

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 11, 2012

Item 12, Report No. 48, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan December 11, 2012, as follows:

By deleting clause 3 of the recommendation contained in the report of the Commissioner of Planning, dated November 27, 2012 and replacing it with the following in accordance with Communication C3 from the Commissioner of Planning, dated December 5, 2012:

- 3. That prior to final approval, or any part thereof of Draft Plan of Subdivision File 19T-11V003 (Millwick Acquisition Corporation), the Owner shall obtain written confirmation from the Trustee for Block 33 West Properties Inc. that satisfactory arrangements have been made with Millwick Acquisition Corporation regarding its' obligations under the Block 33 West Cost Sharing Agreement."***

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**ZONING BY-LAW AMENDMENT FILE Z.11.005
DRAFT PLAN OF SUBDIVISION FILE 19T-11V003
MILLWICK ACQUISITION CORPORATION
WARD 3 – VICINITY OF CANADA DRIVE AND WESTON ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 27, 2012, be approved; and**
- 2) That Communication C8, from Mr. Millken Heisey, Papazian Heisey Myers, King Street West, Toronto, dated November 27, 2012, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.11.005 (Millwick Acquisition Corporation) BE APPROVED, specifically to amend Zoning By-law 1-88, to:
 - a) rezone the subject lands shown on Attachments #2 and #3 from C4 Neighbourhood Commercial Zone to RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone, RT1 Residential Street Townhouse Zone, and OS2 Open Space Park Zone, in the manner shown on Attachment #4; and,
 - b) permit the site-specific zoning exceptions identified in Table 2, but not the encroachment of a fire place in a front yard, as identified in the Staff report.
2. THAT Draft Plan of Subdivision File 19T-11V003 (Millwick Acquisition Corporation), as red-line revised (November 27, 2012), and shown on Attachment #5, BE APPROVED, subject to the conditions set out in Attachment #1 to this report.
3. THAT prior to final approval, or any part thereof of Draft Plan of Subdivision File 19T-11V003 (Millwick Acquisition Corporation), the Owner shall enter into the Developer's Group Agreement for the Block 33 West Plan.

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4. THAT Council adopt the following resolution with respect to the allocation of water and sewage servicing capacity:

“NOW THEREFORE BE AND IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-11V003 (Millwick Acquisition Corporation) be allocated sewage capacity from the York - Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 72 residential units.”

5. THAT the Owner shall be required 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”. The Owner shall submit an appraisal report by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Contribution to Sustainability

The following sustainable dwelling construction features are proposed to be provided in the development of the subject lands:

- i) Exterior Wall Construction: 2 x 6 Exterior Stud Partition, R-22 Batt Insulation and R-4 Exterior Insulsheathing Board (BP). This assembly uses low-heat-loss high density insulation on the inside, while wrapping the outside with insulation;
- ii) Windows: Low E Double-glazed Windows throughout (including basement) that are rated specifically for the climate zone of the subject lands and engineered to minimize condensation;
- iii) Insulation:
 - a) R-50 Recycled Cellulose Attic Insulation blown in to fill the whole space.
 - b) R-31 Foam Insulation for Exposed Floors and Critical Areas such as rooms above a garage; and,
 - c) R-12 Near Full-Height Basement Insulation;
- iv) Lighting: Energy Star Rated Compact Fluorescent Bulbs (CFL) throughout. According to Hydro One, these bulbs use approximately 75% less energy than standard incandescent bulbs and last up to 10 times longer.
- v) Decorating, Paints & Stains: Low Volatile Organic Compounds (VOC) Paint, Stains, and Primer. Low-VOC finishes ensures indoor air is clean and is safe from chemical emissions.
- vi) Heating and Ventilation:
 - a) Integrated Heating System with Heat Recovery Ventilator (HRV) and Efficient Domestic Hot Water System. The integrated heating system uses one burner to provide space heating for the house and domestic hot water heating providing 50% greater efficiency than a standard domestic hot water tank; and
 - b) Whole House Ventilation. The Heat Recovery Ventilator (HRV) continually provides fresh air with heat recovery from the stale air being exhausted.
- vii) Water Use:
 - a) Energy Star appliances for water efficient dishwasher and clothes washer;
 - b) Low-flow aerators for faucets and showers in kitchens and bathrooms to reduce domestic water use;
 - c) Low-flow shower heads can reduce water use by 20%; and,
 - d) 4.8 Litre per flush High Efficiency Toilet for significant water reduction.

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Economic Impact

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

Communications Plan

On May 20, 2011, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands and to the Millwood Woodend Ratepayers' Association. The Public Hearing was held on June 14, 2011, and the recommendation to receive the Public Hearing was ratified by Vaughan Council on June 28, 2011. Through the Public Hearing Notice, five written comments were received with the following comments:

- i) A. Najak and C. Ramsahai, residents on Boticelli Way, dated June 6, 2011, respecting their opposition to the 4-storey dwelling units blocking out the sunlight to their homes and dust from the construction of the dwellings negatively impacting their lives. They indicated that the proposal contravenes the Community Area, Community Infrastructure, and Economic Growth and Diversion policies in City of Vaughan Official Plan 2010 by reducing commercial land thereby reducing the availability of walkable retail areas and employment opportunities and increasing traffic.
- ii) H. A. Mihallidi, Bratty and Partners, solicitor for the Block 33 West Landowners Group, dated June 6, 2011, respecting that as a condition of development, the Owner be required to enter into an agreement with the Block 33 West Landowners Group respecting the sharing of the costs and burdens associated with the community lands and infrastructure in Block 33 West from which the Owner of the subject lands will benefit.
- iii) B. A. Horosko, Bratty and Partners, solicitor for the Block 33 West Landowners Group, dated July 27, 2011, respecting the *Planning Act*, as well as the Ontario Divisional Court, providing the legal authorization for a municipality to impose conditions requiring the payment of costs to a front-ending owner for infrastructure from a benefiting owner.
- iv) J. Visconti, resident, dated June 9, 2011, respecting his objection to the proposal as townhouses and the number of units in a confined area lower the value of property and increase the vehicular traffic resulting in an environment that is not safe for pedestrians, especially children. Further the height of the homes will affect the amount of sunlight on his garden and be detrimental to his enjoyment of the garden.
- v) A. M. Heisey, Papazian Heisey Myers, solicitor for the Owner, dated June 14, 2011, respecting the Owner not having an obligation to pay costs for the servicing or infrastructure to the Block 33 West Landowners Group nor the City having a legal or statutory authority to make the approval of the development contingent upon payment of costs to the Block 33 West Landowners Group.
- vi) A. M. Heisey, Papazian Heisey Myers, solicitor for the Owner, dated September 27, 2010, respecting the Owner, advising the City that there is no applicable law that requires the City to request a clearance letter from the Trustees of the Block 33 West Landowners Group and Downstream prior to the issuance of a building permit for their approved commercial lands shown on Attachment #3.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #2 and #3, to facilitate the development for 72 dwelling units on 1.97 ha:

1. Zoning By-law Amendment File Z.11.005 to amend Zoning By-law 1-88, specifically to:

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- a) rezone the subject lands shown on Attachments #2 and #3 from C4 Neighbourhood Commercial Zone to RD4 Residential Detached Zone Four, RS1 Residential Semi-Detached Zone, RT1 Residential Street Townhouse Zone and OS2 Open Space Park Zone in the manner shown on Attachment #4; and,
 - b) permit the site-specific zoning exceptions identified in Table 2 of this report.
2. Draft Plan of Subdivision File 19T-11V003, to facilitate a residential plan of subdivision consisting of a total of 4 lots and 13 Blocks to facilitate the development of a total of 72 dwelling units on 1.97 ha as shown on Attachment #5. The Draft Plan of Subdivision development statistics are as follows:

Lots/Blocks	Land Use	Area (ha)	Units
1 & 2	Detached Residential Units	0.089	2
3 & 4	Semi-Detached Residential Units	0.159	4
5 - 16	Street Townhouse Units	1.202	66
17	Road Widening (Weston Road)	0.014	
18 & 19	Landscape Area (Weston Road)	0.029	
20 - 24	0.3 Metre Reserve	0.001	
	Street "A" (17.5 m Wide Right-of-Way)	0.479	
	Total	1.973	72

Background - Analysis and Options

Location

The subject lands have 71.9 m of frontage on the east side of Weston Road and 73 m of frontage on the south side Canada Drive, and are generally located southeast of Canada Drive and Weston Road, City of Vaughan, shown as subject lands on Attachments #2 and #3.

Supporting Documents

The following reports were submitted in support of the proposal:

- *Planning Justification Report - Millwick Acquisition Corporation in Block 33 West*, dated January 2011 by Bernatt Architect Ltd., and revised to June 30, 2011;
- *Functional Servicing Report for Residential Subdivision - Millwick Acquisition Corporation*, dated May 2011 by Riaboy Engineering Ltd., and revised to October 31, 2011;
- *Functional Servicing Report for Townhouse Residential Development - Millwick Acquisition Corporation*, dated August 2012 by Cole Engineering;
- *Stormwater Management Brief - Millwick Acquisition Corporation*, dated November 2010 by Cole Engineering; and,
- *Preliminary Noise Review - Proposed Residential Development*, dated May 12, 2012 by Jade Acoustics.

Previous Files

In July 2005, Draft Plan of Subdivision File 19T-00V09 was draft approved for 288 residential units, commercial, high performance employment, school and park uses on 17.83 ha, and included the subject lands. The subject lands, which form part of a larger 2.85 ha commercial block located at the southeast corner of Weston Road and Canada Drive were draft approved for commercial uses and subsequently zoned C4 Neighbourhood Commercial Zone as shown on Attachment #3.

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Site Development File DA.07.089 (Phase 1), shown on Attachment #3, to permit a development consisting of 3 commercial retail buildings on 0.88 ha of the original 2.85 ha commercial block, was approved by Vaughan Council on April 14, 2009. In 2009, the balance of the commercial lands (subject lands) having an area of 1.97 ha (Phase 2) were severed from the original 2.85 ha commercial block for a future residential development, which is the subject of this staff report.

Official Plan - Land Use Designation/Uses/Density

i) Official Plan Amendment #600

The subject lands are designated “Medium Density Residential/Commercial” with a “Neighbourhood Commercial” overlay designation by OPA #600. The “Medium Density Residential/Commercial” designation in OPA #600 permits detached, semi-detached and street townhouse dwelling units at a density ranging between 17 to 40 units per ha. The proposal for 72 units on the subject lands yields a density of 36.5 units per ha, which conforms to the Official Plan.

viii) City of Vaughan Official Plan 2010

The “Low-Rise Mixed-Use” designation in City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, (as modified September 27, 2011, March 20, 2012, and April 17, 2012), and requires approval by the Ontario Municipal Board, permits single and semi-detached dwellings, townhouse, and stacked townhouse units, and low-rise buildings on the subject lands. The proposed gross floor area for all of the detached, semi-detached and street townhouse dwellings is 12,750 m², which yields a Floor Space Index of 0.647. VOP 2010 does not contain a density figure for low-rise designations. The proposal conforms to the new Official Plan.

Zoning

The subject lands are currently zoned C4 Neighbourhood Commercial Zone by Zoning By-law 1-88, subject to Exception 9(1313) as shown on Attachment #3, which permits only commercial uses on the subject lands. To facilitate the proposed Draft Plan of Subdivision shown on Attachment #5, an amendment to Exception 9(1313) is required to rezone the subject lands for residential uses. The proposed zone categories for the Lots and Blocks within the Draft Plan of Subdivision are identified as follows and shown on Attachment #4:

Table 1 – Proposed Rezoning

	Current Zoning	Proposed Rezoning
a.	C4 Neighbourhood Commercial Zone	<ul style="list-style-type: none">i) RD4 Residential Detached Zone Four for 2 detached dwelling units (minimum 9 m frontage and minimum 243 m² lot area);ii) RS1 Residential Semi-Detached Zone for 4 semi-detached dwelling units (minimum 7.5 m frontage and minimum 202 m² lot area);iii) RT1 Residential Townhouse Zone for 66 street townhouse units (minimum 6 m frontage and minimum 180 m² lot area); and,iv) OS2 Open Space Park Zone (buffer blocks).

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The following zoning exceptions identified in Table 2 are requested to facilitate the proposal as shown on Attachment #5:

Table 2 - Proposed Exceptions

	By-law Standard	Zoning By-law 1-88 Requirements for RD4, RS1 and RT1 Zones	Proposed Exceptions to Zoning By-law 1-88 requirements, for the RD4, RSI, and RTI Zones
a.	Maximum Permitted Yard Encroachment for a Fireplace	The encroachment standards in By-law 1-88 do not address a fireplace.	Permit a fireplace to project a maximum of 0.5 m into a required yard.
b.	Maximum Permitted Yard Encroachment for a Porch Into a Required Front and Exterior Side Yard	Permits the encroachment of a unenclosed porch (covered or uncovered) of 2.5 m into the front and exterior yards only.	In addition to By-law 1-88, permit a covered and unenclosed porch, which is not constructed on footings to extend into a required interior side yard a maximum of 0.3 m and into a rear yard a maximum of 1.8 m.
c.	Maximum Permitted Yard Encroachment For a Bay or Box Window	By-law 1-88 does not include a standard to address a bay or box window or similar window projection, which is constructed with or without footings into a required yard.	Permit a bay or box window or similar window projection, which is constructed with or without footings to extend into a required front, exterior side, or rear yard to a maximum distance of 0.6 m.
d.	Minimum Rear Yard in a RD4 Zone	7.5 m	6.5 m (Lot 2 only)
e.	Minimum Exterior Yard in a RD4 Zone	4.5 m	1.2 m (Lot 1 only)
f.	Minimum Lot Depth in a RD4 Zone	27	Lot 2 - 19 m and 25 m for the north and south lot lines respectively.
g.	Minimum Rear Yard in a RT1 Zone	7.5 m	6.5 m

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h.	Minimum Lot Depth in a RT1 Zone	27 m	<ul style="list-style-type: none">▪ 26.5 m for the west lot lines of Blocks 7 and 8▪ 25 m for the north lot line of Block 14 only.
i.	Minimum Exterior Side Yard Abutting A Sight Triangle	3 m	1.5 m (Lot 1 and Blocks 7, 8 and 13 only)
j.	Minimum Distance Between an Intersection of Street Lines and a Driveway	15 m	4 m

The zoning exceptions identified in Table 2 respecting encroachments for bay windows, fireplace and porches and the reduced rear yard of 6.5 m for Lot 2 in the RT1 Zone, will allow for an increased range of architectural design options for the dwelling units in accordance with the Block 33 West Vellore Park Architectural Design Guidelines. The reduction to the exterior yard and the lot depth in the RD4 Residential Detached Zone (Lots 1 and 2) is due to accommodating the easterly alignment of the 17.5 m Street "A" right-of-way width which results in irregular shaped lots (Lots 1 and 2) for the proposed detached dwelling units. The reduction to the lot depths for Blocks 7 and 8 are minor. The decrease in the minimum exterior side yard abutting a sight triangle is only for a portion of Lot 1 and Blocks 7, 8, and 13. The Development Planning Department does not support the requested variance to permit a fireplace encroachment into the front yard, however, has no objections to allowing this encroachment in other yards. The Development Planning Department is satisfied that the proposed zoning exceptions are minor in nature and facilitate development that is in keeping with the Architectural Guidelines for Block 33 west and compatible with the surrounding development, subject to the comments in this report.

Subdivision Design

The 1.97 ha Draft Plan of Subdivision is comprised of 2 lots for detached dwelling units, 2 lots for 4 semi-detached dwelling units, and 12 Blocks for 66 street townhouse units, as shown on Attachment #5. The Draft Plan of Subdivision includes a 17.5 m wide road (Street "A"), which connects Weston Road (arterial road) to Canada Drive (primary road).

All development within the Draft Plan of Subdivision is subject to architectural approval in accordance with the Block 33 West Vellore Park Architectural Design Guidelines, prepared by The Planning Partnership with Sterling Finlayson Architects. A condition to this respect is included in Attachment #1.

The development within the Draft Plan is to proceed in accordance with the approved Block 33 West Vellore Park Landscape Plan prepared by Landscape Planning Ltd., which addresses matters such as, but not limited to, the urban design/streetscape elements including entrance features, medians, fencing, community edge treatment, and the incorporation of sustainable design elements into the overall urban fabric. The landscape treatment will include low maintenance plant material in the 6 m wide landscape buffer adjacent to Weston Road. Acoustic fencing, in accordance with the approved Noise Report, will be placed along Weston Road and between the commercial and residential uses. The Draft Plan of Subdivision must be revised to indicate the location of the telecommunication and hydro utility buildings and easements. Conditions to this respect are included in Attachment #1.

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Should the Zoning By-law Amendment and Draft Plan of Subdivision applications be approved, the street townhouse units will be subject to Site Plan approval, at which time the proposed building elevations, landscaping plan, including acoustic and privacy fencing details, site grading and servicing plans will be reviewed.

The Vaughan Development Planning Department has reviewed the proposal and requires the following red-lined revisions to the proposed Draft Plan of Subdivision shown on Attachment #5:

- a) the returns on sight triangles at Weston Road and Street “A” must be extended to the first driveway;
- b) the existing 6 x 6 metre PowerStream easement (Part 5 of Plan 65R-31795) for the transformer and/or switchgear, located in the proposed day-light triangle on the east side of Street “A” must be relocated at the Owner’s expense or modify the lot/block pattern and/or the street alignment to provide appropriate clearances/setbacks;
- c) address the driveways being located within 15 m of the intersection for Blocks 7 and 8 at the Weston Road and Street “A” intersection, and Lot 1 and Block 13 at the Canada Drive and Street “A” intersection;
- d) indicate the location of the 0.3 m reserves; and,
- e) identify telecommunication and hydro buildings and easements.

The Development Planning Department is satisfied with the proposed subdivision design, subject to the comments and red-lined revisions in this report, and the conditions of approval in Attachment #1.

Vaughan Development/Transportation Engineering Department

The Development/Transportation Engineering Department has completed its review of the Draft Plan of Subdivision and provides the following comments regarding the municipal services for this subdivision:

i) Road Network

A 17.5 metre right-of-way (R.O.W.) is proposed connecting Canada Drive to the north and Weston Road. The road shall be designed in accordance with the City’s standards and criteria.

A number of draft plan issues shall be resolved including:

- a) returns on sight triangles at Weston Road and Street “A” shall be extended to the first driveway;
- b) Part 5 of Plan 65R-31795, the existing 6 x 6 metre PowerStream easement for the transformer and/or switchgear, located in the proposed day-light triangle on the east side of Street “A” shall be relocated at the Owner’s expense or the lot and/or street alignment shall be modified to provide appropriate clearances/setbacks; and,
- c) Weston Road shall be subject to Region of York comments and approval.

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ii) Storm Water Management

The minor system can be serviced by street and rear lot catchbasins and storm sewers connecting to an existing 750 mm diameter sewer at the southwest corner of the site. The flows continue to Tiana Court and ultimately to the stormwater management pond on the southeast side of Lormel Gate and Weston Road. For events that exceed the capacity of the minor storm sewer system, overland flow from the site will spill to Weston Road and ultimately to the pond as described above.

The Owner's consultant shall confirm that the stormwater management pond can accept the additional volume from the plan and shall obtain and provide Region of York approval for the flow to Weston Road.

iii) Sanitary System

The plan can be serviced by a proposed 200 mm diameter sanitary sewer connecting to an existing manhole on Tiana Court to the south via an existing easement. The downstream sanitary sewer system shall be analyzed to confirm that there is no surcharging and that there is capacity for the proposed development.

iv) Water Supply

The plan is part of the Pressure District No. 7 of the York Water Supply System. The Plan can be serviced via a looped system with connections to the existing 400 mm watermain on the north side of Canada Drive and to the existing 150 mm watermain on Tiana Court to the south via an existing easement. A flow pressure test shall be performed on the nearest hydrant to the site to assess the existing capacity of the water network and indicate if the existing static and residual pressure can accommodate the proposed development.

v) Servicing Capacity Allocation

On June 26, 2012, Council approved the recommendation to "RESERVE" seventy-one (71) residential units to the development application from the City's available unrestricted capacity. Based on the latest submission, seventy-two (72) residential units are required to complete the Plan. The one (1) additional unit will be reconciled in the City's next yearly update in 2013.

Accordingly, in accordance with the City's Servicing Capacity Distribution Protocol, as adopted by Council on June 26, 2012, formal allocation of servicing capacity is required by Vaughan Council in conjunction with Draft Plan Approval. The recommended wording for allocation to File 19T-11V003 with respect to the allocation of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated June 26, 2012 is as follows:

"IT IS HEREBY RESOLVED THAT Subdivision Application 19T-11V003 is allocated sewage capacity from the York - Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 72 residential units."

vi) Traffic Management

The Owner shall address the following red-line comments:

- a) the location of driveways being within 25 m of the Weston Road and Street "A" intersection;

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b) the intersection details for Canada Drive and Street “A” shall meet all City Standards; and,

c) the distance dimensions from Weston Road to Canada Drive shall be provided.

vii) Municipal Servicing Agreement

The Owner is required to enter into and execute a subdivision agreement with the City.

viii) Noise Attenuation

The Owner is required to submit a revised Environmental Noise Report, which shall:

a) include road traffic data;

b) indicate that the adjacent acoustic fence height along Weston Road shall be matched;

c) indicate that the acoustic fence shall separate commercial and residential uses;

d) indicate that mandatory air conditioning shall be required for all units adjacent to the commercial lands; and,

e) use the ultimate Annual Average Daily Traffic (AADT) measure of 40,000 for Weston Road unless higher volumes are specified by the Region of York.

ix) Environmental

The Environmental Site Assessment (ESA) report submitted in support of the application must be amended using residential criteria and is required for the change in land use from a commercial to residential land use.

x) Relocation of Street Utilities

A 6.0 X 6.0 metre hydro pad/switchgear exists within the proposed Street “A” R.O.W. and Lot 1, described as Part 5 of Plan 65R-31795. The switchgear shall be relocated to an appropriate location to the satisfaction of the City and PowerStream.

xi) Streetlighting

Streetlighting shall match the existing street lighting system in the adjacent developments and in accordance with the City’s standards and design criteria.

xii) Other Comments/Concerns

The manhole and the existing sanitary sewer easement for the adjacent commercial lands, described as Part 6 of Plan 65R-31795, are located within the north most unit of proposed Block 13. The easement shall be maintained and no structures shall be located within the easement.

Lot Grading shall satisfy the City’s Lot Grading Criteria. Retaining wall(s) shall not exceed 1.0 m in height without fencing/barrier, and shall be setback from the property line a distance greater or equal to its height in accordance with Zoning By-law 1-88.

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Developer's Group Agreement

It is a standard condition of Draft Plan of Subdivision approval that the participating owners execute and/or enter into a Developer's Group Agreement which addresses the provision of services and community use lands. A condition of approval is included in this report.

Vaughan Cultural Services Division

The Cultural Services Division has received the Ministry of Citizenship, Culture and Recreation's clearance of archaeological concerns respecting the subject lands as part of Draft Plan of Subdivision File 19T-00V09. As such, the Cultural Services Division has no objection to the approval of the Draft Plan of Subdivision, subject to the inclusion of the standard archaeological resources condition requiring notification should archaeological resources and/or human remains be found on the property during grading or construction activities, and the Owner ceasing all grading or construction activities, being included in Attachment #1.

Vaughan Real Estate Division

The Vaughan Real Estate Division has advised that the Owner will be required 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". The Owner shall submit an appraisal report by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. This condition is included in the recommendation of this report.

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 #1.

Enbridge Gas Distribution

Enbridge Gas Distribution has reviewed the proposal and has no objections to the applications. Enbridge advises that at this time, there is not a commitment by Enbridge Gas Distribution to service this site, or to service this site by a given date or that there will be no costs for servicing this site. The Owner is to contact the Enbridge Customer Connections Department at their earliest convenience to discuss the installation and clearance requirements for service and metering facilities. This is included in the conditions of approval in Attachment #1.

School Boards

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

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

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Regional Implications

The Region of York has advised that this development is within the Jane-Rutherford Trunk Service area of the York-Durham Sewage System, and will be serviced from Pressure District No. 7. Infrastructure Planning staff have no concerns with regards to sanitary servicing and water supply for this development.

York Region has no objection to the approval of the plan of subdivision, subject to their conditions of approval included in Attachment #1.

Conclusion

The Zoning By-law Amendment and Draft Plan of Subdivision applications propose to implement a residential development which conforms to Regional and City Official Plan policies for the efficient use of developable land. A total of 72 dwelling units (2 detached, 4 semi-detached and 66 street townhouse dwellings) are proposed on the 1.97 ha subject lands shown on Attachment #2. The proposal for 72 units on the subject lands yields a density of 36.5 units per ha, which conforms to the Official Plan. Should the Zoning By-law Amendment and Draft Plan of Subdivision applications be approved, the street townhouse units will be subject to Site Plan approval.

The Vaughan Development Planning Department is satisfied that the proposed residential development as shown on Attachment #5 is appropriate and compatible with the existing and permitted uses in the surrounding area and can be developed in a manner that is appropriate and compatible with the existing community. The Development Planning Department can support the approval of the Zoning By-law Amendment Application and Draft Plan of Subdivision as red-lined, 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
5. Plan of Subdivision 19T-11V003 - Red-line Revised November 27, 2012

Report prepared by:

Judy Jeffers, Planner, ext. 8645
Carmela Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)