

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 16, 2016**

Item 6, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 16, 2016.

**6**

**SITE DEVELOPMENT FILE DA.15.013  
MAPLEQUEST (VAUGHAN) DEVELOPMENTS INC.  
WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND LAWFORD ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated February 2, 2016, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

**Recommendation**

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

1. THAT Site Development File DA.15.013 (Maplequest (Vaughan) Developments Inc.) BE APPROVED, to permit 101 freehold townhouse units on a private driveway within two blocks (Blocks 52 and 53) in Draft Approved Plan of Subdivision File 19T-12V002, as shown on Attachments #3 to #8 inclusive, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
    - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations (including enhancements identified in this report) and landscaping plans;
    - ii) the Owner shall register Draft Approved Plan of Subdivision File 19T-12V002;
    - iii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site grading, servicing, stormwater management, and lighting plans and reports;
    - iv) the Owner shall satisfy all requirements of the Vaughan Environmental Services (Waste Management) Department; and,
    - v) the Owner shall satisfy all requirements of the York Region Transportation Services and Community Planning Department.
    - vi) the Owner, being a member of the Block 40 South Developers' Group, shall have entered into a Developers' Group Agreement, with the other participating landowners within Block 40 South, and the Developers' Group Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, including a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping, cash-in-lieu of parkland, roads and municipal services within Block 40. This Agreement shall also include a provision for additional developers to participate within the Developers'

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Group Agreement when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City's approved "Cash-in-lieu of Parkland Policy."

b) that the Site Plan Letter of Undertaking include the following conditions:

i) that prior to the issuance of a Building Permit:

1. Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a building permit is issued at the rate in effect at that time;

Special Service Area Development Charges, if any, shall be paid immediately upon entering into the site plan agreement or site plan letter of undertaking.

2. The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and City's Woodlot Acquisition Front-end Agreement.
3. A noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report.

**Contribution to Sustainability**

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

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

In accordance with the goal and objective 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:

- bicycle racks to promote an alternative travel option
- sidewalk connections to bus stops/transit
- building entrances connected and oriented to proposed public sidewalks on Major Mackenzie Drive
- programmable thermostats
- energy efficient windows (low 'E' argon) and doors
- energy efficient forced air hydronic air handler with an EC (Electronically Commutated) motor and high efficiency condensing dual purpose water heater
- durable building materials (brick and architectural stone at grade level and partial brick on the second and third floors)
- low volatile organic compound (VOC) paint, glues and varnishes
- low flow fixtures, shower heads, faucets and toilets

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#### **Economic Impact**

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

#### **Communications Plan**

Correspondence dated April 29, 2015, was received from the Millwood and Woodend Ratepayers' Association respecting the Association's concerns with the character of the proposal not being in keeping with the surrounding neighbourhood as follows:

- The street pattern is oriented such that the rear of the townhouse units face Major Mackenzie Drive. This is not in keeping with the surrounding neighbourhoods to the west where homes are constructed with the front of the homes facing Major Mackenzie Drive.
- The proposal features the exclusive use of flat roof designs which is not consistent or compatible with the surrounding dwellings within Blocks 39 and 40 that have pitched roofs.
- The proposal should include a wider variety of building materials such as stone.

Correspondence dated May 7, 2015, was received from the Vellore Woods Ratepayers' Association respecting their concerns with the proposal not being in keeping with the neighbourhood as follows:

- There are some design elements that can be introduced to the units to minimize some of the dark coloured features that are proposed.

The Owner met with representative from with the Millwood and Woodend Ratepayers' Association on May 5, 2015, to discuss the proposal and advised that they should visit the Owner's Richmond Hill project, which is similar to the proposed development. The President of the Association went to this site and took photographs, which were shared with the Vellore Ratepayers Association and Development Planning Staff. Both ratepayers groups were generally satisfied with the modern townhouse design by this developer after either visiting or seeing photographs of the Richmond Hill Project.

As part of the process of reviewing Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), which was approved by Vaughan Council on February 18, 2014, and includes the subject lands, where the unit and driveway pattern with reverse frontage lots was reviewed. The Vaughan Development Planning Department requires enhanced building elevations and front doors for the blocks facing Major Mackenzie Drive, which the applicant has provided. In addition, the Owner has proposed pedestrian connections from the units to the sidewalks connecting to the future sidewalk on Major Mackenzie Drive.

The Vaughan Development Planning supports the modern architectural style and look of the proposed townhouse units, which is becoming more common across communities, and have been approved elsewhere in Vaughan. Architectural styles and building technologies, which are part and parcel of the city-building exercise, change and evolve over time. Different architectural styles need not clash but can co-exist compatibly when designed and integrated properly, and can contribute to an interesting community fabric and streetscape. The final building elevations must be approved to the satisfaction of the Vaughan Development Planning Department.

#### **Purpose**

The purpose of this report is to seek approval from the Committee of the Whole for Site Development File DA.15.013 for the subject lands shown on Attachments #1 and #2, to permit the development of 101 freehold townhouse units on a private driveway within two blocks in approved Draft Plan of Subdivision File 19T-12V002, as shown on Attachments #3 to #8 inclusive. The proposed development statistics are as follows:

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Site and Building Details		
	Block 52	Block 53
Total Site Area	1.69 ha (16,988 m <sup>2</sup> )	0.52 ha (5,253 m <sup>2</sup> )
Lot Coverage	35.89% (6,098 m <sup>2</sup> )	36.13% (1,898 m <sup>2</sup> )
Building Gross Floor Area (GFA)	15,671.63 m <sup>2</sup>	4,813.68 m <sup>2</sup>
Floor Space Index (FSI)	0.923 FSI	0.916 FSI
Building Height	12 m	12 m
Landscape Area	26.41% (4,487 m <sup>2</sup> )	28.82% (1,514 m <sup>2</sup> )
Paved Area	35.60% (6,049 m <sup>2</sup> )	35.75% (1,878 m <sup>2</sup> )
Residential Use Details		
Number of Units	76 units	25 units
Parking Details		
Residential (2 Spaces/Unit)	152 spaces	50 spaces
Visitor Parking (0.25 Spaces Unit)	20 (includes 1 barrier-free) spaces	8 (includes 1 barrier-free) spaces

### Background - Analysis and Options

#### *Synopsis:*

*The Owner is proposing to develop the subject lands with 101 freehold townhouse units on a private driveway within two blocks in approved Draft Plan of Subdivision File 19T-12V002 as shown on Attachments #1 and #2. The Vaughan Development Planning Department supports the proposed development as it implements the Vaughan Council approved Official Plan, complies with Zoning By-law 1-88 and is compatible with the surrounding existing and planned land uses.*

#### Location

The subject lands are comprised of two blocks that are located on the north side of Major Mackenzie Drive and east of Lawford Road, being Part of Lot 21, Concession 6, City of Vaughan, as shown on Attachments #1 and #2. The subject lands have a lot area of 1.69 ha and 0.52 ha for Blocks 52 and 53, respectively. The surrounding land uses are shown on Attachment #2.

#### City of Vaughan Official Plan 2010 (VOP 2010)

Block 52 is designated “Low-Rise Mixed-Use” by VOP 2010, which permits townhouse and stacked townhouse dwelling units, low-rise buildings, retail uses, and office uses. Further, Block 52, is located within a Community Area and VOP 2010 permits a maximum building height of 4-

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storeys and a maximum Floor Space Index (FSI) of 1.5 on this Block. The FSI for Block 52 is 0.923. Block 53 of the subject lands is designated “Low-Rise Residential” by VOP 2010, which permits detached, semi-detached and townhouse dwelling units and does not prescribe a maximum density. The proposed townhouse development conforms to the Official Plan.

#### Zoning

The subject lands are zoned RVM2(H) Residential Urban Village Multiple Zone Two with the Holding Symbol “(H)” by site-specific zoning Exception 9(1399) (By-law 73-2014). The Holding Symbol “(H)” cannot be removed from the subject lands until a Site Development Application is approved. The Owner submitted Minor Variance Application Files A237-15 and A238-15 to the Committee of Adjustment for relief to the minimum lot area, minimum front yard, minimum landscaping strip width abutting the street and maximum driveway width requirements of Zoning By-law 1-88. The Committee of Adjustment approved the Minor Variance Applications and their decision was final and binding on August 13, 2015. The proposal complies with Zoning By-law 1-88, as amended.

The Owner is required to submit a Zoning By-law Amendment application to remove the Holding Symbol “(H)”.

#### Approved Draft Plan of Subdivision File 19T-12V002

The subject lands are located within approved Draft Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.), which was approved by Vaughan Council on February 18, 2014. Draft Plan of Subdivision File 19T-12V002 is not registered and the Site Plan Letter of Undertaking cannot be executed until the Owner registers the Subdivision Plan. A condition to this effect is included in the recommendation of this report.

#### Site Plan Review

The proposed site plan and building elevations were approved by the Block 40 South Control Architect, John G. Williams Architect, in February 2015.

The Vaughan Development Planning Department is satisfied with the proposed site plan, as shown on Attachments #3 and #4. However, the Vaughan Development Planning Department requires the building elevations for the units facing Major Mackenzie Drive and all end units flanking onto a public street or the private driveway to be enhanced to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. The final site plan, landscape plan and building elevations must be approved to the satisfaction of the Vaughan Development Planning Department.

#### Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning Department has no objections to the proposal and requires that the final site grading, servicing, stormwater management and lighting plans and reports be addressed to their satisfaction.

The subject lands received a previous environmental clearance under Draft Plan of Subdivision File 19T-12V002. The Owner has satisfied the City's requirements with respect to the Environmental Site Assessment Phase I and Phase II, and the Letter of Reliance based on the City's policy on contaminated or potentially contaminated sites. As such, there are no further environmental requirements for the development.

The proposal, which is located within Draft Plan of Subdivision File 19T-12V002, received servicing allocation at the May 6, 2014, Vaughan Council Meeting as follows:

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- “1. THAT development applications identified by Files 19T-12V002 and 19T-12V009 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 764 residential units (2,338 persons equivalent) subject to confirmation from York Region that the Southeast Collector Sewer project remains on schedule and plan registration may proceed.”

On August 13, 2014, York Region confirmed that the southeast collector project is on schedule.

Vaughan Environmental Services Department- Solid Waste Management Division

The Vaughan Environmental Services Department - Solid Waste Management Division has advised they do not have objections to the proposal. Garbage and recycling pick-up and snow removal on the site will be privately administered and the responsibility of the building operator/future residents. Garbage pick-up by the City will commence sometime in 2018.

Vaughan Transportation Services, Parks and Forestry Operations

The Vaughan Transportation Services, Parks and Forestry Operations Department has reviewed the proposal and has no objections to the application, and advised that the Parks Division would be responsible for the winter maintenance on the sidewalks within York Region's right-of-way and the Transportation Services Division would be responsible for the non-winter maintenance on the sidewalks within York Region's right-of-way, which are located on the south side of the Block 52 property line leading from the front of the dwelling units as shown on Attachment #3.

Vaughan Real Estate Department

The Vaughan Real Estate Department has advised that the Owner will be required, prior to final approval, to enter into a Developers' Group Agreement, which shall be regarding, but not limited to, all cost sharing for the provision of parks, including a pedestrian trail into and within the stormwater management facility lands (Block 193, Registered Plan 65M-4145) and any required landscaping, cash-in-lieu of parkland, roads and municipal services within Block 40 South. This Agreement shall also include a provision for additional developers to participate within the Developers' Group Agreement when they wish to develop their lands. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the Planning Act and the City's approved "Cash-in-lieu of Parkland Policy". The Block 40 South Trustee has advised the City that the Owner of the subject lands is a member of the Block 40 Developers' Group. A condition in this respect is included in the recommendation of this report to ensure that the infrastructure requirements are provided.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has received the Ministry of Tourism, Culture and Sport's clearance of archaeological concerns regarding the subject lands and has no objection to the approval of the proposal, 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. A condition in this respect will be included in the Site Plan Letter of Undertaking, should this application be approved.

Enbridge Gas Distribution

Enbridge Gas Distribution has reviewed the proposal and has no objections to the application. The Owner shall contact the Enbridge Gas Distribution's Customer Connections Department at their earliest convenience to discuss the installation and clearance requirements for service and

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metering facilities. Should any gas mains need to be relocated or the any gas pipe installed on a temporary basis all costs shall be the responsibility of the Owner. Should any easement be required to service the proposed development, the Owner shall provide the easement to Enbridge Gas at no cost. Conditions to this affect will be included in the Site Plan Letter of Undertaking, should this application be approved.

#### **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 will be included in the Site Plan Letter of Undertaking, should this application be approved. Community mailbox locations are shown on Attachments #3 and #4.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

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

- Re-establish the urban tree canopy
- Invest, renew and manage infrastructure and assets
- Continue to cultivate an environmentally sustainable City

#### **Regional Implications**

The York Region Transportation Services and Community Planning Department shall approve the final site grading, servicing, stormwater management, landscaping plan, water and wastewater servicing plan, traffic management plan and any other required plans and reports that affects Regional jurisdiction. The Owner will be required to provide the necessary securities to the satisfaction of York Region.

#### **Conclusion**

Site Development File DA.15.013 has been reviewed in accordance with the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments received from City Departments and external public agencies, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposed development as shown in Attachments #3 to #8 inclusive, conforms to VOP 2010, complies with Zoning By-law 1-88, and is appropriate and compatible with the existing and planned uses in the surrounding area. Accordingly, the Vaughan Development Planning Department can support the approval of Site Development File DA.15.013, subject to the recommendations in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan - Block 52
4. Site Plan - Block 53
5. Elevations - Block 52
6. Elevations - Block 53
7. Landscape Plan - Block 52
8. Landscape Plan - Block 53

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**Report prepared by:**

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

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