Ministry of the Environment and Climate Change a Record of Site Condition (RSC) filed on the Environmental Site Registry and acknowledged by the MOECC, covering the entire property. Once this occurs to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department, the “(H)” Holding Symbol can be removed by way of the filing of a Zoning By-law Amendment Application to the Vaughan Development Planning Department that will facilitate the enactment of a future zoning by-law by Vaughan Council.

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Subdivision and Site Plan Design

The proposed Draft Plan of Subdivision shown on Attachment #4 is comprised of 2 Blocks. The larger residential block, identified as Block 1, is proposed to be developed by way of a Site Plan (Attachment #5) with 249, 3-storey townhouse dwelling units (comprised of 89 conventional townhouse units and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings containing 26 rental apartment units and 868 m² of at-grade commercial uses with frontage onto a private common element condominium road, with private amenity areas, visitor parking, and walkways as shown on Attachment #5. The southerly portion of the subject lands, identified as Block 2, which fronts onto Steeles Avenue West, is proposed to be developed with a 2,100 m² public park, which will be conveyed to the City of Vaughan. Access to the subject lands will be provided through a mutual private driveway (owned by Woodbridge Park) from Steeles Avenue West that will be shared with an existing Long Term Care Facility (Leisure World Retirement Homes).

The proposed building elevations of the back-to-back townhouse and conventional townhouses, as shown on Attachments #7 and #8, will be constructed with a variety of materials including stucco, wood and brick veneer, and will vary in tones between each townhouse block. The proposed townhouse units are designed with flat roofs. The proposed building elevations for the rental apartment buildings, as shown on Attachment #9, will be constructed similar to the proposed townhouses, with the inclusion of glazing along the ground floor for the proposed commercial units. The final building elevations and materials will be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

The proposed Landscape Plan is shown on Attachment #6. The Owner is proposing to provide a significant buffer along the northerly portion of the subject lands abutting the Canadian National Railway lands. The Owner has provided buffer areas adjacent to the open space lands to the east as shown on Attachment #6. The Owner is also proposing to plant a significant number of trees and landscaping throughout the proposed development along the proposed private common element streets.

The Owner will be required to submit a future Draft Plan of Condominium Application to establish the common elements (e.g. private common roads, visitor parking, internal sidewalks, and landscaped amenity areas).

The Vaughan Development Planning Department is satisfied with the proposed subdivision and site plan design subject to the comments in this report and conditions of subdivision approval set-out in Attachment #1, and the recommendations of site plan approval in this report.

Vaughan Development Engineering and Infrastructure Planning (DEIPS) Department

The Vaughan DEIPS Department has provided the following comments:

a) Road Network

The subject lands are located on the north side of Steeles Avenue West, east of Gihon Spring Drive. Steeles Avenue West is under the jurisdiction of the City of Toronto. Vehicular access to the subject site will be accommodated via an existing driveway that forms part of an existing signalized intersection at the Steeles Avenue West and Gihon Spring Drive and it will also be shared with the existing Long Term Care facility (Leisure world Retirement Homes). The proposed development will utilize private condominium roads. A secondary emergency access, with removable bollards, has been provided fronting onto Steeles Avenue West. To the east of

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the subject lands is an unopened Kipling Avenue road allowance and the former Thackery landfill site. The road allowance of Steeles Avenue West and untraveled portion of Old Steeles Avenue form the south limits of the subject lands.

Steeles Avenue West and Old Steeles Avenue also represent the municipal boundary between the City of Toronto and the City of Vaughan. There is no connection to any other road services to the north. All vehicles will be required to use the existing access to Steeles Avenue West.

b) Water Servicing

The Owner has submitted a Functional Servicing Report (FSR) and Stormwater Management Report by Valdor Engineering Inc., dated April 2016, in support of the applications. The subject lands are located within the City of Vaughan Pressure District 4 (PD4). There are no City of Vaughan watermain in the vicinity of the subject site; therefore, the site will have to be serviced by the City of Toronto watermain system. The existing 300 mm diameter watermain on Steeles Avenue West (near Kipling Avenue) will be extended westerly to connect to the 300 mm diameter watermain located at Steeles Avenue West and Gihon Spring Drive. Additionally a separate connection to the municipal system for the proposed mixed-use development will also be constructed.

The extension of municipal water services, system capacity, water metering and water protection will be in accordance with the requirements of the City of Toronto. Water metering and backflow prevention chambers will also be installed at the street line for the proposed development. These chambers and other associated infrastructure must be specified in accordance with City of Toronto Standards.

Given that the subject development is to be serviced by the City of Toronto's watermain system, an Quad-party servicing agreement will be required. This agreement will be between the City of Vaughan, Region of York, the City of Toronto and the Owner, to facilitate the sanitary servicing of the subject site. A condition to this effect is included in Attachment #1 of this report.

c) Sanitary Servicing

The sanitary drainage will be provided by the City of Toronto sanitary sewer system. In this regard, the existing 200 mm diameter sewer will be extended westerly from Steeles Avenue West and Kipling Avenue intersection to service the subject lands. It is noted that the extension of municipal sanitary services, system capacity and control manhole infrastructure must be in accordance with the requirements of the City of Toronto.

Similar to the water servicing, an Quad-party servicing agreement will be required. This agreement will be between the City of Vaughan, Region of York, the City of Toronto and the Owner. A condition to this effect is included in Attachment #1 of this report.

d) Storm Drainage and Stormwater Management

The subject site will be serviced via private storm sewers designed to accommodate the 5 year storm, as prescribed by City of Vaughan Design Criteria. The private storm sewer system is proposed to discharge at the north-east corner of the site, matching the pre-development condition. Stormwater flows, both major overland and minor system, will be directed to Rainbow Creek to the east of the site and not to the City of Toronto storm sewer system. As such, the stormwater discharge rate, quality control and other measures deemed applicable will be at the discretion of the Toronto and Region Conservation Authority.

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e) Environmental Site Assessment

The Geotechnical Assessment prepared by EXP Services dated February 23, 2016, indicates the presence of methane in the fill and till deposit. It also recommends a requirement to construct a passive methane venting system that must be installed below all structures. The venting system would require a Ministry of the Environment and Climate Change (MOECC) Environmental Compliance Approval (ECA) and ongoing monitoring following construction.

Given environmental issues were previously identified and a Remedial Action Plan (RAP) was prepared and submitted, a Holding Symbol “(H)” was applied during the approval and adoption of the Zoning By-law Amendment application. As such, conditions for the removal of the “(H)” require the Owner to successfully implement the accepted RAP and the submission of a Ministry of the Environment and Climate Change (MOECC) Record of Site Condition (RSC) filed on the Environmental Site Registry and acknowledged by the MOECC, covering the entire property.

Given that parkland will be conveyed to the City of Vaughan, a limited Phase Two ESA investigation will be required as part of the conditions of subdivision agreement with the sampling occurring only after certification of rough grading but prior to the placement of top soil.

g) Environmental Noise/Vibration Impact

Due to the proximity of the subject site to Steeles Avenue West and the CN Railway, the Owner commissioned the following reports to analyze the anticipated impacts of noise and vibration on the proposed development:

Detailed Noise Control Study, “Mixed Use Residential and Commercial Development”, prepared by SS Wilson Associates; dated April 26, 2016; and

Measurements of Railway Vibration Levels, “Mixed Use Medium Density Residential and Commercial Development”, prepared by SS Wilson Associates; dated June 13, 2014.

The reports recommend that noise control measures be implemented within the proposed development. The Owner will need to submit a detailed technical analysis prior to Building Permit approval to address site specific noise attenuation requirements. Upon formal approval of the Site Development Application, all warning clauses must be included within all offers of purchase and sale, or lease. A condition to this effect is included in Attachment #1 of this report.

The vibration report concluded that no vibration isolation measures will be required for the proposed development.

h) Traffic/Transportation

A Traffic Impact Study prepared by AECOM, dated March 2016, has been submitted in support of the current application to assess existing levels of service and anticipated traffic impacts from the development proposal. The study used existing traffic volumes, existing signal timing and Synchro traffic analysis software. The analysis indicates that under existing conditions, the site driveway and signalized intersection at Steeles Avenue West and Gihon Spring Drive are operating at an acceptable level of service. Based on the analysis, the above mentioned intersection will operate below capacity with an overall Level of Service (LOS) ‘C’ or better during both peak periods.

The future level of service conditions were determined for the study area intersections utilizing future background total traffic volumes plus subject development for the planning horizon years of 2019. Future background traffic consists of traffic growth from outside of the study area and traffic

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generated by other developments within the study area. The traffic consultant utilized the Regional model to estimate background traffic growth.

The traffic study concludes that the traffic volumes generated by the proposed development represent a small component of total traffic passing through the intersections of the study area during the peak hours and therefore is a minor factor in intersection operation and determination of improvements. DEIP staff concur with the overall study and methodology and accept its conclusions and recommendation.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department has reviewed the applications and advise they have no concerns because the subject lands are clear of any potential archaeological resources and that the following conditions be included in the Site Plan Agreement:

- a) Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Development Planning Department's Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Vaughan Office of the City Solicitor, Real Estate Department

The Real Estate Department has advised that for residential development, the Owner shall provide parkland and shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit for the residential component. For the commercial component, the Owner shall pay to the City of Vaughan cash-in-lieu equivalent to 2% of the value of the subject lands prior to the issuance of a Building Permit. 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in the recommendation of this report.

Vaughan Parks Development Department

The proposed development includes a 2,100 m² public park fronting onto Steeles Avenue West, which will be dedicated to the City of Vaughan. Additional cash-in-lieu of parkland dedication will be required to be paid by the Owner. The Parks Development Department has reviewed the proposed development and has no objection to the approval of Draft Plan of Subdivision File 19T-16V005 and Site Development File DA.16.044, subject to the conditions set forth in the recommendations of this report and Conditions of Approval in Attachment #1 of this report.

Vaughan Environmental Services Department, Waste Management Division

The Environmental Services Department, Waste Management Division has reviewed the Site Development Application and finds it to be acceptable. All garbage and recycling, and snow removal will be privately administered and be the responsibility of the Condominium Corporation.

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Toronto and Region Conservation Authority (TRCA)

The TRCA has advised that they have no objections to the approval of the Draft Plan of Subdivision and Site Development applications. The Owner must successfully obtain a TRCA Permit under Ontario Regulation 166/06, prior to the issuance of any Building Permits and satisfy all requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

City of Toronto

The City of Toronto has reviewed the Draft Plan of Subdivision and Site Development Applications and has no objection to the development of the subject lands. The City of Toronto acknowledges the requirement of the servicing agreement. The City of Toronto, York Region, the Owner and the City of Vaughan continue to work towards executing the quad-party servicing agreement. The Owner must satisfy all requirements of the City of Toronto, conditions to this effect are included in the recommendation of this report.

School Boards

The York Region District School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Central Sud have no objections or conditions to the proposed development.

Canada Post

Canada Post has no objections to the proposed development, subject to their conditions of subdivision approval regarding the installation of mail facilities and equipment which are included in Attachment #1.

Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the proposed development, subject to their conditions of subdivision approval included in Attachment #1.

Bell

Bell has no objections to the proposed development, subject to their conditions of subdivision approval included in Attachment #1.

Canadian National Railway (CN)

CN has advised that the proposed 27.2 m setback to the rail lands and the 1.5 m encroachment of rear balconies into the proposed setback is acceptable, provided that the Owner enters into an agreement with the proponent to satisfy CN's requirements as well as for the registration of an easement subject to their Conditions of Subdivision Approval in Attachment #1.

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):

- Re-establish the urban tree canopy
- Continue to ensure the safety and well-being of citizens

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- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable City

Regional Implications

The subject lands front onto Steeles Avenue West, which is under the jurisdiction of the City of Toronto. York Region has been working with the City of Toronto, the Owner and the City of Vaughan in executing a quad-party servicing agreement in order to provide municipal services to the subject lands from the City of Toronto's water and wastewater system. York Region has no objection to the Draft Plan of Subdivision and Site Development applications subject to the conditions set forth in the recommendation section and the Conditions of Subdivision Approval included in Attachment #1 of this report.

Conclusion

The Vaughan Development Planning Department has reviewed Draft Plan of Subdivision File 19T-16V005 and Site Development File DA.16.044 in consideration of the City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposed townhouse and mixed-use buildings is compatible with the surrounding area for the reasons set out in this report. On this basis, the Vaughan Development Planning Department can support the approval of the Draft Plan of Subdivision and Site Development Applications, subject to the recommendations and conditions contained in this report and in Attachment #1 of this report.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-16V005
5. Site Plan
6. Landscape Plan
7. Elevations - Back-to-Back Townhouses
8. Elevations - Conventional Townhouses
9. Mixed-Use Building Elevations

Report prepared by:

Mary Caputo, Senior Planner - OMB, ext. 8215

(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.)