

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 9, Report No. 54, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on December 10, 2013.

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**BLOCK PLAN FILE BL55.2013
(CASTLEPOINT HUNTINGTON LIMITED ET AL.)
WARD 1 – VICINITY OF TESTON ROAD AND KIPLING AVENUE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 26, 2013, be approved;
- 2) That the following deputations and communication be received:
 1. Mr. Don Given, Malone Given Parsons Ltd., Renfrew Drive, Markham, on behalf of the applicant;
 2. Mr. Ken Nieuwhot, Kleinburg and Area Ratepayers' Association, PO Box 202, Kleinburg;
 3. Mr. Robert Klein, Daleview Court, Kleinburg;
 4. Ms. Olivia Muzzo, Paula Court, Kleinburg, and on behalf of Cyndi and Doug Skrepnek, Briarose Avenue; Teresa Coscarella, Kirby Road; Cathy and Rob Bucci, High Valley Court; Joe and Liz Bucci, High Valley Court; and Sal and Angela Santoro, Briarose Avenue;
 5. Ms. Beatrice Conforti, Theresa Circle, Kleinburg, and on behalf of Maria and Elio Pucciano, and Communication C9, dated November 22, 2013;
 6. Ms. Anne Eliraz, Theresa Circle, Kleinburg ; and
 7. Mr. Claudio Traverso, Briarose Avenue, Kleinburg; and
- 3) That the following communications be received:
 - C7. Mr. Ken Schwenger, President, Kleinburg and Area Ratepayers' Association, dated November 18, 2013; and
 - C13. Mr. Costas Afentakis, dated November 25, 2013.

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for File BL.55.2013 (Castlepoint Huntington Limited et al.) BE RECEIVED; and, that any issues identified be addressed by the Policy Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

The contribution to sustainability will be determined when the comprehensive report is considered.

Economic Impact

This will be addressed when the comprehensive report is completed.

Communications Plan

On November 4, 2013, a Notice of Public Hearing was circulated to all property owners as shown on Attachment 1 and to the Kleinburg & Area Ratepayers' Association. As of November 18,

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2013, no formal comments have been received. Any responses received will be addressed in the technical review and included in a comprehensive report to a future Committee of the Whole meeting.

Purpose

The owner has submitted an application for Block Plan approval to permit the development of the Kipling Avenue Community in accordance with the policies of the North Kleinburg Nashville Secondary Plan. The Block Plan will form the basis for the submission of the implementing Draft Plan of Subdivision and Zoning Amendment Applications.

Background - Analysis and Options

Location

The Block 55 East study area is located in the Kleinburg-Nashville community in Ward 1, north of Teston Road, south of Kirby Road, west of Kipling Avenue and generally east of the Humber River, as shown on Attachment 1 *Context Location Map* and Attachment 2 *Location Map*.

Official Plan Designation

The subject lands are located within the North Kleinburg-Nashville Secondary Plan, which was approved on November 4, 2013 by the Ontario Municipal Board and constitute the Kipling Avenue Community. The subject lands are primarily designated as “KN Low-Rise Residential I”, which permits detached houses in accordance with the policies of Sections 9.2.2.1 and 9.2.3.1 of the Vaughan Official Plan 2010. In addition to “KN Low-Rise Residential I”, the Kipling Avenue Community Focus Area also provides for “KN Low-Rise Residential II”, “KN Low-Rise Residential III”, “KN Low-Rise Mixed-Use II”, “Special Study Area”, “Natural Areas”, “Agricultural”, “Neighbourhood Park”, “Parkette”, “Stormwater Management Pond” and “Utility Corridor” designations.

Zoning

The subject lands are currently zoned “Agricultural” and “Open Space 1” in the City of Vaughan Zoning By-law 1-88.

Overview of the Proposed Block Plan

a. The Supporting Submission

The Block Plan application is supported by the technical submissions set out below, which form the basis for this report and the comments attached hereto. The responses to comments from the reviewing departments, governments and agencies will be addressed in the comprehensive report to the Committee of the Whole.

Submitted documents include:

- Architectural Design Guidelines
- Block Plan Report
- Cultural Heritage Resource Impact Assessment
- Environmental Impact Study
- Environmental Noise and Vibration Feasibility Study
- Geotechnical Slope Stability Investigation
- Hydrogeological and Groundwater Balance
- Master Environmental Servicing Plan

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- Natural Hazard Lands Inspection and Documentation
- Phase One Environmental Site Assessments:
 - 10980 Kipling Ave. & 5400 Teston Rd.
 - 11178 Kipling Ave. & 11300 Kipling Rd.
 - 1539028 Ontario Inc. Property
 - 5315 Kirby Road
 - 5445 Kirby Road
 - Part 14 On Plan 65r-32602
 - Parts 5, 7, 8, 10, 17 & 19 On Plan 65r-32602
- Phase Two Environmental Site Assessment: 10980 Kipling Ave. & 5400 Teston Rd.
- Phase Two Environmental Soil and Groundwater Investigation
- Preliminary Geotechnical Investigation
- Stage 1 Archaeological Assessment and Proposed Development
- Traffic Impact Study
- Urban Design Guidelines
- Well Water Survey

b. Development Statistics

The proposed development was updated on November 13, 2013 and contains 853 residential units, composed of 712 single detached units, 96 townhouses and 46 semi-detached units. The proposed population for the area is 2,900 people. The area devoted to of the proposed land uses, as modified based on feedback from the appropriate commenting agencies, is set out below:

Land Use	Area (ha)
KN Low-Rise I: Single Family	29.96
KN Low-Rise II: Singles & Semis	3.32
KN Low-Rise III: Semis & Townhouses	1.68
KN Low-Rise Mixed-Use II	2.37
Special Study Area	6.77
Neighbourhood Park	2.55 (see over)
Parks	1.57
Landscaped Areas	1.53
Stormwater Management	7.01
Utility Corridor	8.53
Greenbelt/Natural Heritage System (including buffers)	106.54
Pumping Station	0.10
Internal Roads @ 15.0m to 23.0m R.O.W.	20.63
Total	192.56

c. Community Structure

i. Site Description and Development Constraints

The subject lands are presently a mix of agricultural and valley land occupying approximately 192 hectares of land to the northeast of the historic village of Kleinburg. Approximately 106 hectares of the lands are within Protected Countryside of the Provincial Greenbelt Plan Area.

The surrounding areas consist primarily of protected agricultural lands and natural areas. Two small estate subdivisions north and south of Kirby Road are located to the northwest of the site. An additional estate residential development is located southeast of the Kipling

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Avenue/Teston Road intersection. Recently constructed low density residential neighbourhoods and the Copper Creek Golf Course lie to the west of the East Humber River Valley which ranges from 500 to 800m wide in this area. Access to Highway 400 is approximately 5 kilometres to the east along Teston Road.

The site is bisected by a Hydro One transmission corridor running north-south and a TransCanada gas pipeline crosses the site on an east-west axis.

The TransCanada Pipeline is contained within an 18m wide easement and carries natural gas to the GTA. Crossings of the pipeline with roads and services are discouraged by Trans Canada Pipeline Ltd. (TCPL) as are parallel roads due to potential conflicts and safety concerns. Grading of the site is also affected by the shallow depth of the gas pipeline. The City's New Official Plan prohibits any permanent building within 7m of the right-of-way and prohibits any accessory building within 3m of the right-of-way.

Constraints associated with the hydro corridor will also influence the design of the community. Grading of the surrounding lands for development must respect the established height of the hydro towers and lines. Road crossings must be located close to the towers to avoid height clearance conflicts. The central portion of the corridor under the lines must be left clear for maintenance which will limit the type of planting and landscaping.

ii. Land Use Distribution

The proposed Block Plan is shown in Attachment 3 to this report and illustrates the location of residential uses, local roads, parks and trails, stormwater management pond locations, natural heritage features and associated buffers, the special study area and other proposed uses.

Residential uses are proposed for approximately 20 hectares of the subject lands, with an additional 6.77 hectares of residential land proposed for the Special Study Area. The majority of residential development proposed is for single family dwellings. Approximately 7 hectares of land is proposed for semi-detached houses and townhouses, as permitted in the KN Low-Rise Residential II and III designations of the North Kleinburg-Nashville Secondary Plan.

Approximate 4.37 hectares of land are proposed as parks, including one 2.65 hectares neighbourhood park. This figure satisfies the requirement for 4.11 hectares of dedicated parkland based on the proposed land use plan. Landscaped areas are also provided throughout the Block Plan and generally provide access to natural areas and features. "Park D", identified on Attachment 3 to this report, is intended to be a passive park which serves as a trailhead for the adjacent East Humber River natural area.

d. Servicing

Block 55 East and the surrounding area are currently serviced by on-site well water and sewage systems. The proposed development will require the installation of new services, which will be facilitated by the City of Vaughan's Kleinburg-Nashville Water and Wastewater Servicing Strategy Master Plan. Key infrastructure required as part of the first phase for the Kleinburg Summit community includes a sanitary pumping station, a sanitary forcemain on Teston Road and a watermain along Kirby Road, Regional Road 27, and Stegman's Mill Road.

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i. Water Distribution

The following upgrades to the existing water distribution system have been identified in the Kleinburg- Nashville Water and Wastewater Servicing Strategy Master Plan and are required to support the initial phase of the Block 55 East development area:

- Extension of a 400 mm diameter watermain from the proposed connection point on Highway 27 to be constructed as part of the North Humber Extension to Kirby Road;
- Construction of a 400 mm diameter watermain across Kirby Road to Kipling Avenue;
- Construction of a 400 mm diameter watermain along Kipling Avenue to Teston Road (or alternatively through Street A should it be extended to Teston Road); and
- Construction of a 300 mm diameter watermain across Teston Road / Stegman's Mills Road to the existing watermain connection point at Ravendale Court.

The proposed water supply system is shown on Attachment 4 to this report.

ii. Sanitary Servicing

The recommended sanitary servicing strategy identified in the Kleinburg-Nashville Water and Wastewater Servicing Strategy Master Plan proposes a sanitary pumping station at the northwest corner of Teston Road and Kipling Avenue to service the proposed development as well as 17 existing homes at High Valley Court located south east of the Kipling Avenue and Teston Road intersection. The sanitary forcemain from this pumping station is intended to direct flows east to a proposed sanitary pumping station in Block 40/47.

In the event that the receiving sanitary sewer in Block 47 is not commissioned at the time of the proposed forcemain installation, three interim forcemain outlet alternatives have been considered by the proponents: the Block 40 West gravity sanitary sewer; the existing Block 39 gravity sanitary sewer at Lawford Road/Fossil Hill Road and Major Mackenzie Drive; and, the existing gravity sanitary sewer on Weston Road, at Teston Road.

The proposed sanitary servicing options have been identified in Attachment 5 to this report.

iii. Stormwater Management

Five stormwater management ponds including 2 dry ponds and 3 wet ponds have been proposed (as seen in Attachment 3 to this report) in order to provide water quality, quantity and erosion controls. In addition, the following stormwater management techniques have been proposed:

- The Block Plan submission proposes to direct clean roof runoff to infiltration trenches on residential lots backing onto drainage features, SWM ponds and parks to minimize the impact on the water balance.
- A clean-water collector system has been proposed within the south portion of the subject lands to direct clean-roof runoff to the Provincially Significant Wetland at the southeast corner of the development area
- Cooling trenches with low flow “trickle” release rates will be provided from the wet SWM ponds.

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- The use of a grassed swale and infiltration trench in the rights-of-way of the Special Study Area is proposed to replace the function of road catch-basins and wet stormwater management ponds. Dry ponds will be used to provide additional water quality and quantity control.

e. Environmental Areas

i. General

The subject lands are located entirely within the Humber River watershed and contains three watercourses and eight Provincially Significant Wetlands in addition to other natural heritage features. The limits of the natural heritage features were staked and surveyed by Beacon Environmental in September 2011 and subsequently walked and staked with the TRCA and City staff in October 2012. Attachment 6 to this report identifies the natural features and their associated buffers.

The proponent has conducted a review and inventory of existing natural heritage conditions as part of the Environmental Impact Study (EIS) in order to assess the existing geology, hydrogeology and aquatic and terrestrial resources. A detailed review of the EIS will be conducted prior to the comprehensive report being brought to Committee of the Whole.

ii. Special Study Areas

There are two Special Study Areas designated in the North Kleinburg-Nashville Secondary Plan within Block 55 East, as identified on Attachment 3 to this report. The North-Kleinburg Nashville Secondary Plan recognizes that there may be some development potential in these areas subject to a detailed Environmental Impact Study being completed to the satisfaction of the City in consultation with the TRCA. The EIS for this area will be reviewed and addressed in the comprehensive report in order to evaluate the development potential of these areas through an assessment of the impacts on the environmental functions, features, services or benefits they may provide.

f. Sustainability

The Block Plan proposal for the Kipling Avenue Community identifies the following sustainability measures for application in the Block Plan Area:

- Protection of all natural heritage features and their associated buffers;
- Restoration of drainage feature B2, as identified on Attachment 3 to this report, through the implementation of natural channel and wetland corridor feature;
- Increased topsoil depth in grassed and vegetated development areas;
- Implementation of SWM facility secondary outlet for extended low flow period and cooling trenches;
- Implementation of roadside grassed swale and infiltration trenches in Special Study Areas;
- Implementation of clean water collector system to support flows to PSW 64 in the southeast corner of the proposed development;
- Implementation of clean water infiltration trenches in rear yard areas to promote groundwater infiltration and reduce runoff to drainage features;
- Implementation of eco passages for road crossings at drainage feature locations;

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- Selection of locations to introduce public areas adjacent to natural features to minimize impacts to the natural features;
- Creation of an amphibian pond to compensate for removal of existing amphibian pond;
- Naturalization of agricultural fields within buffer areas through an edge management plan;
- Implementation of a waste management protocol for home construction;
- Implementation of home construction energy efficiency standards above Ontario Building Code requirements in order to reduce energy and water consumption; and,
- Provision of Energy Efficiency and Barrier Free Accessibility upgrade opportunities for homeowners.

g. Urban Design

The Block Plan submission proposes to maintain the rural heritage character of Kleinburg through various community design elements, in conjunction with the following principles set out in the Urban Design and Architectural Design Guidelines:

- Promote a coordinated interplay of rural themed landscape design and high quality architecture to integrate this new neighbourhood into the existing community of Kleinburg;
- Create safe, pedestrian-friendly and attractive streetscapes;
- Identify opportunities for character areas to create distinct places within the neighbourhood;
- Protect and enhance the area's distinct natural and cultural heritage and create a hierarchy of linked open spaces and scenic vistas throughout the neighbourhood;
- Establish an interconnected hierarchy of roads that facilitate entry to and access throughout the neighbourhood;
- Promote pedestrian linkages throughout the neighbourhood;
- Promote variety, choice and innovation of residential building forms, types and sizes to respond to a broad demographic and a wide set of homeowner needs;
- Ensure that buildings on focal lots are context sensitive and designed to respond to their prominent locations in the neighbourhood;
- To promote a range of high quality architectural styles appropriate to the established character of the Kleinburg area;
- To establish design requirements for buildings on Priority Lots (i.e. those dwellings having a higher degree of public visibility such as corner lots, gateway lots, etc.) and special character areas to create distinct places within the neighbourhood;
- To promote high quality buildings that minimize the visual impact of garages and parking areas;
- To achieve a high degree of environmental sustainability; and,
- To incorporate principles of CPTED (Crime Prevention Through Environmental Design) that provides a safe, pedestrian-friendly environment.

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Department and Agency Comments

The Block Plan application for File BL.55.2013 (Castlepoint Huntington Limited et al.) was circulated to external agencies and City of Vaughan departments on August 1, 2013. To date, the majority of responses have been received and issues identified will need to be addressed by the applicant prior to the approval of the Block Plan and subsequent Draft Plan of Subdivision. Attachments 7a, 7b and 7c provide a summary of the comments received to date. It is anticipated that further comments may be received in addition to those identified. They will be reviewed and addressed in the comprehensive report.

Matters Requiring Further Review

Following a preliminary review of the proposed application, the Policy Planning Department has identified the following matters that will need to be reviewed in greater detail. They will be addressed in the comprehensive report to Committee of the Whole along with any other matters that emerge as a result of the Public Hearing and the further technical review of the application:

a. Development in the Special Study Area

The appropriateness of development in the Special Study Area will need to be examined in further detail as this area has been identified as an Enhancement Area in the Vaughan Official Plan 2010 and may provide opportunities for increasing the core area of the adjacent natural features. If it is determined that the area is not appropriate for environmental enhancement, further information will be required to demonstrate that any development proposed for the area will have no negative impact on the surrounding natural features. Specifically, the use of Low Impact Development (LID) techniques in the Special Study Area will be dependent on the availability of successful monitoring data of LID pilot projects that are currently ongoing throughout the Kleinburg area. City staff would prefer to evaluate the long term function of these pilot projects prior to accepting the proposed LID infrastructure.

b. Stormwater Management

A number of comments have been received regarding the number and location of stormwater management ponds, infiltration trenches and the level of drainage of stormwater in the development area. Given the sensitivity of environmental features, including several Provincially Significant Wetlands and the adjacent Humber River valley system, a detailed examination of the drainage features and stormwater management, including the justification for the location of the eastern-most stormwater management pond below the top of bank, will need to be undertaken in conjunction with the TRCA prior to the approval of the Block Plan.

c. Land uses adjacent to natural features

Concerns have been raised regarding the extent of the proposed grading and filling in buffers adjacent to the natural features. This will need to be reviewed prior to the approval of the Block Plan and will require the submission of additional plans, cross-sections and analyses in order to illustrate, at minimum, that all natural heritage features are protected and natural hazards are avoided. An appropriate transition from the proposed development to the natural corridor while ensuring sufficient space in each buffer for restoration/maintenance access and the provision of public trails will be necessary.

d. Transportation Demand Management

The forthcoming Transportation Demand Management will need to address concerns pertaining to the provision of sidewalks and pedestrian connections and the associated traffic impacts of the proposed development. In particular, the potential impacts that the proposed

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development will have on the existing Kleinburg community will need to be examined, with regard for the addition of a mid-block collector street to Teston Road through the Greenbelt and the proposed recreational facility to be located on the east side of Kipling Avenue. Any proposed improvements to Kipling Avenue, including the addition of left turn lanes into the new development, will also need to be reviewed in detail.

e. Complete Communities

The opportunity to achieve a limited amount of commercial uses in the Block Plan and in future development will be explored. To create more complete communities the City is seeking opportunities to achieve live work opportunities and to provide for a limited amount of service commercial to serve the projected population of 2900 people in this area without detracting from the nearby Kleinburg Village commercial core. The viability of commercial uses within walking distance of future residents will be explored further as part of the Block Plan Review.

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of this application to the Vaughan Vision will be determined when the technical report is considered.

Regional Implications

The application has been circulated to the Region of York for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The above issues, but not limited to, will be considered in the ongoing technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing. Therefore, it is recommended that this Public Hearing report be received and that any issues be addressed in the comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Block Plan – Updated as of November 13, 2013
4. Water Supply
5. Sanitary Servicing
6. Natural Features and Buffers
- 7a. Summary of Circulation Responses: City of Vaughan
- 7b. Summary of Circulation Responses: External Agencies
- 7c. Summary of Circulation Responses: TRCA Detailed Comments

Report prepared by:

Steven Dixon, Planner, ext. 8410
Roy McQuillin, Manager of Policy Planning, ext. 8211

(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.)