

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES SEPTEMBER 20, 2016

**126. ZONING BY-LAW AMENDMENT FILE Z.13.012
SITE DEVELOPMENT FILE DA.15.057
CAMELOT ON 7 INC.
WARD 2 – VICINITY OF REGIONAL ROAD 7 AND ISLINGTON AVENUE
(Referred)**

MOVED by Regional Councillor Di Biase
seconded by Regional Councillor Ferri

- 1) That the following be approved in accordance with Communication C5, from the Deputy City Manager, Planning & Growth Management, dated September 15, 2016:
 1. That this matter be deferred to the Council meeting of October 19, 2016 to allow for the continued review and analysis of transportation related items by the Region of York, as identified in the Communication dated September 15, 2016, from the Deputy City Manager, Planning and Growth Management.

CARRIED

Council, at its meeting of June 28, 2016, adopted the following recommendation (Referred Item No. 1, Minute No. 109):

That the following be approved in accordance with Communication C2 from the Deputy City Manager, Planning & Growth Management, dated June 23, 2016:

1. That this matter be deferred to the Council meeting of September 20, 2016 to allow for continued review and analysis of transportation related items by the Region of York as identified in the Communication dated May 16, 2016, from the Deputy City Manager, Planning and Growth Management.

Recommendation from the Council meeting of May 17, 2016

Council, at its meeting of May 17, 2016, adopted the following recommendation (Referred Item No. 1):

By approving the following in accordance with Communication C7, memorandum from the Deputy City Manager, Planning & Growth Management, dated May 16, 2016:

That this matter be deferred to the Council meeting of June 28, 2016 to allow for continued review and analysis of transportation related items by the Region of York as identified in the Communication dated May 16, 2016, from the Deputy City Manager, Planning and Growth Management.

Recommendation from the Council meeting of April 19, 2016

Council, at its meeting of April 19, 2016, adopted the following recommendation (Item 12, Report No. 18):

By approving that consideration of this matter be deferred to the Council meeting of May 17, 2016 to allow for continued discussions, as recommended at the Committee of the Whole meeting of April 5, 2016.

Recommendation of the Committee of the Whole meeting of April 5, 2016:

The Committee of the Whole recommends:

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- 1) That consideration of this matter be deferred to Council in order to allow for:
 1. the Region of York to re-examine off-site traffic issues relating to the access to/egress from this site, as outlined in Communication C6, submitted by Councillor Carella; and
 2. a community meeting to inform the local residents of the revised development proposal for this site; and
- 2) That the following deputations and Communication be received:
 1. Mr. Kurt Franklin, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the applicant;
 2. Ms. Mary Mauti, Forest Circle, Woodbridge, and Communication C5, submitted at the meeting;
 3. Mr. Guido Masutti, Riverview Avenue, Woodbridge; and
 4. Ms. Elisa Testa, Bruce Street, Woodbridge, representing the York Region District School Board.
- 3) That the coloured elevation drawings submitted by the applicant be received.

Report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated April 5, 2016

Recommendation

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

1. THAT Zoning By-law Amendment File Z.13.012 (Camelot on 7 Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone in the manner shown on Attachment #3, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report;
2. THAT prior to the enactment of the implementing Zoning By-law the Owner shall provide an updated Community Plan to the satisfaction of the Development Planning Department that shall be displayed within the Sales Office for the mixed-use apartment building;
3. THAT Site Development File DA.15.057 (Camelot on 7 Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with a tiered 7-storey mixed-use residential building consisting of 119 residential units, 609 m² of ground floor commercial uses, and 171 parking spaces located within 2 levels of underground parking as shown on Attachments #4 to #7 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site grading and servicing plans, stormwater management report, and functional servicing report;

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- iii) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department; and
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
4. THAT Site Development File DA.15.057 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 119 residential units (261 persons equivalent); and
5. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy.

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: 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:

- bicycle parking to promote an alternative mode of transportation
- the use of building materials with a high recycled content
- a three-stream waste management system
- the use of Low E-glazing
- drought tolerant native landscape species
- energy efficient lighting
- low-albedo roofing material

Economic Impact

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

Communications Plan

On October 11, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Vaughanwood Ratepayers' Association and Woodbridge Core Ratepayers' Association, the latter which is no longer active. 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.

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On November 5, 2013, a Public Hearing was held for Zoning By-law Amendment File Z.13.012. At the Public Hearing, deputations and/or written submissions were received from the following individuals:

- Mr. Guido Masutti, Riverview Avenue, Woodbridge;
- Ms. Mary Mauti, Forest Circle Court, Woodbridge;
- Ms. Clara Astolfo, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;
- Ms. Elisa Testa, Bruce Street, Woodbridge;
- Mr. Donald Morrison, Wigwoss Drive, Woodbridge;
- Ms. Sandra Morrison, Wigwoss Drive, Woodbridge;
- Ms. Teresa Marando, Forest Circle Court, Woodbridge;
- Mr. Flavio Comberlato, Forest Circle Court, Woodbridge;
- Mr. Hesam Ahmad, Forest Circle Court, Woodbridge;
- Ms. Emily Prangle, Forest Circle Court, Woodbridge;
- Ms. Gurbinder Kaur Singh, Forest Circle Court, Woodbridge;
- Mr. Massimo Giannetti, Forest Circle Court, Woodbridge;
- Mr. Larry Berenz, Bruce Street, Woodbridge;
- Mr. Oliver Dawson, Monsheen Drive, Vaughan;
- Mr. Salvatore Marando, Forest Circle Court, Woodbridge;
- Mr. Peter Vona, Forest Circle Court, Vaughan;
- Mr. Frank Mills, Park Lawn Corporation, Linelle Street, Toronto;
- Mr. Francis Dawson, Monsheen Drive, Vaughan;
- Ms. Elena D'Alessio, Wigwoss Drive, Vaughan;
- Ms. Adriana Furlan, Forest Circle, Woodbridge;
- Ms. Erminia Lombardi, and on behalf of Mr. James Coburn, Ms. Diana Lombardi and Ms. Lucia Lombardi, Bruce Street, Woodbridge;
- Mr. Alberto Milan, Forest Circle Court, Woodbridge; and,
- Ms. Susan Morgan, Forest Circle Court, Woodbridge.

The following is a summary of the comments received and concerns raised at the Public Hearing on November 5, 2013:

- i) The proposed building height, density and overall size of the development is excessive:
The Owner has revised their proposal and reduced the proposed building height from 10-storeys to 7-storeys and reduced the Floor Space Index (FSI) from 3.6 to 2.5 times the area of the lot. The reduced building height and FSI have reduced the overall massing and size of the proposed mixed-use residential building and the overall impact on the surrounding development and is in keeping with similar development on Regional Road 7. The proposed development conforms with the height and density provisions in Vaughan Official Plan 2010 (VOP 2010). This issue is further discussed in the Official Plan and Site Plan sections of this report.
- ii) The safety of the proposed access driveway onto Regional Road 7: Regional Road 7 is under the jurisdiction of York Region. The Region has no objection to access being granted onto Regional Road 7 for this development. York Region has identified that Regional Road 7 is a Regional Rapid Transit Corridor and has a planned 45 m right-of-way and that the proposed driveway access onto Regional Road 7 will be restricted in the long term to a right-in, right-out access.

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- iii) Privacy for neighbouring residents: The Owner originally proposed a 10-storey mixed-use residential building and has reduced the proposed building height to 7-storeys to address the concerns of the public. The proposed mixed-use residential building is setback approximately 19.2 m from the existing residential development to the north of the subject lands and maintains a 45 degree angular plane from the northern property line, as shown on Attachment #6, thereby, minimizing the impact to the properties to the north. The Owner is proposing landscape screening along the north and east property lines, to further mitigate any impact onto the existing development to the north.
- iv) Increased traffic: Traffic issues are addressed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report.
- v) Protection of the Mature Trees: The Owner is proposing to replace various mature trees on the subject lands. The Owner has proposed an enhanced landscape treatment along Regional Road 7 and along the northerly and easterly property lines. This issue is further discussed in the Site Plan section of this report.

The recommendation of the Committee of the Whole to receive the Public Hearing report of November 5, 2013, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 19, 2013.

In addition, Council ratified that “Staff also report on the possibility of an Interim Control By-law for the area”. Development Planning staff consulted with the York Region Community Planning and Development Services Department and have concluded that an Interim Control By-law is not necessary for this section of Regional Road 7 from Pine Valley Drive to Islington Avenue as this area is located within a transit corridor and can support “Mid-Rise Mixed-use” development through the review of individual site plan applications. The review of access driveway locations and traffic will be considered on a site by site basis and will depend on the individual development being proposed. In addition, should an Interim Control By-law be passed it would freeze all development rights within the study area for a period of one year, with the possible extension of another year, for a total of two years. Development Planning staff do not encourage that development rights be put on hold for the area because it is located along a planned York Region transit corridor wherein compact urban development is accommodated for and would achieve the vision and goals of VOP 2010. Further, if Council were to enact an Interim Control By-law and upon its expiry of 2 years, the area subject to the Interim Control By-law would not be subject to further study for a period of 3 years. The City of Vaughan will be conducting a Municipal Comprehensive Review of VOP 2010 and may further review this section of Regional Road 7 at that time.

On March 16, 2016, the Vaughan Development Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence in regard to the applications or requested a notice of a future meeting regarding these applications.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3, to facilitate the development of the subject lands with a tiered 7-storey mixed-use residential building consisting of 119 residential units, 609 m² of ground floor commercial uses and 171 parking spaces within 2 levels of underground parking, as shown on Attachments # 3 to #7:

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1. Zoning By-law Amendment File Z.13.012, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone in the manner shown on Attachment #3, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Site Development File DA.15.057 to permit the development of the subject lands with a tiered 7-storey mixed-use residential and commercial building as shown on Attachments #3 to #7.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a tiered 7-storey mixed-use building consisting of 119 residential units, 609 m² ground floor commercial uses and 171 parking spaces within 2 levels of underground parking as shown on Attachments #3 to #7, inclusive. The Vaughan Development Planning Department supports the Zoning By-law Amendment and Site Development Applications as they will facilitate a development that conforms to the Vaughan Official Plan 2010, is compatible with the surrounding uses and represents good planning.

Location

The subject lands shown on Attachments #2 and #3, are located on the north side of Regional Road 7, east of Islington Avenue, and are municipally known as 4902 and 4908 Regional Road 7. The surrounding land uses are shown on Attachment #2.

Land Use Policies/Planning Considerations

Official Plan

The subject lands are designated “Mid-Rise Mixed-Use” by City of Vaughan Official Plan 2010 (VOP 2010). This designation permits a mix of residential, retail, community and institutional uses and a maximum building height of 7-storeys and a FSI of 2.5 times the area of the lot, on the subject lands.

The subject lands were previously subject to a VOP 2010 site-specific appeal related to the permitted height and density on the subject lands. On November 26, 2015, the Ontario Municipal Board Order modified Schedule 13 of VOP 2010 to increase the maximum permitted building height and FSI from 6-storeys to 7-storeys and from 2 to 2.5 FSI, respectively.

The “Mid-Rise Mixed-Use” designation requires that the ground floor frontage of a building facing an arterial street (e.g. Regional Road 7) shall predominantly consist of retail uses or other active uses to animate the street. The proposal includes 609 m² of ground floor commercial uses facing Regional Road 7.

The “Mid-Rise Buildings” criteria of VOP 2010 requires that buildings over 6-storeys shall be designed with a pedestrian-scaled podium, generally between 3 to 6 storeys in height and taller building elements shall be generally setback from the podium a minimum of three metres along the public street frontage. In addition, the criteria requires that “Mid-Rise Buildings” be setback a minimum of 7.5 m and shall be contained within a 45 degree angular plane measured from the property line abutting those house form buildings to the north. The proposed building is 6 storeys adjacent to Regional Road 7 and tiers back at the 7th storey element by 7.8 m. The mechanical penthouse is not counted as a storey. The proposed building has a rear yard setback of 19.2 m and is contained within the 45 degree angular plane from the rear lot line.

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The application to rezone the subject lands to RA3 Apartment Residential Zone as shown on Attachment #3, together with site-specific zoning exceptions identified in Table 1 to facilitate the proposed development will implement VOP 2010, and therefore, conforms to the Official Plan.

Zoning

The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

Table 1:

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
a.	Permitted Uses in a RA3 Apartment Residential Zone	<ul style="list-style-type: none"> • Apartment Dwelling; • Day Nursery; • Home Occupation; • Private Home Day Care; • Private Home Tutoring. 	<p>Permit the following additional uses:</p> <ul style="list-style-type: none"> • Business or Professional Office with a maximum of 609 m² of GFA on the ground floor fronting onto Regional Road 7 only • A “Gas Regulator Station” in the front yard.
b.	Minimum Parking Requirements	<p>119 units @ 1.5 spaces/unit = 179 spaces</p> <p>+ 119 units @ 0.25 visitor spaces/unit = 30 spaces</p> <p>+ 609 m² Commercial GFA @ 6 spaces/100 m² = 37 spaces</p> <p>Total Parking Required = 246 spaces</p>	<p>119 units @ 1.12 spaces/unit = 134 spaces</p> <p>+ 119 units @ 0.2 visitor spaces/unit = 24 spaces</p> <p>+ 609 m² Commercial GFA @ 2.1 spaces/100 m² = 13 spaces</p> <p>Total Parking Proposed = 171 spaces</p>

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c.	Minimum Long Term and Short Term Bicycle Parking	Minimum Bicycle Parking applies to the Vaughan Metropolitan Centre only	<p>Apply the following Bicycle Parking requirements on the subject lands:</p> <p><u>Residential Uses</u> Long Term: 119 units @ 0.5 spaces/unit = 60 spaces + Short Term: 119 units @ 0.2 spaces/unit = 24 spaces</p> <p>Total Residential Bicycle spaces = 84 spaces</p> <p><u>Commercial Uses</u> Long Term 609 m² @ 0.1 spaces/ 100 m² = 1 space + Short Term 609 m² @ 0.1 spaces/ 100 m² = 1 space Or 6 spaces whichever is greater</p> <p>Total Commercial Bicycle spaces = 7 spaces</p> <p>Total Bicycle spaces proposed = 91 spaces</p>
d.	Minimum Front Yard Setback (Regional Road 7)	7.5 m	<p>0 m (Stairs, Walkway and Canopy)</p> <p>1.5 m (2nd Floor Terrace)</p> <p>4.5 m (6th Floor Terrace)</p>
e.	Minimum Interior Side Yard (East Side)	14.3 m	<p>0 m (Stairs and Walkway)</p> <p>4.5 m (6th Floor Terrace)</p>

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f.	Minimum Interior Side Yard (West Side)	14.3 m	3.5 m (6 th Floor Terrace)
g.	Minimum Front Yard Setback to Underground Parking Structure	1.8 m	0 m
h.	Minimum Setback of Retaining Wall (southeast corner)	1.8 m	0 m
i.	Minimum Amenity Area	3,570 m ²	1,542 m ²
j.	Minimum Lot Area per Unit	67 m ²	33.2 m ²

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RA3 Apartment Residential Zone for the following reasons:

a) Commercial Uses

The proposed at grade Business or Professional Office use will provide an active use located at grade and fronting onto Regional Road 7 to animate the public frontage and provide an opportunity for users to utilize transit services.

b) Parking and Bicycle Requirements

The Owner submitted a Transportation Study and TDM Plan Parking Study dated January 2015, prepared by Paradigm Transportation Solutions Limited. The Vaughan Development/ Engineering and Infrastructure Planning (DEIP) Department has reviewed the parking study and has no objection to the proposed parking supply and the inclusion of a minimum bicycle parking requirement for the proposed development. This matter is further discussed in the Development Engineering and Infrastructure Planning Department section of this report.

c) Minimum Lot Area and Amenity Area/Unit

The proposed amenity space corresponds to the overall massing of the building in relation to the size of the subject lands, which is supported by VOP 2010 regarding intensification, and therefore, can be supported by the Vaughan Development Planning Department. Similarly, reducing the minimum lot area per unit encourages compact urban development on efficient-sized parcels of land being 0.39 ha, which can also be supported.

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d) Building Setbacks

The proposed building setbacks will facilitate a development with a strong urban edge and attractive public realm, encourage pedestrian use and activates the streetscape of the planned Regional Rapidway Corridor along Regional Road 7.

Site Design

The Owner has submitted Site Development File DA.15.057 to facilitate the development of a tiered 7-storey mixed-use building consisting of a total of 119 residential apartment units and 609 m² of at grade commercial uses. The development includes 171 parking spaces comprised of 134 residential parking spaces, 24 visitor parking spaces, and 13 commercial spaces, located in two levels of underground parking. Long term and short term bicycle parking spaces are proposed including 84 residential use spaces and 7 office use spaces. The proposed 1,554 m² amenity area includes a common patio area, rear landscaped area and common green amenity space, as shown on Attachment #3.

The development will gain access from Regional Road 7. The access will be restricted to a right-in, right-out access once the Regional Road 7 Rapidway has been constructed. Construction timing for this section of Regional Road 7 will be determined at a later date by York Region once funding is established. The proposed development incorporates elements of pedestrian connectivity, including but not limited to providing enhanced entrances and minimal setback to Regional Road 7, which provides a prominent and visible street presence. The entrance to the commercial space is located along the Regional Road 7 frontage and provides for a more interactive pedestrian presence within this area.

The proposed building elevations are shown on Attachments #5 to #7 and consist primarily of light grey precast paneling, dark grey brick veneer, black granite stone veneer and clear and spandrel glazing. The commercial entrance along the ground floor utilizes clear glazing.

The landscape plan shown on Attachment #4 consists of a mix of deciduous and coniferous trees, shrubs and grasses located within the rear and common amenity areas of the development. The Owner is proposing a landscape treatment along the east and west sides of the building. The Owner is also proposing an enhanced landscape treatment along the Regional Road 7 frontage and within the proposed Regional right-of-way. The proposed landscaping treatment within the Regional right-of-way will be maintained by the Region of York as confirmed by the York Region Community Planning and Development Services Department.

Future snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation.

The Development Planning Department requires the Owner to submit an updated Community Plan for the area prior to the enactment of the implementing Zoning By-law to the satisfaction of the Development Planning Department. The Community Plan shall be displayed in the sales office for the mixed-use apartment building. A condition to this effect is included in the recommendation of this report.

The Vaughan Development Planning Department is satisfied with the proposed development as shown on Attachments #3 to #7 inclusive, subject to the finalization of the site plan, building elevations and landscape plans. A condition to this effect is included in the recommendation of this report.

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Vaughan Design Review Panel

The original development concept was considered by the Vaughan Design Review Panel (DRP) on May 30, 2013. Since that time, the Owner revised the development to reduce the proposed building height, density and number of units to address concerns raised by the DRP, City Staff and residents. The revised development proposal was further considered by the DRP on October 29, 2015, of which the following comments and suggestions (in part) were provided by the DRP for consideration:

1. The DRP recognized that the project is situated on a challenging site and that the proposal does show improvement from the first submission.
2. The emphasis on the potential for the proposed ground floor office space to be redesigned to allow for a future change of use to other commercial uses, therefore, the DRP requested that the front elevation be enhanced for a more active and pedestrian friendly façade.
3. The west elevation, facing the cemetery and community centre, is a highly visible façade. The elevations should be revised to present a more dignified architecture.
4. It was requested that more replacement trees be provided and more intensive landscape investment along Regional Road 7.
5. The residential lobby should be brought to the southwest corner of the building. The residential entrance should address and have prominence on Regional Road 7

The Owner has revised the application to respond to the issues and concerns raised by the DRP. The changes include the relocation of the residential entrance to the front façade, a revised west elevation, a more prominent commercial frontage along Regional Road 7, and a revised landscape treatment along Regional Road 7.

Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning Department (DEIP) has provided the following comments:

a) Sewage and Water Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the proposed development is available and unrestricted, and a recommendation to allocate servicing capacity for a total of 119 residential units (261 persons equivalent) is provided in this report.

b) Parking Study

The Vaughan DEIP Department has reviewed the Parking Study submitted in support of the applications, dated January 2015, and is satisfied with the overall parking supply of 171.

c) Traffic Study

The DEIP Department has reviewed the Traffic Study, and concur with the findings and recommendations of the study.

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d) Bicycle Parking

The Owner is proposing 91 bicycle parking spaces. There will be 60 long term and 24 short term residential bicycle parking spaces and 1 long term and 6 short term commercial bicycle parking spaces, which is satisfactory to the DEIP Department.

The Vaughan DEIP Department has no objection to the approval of the Zoning By-law Amendment and Site Plan applications. The Vaughan DEIP Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the applications. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services Department

The Owner must satisfy the Waste Management Division's requirements. A condition to this effect is included in the recommendation of this report. Garbage and recycling pick-up will be privately administered, and shall be the responsibility of the Condominium Corporation.

Vaughan Legal Services Department, Real Estate Division

The Legal Services Department, Real Estate Division, has advised that the Owner by way of certified cheque, shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy. A condition to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objections to the approval of Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057. The Owner must satisfy all requirements and successfully obtain a TRCA Permit under Ontario Regulation 166/06, prior to the issuance of a municipal Building Permit. A condition to this effect is included in the recommendation of this report.

School Boards

The York Region District School Board and York Region Catholic District School Board have no objection to the approval of these applications.

Canada Post

Canada Post has advised that the Owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications.

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):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable City

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Regional Implications

York Region has no objection to the approval of the Zoning By-law Amendment and Site Development applications. The subject lands are designated “Urban Area” in the Region’s Official Plan. The subject lands are located on Regional Road 7, which is a Regional Rapid Transit corridor (Regional Rapidway). Once the Regional Rapidway is constructed, access to the site from Regional Road 7 will be restricted to right-in, right-out movements only. The Rapidway construction timing for this section of Regional Road 7 will be established once funding is in place. The Owner will be required to fulfill all requirements of the York Region Community Planning and Development Services Department, including the execution of a Regional Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Conclusion

Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057 have been reviewed in accordance with Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City departments and external public agencies, and the area context. The proposed rezoning of the subject lands together with the site-specific exceptions to the RA3 Apartment Residential Zone identified in Table 1 of this report, and the Site Development application to facilitate a proposed 7-storey mixed-use residential and commercial building conforms to Vaughan Official Plan 2010 (VOP 2010), and facilitates a development that is compatible with the existing and planned uses in the surrounding area. On this basis, the Vaughan Development Planning Department can support the applications, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. North & South Elevations
6. East & West Elevations
7. Rendered Perspective
8. Communication C5 from the Committee of the Whole meeting of April 5, 2016.
9. Communication C6 from the Committee of the Whole meeting of April 5, 2016.
10. Communication C7 from the Council meeting of May 17, 2016.
11. Communication C2 from the Council meeting of June 28, 2016.

Report prepared by:

Mary Caputo, Senior Planner, 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.)



VAUGHAN

c. 5	
Communication	
COUNCIL:	Sept 20/16
Referred	Item 1

DATE: SEPTEMBER 15, 2016

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER
PLANNING & GROWTH MANAGEMENT

RE: COMMUNICATION - COUNCIL MEETING SEPTEMBER 20, 2016

ITEM #12, REPORT #18 – COMMITTEE OF THE WHOLE – APRIL 5, 2016
ZONING BY-LAW AMENDMENT FILE Z.13.012
SITE DEVELOPMENT FILE DA.15.057
CAMELOT ON 7 INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND ISLINGTON AVENUE
(Referred from Council Meeting of June 28, 2016)

Recommendation

The Deputy City Manager, Planning & Growth Management, recommends:

1. THAT this matter be deferred to the Council meeting of October 19, 2016 to allow for the continued review and analysis of transportation related items by the Region of York, as identified in the Communication dated September 15, 2016, from the Deputy City Manager, Planning and Growth Management.

Background and Analysis

On April 5, 2016, the Committee of the Whole resolved the following with respect to Item #12, Report #18 (Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057 (Camelot On 7 Inc.)):

That consideration of this matter be deferred to Council in order to allow for:

1. the Region of York to re-examine off-site traffic issues relating to the access/egress from this site; and
2. a community meeting be held to inform the local residents of the revised development proposal for this site.

On May 11, 2016, Vaughan Development Planning staff, York Region Transportation staff and the Owner and their Agent met to discuss the concerns received at the Committee of the Whole Meeting of April 5, 2016 and at the Ward 2 Community Meeting of April 25, 2016, regarding access onto Regional Road 7 and traffic issues. York Region Transportation staff advised that further analysis is required prior to Regional staff granting final approval.

The following matters were identified by York Region staff that need to be undertaken by the Applicant's consultant in order to address ingress/egress and safety concerns related to the proposed development:

1. Review accident statistics to identify existing accident patterns and potential operational problems;
2. Provide sightline analysis based on the existing and future conditions (including the steep slope conditions and access location);
3. Undertake gap analysis at the proposed site access and at the Highway 7/Islington Avenue and Highway 7/Bruce Street intersections;
4. Conduct U-turn and traffic infiltration analysis to ensure that site generated traffic can enter/exit the site and make U-turns safely at the site access and at the Highway 7/Islington Avenue and Highway 7/Bruce Street intersections;
5. Video-tape the existing traffic operations in the area and intersections;
6. Provide micro-simulation (Syncho/SimTraffic) analysis for AM, PM and Mid-day peak periods; and,
7. Recommended access arrangement and engineering design to accommodate the development.

In addition to the above, the Region has retained a consultant to peer review the Applicant's reports and the consultant is currently working on a comprehensive analysis and recommendation to the Region with respect to the traffic, safety, access and operation improvements, for this development.

York Region staff has advised that the Applicant has submitted the required materials for review and that the Region has not completed its review at this time. Therefore, based on the comments from York Region Staff, Vaughan Development Planning Staff recommends that the item be deferred for further review and analysis to continue.

Conclusion

Based on the need for further review and analysis of the materials submitted by the Region of York, the Vaughan Development Planning Department recommends that this item be further deferred to the Council meeting of October 19, 2016. A deferral will allow for a continued review and analysis of the transportation matters identified in this Communication.

Respectfully submitted,



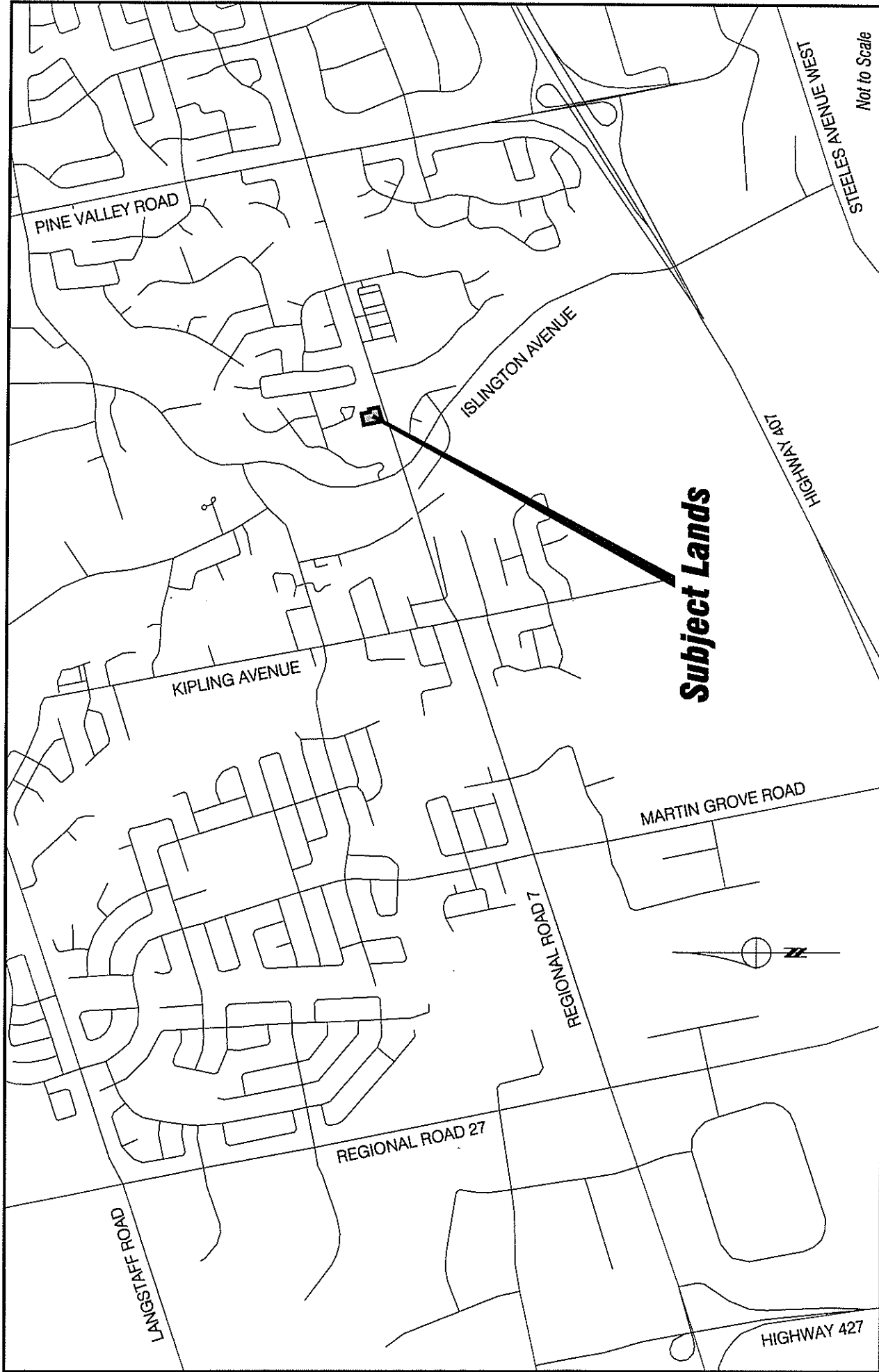
JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MC/lg

Attachment

1. Context Map
2. Location Map

Copy To: Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning
Andrew Pearce, Director of Development Engineering and Infrastructure Planning



Not to Scale

Attachment

FILES:
Z.13.012, DA.15.057

DATE:
September 15, 2016

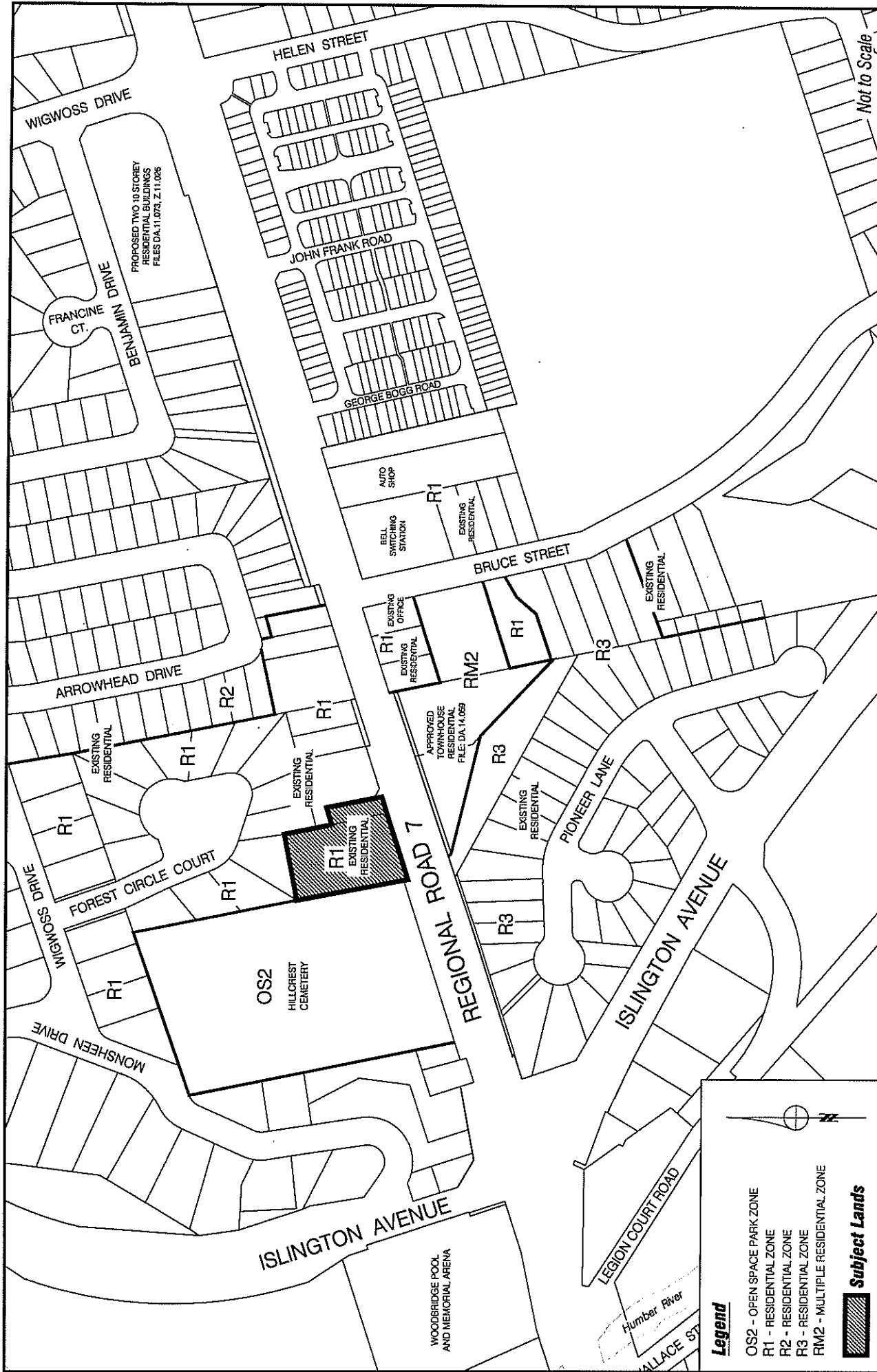


Context Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Camelot on 7 Inc.

N:\DFT\1 ATTACHMENTS\DA\da.15.057.dwg



COUNCIL **SEPTEMBER 20, 2016**

ZONING BY-LAW AMENDMENT FILE Z.13.012

SITE DEVELOPMENT FILE DA.15.057

CAMELOT ON 7 INC.

WARD 2 - VICINITY OF REGIONAL ROAD 7 AND ISLINGTON AVENUE

(Referred)

Council, at its meeting of June 28, 2016, adopted the following recommendation (Referred Item No. 1, Minute No. 109):

That the following be approved in accordance with Communication C2 from the Deputy City Manager, Planning & Growth Management, dated June 23, 2016:

1. That this matter be deferred to the Council meeting of September 20, 2016 to allow for continued review and analysis of transportation related items by the Region of York as identified in the Communication dated May 16, 2016, from the Deputy City Manager, Planning and Growth Management.

Recommendation from the Council meeting of May 17, 2016

Council, at its meeting of May 17, 2016, adopted the following recommendation (Referred Item No. 1):

By approving the following in accordance with Communication C7, memorandum from the Deputy City Manager, Planning & Growth Management, dated May 16, 2016:

That this matter be deferred to the Council meeting of June 28, 2016 to allow for continued review and analysis of transportation related items by the Region of York as identified in the Communication dated May 16, 2016, from the Deputy City Manager, Planning and Growth Management.

Recommendation from the Council meeting of April 19, 2016

Council, at its meeting of April 19, 2016, adopted the following recommendation (Item 12, Report No. 18):

By approving that consideration of this matter be deferred to the Council meeting of May 17, 2016 to allow for continued discussions, as recommended at the Committee of the Whole meeting of April 5, 2016.

Recommendation of the Committee of the Whole meeting of April 5, 2016:

The Committee of the Whole recommends:

- 1) That consideration of this matter be deferred to Council in order to allow for:
 1. the Region of York to re-examine off-site traffic issues relating to the access to/egress from this site, as outlined in Communication C6, submitted by Councillor Carella; and
 2. a community meeting to inform the local residents of the revised development proposal for this site; and
- 2) That the following deputations and Communication be received:
 1. Mr. Kurt Franklin, Weston Consulting Group, Millway Avenue, Vaughan,

- on behalf of the applicant;
- 2. Ms. Mary Mauti, Forest Circle, Woodbridge, and Communication C5, submitted at the meeting;
- 3. Mr. Guido Masutti, Riverview Avenue, Woodbridge; and
- 4. Ms. Elisa Testa, Bruce Street, Woodbridge, representing the York Region District School Board.

- 3) That the coloured elevation drawings submitted by the applicant be received.

Report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated April 5, 2016

Recommendation

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

- 1. THAT Zoning By-law Amendment File Z.13.012 (Camelot on 7 Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone in the manner shown on Attachment #3, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report;
- 2. THAT prior to the enactment of the implementing Zoning By-law the Owner shall provide an updated Community Plan to the satisfaction of the Development Planning Department that shall be displayed within the Sales Office for the mixed-use apartment building;
- 3. THAT Site Development File DA.15.057 (Camelot on 7 Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with a tiered 7-storey mixed-use residential building consisting of 119 residential units, 609 m² of ground floor commercial uses, and 171 parking spaces located within 2 levels of underground parking as shown on Attachments #4 to #7 inclusive, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Services Department shall approve the final site grading and servicing plans, stormwater management report, and functional servicing report;
 - iii) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department; and
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
- 4. THAT Site Development File DA.15.057 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 119 residential units (261 persons equivalent); and
- 5. THAT the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy.

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.3: 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:

- bicycle parking to promote an alternative mode of transportation
- the use of building materials with a high recycled content
- a three-stream waste management system
- the use of Low E-glazing
- drought tolerant native landscape species
- energy efficient lighting
- low-albedo roofing material

Economic Impact

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

Communications Plan

On October 11, 2013, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, and to the Vaughanwood Ratepayers' Association and Woodbridge Core Ratepayers' Association, the latter which is no longer active. 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.

On November 5, 2013, a Public Hearing was held for Zoning By-law Amendment File Z.13.012. At the Public Hearing, deputations and/or written submissions were received from the following individuals:

- Mr. Guido Masutti, Riverview Avenue, Woodbridge;
- Ms. Mary Mauti, Forest Circle Court, Woodbridge;
- Ms. Clara Astolfo, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;
- Ms. Elisa Testa, Bruce Street, Woodbridge;
- Mr. Donald Morrison, Wigwoss Drive, Woodbridge;
- Ms. Sandra Morrison, Wigwoss Drive, Woodbridge;
- Ms. Teresa Marando, Forest Circle Court, Woodbridge;
- Mr. Flavio Comberlato, Forest Circle Court, Woodbridge;
- Mr. Hesam Ahmad, Forest Circle Court, Woodbridge;
- Ms. Emily Prangle, Forest Circle Court, Woodbridge;
- Ms. Gurbinder Kaur Singh, Forest Circle Court, Woodbridge;
- Mr. Massimo Giannetti, Forest Circle Court, Woodbridge;
- Mr. Larry Berenz, Bruce Street, Woodbridge;

- Mr. Oliver Dawson, Monsheen Drive, Vaughan;
- Mr. Salvatore Marando, Forest Circle Court, Woodbridge;
- Mr. Peter Vona, Forest Circle Court, Vaughan;
- Mr. Frank Mills, Park Lawn Corporation, Linelle Street, Toronto;
- Mr. Francis Dawson, Monsheen Drive, Vaughan;
- Ms. Elena D'Alessio, Wigwoss Drive, Vaughan;
- Ms. Adriana Furlan, Forest Circle, Woodbridge;
- Ms. Erminia Lombardi, and on behalf of Mr. James Coburn, Ms. Diana Lombardi and Ms. Lucia Lombardi, Bruce Street, Woodbridge;
- Mr. Alberto Milan, Forest Circle Court, Woodbridge; and,
- Ms. Susan Morgan, Forest Circle Court, Woodbridge.

The following is a summary of the comments received and concerns raised at the Public Hearing on November 5, 2013:

- i) The proposed building height, density and overall size of the development is excessive: The Owner has revised their proposal and reduced the proposed building height from 10-storeys to 7-storeys and reduced the Floor Space Index (FSI) from 3.6 to 2.5 times the area of the lot. The reduced building height and FSI have reduced the overall massing and size of the proposed mixed-use residential building and the overall impact on the surrounding development and is in keeping with similar development on Regional Road 7. The proposed development conforms with the height and density provisions in Vaughan Official Plan 2010 (VOP 2010). This issue is further discussed in the Official Plan and Site Plan sections of this report.
- ii) The safety of the proposed access driveway onto Regional Road 7: Regional Road 7 is under the jurisdiction of York Region. The Region has no objection to access being granted onto Regional Road 7 for this development. York Region has identified that Regional Road 7 is a Regional Rapid Transit Corridor and has a planned 45 m right-of-way and that the proposed driveway access onto Regional Road 7 will be restricted in the long term to a right-in, right-out access.
- iii) Privacy for neighbouring residents: The Owner originally proposed a 10-storey mixed-use residential building and has reduced the proposed building height to 7-storeys to address the concerns of the public. The proposed mixed-use residential building is setback approximately 19.2 m from the existing residential development to the north of the subject lands and maintains a 45 degree angular plane from the northern property line, as shown on Attachment #6, thereby, minimizing the impact to the properties to the north. The Owner is proposing landscape screening along the north and east property lines, to further mitigate any impact onto the existing development to the north.
- iv) Increased traffic: Traffic issues are addressed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report.
- v) Protection of the Mature Trees: The Owner is proposing to replace various mature trees on the subject lands. The Owner has proposed an enhanced landscape treatment along Regional Road 7 and along the northerly and easterly property lines. This issue is further discussed in the Site Plan section of this report.

The recommendation of the Committee of the Whole to receive the Public Hearing report of November 5, 2013, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on November 19, 2013.

In addition, Council ratified that "Staff also report on the possibility of an Interim Control By-law for the area". Development Planning staff consulted with the York Region Community Planning and Development Services Department and have concluded that an Interim Control By-law is not

necessary for this section of Regional Road 7 from Pine Valley Drive to Islington Avenue as this area is located within a transit corridor and can support “Mid-Rise Mixed-use” development through the review of individual site plan applications. The review of access driveway locations and traffic will be considered on a site by site basis and will depend on the individual development being proposed. In addition, should an Interim Control By-law be passed it would freeze all development rights within the study area for a period of one year, with the possible extension of another year, for a total of two years. Development Planning staff do not encourage that development rights be put on hold for the area because it is located along a planned York Region transit corridor wherein compact urban development is accommodated for and would achieve the vision and goals of VOP 2010. Further, if Council were to enact an Interim Control By-law and upon its expiry of 2 years, the area subject to the Interim Control By-law would not be subject to further study for a period of 3 years. The City of Vaughan will be conducting a Municipal Comprehensive Review of VOP 2010 and may further review this section of Regional Road 7 at that time.

On March 16, 2016, the Vaughan Development Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence in regard to the applications or requested a notice of a future meeting regarding these applications.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3, to facilitate the development of the subject lands with a tiered 7-storey mixed-use residential building consisting of 119 residential units, 609 m² of ground floor commercial uses and 171 parking spaces within 2 levels of underground parking, as shown on Attachments #3 to #7:

1. Zoning By-law Amendment File Z.13.012, to amend Zoning By-law 1-88, specifically to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone in the manner shown on Attachment #3, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. Site Development File DA.15.057 to permit the development of the subject lands with a tiered 7-storey mixed-use residential and commercial building as shown on Attachments #3 to #7.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with a tiered 7-storey mixed-use building consisting of 119 residential units, 609 m² ground floor commercial uses and 171 parking spaces within 2 levels of underground parking as shown on Attachments #3 to #7, inclusive. The Vaughan Development Planning Department supports the Zoning By-law Amendment and Site Development Applications as they will facilitate a development that conforms to the Vaughan Official Plan 2010, is compatible with the surrounding uses and represents good planning.

Location

The subject lands shown on Attachments #2 and #3, are located on the north side of Regional Road 7, east of Islington Avenue, and are municipally known as 4902 and 4908 Regional Road 7. The surrounding land uses are shown on Attachment #2.

Land Use Policies/Planning Considerations

Official Plan

The subject lands are designated “Mid-Rise Mixed-Use” by City of Vaughan Official Plan 2010 (VOP 2010). This designation permits a mix of residential, retail, community and institutional uses and a maximum building height of 7-storeys and a FSI of 2.5 times the area of the lot, on the subject lands.

The subject lands were previously subject to a VOP 2010 site-specific appeal related to the permitted height and density on the subject lands. On November 26, 2015, the Ontario Municipal Board Order modified Schedule 13 of VOP 2010 to increase the maximum permitted building height and FSI from 6-storeys to 7-storeys and from 2 to 2.5 FSI, respectively.

The “Mid-Rise Mixed-Use” designation requires that the ground floor frontage of a building facing an arterial street (e.g. Regional Road 7) shall predominantly consist of retail uses or other active uses to animate the street. The proposal includes 609 m² of ground floor commercial uses facing Regional Road 7.

The “Mid-Rise Buildings” criteria of VOP 2010 requires that buildings over 6-storeys shall be designed with a pedestrian-scaled podium, generally between 3 to 6 storeys in height and taller building elements shall be generally setback from the podium a minimum of three metres along the public street frontage. In addition, the criteria requires that “Mid-Rise Buildings” be setback a minimum of 7.5 m and shall be contained within a 45 degree angular plane measured from the property line abutting those house form buildings to the north. The proposed building is 6 storeys adjacent to Regional Road 7 and tiers back at the 7th storey element by 7.8 m. The mechanical penthouse is not counted as a storey. The proposed building has a rear yard setback of 19.2 m and is contained within the 45 degree angular plane from the rear lot line.

The application to rezone the subject lands to RA3 Apartment Residential Zone as shown on Attachment #3, together with site-specific zoning exceptions identified in Table 1 to facilitate the proposed development will implement VOP 2010, and therefore, conforms to the Official Plan.

Zoning

The subject lands are zoned R1 Residential Zone by Zoning By-law 1-88. An amendment to Zoning By-law 1-88 is required to rezone the subject lands from R1 Residential Zone to RA3 Apartment Residential Zone, in the manner shown on Attachment #3, and to permit the following site-specific zoning exceptions:

Table 1:

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
a.	Permitted Uses in a RA3 Apartment Residential Zone	<ul style="list-style-type: none">• Apartment Dwelling;• Day Nursery;• Home Occupation;• Private Home Day Care;• Private Home Tutoring.	Permit the following additional uses: <ul style="list-style-type: none">• Business or Professional Office with a maximum of 609 m² of GFA on the ground floor fronting onto

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
			Regional Road 7 only <ul style="list-style-type: none"> A “Gas Regulator Station” in the front yard.
b.	Minimum Parking Requirements	119 units @ 1.5 spaces/unit = 179 spaces + 119 units @ 0.25 visitor spaces/unit = 30 spaces + 609 m ² Commercial GFA @ 6 spaces/100 m ² = 37 spaces Total Parking Required = 246 spaces	119 units @ 1.12 spaces/unit = 134 spaces + 119 units @ 0.2 visitor spaces/unit = 24 spaces + 609 m ² Commercial GFA @ 2.1 spaces/100 m ² = 13 spaces Total Parking Proposed = 171 spaces
c.	Minimum Long Term and Short Term Bicycle Parking	Minimum Bicycle Parking applies to the Vaughan Metropolitan Centre only	Apply the following Bicycle Parking requirements on the subject lands: <u>Residential Uses</u> Long Term: 119 units @ 0.5 spaces/unit = 60 spaces + Short Term: 119 units @ 0.2 spaces/unit = 24 spaces Total Residential Bicycle spaces = 84 spaces <u>Commercial Uses</u> Long Term 609 m ² @ 0.1 spaces/100 m ² = 1 space + Short Term 609 m ² @ 0.1 spaces/100 m ² = 1 space Or 6 spaces whichever is greater Total Commercial Bicycle spaces = 7 spaces

	By-law Standard	Zoning By-law 1-88, RA3 Apartment Residential Zone Requirements	Proposed Exceptions to the RA3 Apartment Residential Zone
			Total Bicycle spaces proposed = 91 spaces
d.	Minimum Front Yard Setback (Regional Road 7)	7.5 m	0 m (Stairs, Walkway and Canopy) 1.5 m (2 nd Floor Terrace) 4.5 m (6 th Floor Terrace)
e.	Minimum Interior Side Yard (East Side)	14.3 m	0 m (Stairs and Walkway) 4.5 m (6 th Floor Terrace)
f.	Minimum Interior Side Yard (West Side)	14.3 m	3.5 m (6 th Floor Terrace)
g.	Minimum Front Yard Setback to Underground Parking Structure	1.8 m	0 m
h.	Minimum Setback of Retaining Wall (southeast corner)	1.8 m	0 m
i.	Minimum Amenity Area	3,570 m ²	1,542 m ²
j.	Minimum Lot Area per Unit	67 m ²	33.2 m ²

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RA3 Apartment Residential Zone for the following reasons:

a) Commercial Uses

The proposed at grade Business or Professional Office use will provide an active use located at grade and fronting onto Regional Road 7 to animate the public frontage and provide an opportunity for users to utilize transit services.

b) Parking and Bicycle Requirements

The Owner submitted a Transportation Study and TDM Plan Parking Study dated January 2015, prepared by Paradigm Transportation Solutions Limited. The Vaughan Development/Engineering and Infrastructure Planning (DEIP) Department has reviewed the parking study and has no objection to the proposed parking supply and the inclusion of a minimum bicycle parking requirement for the proposed development. This matter is further discussed in the Development Engineering and Infrastructure Planning Department section of this report.

c) Minimum Lot Area and Amenity Area/Unit

The proposed amenity space corresponds to the overall massing of the building in relation to the size of the subject lands, which is supported by VOP 2010 regarding intensification, and therefore, can be supported by the Vaughan Development Planning Department. Similarly, reducing the minimum lot area per unit encourages compact urban development on efficient-sized parcels of land being 0.39 ha, which can also be supported.

d) Building Setbacks

The proposed building setbacks will facilitate a development with a strong urban edge and attractive public realm, encourage pedestrian use and activates the streetscape of the planned Regional Rapidway Corridor along Regional Road 7.

Site Design

The Owner has submitted Site Development File DA.15.057 to facilitate the development of a tiered 7-storey mixed-use building consisting of a total of 119 residential apartment units and 609 m² of at grade commercial uses. The development includes 171 parking spaces comprised of 134 residential parking spaces, 24 visitor parking spaces, and 13 commercial spaces, located in two levels of underground parking. Long term and short term bicycle parking spaces are proposed including 84 residential use spaces and 7 office use spaces. The proposed 1,554 m² amenity area includes a common patio area, rear landscaped area and common green amenity space, as shown on Attachment #3.

The development will gain access from Regional Road 7. The access will be restricted to a right-in, right-out access once the Regional Road 7 Rapidway has been constructed. Construction timing for this section of Regional Road 7 will be determined at a later date by York Region once funding is established. The proposed development incorporates elements of pedestrian connectivity, including but not limited to providing enhanced entrances and minimal setback to Regional Road 7, which provides a prominent and visible street presence. The entrance to the commercial space is located along the Regional Road 7 frontage and provides for a more interactive pedestrian presence within this area.

The proposed building elevations are shown on Attachments #5 to #7 and consist primarily of light grey precast paneling, dark grey brick veneer, black granite stone veneer and clear and spandrel glazing. The commercial entrance along the ground floor utilizes clear glazing.

The landscape plan shown on Attachment #4 consists of a mix of deciduous and coniferous trees, shrubs and grasses located within the rear and common amenity areas of the development. The Owner is proposing a landscape treatment along the east and west sides of the building. The Owner is also proposing an enhanced landscape treatment along the Regional

Road 7 frontage and within the proposed Regional right-of-way. The proposed landscaping treatment within the Regional right-of-way will be maintained by the Region of York as confirmed by the York Region Community Planning and Development Services Department.

Future snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Condominium Corporation.

The Development Planning Department requires the Owner to submit an updated Community Plan for the area prior to the enactment of the implementing Zoning By-law to the satisfaction of the Development Planning Department. The Community Plan shall be displayed in the sales office for the mixed-use apartment building. A condition to this effect is included in the recommendation of this report.

The Vaughan Development Planning Department is satisfied with the proposed development as shown on Attachments #3 to #7 inclusive, subject to the finalization of the site plan, building elevations and landscape plans. A condition to this effect is included in the recommendation of this report.

Vaughan Design Review Panel

The original development concept was considered by the Vaughan Design Review Panel (DRP) on May 30, 2013. Since that time, the Owner revised the development to reduce the proposed building height, density and number of units to address concerns raised by the DRP, City Staff and residents. The revised development proposal was further considered by the DRP on October 29, 2015, of which the following comments and suggestions (in part) were provided by the DRP for consideration:

1. The DRP recognized that the project is situated on a challenging site and that the proposal does show improvement from the first submission.
2. The emphasis on the potential for the proposed ground floor office space to be redesigned to allow for a future change of use to other commercial uses, therefore, the DRP requested that the front elevation be enhanced for a more active and pedestrian friendly façade.
3. The west elevation, facing the cemetery and community centre, is a highly visible façade. The elevations should be revised to present a more dignified architecture.
4. It was requested that more replacement trees be provided and more intensive landscape investment along Regional Road 7.
5. The residential lobby should be brought to the southwest corner of the building. The residential entrance should address and have prominence on Regional Road 7

The Owner has revised the application to respond to the issues and concerns raised by the DRP. The changes include the relocation of the residential entrance to the front façade, a revised west elevation, a more prominent commercial frontage along Regional Road 7, and a revised landscape treatment along Regional Road 7.

Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan Development Engineering and Infrastructure Planning Department (DEIP) has provided the following comments:

a) Sewage and Water Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Accordingly, servicing capacity for the proposed development is available and unrestricted, and a recommendation to allocate servicing capacity for a total of 119 residential units (261 persons equivalent) is provided in this report.

b) Parking Study

The Vaughan DEIP Department has reviewed the Parking Study submitted in support of the applications, dated January 2015, and is satisfied with the overall parking supply of 171.

c) Traffic Study

The DEIP Department has reviewed the Traffic Study, and concur with the findings and recommendations of the study.

d) Bicycle Parking

The Owner is proposing 91 bicycle parking spaces. There will be 60 long term and 24 short term residential bicycle parking spaces and 1 long term and 6 short term commercial bicycle parking spaces, which is satisfactory to the DEIP Department.

The Vaughan DEIP Department has no objection to the approval of the Zoning By-law Amendment and Site Plan applications. The Vaughan DEIP Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the applications. A condition to this effect is included in the recommendation of this report.

Vaughan Environmental Services Department

The Owner must satisfy the Waste Management Division's requirements. A condition to this effect is included in the recommendation of this report. Garbage and recycling pick-up will be privately administered, and shall be the responsibility of the Condominium Corporation.

Vaughan Legal Services Department, Real Estate Division

The Legal Services Department, Real Estate Division, has advised that the Owner by way of certified cheque, shall pay cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, or a fixed unit rate per unit, whichever is higher, in accordance with the Planning Act and the City's Cash-in-lieu Policy. A condition to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objections to the approval of Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057. The Owner must satisfy all requirements and successfully obtain a TRCA Permit under Ontario Regulation 166/06, prior to the issuance of a municipal Building Permit. A condition to this effect is included in the recommendation of this report.

School Boards

The York Region District School Board and York Region Catholic District School Board have no objection to the approval of these applications.

Canada Post

Canada Post has advised that the Owner must supply, install and maintain a centralized mailbox facility to Canada Post's specifications.

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):

- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy
- Continue to ensure the safety and well-being of citizens
- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable City

Regional Implications

York Region has no objection to the approval of the Zoning By-law Amendment and Site Development applications. The subject lands are designated "Urban Area" in the Region's Official Plan. The subject lands are located on Regional Road 7, which is a Regional Rapid Transit corridor (Regional Rapidway). Once the Regional Rapidway is constructed, access to the site from Regional Road 7 will be restricted to right-in, right-out movements only. The Rapidway construction timing for this section of Regional Road 7 will be established once funding is in place. The Owner will be required to fulfill all requirements of the York Region Community Planning and Development Services Department, including the execution of a Regional Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Conclusion

Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057 have been reviewed in accordance with Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City departments and external public agencies, and the area context. The proposed rezoning of the subject lands together with the site-specific exceptions to the RA3 Apartment Residential Zone identified in Table 1 of this report, and the Site Development application to facilitate a proposed 7-storey mixed-use residential and commercial building conforms to Vaughan Official Plan 2010 (VOP 2010), and facilitates a development that is compatible with the existing and planned uses in the surrounding area. On this basis, the Vaughan Development Planning Department can support the applications, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. North & South Elevations
6. East & West Elevations
7. Rendered Perspective
8. Communication C5 from the Committee of the Whole meeting of April 5, 2016.
9. Communication C6 from the Committee of the Whole meeting of April 5, 2016.
10. Communication C7 from the Council meeting of May 17, 2016.
11. Communication C2 from the Council meeting of June 28, 2016.

Report prepared by:

Mary Caputo, Senior Planner, ext. 8215

Context Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Camelot on 7 Inc.

N:\DFT\1 ATTACHMENTS\DA\da.15.057.dwg

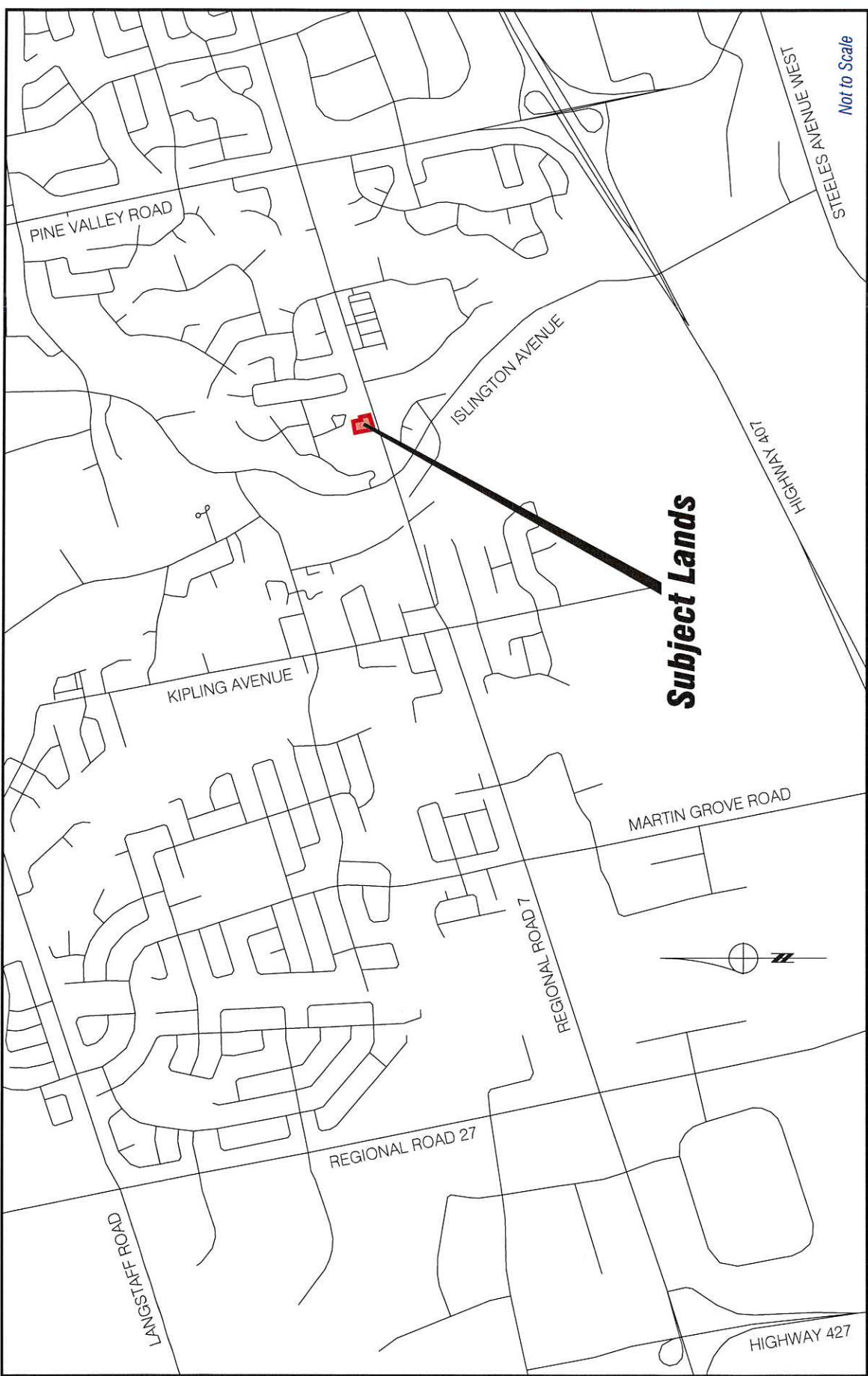


Attachment

FILES:
Z.13.012, DA.15.057

DATE:
April 5, 2016

1

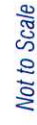




Attachment

DATE: April 5, 2016

VAUGHAN
Development Planning
Department



RA3 - APARTMENT RESIDENTIAL ZONE

Landscape Plan

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Camelot on 7 Inc.

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Attachment

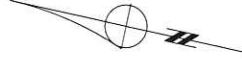
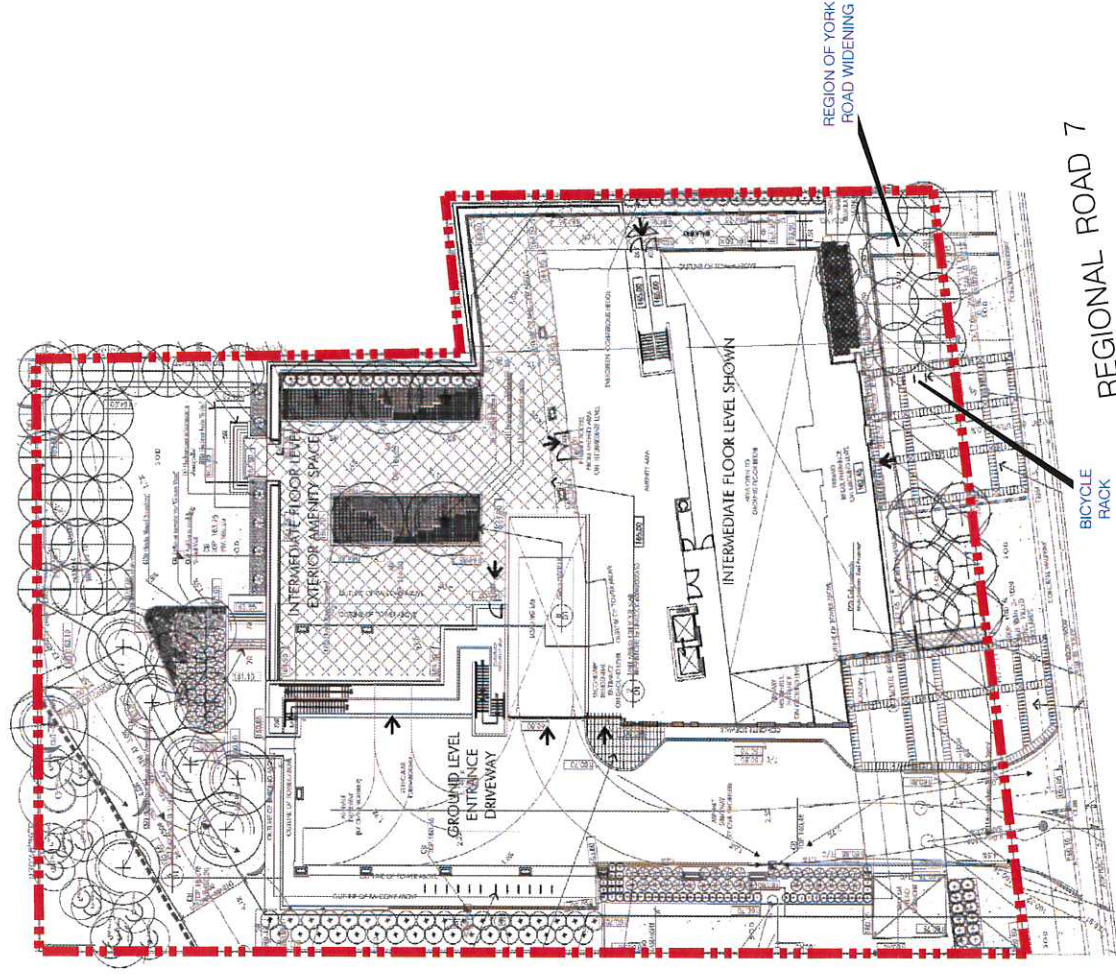
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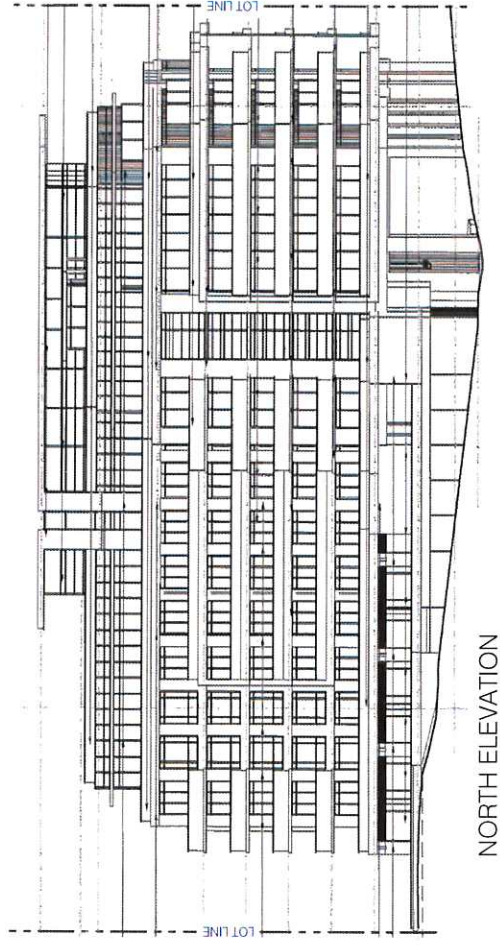
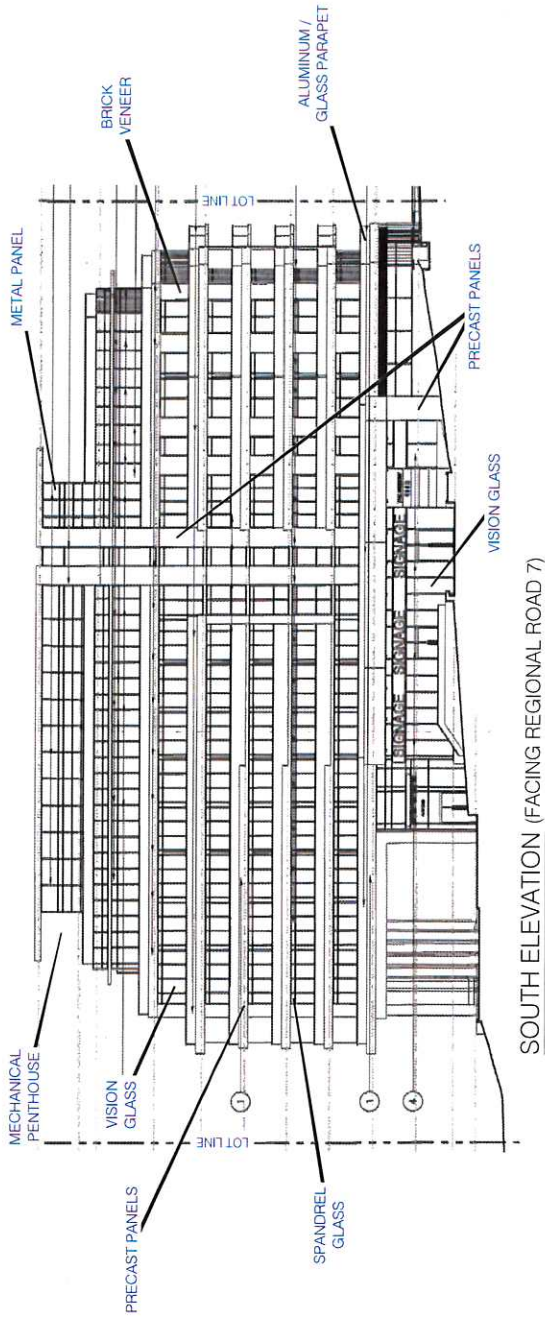
DATE:
April 5, 2016

4

SUBJECT LANDS

Not to Scale





Not to Scale

North & South Elevations

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Camelot on 7 Inc.

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Attachment

FILES:
Z.13.012, DA.15.057

DATE:
April 5, 2016



5

East & West Elevations

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Camelot on 7 Inc.

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Attachment

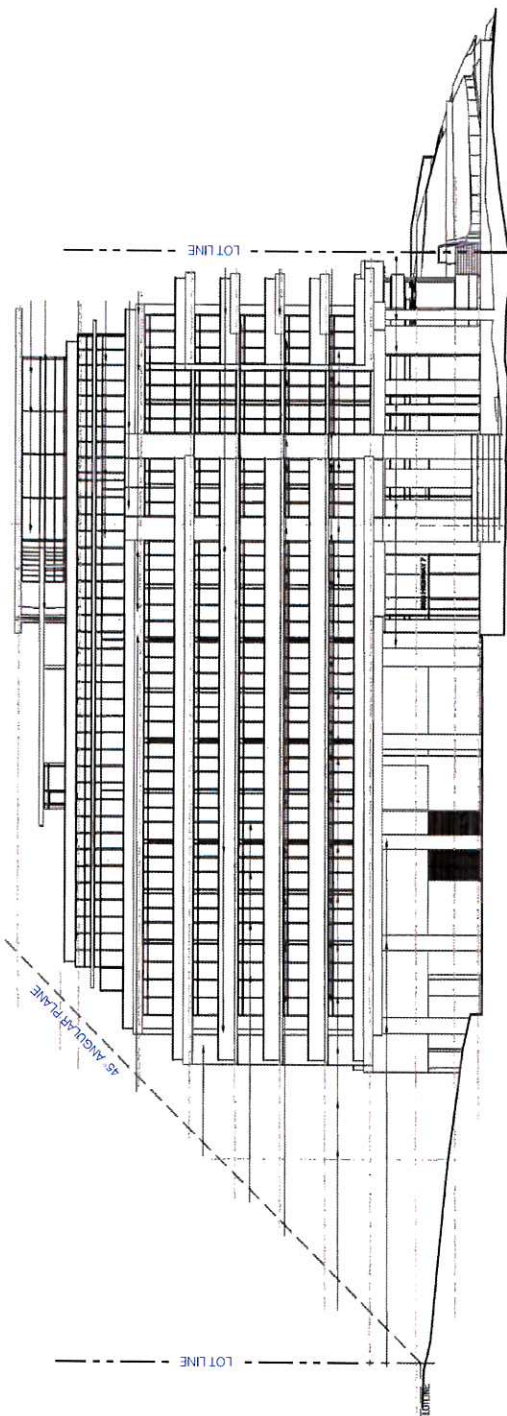
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DATE:
April 5, 2016

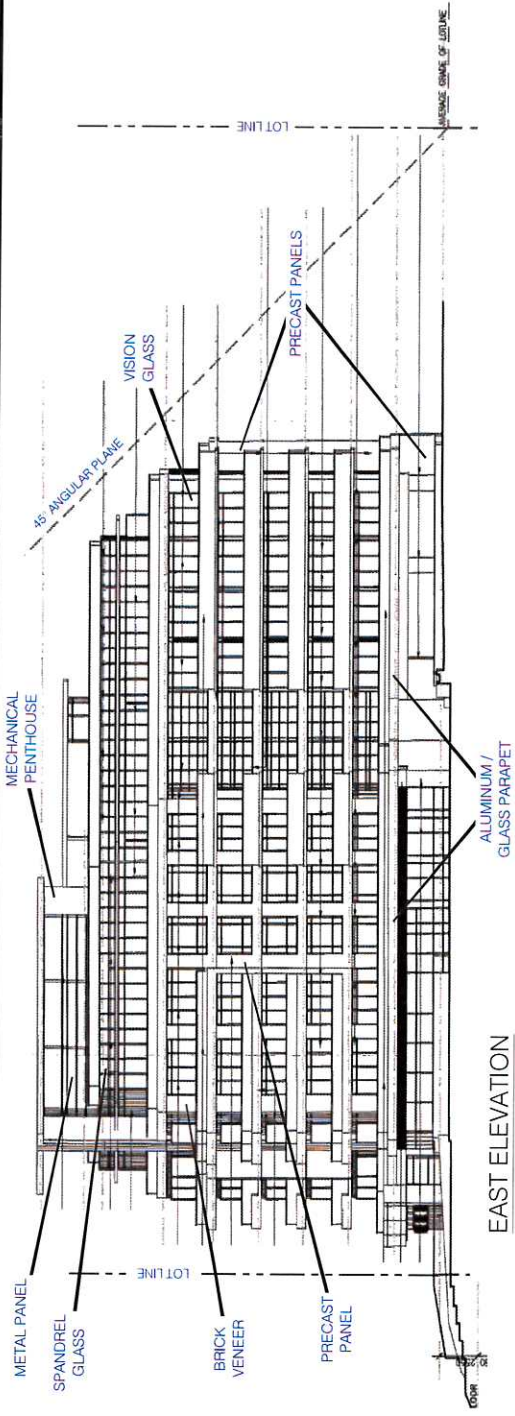
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Not to Scale

WEST ELEVATION



EAST ELEVATION



REGIONAL ROAD 7

LOT LINE

REGIONAL ROAD 7

LOT LINE

REGIONAL ROAD 7



LOOKING NORTH-EAST FROM REGIONAL ROAD 7

Not to Scale

Rendered Perspective

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Camelot on 7 Inc.

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Attachment

FILES:
Z.13.012, DA.15.057

DATE:
April 5, 2016

7



Collision Details Report

C-5
Communication
CW: APR 5/16
Item: 12

From: January 1, 2012 To: December 31, 2014

Location Highway 7 btwn Bruce Street & Wigwoss Drive/Helen Street

Municipality..... Vaughan

Traffic Control....

Total Collisions.... 6

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuvre	Vehicle Type	First Event	Driver Action	No. Ped
14-318412	2014-Nov-08, Sat, 11:32	Rain	Rear end	Non-fatal Injury	East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Speed too fast for condition	
Comments:					East	Wet	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly	
14-59377	2014-Mar-31, Mon, 14:47	Clear	Sideswipe	P.D. only	West	Dry	Changing lanes	Truck - tractor	Other motor vehicle	Improper lane change	
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
12334817s	2012-Nov-26, Mon, 15:00	Clear	Sideswipe	Non-reportable	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:					East	Dry	Changing lanes	Truck - tractor	Other motor vehicle		
12251012s	2012-Aug-31, Fri, 18:00	Clear	Sideswipe	Non-reportable	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:					West	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
1288196s	2012-Mar-27, Tue, 17:25	Clear	Rear end	Non-reportable	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:					East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close	
1237316	2012-Feb-06, Mon, 12:26	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Lost control	
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	



Collision Details Report

From: January 1, 2012 To: December 31, 2014

Location Highway 7 btwn Wigwoss Drive/Helen Street & Pine Valley Drive

Municipality..... Vaughan

Traffic Control.....

Total Collisions.... 33

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuver	Vehicle Type	First Event	Driver Action	No. Ped
14-350416	2014-Dec-13, Sat, 14:00	Clear	Turning movement	P.D. only	West	Wet	Turning right	Automobile, station wagon	Other motor vehicle	Improper turn	
Comments:					East		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
14-331373	2014-Nov-22, Sat, 19:40	Clear	Turning movement	P.D. only	West	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:					East		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
14-276970	2014-Sep-26, Fri, 14:20	Clear	Turning movement	P.D. only	South	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:					East		Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly	
14-276848	2014-Sep-26, Fri, 13:08	Clear	Turning movement	Non-fatal injury	North	Dry	Turning left	Pick-up truck	Other motor vehicle	Improper turn	
Comments:					East		Stopped	Automobile, station wagon	Other motor vehicle	Driving properly	
14-273691	2014-Sep-23, Tue, 09:17	Clear	Rear end	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Speed too fast for condition	
Comments:					East		Stopped	Automobile, station wagon	Other motor vehicle	Driving properly	
14-236900	2014-Aug-18, Mon, 19:04	Clear	Turning movement	Non-fatal injury	West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:					East		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
14-210995	2014-Jul-25, Fri, 12:00	Clear	Turning movement	P.D. only	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Other	
Comments:					East		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
14-117869s	2014-Apr-28, Mon, 11:25	Clear	Angle	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:					East		Turning left	Automobile, station wagon	Other motor vehicle	Improper turn	
14-067768s	2014-Mar-10, Mon, 15:10	Clear	Rear end	P.D. only	West	Dry		Automobile, station wagon	Automobile, station wagon		
Comments:					West			Automobile, station wagon	Automobile, station wagon		

14-056445s	2014-Feb-26, Wed, 17:30	Clear	Angle	P.D. only	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					West		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-346824s	2013-Dec-27, Fri, 12:45	Clear	Angle	P.D. only	West	Dry	Turning left	Passenger van	Other motor vehicle	Failed to yield right-of-way
Comments:					West	Dry	Going ahead	Passenger van	Other motor vehicle	Driving properly
13-342176s	2013-Dec-19, Thu, 15:00	Clear	Angle	P.D. only	West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					East		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-339270	2013-Dec-16, Mon, 10:51	Snow	Rear end	P.D. only	West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					West	Wet	Stopped	Automobile, station wagon	Other motor vehicle	Following too close
13-325020	2013-Nov-29, Fri, 18:00	Clear	Turning movement	P.D. only	West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					East		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-248929	2013-Sep-08, Sun, 15:10	Clear	Turning movement	P.D. only	West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-190433s	2013-Jul-11, Thu, 16:00	Clear	Approaching	P.D. only	South	Dry	Turning left	Automobile, station wagon	Other motor vehicle	
Comments:					East	Dry	Going ahead	Truck - closed	Other motor vehicle	
13-95961	2013-Apr-09, Tue, 17:40	Rain	Angle	P.D. only	South	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-52665	2013-Feb-24, Sun, 14:14	Clear	Turning movement	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper passing
13-44870	2013-Feb-16, Sat, 15:50	Snow	Sideswipe	P.D. only	East	Loose snow	Changing lanes	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					East	Loose snow	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
12319561	2012-Nov-10, Sat, 16:23	Clear	Angle	P.D. only	South	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly

12276178s	2012-Sep-26, Wed, 12:05	Clear	Angle	Non-reportable North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:				East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
12276239s	2012-Sep-26, Wed, 10:45	Clear	Turning movement	Non-reportable East	Dry	Going ahead	Passenger van	Other motor vehicle	Driving properly
Comments:				West	Dry	Turning left	Truck - closed	Other motor vehicle	Driving properly
12272547s	2012-Sep-22, Sat, 15:40	Clear	Rear end	Non-reportable East	Dry		Automobile, station wagon		
Comments:				East					
12256872s	2012-Sep-06, Thu, 14:45	Clear	Angle	Non-reportable North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				East	Dry	Going ahead	Truck - closed	Other motor vehicle	Driving properly
12227219s	2012-Aug-08, Wed, 11:51	Clear	Angle	Non-reportable East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				North	Dry	Turning right	Automobile, station wagon	Other motor vehicle	
12-181896s	2012-Jun-26, Tue, 13:00	Clear	Turning movement	Non-reportable West	Dry	Turning left	Pick-up truck		Driving properly
Comments:				East	Dry	Going ahead	Automobile, station wagon		Driving properly
12-176616s	2012-Jun-21, Thu, 12:30	Clear	Angle	Non-reportable North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				East	Dry	Going ahead	Passenger van	Other motor vehicle	Driving properly
12163825	2012-May-30, Wed, 17:50	Clear	Angle	Non-fatal injury North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
12124048	2012-May-01, Tue, 23:54	Clear	SMV other	P.D. only West	Dry	Merging	Automobile, station wagon	Curb	Improper turn
Comments:					Dry				
12106727	2012-Apr-15, Sun, 01:55	Clear	Angle	P.D. only North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
12101544	2012-Apr-10, Tue, 08:30	Clear	Rear end	P.D. only East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				East		Stopped	Automobile, station wagon	Other motor vehicle	Driving properly

1277166s	2012-Mar-16, Fri, 18:00	Clear	Rear end	Non-reportable	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				East	East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	
1258579	2012-Feb-27, Mon, 12:24	Clear	Rear end	Non-fatal injury	East	Dry	Going ahead	Truck - closed	Other motor vehicle	Other
Comments:				East	East	Dry	Stopped	Other	Other motor vehicle	Driving properly



Collision Details Report

From: January 1, 2012 To: December 31, 2014

Location Highway 7 btwn Islington Avenue & Bruce Street
 Municipality Vaughan
 Traffic Control....
 Total Collisions.... 7

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuvre	Vehicle Type	First Event	Driver Action	No. Ped
13-300169	2013-Nov-01, Fri, 11:50	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:											
13-207140s	2013-Jul-26, Fri, 08:15	Clear	Rear end	P.D. only	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:											
13-176043s	2013-Jun-27, Thu, 18:30	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:											
13-131962s	2013-May-15, Wed, 14:20	Clear	Approaching	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:											
12361229	2012-Dec-27, Thu, 00:55	Snow	SMV other	P.D. only	West	Packed snow	Going ahead	Automobile, station wagon	Ran off road	Lost control	
Comments:											
12292416	2012-Oct-13, Sat, 01:03	Clear	Sideswipe	P.D. only	West	Dry	Going ahead	Truck - tractor	Other motor vehicle	Failed to yield right-of-way	
Comments:											
12216021	2012-Jul-28, Sat, 16:31	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:											
					East	Dry	Stopped	Pick-up truck	Other motor vehicle	Driving properly	



Collision Details Report

From: January 1, 2012 To: December 31, 2014

Location Highway 7 & Wigwoss Drive/Helen Street

Municipality Vaughan

Traffic Control.... Traffic signal

Total Collisions.... 49

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle	Manoeuvre	Vehicle Type	First Event	Driver Action	No. Ped
14-358657	2014-Dec-23, Tue, 17:42	Rain	Turning movement	P.D. only	West	Wet	Unknown	Turning left	Unknown	Other motor vehicle	Driving properly	
Comments:												
14-343249	2014-Dec-05, Fri, 16:10	Clear	Rear end	P.D. only	West	Dry	Unknown	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:												
14-256386	2014-Sep-05, Fri, 15:55	Clear	Turning movement	Non-fatal injury	East	Dry	Unknown	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:												
14-235246	2014-Aug-17, Sun, 03:58	Clear	SMV other	Non-fatal injury	East	Dry	Unknown	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:												
14-210089	2014-Jul-24, Thu, 15:34	Clear	Rear end	P.D. only	West	Dry	Unknown	Going ahead	Pick-up truck	Other motor vehicle	Speed too fast for condition	
Comments:												
14-208123	2014-Jul-22, Tue, 17:10	Clear	Turning movement	Non-fatal injury	East	Dry	Unknown	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn	
Comments:												
14-207134	2014-Jul-21, Mon, 18:00	Clear	Rear end	Non-fatal injury	West	Dry	Unknown	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:												
14-201801s	2014-Jul-16, Wed, 18:18	Clear	Sideswipe	P.D. only	West	Dry	Unknown	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn	
Comments:												
14-126142s	2014-May-06, Tue, 13:30	Clear	Rear end	P.D. only	West	Dry	Unknown	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:												
					West	Dry	Unknown	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	

14-085587s	2014-Mar-27, Thu,18:00	Clear	Angle	P.D. only	West	Dry	Overtaking	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					East	Dry	Going ahead	Pick-up truck	Other motor vehicle	Driving properly
14-11255	2014-Jan-12, Sun,21:09	Clear	Rear end	Non-fatal injury	West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Lost control
Comments:					West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-34462	2013-Dec-22, Sun,11:20	Freezing Rain	Rear end	P.D. only	East	Slush	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Speed too fast for condition
Comments:					East	Slush	Stopped	Passenger van	Other motor vehicle	Driving properly
13-289402	2013-Oct-22, Tue,10:51	Clear	Sideswipe	P.D. only	West	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper lane change
Comments:					West		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-257624	2013-Sep-17, Tue,14:05	Clear	Angle	P.D. only	East	Dry	Going ahead	Truck - tractor	Other motor vehicle	Failed to yield right-of-way
Comments:					East	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-230324	2013-Aug-20, Tue,13:28	Clear	Angle	P.D. only	South	Dry	Turning left	Truck - open	Other motor vehicle	Disobeyed traffic control
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-228638	2013-Aug-18, Sun,16:10	Clear	Turning movement	P.D. only	East	Dry	Changing lanes	Municipal transit bus	Other motor vehicle	Improper lane change
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-218706s	2013-Aug-08, Thu,17:59	Clear	Angle	P.D. only	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-203130s	2013-Jul-23, Tue,12:45	Clear	Rear end	P.D. only	West	Dry	Going ahead	Truck - tractor	Other motor vehicle	
Comments:					West		Going ahead	Automobile, station wagon	Other motor vehicle	
13-196386s	2013-Jul-16, Tue,16:15	Clear	Rear end	P.D. only	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
13-180659	2013-Jul-02, Tue,11:50	Clear	Rear end	Non-fatal injury	West	Dry	Stopped	Truck - tractor	Other motor vehicle	Driving properly
Comments:					West	Dry	Going ahead	Truck - tractor	Other motor vehicle	Driving properly

13-173835s	2013-Jun-25, Tue, 15:40	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West		Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-152484s	2013-Jun-04, Tue, 18:30	Clear	Rear end	P.D. only	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Other
13-117814s	2013-May-01, Wed, 17:21	Clear	Angle	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					East		Going ahead	Passenger van	Other motor vehicle	Driving properly
13-112642s	2013-Apr-26, Fri, 14:45	Clear	Angle	P.D. only	West	Dry	Changing lanes			Improper lane change
Comments:										
13-083704s	2013-Mar-28, Thu, 07:30	Clear	Rear end	P.D. only	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					West		Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
13-21888	2013-Jan-23, Wed, 15:53	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
13-020573s	2013-Jan-22, Tue, 11:40	Snow	Angle	P.D. only	South	Loose snow	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					West	Loose snow	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-16795	2013-Jan-18, Fri, 11:11	Clear	Angle	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
12357321	2012-Dec-21, Fri, 17:30	Rain	SMV unattended vehicle	Non-fatal injury	North	Wet	Turning left	Automobile, station wagon	Pedestrian	Improper turn
Comments:						Wet				
12337697s	2012-Nov-29, Thu, 16:15	Clear	Sideswipe	Non-reportable	West	Dry	Going ahead		Other motor vehicle	Driving properly
Comments:					West					
12337098	2012-Nov-29, Thu, 15:55	Clear	Angle	P.D. only	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Speed too slow
Comments:					West	Dry	Going ahead	Pick-up truck	Other motor vehicle	Driving properly
12334003	2012-Nov-26, Mon, 14:20	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Slowing or stopping	Passenger van	Other motor vehicle	Driving properly

12312877	2012-Nov-03, Sat, 15:55	Clear	Rear end	Non-fatal Injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				West		Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
12239387	2012-Aug-20, Mon, 18:00	Clear	Angle	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
Comments:				South		Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
12192867s	2012-Jul-06, Fri, 16:40	Clear	Rear end	Non-reportable	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				West		Dry	Going ahead	Automobile, station wagon	Other motor vehicle	
12173766s	2012-Jun-18, Mon, 18:43	Clear	Rear end	Non-reportable	West	Dry	Going ahead		Other motor vehicle	Driving properly
Comments:				West		Dry	Going ahead		Other motor vehicle	Driving properly
12163347s	2012-Jun-08, Fri, 18:20	Clear	Turning movement	Non-reportable	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				West		Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
12160776s	2012-Jun-06, Wed, 13:08	Clear	Rear end	Non-reportable	West	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				West		Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
12147403s	2012-May-24, Thu, 16:30	Clear	Sideswipe	Non-reportable	South	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				South		Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
12124958s	2012-May-02, Wed, 19:00	Clear	Rear end	Non-reportable	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				West		Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
12105358	2012-Apr-13, Fri, 18:21	Clear	Rear end	Non-fatal injury	West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				West		Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
12102419	2012-Apr-10, Tue, 22:23	Clear	SMV unattended vehicle	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Pedestrian	Driving properly
Comments:						Dry				
1275140	2012-Mar-14, Wed, 17:19	Clear	Rear end	Non-fatal injury	East	Dry	Slowing or stopping	Motorcycle	Other motor vehicle	Following too close
Comments:				East		Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly

1270220	2012-Mar-09, Fri, 16:32	Clear	Rear end	P.D. only	West	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper lane change
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
1254713	2012-Mar-04, Sun, 13:49	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Exceeding speed limit
Comments:					West		Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
1246431s	2012-Feb-15, Wed, 12:00	Clear	Rear end	Non-reportable	East	Dry	Stopped		Other motor vehicle	Driving properly
Comments:					East					
1237063	2012-Feb-06, Mon, 08:34	Clear	Sideswipe	P.D. only	West	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper lane change
Comments:					West	Dry	Slowing or stopping	School bus	Other motor vehicle	Driving properly
1222980s	2012-Jan-23, Mon, 14:10	Clear	Sideswipe	Non-reportable	East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					East	Wet	Turning right	Automobile, station wagon	Other motor vehicle	Improper turn
1210191	2012-Jan-11, Wed, 06:58	Clear	SMV unattended vehicle	Non-fatal injury	East	Dry	Turning left	Pick-up truck	Pedestrian	Failed to yield right-of-way
Comments:						Dry				



Collision Details Report

Location Highway 7 & Islington Avenue
Traffic Control.... Traffic signal
Municipality..... Vaughan
Total Collisions.... 94

From: January 1, 2012 To: December 31, 2014

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuver	Vehicle Type	First Event	Driver Action	No. Ped
14-358182	2014-Dec-23, Tue, 08:40	Clear	Sideswipe	P.D. only	East	Dry	Overtaking	Automobile, station wagon	Other motor vehicle	Improper passing	
Comments:					East	Dry	Stopped	Municipal transit bus	Other motor vehicle	Driving properly	
14-357856	2014-Dec-22, Mon, 18:09	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly	
14-348427	2014-Dec-11, Thu, 06:28	Snow	SMV other	P.D. only	West	Loose snow	Slowing or stopping	Pick-up truck	Pole (utility, power)	Lost control	
Comments:						Loose snow					
14-343717	2014-Dec-06, Sat, 02:00	Clear	SMV other	P.D. only	North	Dry	Going ahead	Automobile, station wagon	Pole (utility, power)	Lost control	
Comments:						Dry					
14-332543	2014-Nov-24, Mon, 06:42	Rain	Turning movement	P.D. only	South	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn	
Comments:					East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
14-310570	2014-Oct-30, Thu, 23:10	Rain	Turning movement	Non-fatal injury	West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control	
Comments:					East	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn	
14-286416	2014-Oct-06, Mon, 06:46	Clear	Turning movement	Non-fatal injury	South	Dry	Going ahead	Pick-up truck	Other motor vehicle	Driving properly	
Comments:					West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly	
14-253561	2014-Sep-03, Wed, 08:40	Clear	Sideswipe	P.D. only	South	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper lane change	
Comments:					South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
14-246234s	2014-Aug-27, Wed, 08:15	Clear	Rear end	P.D. only	East	Dry	Stopped		Other motor vehicle	Driving properly	
Comments:					East		Going ahead		Other motor vehicle	Following too close	

14-168175	2014-Jun-16, Mon,05:40	Clear	Turning movement	Non-fatal injury	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				East		Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
14-150130e	2014-Jun-04, Wed,18:40	Clear	Rearend	P.D. only	North	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:						Dry		Automobile, station wagon		
14-125205	2014-May-05, Mon,16:30	Clear	Sideswipe	P.D. only	North	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper lane change
Comments:					North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
14-111906	2014-Apr-22, Tue,14:55	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Speed too fast for condition
Comments:				West		Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
14-103636	2014-Apr-14, Mon,10:41	Clear	SMV other	P.D. only	South	Dry	Going ahead	Automobile, station wagon	Ran off road	Lost control
Comments:						Dry				
14-083142s	2014-Mar-25, Tue,15:10	Clear	Sideswipe	P.D. only	West	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper lane change
Comments:				West			Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
14-76560	2014-Mar-19, Wed,06:48	Clear	Turning movement	P.D. only	East	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				East		Dry	Going ahead	Intercity bus	Other motor vehicle	Driving properly
14-067743s	2014-Mar-10, Mon,15:00	Clear	Approaching	P.D. only	East	Dry	Going ahead	Other motor vehicle	Other motor vehicle	Following too close
Comments:				East			Stopped	Other motor vehicle	Other motor vehicle	Driving properly
14-058164s	2014-Feb-28, Fri,10:57	Clear	Angle	P.D. only	South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				West			Going ahead	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
14-043149s	2014-Feb-13, Thu,14:30	Clear	Approaching	P.D. only	West	Dry	Going ahead	Other motor vehicle	Other motor vehicle	Following too close
Comments:				West			Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
14-24194	2014-Jan-25, Sat,17:27	Clear	Turning movement	P.D. only	South	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				North		Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly

14-019361s	2014-Jan-21, Tue, 08:50	Clear	Rear end	P.D. only	East	East	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:							Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
14-008747s	2014-Jan-06, Sun, 21:40	Snowy	Angle	P.D. only	East	East	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Lost control
Comments:							Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
14-565	2014-Jan-01, Wed, 22:10	Clear	Angle	Non-fatal injury	East	North	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
Comments:							Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-349475	2013-Dec-28, Sat, 11:24	Strong wind	Approaching	P.D. only	West	West	Going ahead	Automobile, station wagon	Other motor vehicle	Lost control
Comments:							Going ahead	Unknown	Other motor vehicle	Other
13-338429s	2013-Dec-15, Sun, 01:10	Clear	Rear end	P.D. only	East	Loose snow	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:										
13-316629	2013-Nov-20, Wed, 15:48	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Lost control
Comments:							Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-305038	2013-Nov-07, Thu, 19:15	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:							Stopped	Automobile, station wagon	Other motor vehicle	Following too close
13-298247s	2013-Oct-31, Thu, 17:30	Rain	Rear end	P.D. only	West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:							Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-292539	2013-Oct-25, Fri, 16:27	Clear	Rear end	Non-fatal injury	North	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Speed too fast for condition
Comments:							Going ahead	Pick-up truck	Other motor vehicle	Driving properly
13-292378	2013-Oct-25, Fri, 13:46	Clear	Rear end	Non-fatal injury	West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
Comments:							Stopped	Pick-up truck	Other motor vehicle	Driving properly
13-273380	2013-Oct-04, Fri, 09:15	Rain	Rear end	P.D. only	West	Wet	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Speed too fast for condition
Comments:							Stopped	Automobile, station wagon	Other motor vehicle	Driving properly

13-270703	2013-Oct-01, Tue, 16:30	Clear	Other	Non-fatal injury	South	Dry	Making "U" turn	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-268769	2013-Sep-20, Sun, 12:33	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-254258s	2013-Sep-13, Fri, 08:45	Clear	Sideswipe	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					East		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-252909s	2013-Sep-11, Wed, 12:15	Clear	Rear end	P.D. only	North	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:						Dry				
13-249860s	2013-Sep-09, Mon, 09:30	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:								Pick-up truck		
13-233503s	2013-Aug-23, Fri, 15:00	Clear	Rear end	P.D. only	South	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					North	Dry	Reversing	Automobile, station wagon	Other motor vehicle	Other
13-225130	2013-Aug-16, Thu, 07:14	Clear	Turning movement	Non-fatal injury	North	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Speed too fast for condition
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-220498	2013-Aug-10, Sat, 13:15	Clear	Angle	P.D. only	South	Dry	Making "U" turn	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-210830s	2013-Jul-31, Wed, 09:00	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:						Dry		Automobile, station wagon		
13-195567	2013-Jul-16, Tue, 16:02	Clear	Rear end	P.D. only	West	Dry	Going ahead	Truck - tractor	Other motor vehicle	Following too close
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-195633s	2013-Jul-15, Mon, 09:00			P.D. only				Automobile, station wagon		
Comments:								Automobile, station wagon		

13-45422	2013-Feb-17, Sun,08:40	Clear	Angle	Non-fatal injury	West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
Comments:					North	Wet	Going ahead	Snow plow	Other motor vehicle	Driving property
13-28860	2013 Jan 30 Wed 18:56	Clear	Angle	Non-fatal injury	East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Failed to yield right of way
Comments:					South	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property
13-22530	2013-Jan-24, Thu,00:00	Clear	Rear end	Non-fatal injury	West	Dry	Stopped	Truck - closed	Other motor vehicle	Following too close
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property
13-20631	2013-Jan-22, Tue,00:00	Snow	SMV other	P.D. only	West	Packed snow	Going ahead	Automobile, station wagon	Pole (sign, parking meter)	Driving property
Comments:										
13-016960s	2013-Jan-17, Thu,12:30	Clear	Rear end	P.D. only	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving property
Comments:										
13-14398	2013-Jan-15, Tue,18:42	Clear	Rear end	Non-fatal injury	East	Dry	Slowing or stopping	Delivery van	Other motor vehicle	Lost control
Comments:					East		Stopped	Automobile, station wagon	Other motor vehicle	Driving property
13-009021s	2013-Jan-09, Wed,14:13	Clear	Rear end	P.D. only	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving property
Comments:										
12361136s	2012-Dec-26, Wed,21:00	Snow	Rear end	Non-reportable	West	Loose snow	Turning left	Automobile, station wagon	Other motor vehicle	Driving property
Comments:					West		Going ahead	Automobile, station wagon	Other motor vehicle	Speed too fast for condition
12340553s	2012-Dec-03, Mon,15:00	Clear	Rear end	Non-reportable	West	Dry	Going ahead		Other motor vehicle	Following too close
Comments:					West	Dry	Stopped		Other motor vehicle	Driving property
12334309	2012-Nov-26, Mon,21:13	Clear	Approaching	Non-fatal injury	North	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					South	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property
12332173s	2012-Nov-24, Sat,12:25	Clear	Rear end	Non-reportable	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving property
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving property
12237981s	2012-Nov-19, Mon,19:50	Clear	Rear end	Non-reportable	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving property
Comments:					West					

12316265	2012-Nov-07, Wed, 09:23	Clear	Sideswipe	P.D. only	East	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper lane change
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
12307827e	2012-Oct-29, Mon, 12:45	Rain	Rear end	Non-reportable	South	Wet	Going ahead	Pick-up truck	Other motor vehicle	Following too close
Comments:					South	Wet	Going ahead	Pick-up truck	Other motor vehicle	Following too close
12308150s	2012-Oct-29, Mon, 06:39	Rain	Rear end	Non-reportable	West	Wet	Slowing or stopping		Other motor vehicle	Driving properly
Comments:					West					
12307674s	2012-Oct-29, Mon, 06:30	Rain	Rear end	Non-reportable	West	Wet	Going ahead		Other motor vehicle	
Comments:					West					
12279649	2012-Sep-29, Sat, 17:15	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
12279224s	2012-Sep-28, Fri, 20:00	Clear	Rear end	Non-reportable	South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					South	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
12278731	2012-Sep-28, Fri, 18:22	Clear	Angle	Non-fatal injury	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					West	Dry	Going ahead	Motorcycle	Other motor vehicle	Driving properly
12270345s	2012-Sep-18, Tue, 22:50	Clear	Rear end	P.D. only	West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	
12265144	2012-Sep-15, Sat, 01:52	Clear	Angle	P.D. only	East	Dry	Going ahead	Truck - tractor	Other motor vehicle	Disobeyed traffic control
Comments:					North	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Driving properly
12239366	2012-Aug-17, Fri, 08:20	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Improper lane change
Comments:					West		Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
12234289	2012-Aug-15, Wed, 16:56	Clear	Rear end	P.D. only	South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					South	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly

12233933	2012-Aug-15, Wed, 11:37	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
12210504	2012-Jul-31, Tue, 10:56	Clear	Rear end	Non-fatal injury	West	Wet	Slowed	Automobile, station wagon		Driving properly
Comments:					West	Wet	Going ahead	Automobile, station wagon		Following too close
12218856s	2012-Jul-31, Tue, 07:50	Clear	Rear end	Non-reportable	East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
12217600s	2012-Jul-21, Sat, 16:00	Clear	Rear end	Non-reportable	East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					East					
12179557	2012-Jun-24, Sun, 03:44	Clear	Angle	P.D. only	East	Dry	Going ahead		Other motor vehicle	Driving properly
Comments:					North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	
12-178077s	2012-Jun-22, Fri, 20:53	Clear		P.D. only		Dry		Automobile, station wagon		
Comments:						Dry		Automobile, station wagon		
12171432	2012-Jun-16, Sat, 13:29	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
12145597	2012-May-23, Wed, 06:15	Clear	Rear end	P.D. only	North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					North	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
12138873s	2012-May-16, Wed, 15:30	Clear	Rear end	P.D. only	North	Dry	Stopped	Pick-up truck	Other motor vehicle	Driving properly
Comments:					North	Dry	Going ahead		Other motor vehicle	Following too close
12131364s	2012-May-09, Wed, 09:04	Clear	Rear end	P.D. only	West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
12124902s	2012-May-02, Wed, 17:24	Rain		P.D. only	East	Wet	Slowing or stopping	Truck - closed	Other motor vehicle	Driving properly
Comments:					East	Wet	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Speed too fast for condition

12124479s	2012-May-02, Wed,08:00	Clear	Rear end	Non-reportable	West	Dry	Stopped	Other motor vehicle	Driving properly
Comments:									
12121149	2012-Apr-29, Sun,03:06	Clear	Sideswipe	P.D. only	East	Dry	Turning left	Automobile, station wagon	Improper turn
Comments:									
12110738	2012-Apr-18, Wed,20:14	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Following too close
Comments:									
1271161	2012-Mar-10, Sat,15:33	Clear	Rear end	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Following too close
Comments:									
1242189s	2012-Feb-11, Sat,01:00	Clear	Sideswipe	Non-reportable	East	Packed snow	Going ahead	Other motor vehicle	Driving properly
Comments:									
1238587s	2012-Feb-07, Tue,16:45	Clear	Rear end	Non-reportable	East	Dry	Stopped	Automobile, station wagon	Driving properly
Comments:									
1216649s	2012-Jan-17, Tue,13:00	Rain	Rear end	Non-reportable	East	Wet	Going ahead	Other motor vehicle	Following too close
Comments:									
					East		Stopped	Automobile, station wagon	Driving properly



Collision Details Report

From: January 1, 2012 To: December 31, 2014

Location Highway 7 & Pine Valley Drive				Municipality Vaughan							
Traffic Control.... Traffic signal				Total Collisions.... 136							
Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuvre	Vehicle type	First Event	Driver Action	No. Ped
14-358814	2014-Dec-23, Tue, 18:30	Rain	Turning movement	P.D. only	West	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:					East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
14-358281	2014-Dec-23, Tue, 10:55	Clear	Rear end	Non-fatal injury	East	Wet	Slowing or stopping	Truck - tractor	Other motor vehicle	Following too close	
Comments:					East	Wet	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly	
14-355548	2014-Dec-19, Fri, 19:25	Clear	Angle	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:					North	Dry	Stopped	Pick-up truck	Other motor vehicle	Failed to yield right-of-way	
14-349419	2014-Dec-12, Fri, 10:58	Clear	Turning movement	P.D. only	North	Wet	Going ahead	Construction equipment	Other motor vehicle	Improper turn	
Comments:					South	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly	
14-347039	2014-Dec-09, Tue, 19:03	Rain	Turning movement	Non-fatal injury	West	Wet	Making "U" turn	Automobile, station wagon	Other motor vehicle	Improper turn	
Comments:					West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
14-341554	2014-Dec-03, Wed, 19:06	Clear	Turning movement	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control	
Comments:					East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly	
14-316257	2014-Nov-06, Thu, 07:50	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:					East	Dry	Stopped	Pick-up truck	Other motor vehicle	Driving properly	
14-313547	2014-Nov-03, Mon, 09:55	Clear	Rear end	Non-fatal injury	East	Dry	Slowing or stopping	Truck - tractor	Other motor vehicle	Improper passing	
Comments:					East	Dry	Slowing or stopping	Municipal transit bus	Other motor vehicle	Driving properly	
14-312062	2014-Nov-01, Sat, 15:11	Clear	Turning movement	Non-fatal injury	East	Dry	Going ahead	Passenger van	Other motor vehicle	Following too close	
Comments:					East	Dry	Turning right	Truck-other	Other motor vehicle	Driving properly	

14-311263	2014-Oct-31, Fri,13:30	Clear	Turning movement	P.D. only	East	Wet	Turning left	Unknown	Other motor vehicle	Improper turn
Comments:					West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
14-310841	2014-Oct-31, Fri,09:03	Rain	Rear end	P.D. only	North	Wet	Slowing or stopping		Other motor vehicle	Other
Comments:					North	Wet	Stopped		Other motor vehicle	Driving properly
14-290769	2014-Oct-10, Fri,13:00	Clear	Rear end	Non-fatal injury	West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
14-288958	2014-Oct-08, Wed,16:50	Clear	Turning movement	P.D. only	South	Dry	Going ahead	Pick-up truck	Other motor vehicle	Driving properly
Comments:					East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
14-266808	2014-Sep-16, Tue,10:24	Clear	Turning movement	Non-fatal injury	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
14-266705	2014-Sep-16, Tue,06:30	Clear	SMV other	Non-fatal injury	East	Wet	Turning right	Automobile, station wagon	Pedestrian	Failed to yield right-of-way
Comments:						Wet				
14-241446	2014-Aug-22, Fri,18:21	Clear	Turning movement	P.D. only	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					East	Dry	Going ahead	Police vehicle	Other motor vehicle	Driving properly
14-240908	2014-Aug-22, Fri,09:12	Clear	Turning movement	Non-fatal injury	South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
Comments:					East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
14-226207	2014-Aug-08, Fri,12:35	Clear	Rear end	Non-fatal injury	North	Dry	Going ahead	Truck - closed	Other motor vehicle	Disobeyed traffic control
Comments:					North	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
14-217038	2014-Jul-31, Thu,06:12	Clear	Angle	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
Comments:					South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
14-216604s	2014-Jul-30, Wed,17:30	Clear	Rear end	P.D. only	East	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					East		Going ahead	Automobile, station wagon	Other motor vehicle	Other

14-205841	2014-Jul-20, Sun, 16:38	Rain	Rear end	Non-fatal injury	East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Lost control
Comments:					East	Wet	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
14-182322s	2014-Jun-26, Thu, 17:00	Clear	Rear end	P.D. only	North	Dry	Stopped		Other motor vehicle	Driving properly
Comments:										
14-179138	2014-Jun-25, Wed, 16:33	Rain	Turning movement	P.D. only	West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
Comments:					North	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
14-172341s	2014-Jun-19, Thu, 16:00	Clear	Approaching	P.D. only	North	Dry	Going ahead		Other motor vehicle	Other
Comments:					North		Stopped		Other motor vehicle	Driving properly
14-163098	2014-Jun-11, Wed, 10:38	Clear	Turning movement	Non-fatal injury	South	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					South	Wet	Turning right	Automobile, station wagon	Other motor vehicle	Driving properly
14-137414	2014-May-17, Sat, 17:06	Clear	Rear end	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					East	Dry	Going ahead	Passenger van	Other motor vehicle	Following too close
14-135127	2014-May-16, Fri, 12:15	Clear	Rear end	P.D. only	West	Dry	Slowing or stopping	Delivery van	Other motor vehicle	Lost control
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
14-129431s	2014-May-09, Fri, 19:30	Clear	Angle	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					West		Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
14-109105	2014-Apr-19, Sat, 20:23	Clear	Turning movement	Non-fatal injury	West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
14-079309s	2014-Mar-21, Fri, 18:30	Clear	Angle	P.D. only	East	Dry	Going ahead	Automobile, station wagon		Driving properly
Comments:								Automobile, station wagon		
14-72236	2014-Mar-14, Fri, 21:40	Clear	SMV other	Non-fatal injury	North	Dry	Turning left	Automobile, station wagon	Pedestrian	Failed to yield right-of-way
Comments:						Dry				

14-72170	2014-Mar-14, Fri,20:42	Clear	Angle	P.D. only	West	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
14-71400	2014-Mar-14, Fri,05:54	Clear	SMV other	Fatal injury	West	Wet	Going ahead	Pick-up truck	Pedestrian	Driving properly
Comments:					West	Wet				
14-065091s	2014-Mar-07, Fri,17:00	Clear	Angle	P.D. only	East	Dry	Going ahead		Other motor vehicle	Driving properly
Comments:										
14-065076s	2014-Mar-07, Fri,16:40	Clear	Approaching	P.D. only	West	Dry	Going ahead		Other motor vehicle	Following too close
Comments:					West		Stopped		Other motor vehicle	Driving properly
14-056082s	2014-Feb-26, Wed,12:00	Clear	Approaching	P.D. only	West	Dry	Going ahead		Other motor vehicle	Driving properly
Comments:					West		Stopped		Other motor vehicle	Driving properly
14-41600	2014-Feb-12, Wed,09:28	Clear	SMV other	Non-fatal injury	East	Dry	Turning left	Automobile, station wagon	Pedestrian	Failed to yield right-of-way
Comments:						Dry				
14-034770s	2014-Feb-05, Wed,09:14	Snow	Angle	P.D. only	South	Loose snow	Going ahead		Other motor vehicle	Driving properly
Comments:					East		Turning left		Other motor vehicle	Failed to yield right-of-way
14-27203	2014-Jan-28, Tue,20:05	Clear	Turning movement	P.D. only	West	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
14-021110s	2014-Jan-22, Wed,17:30	Clear	Rear end	P.D. only	West	Dry	Stopped	Automobile, station wagon		Driving properly
Comments:					West		Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
14-7553	2014-Jan-09, Thu,08:00	Clear	Rear end	P.D. only	East	Wet	Unknown	Truck - tractor	Other motor vehicle	Driving properly
Comments:					East	Wet	Unknown	Truck - tractor	Other motor vehicle	Driving properly
14-002195s	2014-Jan-03, Fri,11:24	Clear	Angle	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
13-345551s	2013-Dec-23, Mon,09:00	Clear	Angle	P.D. only	South	Wet	Slowing or stopping	Passenger van	Other motor vehicle	Driving properly
Comments:					East	Wet	Turning left	Pick-up truck	Other motor vehicle	Failed to yield right-of-way

13-345080	2013-Dec-22, Sun, 19:37	Freezing Rain	Approaching	Non-fatal injury	East	Ice	Going ahead	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:				South	Ice	Going ahead		Automobile, station wagon	Other motor vehicle	Driving properly
13-336166	2013-Dec-12, Thu, 11:10	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				East	Dry	Stopped		Automobile, station wagon	Other motor vehicle	Driving properly
13-328078s	2013-Dec-03, Tue, 10:15	Clear	Rear end	P.D. only	East	Dry	Stopped	Pick-up truck	Other motor vehicle	Driving properly
Comments:				East		Slowing or stopping		Automobile, station wagon	Other motor vehicle	Following too close
13-318892	2013-Nov-23, Sat 00:17	Clear	Turning movement	Non-fatal injury	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				West	Dry	Going ahead		Automobile, station wagon	Other motor vehicle	Driving properly
13-316728s	2013-Nov-20, Wed, 17:40	Clear	Rear end	P.D. only	West	Dry	Stopped		Other motor vehicle	Driving properly
Comments:				West		Stopped			Other motor vehicle	Driving properly
13-309287s	2013-Nov-12, Tue, 14:30	Clear		P.D. only	Dry		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				South				Passenger van		
13-301353	2013-Nov-04, Mon, 06:22	Clear	Sideswipe	P.D. only	East	Dry	Changing lanes	Truck - closed	Other motor vehicle	Improper lane change
Comments:				East	Dry	Going ahead		Automobile, station wagon	Other motor vehicle	Driving properly
13-298668	2013-Nov-01, Fri, 07:34	Rain	Angle	P.D. only	North	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:				East	Wet	Going ahead		Delivery van	Other motor vehicle	Driving properly
13-296163	2013-Oct-29, Tue, 14:30	Clear	Angle	P.D. only	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				South	Dry	Going ahead		Automobile, station wagon	Other motor vehicle	Driving properly
13-290677	2013-Oct-23, Wed, 17:12	Clear	Angle	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
Comments:				South	Dry	Turning left		Automobile, station wagon	Other motor vehicle	Driving properly
13-289072	2013-Oct-21, Mon, 22:25	Rain	Angle	P.D. only	North	Wet	Turning right	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				East	Wet	Going ahead		Automobile, station wagon	Other motor vehicle	Driving properly

13-283222	2013-Oct-15, Tue,09:32	Clear	Turning movement	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Improper lane change
Comments:				East		Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-277677	2013-Oct-09, Wed,06:15	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				West		Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-271826	2013-Oct-02, Wed,17:45	Clear	Rear end	Non-fatal injury	North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				North		Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-262516	2013-Sep-23, Mon,07:08	Clear	Other	P.D. only	East	Dry	Reversing	Truck - tractor	Other motor vehicle	Other
Comments:				East		Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-255417	2013-Sep-14, Sat,23:11	Clear	Approaching	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Pedestrian	Driving properly
Comments:						Dry				
13-245305s	2013-Sep-03, Tue,08:00	Clear	Rear end	P.D. only	East	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:						Dry				
13-238224s	2013-Aug-27, Tue,14:11	Clear	Rear end	P.D. only	East	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				West		Dry	Reversing	Truck - closed	Other motor vehicle	Other
13-236924s	2013-Aug-27, Tue,09:00	Clear	Rear end	P.D. only	East	Dry	Going ahead	Pick-up truck	Other motor vehicle	Following too close
Comments:				East			Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
13-234271	2013-Aug-24, Sat,11:59	Clear	Rear end	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				East		Dry	Stopped	Ambulance	Other motor vehicle	Driving properly
13-233614s	2013-Aug-22, Thu,22:45	Clear	Rear end	P.D. only		Dry	Turning right	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:							Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
13-230224s	2013-Aug-20, Tue,11:30	Clear	Angle	P.D. only	West	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				North		Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly

13-229229	2013-Aug-19, Mon, 11:30	Clear	Turning movement	Non-fatal injury	East	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:				East	Dry	Going ahead	Automobile, station wagon	Automobile, station wagon	Other motor vehicle	Driving properly
13-205873s	2013-Jul-26, Fri, 09:29	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Other
Comments:				East	Dry	Stopped	Automobile, station wagon	Automobile, station wagon	Other motor vehicle	Driving properly
13-204748s	2013-Jul-25, Thu, 08:27	Clear	Angle	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				North	Wet	Turning left	Automobile, station wagon	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
13-185732	2013-Jul-07, Sun, 03:30	Rain	Approaching	Non-fatal injury	North	Wet	Going ahead	Passenger van	Other motor vehicle	Disobeyed traffic control
Comments:				East	Wet	Going ahead	Automobile, station wagon	Automobile, station wagon	Other motor vehicle	Driving properly
13-181778	2013-Jul-03, Wed, 14:15	Clear	Turning movement	P.D. only	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				East	Dry	Going ahead	Automobile, station wagon	Automobile, station wagon	Other motor vehicle	Driving properly
13-176497	2013-Jun-28, Fri, 08:42	Other	Turning movement	P.D. only	North	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				East	Wet	Going ahead	Automobile, station wagon	Automobile, station wagon	Other motor vehicle	Driving properly
13-174833s	2013-Jun-26, Wed, 17:15	Clear	Angle	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				North	Wet	Turning left	Automobile, station wagon	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
13-174027	2013-Jun-25, Tue, 21:47	Clear	Rear end	Non-fatal injury	North	Dry	Going ahead	Pick-up truck	Other motor vehicle	Lost control
Comments:				North	Dry	Going ahead	Automobile, station wagon	Automobile, station wagon	Other motor vehicle	Driving properly
13-168513s	2013-Jun-20, Thu, 16:30	Clear	Angle	P.D. only	East	Dry	Turning left			Failed to yield right-of-way
Comments:				West	Wet	Going ahead				Driving properly
13-160826	2013-Jun-13, Thu, 08:54	Rain	Sideswipe	P.D. only	North	Wet	Changing lanes	Automobile, station wagon	Other motor vehicle	
Comments:				North	Wet	Going ahead	Delivery van	Delivery van	Other motor vehicle	
13-152429s	2013-Jun-04, Tue, 17:00	Clear	Rear end	P.D. only	North	Dry	Stopped		Other motor vehicle	Driving properly
Comments:				North	Wet	Going ahead			Other motor vehicle	Following too close

13-151248	2013-Jun-03, Mon, 15:02	Clear	Turning movement	P.D. only	West	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					North	Dry	Going ahead	Municipal transit bus	Other motor vehicle	Driving properly
13-150939	2013-Jun-03, Mon, 09:42	Clear	Angle	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
13-119524s	2013-May-03, Fri, 09:48	Clear	Rear end	P.D. only	North	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					North		Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
13-117191	2013-May-01, Wed, 05:21	Clear	Approaching	P.D. only	North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-98239	2013-Apr-12, Fri, 08:01	Freezing Rain	Angle	P.D. only	East	Ice	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					South	Ice	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-97989	2013-Apr-11, Thu, 21:10	Rain	Rear end	P.D. only	West	Wet	Going ahead	Pick-up truck	Other motor vehicle	Following too close
Comments:					West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-87495	2013-Apr-01, Mon, 08:58	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-73323	2013-Mar-17, Sun, 14:22	Clear	Rear end	Non-fatal injury	East	Dry	Going ahead	Passenger van	Other motor vehicle	Following too close
Comments:					East	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
13-062716s	2013-Mar-06, Wed, 16:00	Clear		P.D. only	West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:								Automobile, station wagon	Other motor vehicle	
13-60426	2013-Mar-04, Mon, 11:42	Clear	Turning movement	P.D. only	West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
13-58853	2013-Mar-02, Sat, 14:58	Clear	Turning movement	P.D. only	West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					East	Dry	Going ahead	Other	Other motor vehicle	Driving properly

13-25506	2013-Jan-27, Sun,09:23	Clear	Angle	Non-fatal Injury	South	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving property
Comments:					East	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Lost control
13-022107s	2013-Jan-23, Wed,19:50	Clear	Sideswipe	P.D. only	East	Dry	Turning right			Driving property
Comments:										
12360744	2012-Dec-26, Wed,11:05	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					East	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving property
12359738	2012-Dec-24, Mon,18:50	Clear	Turning movement	Non-fatal Injury	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property
12349858s	2012-Dec-13, Thu,13:15	Clear	Angle	Non-reportable	West	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Driving property
Comments:					North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	
12349284s	2012-Dec-12, Wed,18:00	Clear	Rear end	Non-reportable	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property
12345330	2012-Dec-08, Sat,14:00	Clear	Rear end	P.D. only	West	Wet	Reversing	Automobile, station wagon	Other motor vehicle	Other
Comments:					West	Wet	Stopped	Automobile, station wagon	Other motor vehicle	Driving property
12330387s	2012-Nov-22, Thu,14:00	Clear	Rear end	Non-reportable	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving property
Comments:					West					
12305477s	2012-Oct-26, Fri,19:12	Clear	Rear end	Non-reportable	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving property
Comments:					West					
12301688	2012-Oct-22, Mon,22:50	Clear	Angle	Non-fatal Injury	South	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property
12286285	2012-Oct-06, Sat,13:36	Clear	Sideswipe	P.D. only	North	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper lane change
Comments:					North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property
12258222s	2012-Sep-07, Fri,11:00	Clear	Turning movement	Non-reportable	South	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving property
Comments:					North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property

12228445	2012-Aug-09, Thu, 15:23	Rain	Angle	Non-fatal injury	North	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:				East	Wet	Going ahead		Automobile, station wagon	Other motor vehicle	Driving properly
12227526	2012-Aug-08, Wed, 16:44	Clear	Rear end	P.D. only	West	Dry	Going ahead	Truck - tractor	Other motor vehicle	Following too close
Comments:				West		Going ahead		Automobile, station wagon	Other motor vehicle	Driving properly
12226958	2012-Aug-08, Wed, 07:53	Clear	Rear end	Non-fatal injury	South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				South		Going ahead		Automobile, station wagon	Curb	Driving properly
12225979s	2012-Aug-07, Tue, 10:08	Clear	Rear end	Non-reportable	East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				East		Stopped		Automobile, station wagon	Other motor vehicle	Driving properly
12222589s	2012-Aug-03, Fri, 18:42	Clear	Rear end	Non-reportable	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:				West		Slowing or stopping		Automobile, station wagon	Other motor vehicle	Following too close
12220012	2012-Aug-01, Wed, 11:05	Clear	Rear end	Non-fatal injury	North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				North		Stopped		Police vehicle	Other motor vehicle	Driving properly
12192850s	2012-Jul-06, Fri, 16:30	Clear	Rear end	Non-reportable	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				West		Going ahead		Automobile, station wagon	Other motor vehicle	Following too close
12162754	2012-Jun-08, Fri, 09:27	Clear	SMV unattended vehicle	Non-fatal injury	South	Dry	Going ahead		Pedestrian	Failed to yield right-of-way
Comments:						Dry				
12155573	2012-Jun-01, Fri, 21:29	Rain	Angle	Non-fatal injury	South	Wet	Going ahead	Truck - closed	Other motor vehicle	Speed too fast for condition
Comments:				East	Wet	Stopped		Automobile, station wagon	Other motor vehicle	Driving properly
12150804	2012-May-27, Sun, 22:34	Clear	Angle	Non-fatal injury	South	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:				East		Going ahead		Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
12146187	2012-May-23, Wed, 15:53	Clear	Rear end	P.D. only	North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:				North		Stopped		Ambulance	Other motor vehicle	Driving properly

12138848s	2012-May-16, Wed, 15:30	Clear	Sideswipe	Non-reportable	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
Comments:					West	Dry	Going ahead		
12137737	2012-May-15, Tue, 14:52	Clear	Rear end	P.D. only	West	Dry	Slowing or stopping	Truck - tractor	Other motor vehicle
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle
12134047s	2012-May-11, Fri, 18:30	Clear	Turning movement	Non-reportable	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
Comments:					East	Dry	Turning left	Automobile, station wagon	Other motor vehicle
12131654	2012-May-09, Wed, 14:00	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
12124867	2012-May-02, Wed, 16:50	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle
12118304s	2012-Apr-28, Sat, 12:25	Rain	Rear end	Non-reportable	North	Wet	Stopped	Automobile, station wagon	Other motor vehicle
Comments:					North	Wet	Stopped	Automobile, station wagon	Other motor vehicle
12116448	2012-Apr-24, Tue, 17:04	Clear	Sideswipe	P.D. only	North	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle
Comments:					North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
12110838	2012-Apr-18, Wed, 22:50	Clear	Angle	Non-fatal injury	East	Dry	Going ahead	Bus (other)	Other motor vehicle
Comments:					North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
1296151	2012-Apr-04, Wed, 18:15	Clear	Angle	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
Comments:					North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
1290114	2012-Mar-29, Thu, 17:00	Clear	Angle	P.D. only	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
1279902	2012-Mar-18, Sun, 01:30	Fog, mist, smoke, dust	Sideswipe	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle
Comments:					West		Going ahead	Truck - tractor	Other motor vehicle

1271135s	2012-Mar-10, Sat, 14:50	Clear	Rear end	Non-reportable East	Dry	Slowing or stopping	Other motor vehicle	Driving property
Comments:				East				
1271104	2012-Mar-10, Sat, 14:00	Clear	Rear end	P.D. only	West	Going ahead	Automobile, station wagon	Driving property
Comments:					West	Slowing or stopping	Automobile, station wagon	Driving property
1262826s	2012-Mar-02, Fri, 12:30	Clear	Sideswipe	Non-reportable East	Dry	Changing lanes	Automobile, station wagon	Driving property
Comments:				East	Dry	Turning right	Automobile, station wagon	Failed to yield right-of-way
1261908s	2012-Mar-01, Thu, 15:00	Clear	Rear end	Non-reportable West	Wet	Going ahead	Other motor vehicle	Following too close
Comments:				West	Wet	Slowing or stopping	Other motor vehicle	Driving property
1248343s	2012-Feb-17, Fri, 12:30	Clear	Rear end	Non-reportable West	Dry	Slowing or stopping	Other motor vehicle	Lost control
Comments:				West	Dry	Slowing or stopping	Other motor vehicle	Lost control
1246408s	2012-Feb-15, Wed, 11:50	Clear	Rear end	Non-reportable North	Dry	Stopped	Other motor vehicle	Driving property
Comments:				North				
1243505s	2012-Feb-12, Sun, 14:30	Clear	Rear end	Non-reportable East	Dry	Stopped	Automobile, station wagon	Driving property
Comments:				East	Dry	Going ahead	Automobile, station wagon	
1239777s	2012-Feb-08, Wed, 19:20	Clear	Rear end	Non-reportable West	Dry	Stopped	Automobile, station wagon	Driving property
Comments:				West				
1236622	2012-Feb-05, Sun, 18:30	Clear	Turning movement	Non-fatal injury East	Dry	Turning left	Passenger van	Failed to yield right-of-way
Comments:				West	Dry	Going ahead	Automobile, station wagon	Driving property
1230281	2012-Jan-30, Mon, 14:33	Clear	Rear end	Non-fatal injury East	Dry	Going ahead	Truck - closed	Following too close
Comments:				East	Dry	Turning right	Automobile, station wagon	Driving property
1224315s	2012-Jan-24, Tue, 18:00	Clear		Non-reportable East	Wet	Stopped	Automobile, station wagon	Driving property
Comments:				East	Wet	Going ahead	Automobile, station wagon	

1217405	2012-Jan-18, Wed,09:31	Clear	Rear end	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					East	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
1215849s	2012-Jan-16, Mon,17:30	Clear	Rear end	Non-reportable	West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					West					
1210995	2012-Jan-11, Wed,20:40	Clear	Angle	P.D. only	West	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
Comments:					North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
125291	2012-Jan-06, Fri,10:25	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly



Collision Details Report

From: January 1, 2015 To: December 31, 2015

Location Highway 7 btwn Bruce Street & Wigwoss Drive/Helen Street
Municipality..... Vaughan
Traffic Control.....

Total Collisions.... 1

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface	Cond'n	Vehicle Manoeuver	Vehicle type	First Event	Driver Action	No. Ped
15-255698	2015-Sep-13, Sun, 16:33	Clear	Rear end	P.D. only	West	Dry		Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:									Automobile, station wagon	Other motor vehicle	Driving properly	



Collision Details Report

From: January 1, 2015 To: December 31, 2015

Location Highway 7 & Bruce Street						Municipality Vaughan					
Traffic Control.... Traffic signal						Total Collisions.... 4					
Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuvre	Vehicle type	First Event	Driver Action	No. Ped
15-232720	2015-Aug-19, Wed,22:20	Clear	Rear end	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Other	
Comments:											
15-189350	2015-Jul-09, Thu,13:33	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Speed too fast for condition	
Comments:											
15-183625	2015-Jul-03, Fri,21:50	Clear	Rear end	P.D. only	East	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:											
15-183625	2015-Jul-03, Fri,21:50	Clear	Rear end	P.D. only	East	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Other	
Comments:											
15-183625	2015-Jul-03, Fri,21:50	Clear	Rear end	P.D. only	East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:											
15-162579	2015-Jun-12, Fri,13:50	Rain	Turning movement	P.D. only	East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control	
Comments:											
15-162579	2015-Jun-12, Fri,13:50	Rain	Turning movement	P.D. only	West	Mud	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:											



Collision Details Report

From: January 1, 2015 To: December 31, 2015

Location Highway 7 btwn Islington Avenue & Bruce Street
 Municipality Vaughan
 Traffic Control....
 Total Collisions.... 5

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuver	Vehicle type	First Event	Driver Action	No. Ped
15-327322	2015-Dec-02, Wed, 10:12	Clear	Rear end	P.D. only	West	Wet	Going ahead	Municipal transit bus	Other motor vehicle	Following too close	
Comments:											
15-321645	2015-Nov-25, Wed, 15:52	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:											
15-261401	2015-Sep-19, Sat, 17:27	Rain	Rear end	P.D. only	West	Wet	Slowing or stopping	Delivery van	Other motor vehicle	Driving property	
Comments:											
15-118760	2015-Apr-29, Wed, 16:01	Clear	SMV unattended vehicle	P.D. only	South	Dry	Unknown	Unknown	Unattended vehicle	Improper turn	
Comments:											
15-5352	2015-Jan-07, Wed, 06:56	Snow	Approaching	Non-fatal injury	West	Ice	Going ahead	Truck - tractor	Other motor vehicle	Speed too fast for condition	
Comments:											
					East	Ice	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property	



Collision Details Report

From: January 1, 2015 To: December 31, 2015

Location Highway 7 & Wigwoss Drive/Helen Street

Municipality Vaughan

Traffic Control.... Traffic signal

Total Collisions.... 13

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuvre	Vehicle type	First Event	Driver Action	No. Ped
15-331294	2015-Dec-06, Sun,17:46	Clear	SMV other	P.D. only	South	Dry	Turning right	Automobile, station wagon	Pole (sign, parking meter)	Lost control	
Comments:											
15-326869	2015-Dec-01, Tue,19:05	Rain	Turning movement	P.D. only	West	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn	
Comments:											
15-291423	2015-Oct-22, Thu,16:20	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property	
Comments:											
15-284220	2015-Oct-14, Wed,17:05	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:											
15-272585	2015-Oct-01, Thu,16:49	Clear	Turning movement	Non-fatal injury	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving property	
Comments:											
15-271183	2015-Sep-30, Wed,08:08	Clear	Rear end	P.D. only	East	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper passing	
Comments:											
15-265159	2015-Sep-23, Wed,17:10	Clear	SMV other	P.D. only	North	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Driving property	
Comments:											
15-239014	2015-Aug-26, Wed,17:21	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:											
15-174169	2015-Jun-24, Wed,08:55	Clear	Turning movement	Non-fatal injury	West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:											
				East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving property		

15-119902	2015-May-02, Sat, 18:14	Clear	Turning movement	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Speed too fast for condition
Comments:					South	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
15-117420	2015-Apr-30, Thu, 11:51	Clear	Turning movement	P.D. only	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-93583	2015-Apr-06, Mon, 17:26	Clear	Angle	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-59694	2015-Mar-03, Tue, 09:04	Clear	SMV other	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other	Lost control
Comments:						Dry				



Collision Details Report

Location Highway 7 btwn Wigwoss Drive/Helen Street & Pine Valley Drive
From: January 1, 2015 **To:** December 31, 2015
Traffic Control.... Municipality..... Vaughan **Total Collisions....** 16

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuver	Vehicle type	First Event	Driver Action	No. Ped
15-309858	2015-Nov-12, Thu,08:46	Rain	Turning movement	P.D. only	North	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:											
15-298612	2015-Oct-30, Fri,11:45	Clear	Turning movement	P.D. only	East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:											
15-284264	2015-Oct-14, Wed,18:05	Clear	Turning movement	P.D. only	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:											
15-274280	2015-Oct-03, Sat,14:49	Clear	Rear end	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:											
15-243275	2015-Aug-28, Fri,18:00	Clear	Turning movement	P.D. only	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:											
15-197009	2015-Jul-16, Thu,11:20	Clear	SMV other	Non-fatal injury	East	Dry	Going ahead	Automobile, station wagon	Pedestrian	Failed to yield right-of-way	
Comments:											
15-196187	2015-Jul-15, Wed,16:51	Clear	Rear end	P.D. only	East	Dry	Slowing or stopping	Pick-up truck	Other motor vehicle	Following too close	
Comments:											
15-194897	2015-Jul-14, Tue,13:49	Rain	Rear end	P.D. only	East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:											
15-177432	2015-Jun-27, Sat,11:20	Clear	Turning movement	P.D. only	West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn	
Comments:											
					East		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	

15-165298	2015-Jun-15, Mon, 11:12	Clear	Turning movement	P.D. only	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					West	Dry	Stopped	Pick-up truck	Other motor vehicle	Driving properly
15-165582	2015-Jun-06, Sat, 15:11	Clear	Turning movement	Non-fatal injury	South	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Improper passing
15-146543	2015-May-27, Wed, 18:23	Clear	Turning movement	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
15-125304	2015-May-07, Thu, 16:54	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West		Stopped	Moped	Other motor vehicle	Driving properly
15-124332	2015-May-06, Wed, 18:58	Clear	Turning movement	P.D. only	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					West		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-27083	2015-Jan-28, Wed, 12:00	Clear	Rear end	P.D. only	East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
15-18050	2015-Jan-19, Mon, 10:15	Clear	Turning movement	P.D. only	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly



Collision Details Report

From: January 1, 2015 To: December 31, 2015

Location Highway 7 & Pine Valley Drive
 Traffic Control.... Traffic signal
 Municipality..... Vaughan
 Total Collisions.... 25

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuver	Vehicle type	First Event	Driver Action	No. Ped
15-338194	2015-Dec-14, Mon, 19:12	Clear	Rear end	P.D. only	West	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Other	
Comments:											
15-338116	2015-Dec-14, Mon, 17:35	Rain	SMV other	Non-fatal injury	South	Wet	Turning left	Automobile, station wagon	Pedestrian	Failed to yield right-of-way	
Comments:											
15-335844	2015-Dec-11, Fri, 19:28	Clear	Turning movement	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Improper turn	
Comments:											
15-302776	2015-Nov-04, Wed, 11:14	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Truck - tractor	Other motor vehicle	Following too close	
Comments:											
15-300299	2015-Nov-01, Sun, 18:59	Clear	Turning movement	P.D. only	West	Dry	Turning left	Truck - open	Other motor vehicle	Improper lane change	
Comments:											
15-293995	2015-Oct-25, Sun, 17:15	Clear	Sideswipe	P.D. only	North	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper lane change	
Comments:											
15-292120	2015-Oct-23, Fri, 12:34	Clear	Angle	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:											
15-278712	2015-Oct-07, Wed, 15:15	Clear	Rear end	P.D. only	North	Dry	Stopped	Pick-up truck	Other motor vehicle	Following too close	
Comments:											
15-257615	2015-Sep-15, Tue, 17:50	Clear	Angle	Non-fatal injury	North	Dry	Other	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:											
					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	

15-250956	2015-Sep-08, Tue, 13:30	Clear	Sideswipe	Non-fatal injury	North	Dry	Going ahead	Pick-up truck	Other motor vehicle	Other
Comments:					South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-244746	2015-Sep-01, Tue, 19:45	Clear	Turning movement	Non-fatal injury	North	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-227922	2015-Aug-14, Fri, 22:10	Clear	Turning movement	P.D. only	East	Dry	Going ahead	Truck - tractor	Other motor vehicle	Improper lane change
Comments:					East	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Driving properly
15-227654	2015-Aug-14, Fri, 16:08	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Lost control
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-220897	2015-Aug-07, Fri, 17:04	Clear	Rear end	P.D. only	East	Dry	Going ahead	Delivery van	Other motor vehicle	Following too close
Comments:					East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
15-188738	2015-Jun-18, Thu, 16:52	Clear	Turning movement	P.D. only	North	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					North	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
15-158499	2015-Jun-08, Mon, 15:28	Clear	Rear end	Non-fatal injury	South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					South	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
15-155764	2015-Jun-05, Fri, 18:25	Clear	Angle	Non-fatal injury	North	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
15-150671	2015-Jun-01, Mon, 06:44	Clear	Rear end	Non-fatal injury	East	Dry	Going ahead	Truck - dump	Other motor vehicle	Following too close
Comments:					East	Dry	Slowing or stopping	Passenger van	Other motor vehicle	Driving properly
15-134415	2015-May-16, Sat, 12:09	Clear	Rear end	P.D. only	South	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Lost control
Comments:					South	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
15-119399	2015-May-02, Sat, 09:05	Clear	Angle	P.D. only	South	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Disobeyed traffic control
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly

15-60052	2015-Mar-03, Tue, 14:34	Snow	Turning movement	P.D. only	West	Loose snow	Turning left	Automobile, station wagon	Other motor vehicle	Lost control
Comments:					East	Loose snow	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-54532	2015-Feb-25, Wed, 17:30	Clear	Rear end	P.D. only	West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
15-45507	2015-Feb-17, Tue, 10:04	Clear	Turning movement	P.D. only	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-6423	2015-Jan-08, Thu, 06:10	Clear	SMV other	P.D. only	West	Wet	Going ahead	Automobile, station wagon	Ran off road	Speed too fast for condition
Comments:						Wet				
15-4939	2015-Jan-06, Tue, 16:59	Clear	Rear end	P.D. only	West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly



Collision Details Report

From: January 1, 2015 To: December 31, 2015

Location Highway 7 & Islington Avenue
 Traffic Control.... Traffic signal
 Municipality..... Vaughan
 Total Collisions.... 31

Collision ID	Date/Day/Time	Environment	Impact Type	Classification	Direction	Surface Cond'n	Vehicle Manoeuver	Vehicle type	First Event	Driver Action	No. Ped
15-346501	2015-Dec-24, Thu, 13:02	Clear	Sideswipe	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Improper lane change	
Comments:											
15-338250	2015-Dec-14, Mon, 19:46	Rain	Turning movement	Non-fatal injury	East	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:											
15-327770	2015-Nov-27, Fri, 08:52	Clear	SMV other	Non-fatal injury	South	Wet	Turning right	Automobile, station wagon	Pedestrian	Failed to yield right-of-way	
Comments:											
15-318719	2015-Nov-21, Sat, 21:22	Rain	Rear end	P.D. only	East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly	
Comments:											
15-278382	2015-Oct-08, Thu, 08:59	Clear	Sideswipe	P.D. only	East	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Improper lane change	
Comments:											
15-272367	2015-Oct-01, Thu, 09:30	Clear	Turning movement	P.D. only	East	Dry	Turning right	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way	
Comments:											
15-268076	2015-Sep-26, Sat, 17:58	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close	
Comments:											
15-268040	2015-Sep-26, Sat, 17:03	Clear	Rear end	P.D. only	East	Dry	Stopped	Pick-up truck	Other motor vehicle	Driving properly	
Comments:											
15-262920	2015-Sep-21, Mon, 12:22	Clear	Other	P.D. only	North	Dry	Reversing	Automobile, station wagon	Other motor vehicle	Other	
Comments:											

15-237465	2015-Aug-25, Tue,06:08	Clear	Rear end	P.D. only	East	Dry	Changing lanes	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					East	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
15-213637	2015-Jul-30, Thu,17:00	Clear	Rear end	P.D. only	West	Dry	Going ahead	Pick-up truck	Other motor vehicle	Following too close
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
15-209439	2015-Jul-27, Mon,15:51	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					East	Dry	Stopped	Passenger van	Other motor vehicle	Driving properly
15-183067	2015-Jul-03, Fri,12:19	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
15-170928	2015-Jun-20, Sat,18:52	Clear	Turning movement	P.D. only	East	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					North		Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-168800	2015-Jun-18, Thu,18:31	Clear	Rear end	P.D. only	North	Dry	Slowing or stopping	Passenger van	Other motor vehicle	Following too close
Comments:					North	Dry	Stopped	Passenger van	Other motor vehicle	Driving properly
15-166803	2015-Jun-16, Tue,20:31	Clear	SMV other	Non-fatal injury	West	Dry	Slowing or stopping	Motorcycle	Skidding/sliding	Lost control
Comments:						Dry				
15-152314	2015-Jun-02, Tue,15:33	Clear	Rear end	P.D. only	West	Dry	Slowing or stopping	Truck - closed	Other motor vehicle	Lost control
Comments:					West	Dry	Stopped	Passenger van	Other motor vehicle	Driving properly
15-152126	2015-Jun-02, Tue,12:38	Clear	Turning movement	P.D. only	West	Dry	Turning left	Automobile, station wagon	Other motor vehicle	Failed to yield right-of-way
Comments:					East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-150294	2015-May-31, Sun,16:12	Rain	Turning movement	Non-fatal injury	North	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					South	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-136029	2015-May-17, Sun,22:46	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly

15-136028	2015-May-17, Sun, 22:46	Clear	Rear end	P.D. only	East	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Speed too fast for condition
Comments:					East	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
15-129777	2015-May-11, Mon, 21:42	Rain	Turning movement	P.D. only	East	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Improper turn
Comments:					East	Wet	Going ahead	Automobile, station wagon	Other motor vehicle	Driving properly
15-109166	2015-Apr-22, Wed, 06:56	Rain	Turning movement	P.D. only	North	Wet	Turning left	Automobile, station wagon	Other motor vehicle	Driving properly
Comments:					West	Wet	Going ahead	Pick-up truck	Other motor vehicle	Driving properly
15-105845	2015-Apr-18, Sat, 20:11	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
15-88778	2015-Apr-01, Wed, 15:03	Clear	Rear end	Non-fatal injury	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Other
Comments:					West		Slowing or stopping	Automobile, station wagon	Other motor vehicle	Driving properly
15-67046	2015-Mar-10, Tue, 15:39	Clear	Rear end	Non-fatal injury	West	Dry	Slowing or stopping	Municipal transit bus	Other motor vehicle	Following too close
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
15-63103	2015-Mar-06, Fri, 14:23	Clear	Rear end	P.D. only	West	Dry	Going ahead	Automobile, station wagon	Other motor vehicle	Following too close
Comments:					West	Dry	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
15-36786	2015-Feb-07, Sat, 18:11	Snow	Rear end	P.D. only	West	Loose snow	Slowing or stopping	Automobile, station wagon	Other motor vehicle	Speed too fast for condition
Comments:					West	Loose snow	Stopped	Automobile, station wagon	Other motor vehicle	Driving properly
15-33346	2015-Feb-04, Wed, 03:23	Snow	SMV other	P.D. only	West	Loose snow	Turning left	Automobile, station wagon	Snowbank/drift	Speed too fast for condition
Comments:						Loose snow				
15-27035	2015-Jan-28, Wed, 11:30			P.D. only						
Comments:										
15-25091	2015-Jan-26, Mon, 12:30			P.D. only						
Comments:										

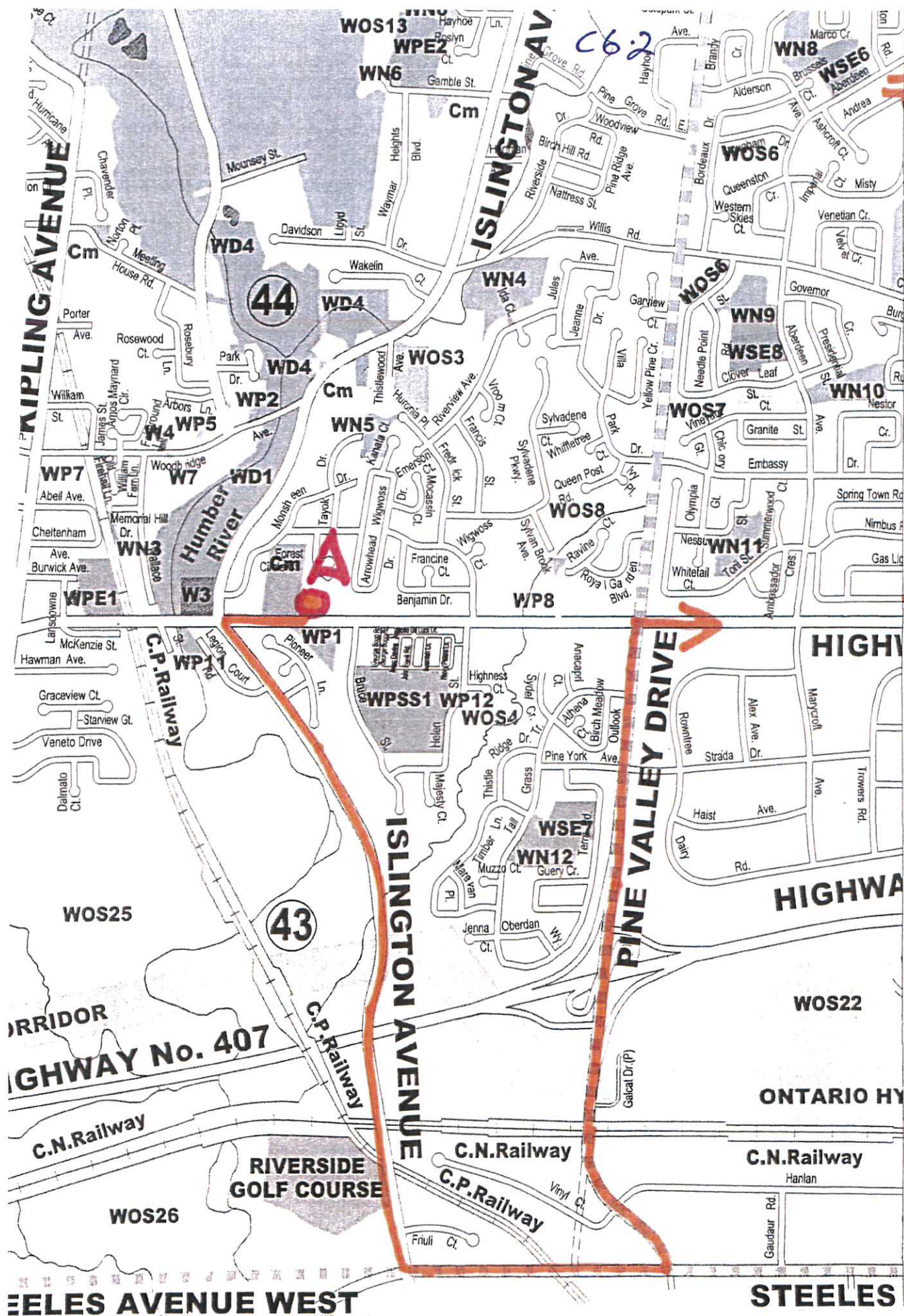
c	<u>6</u>
Communication	
CW:	<u>APR 5/16</u>
Item:	<u>12</u>

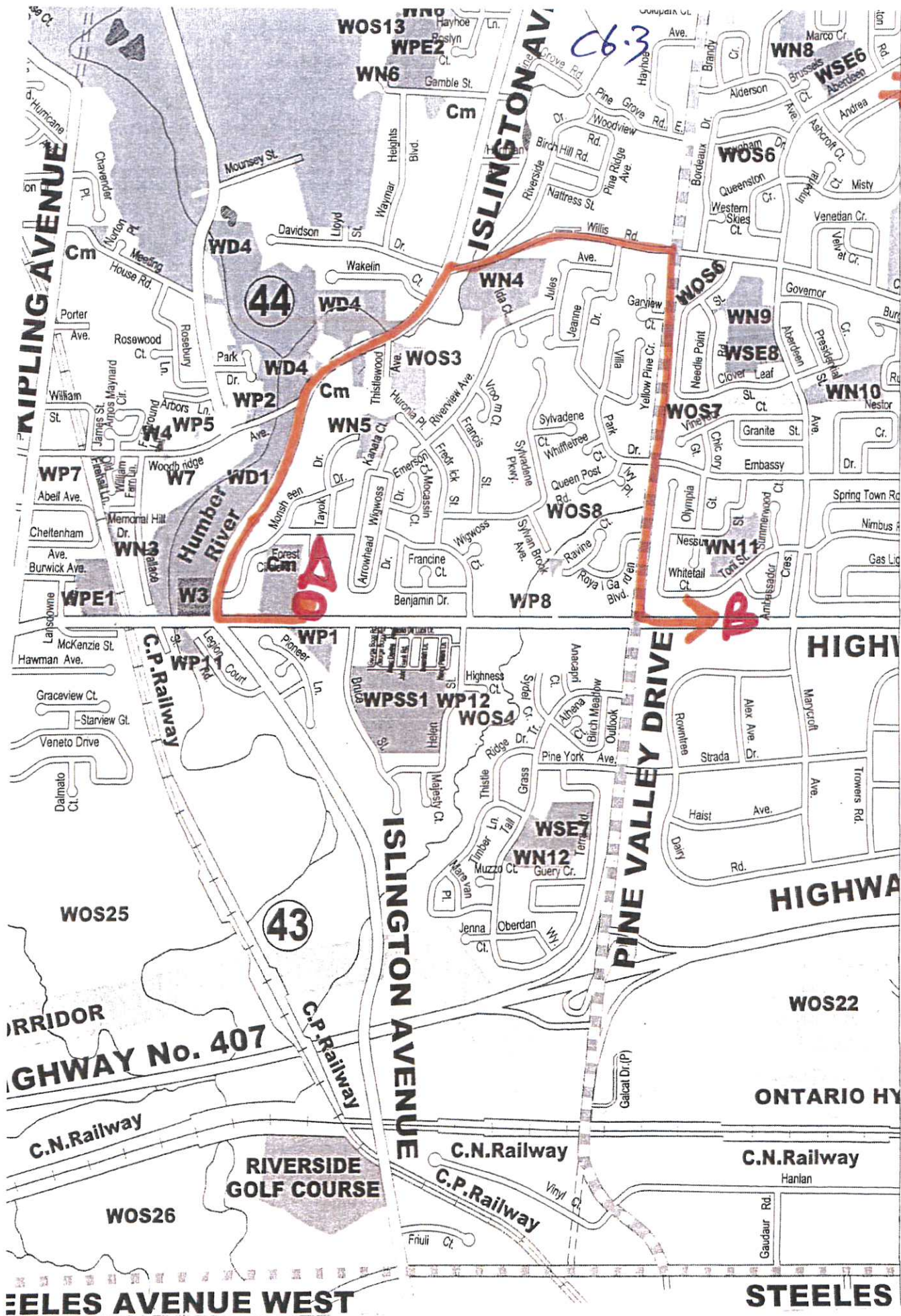
ISSUE: How to go east (to point "B" and beyond on the attached maps) from the proposed new development site ("A" on the attached maps) abutting Hilltop Cemetery (north side of Highway 7, east of Islington Avenue) once access is limited to "right-in, right-out"?

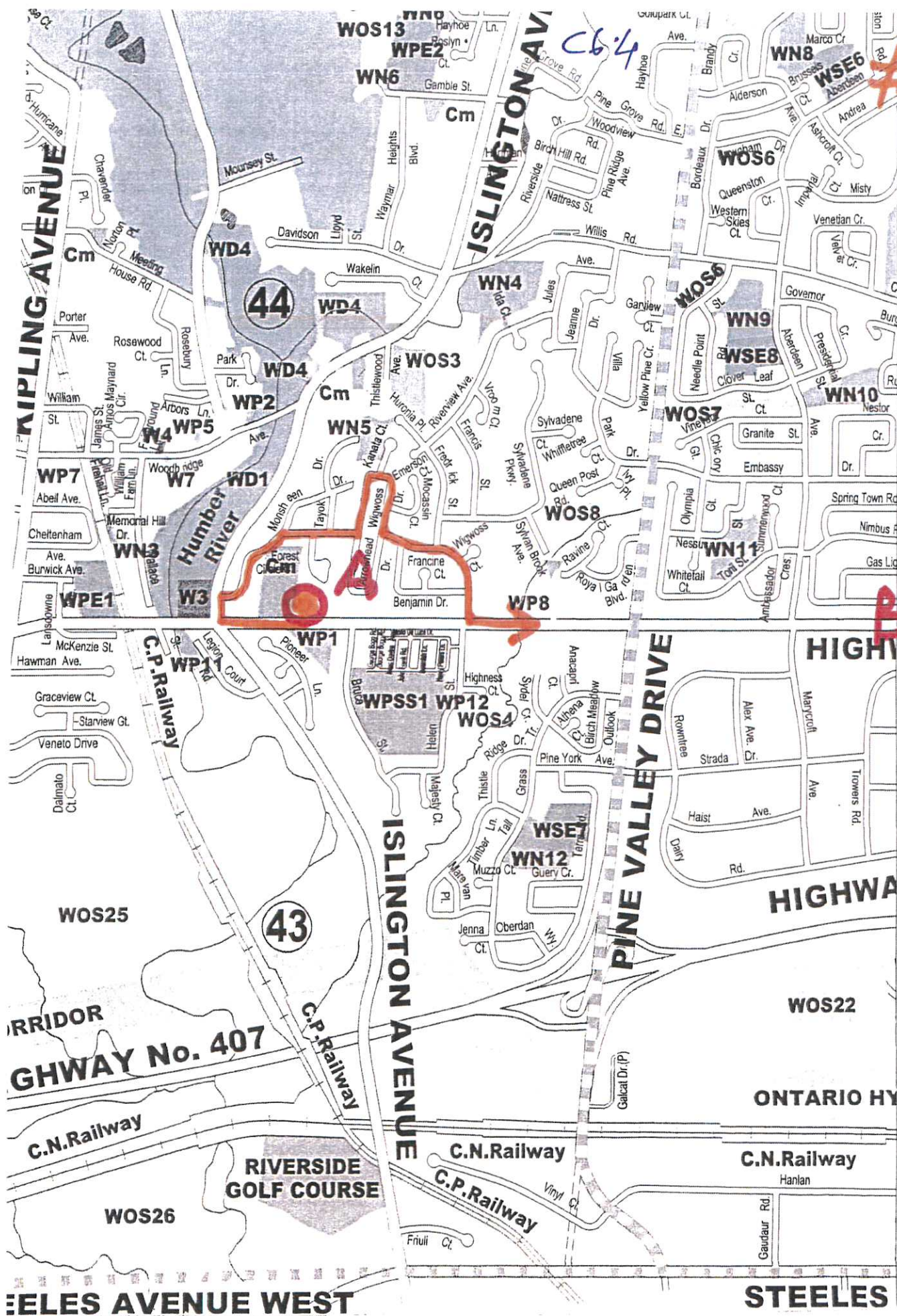
There are five suggested routes, all assuming motorists confine themselves to public highways. Each of these routes are shown on the attached maps.

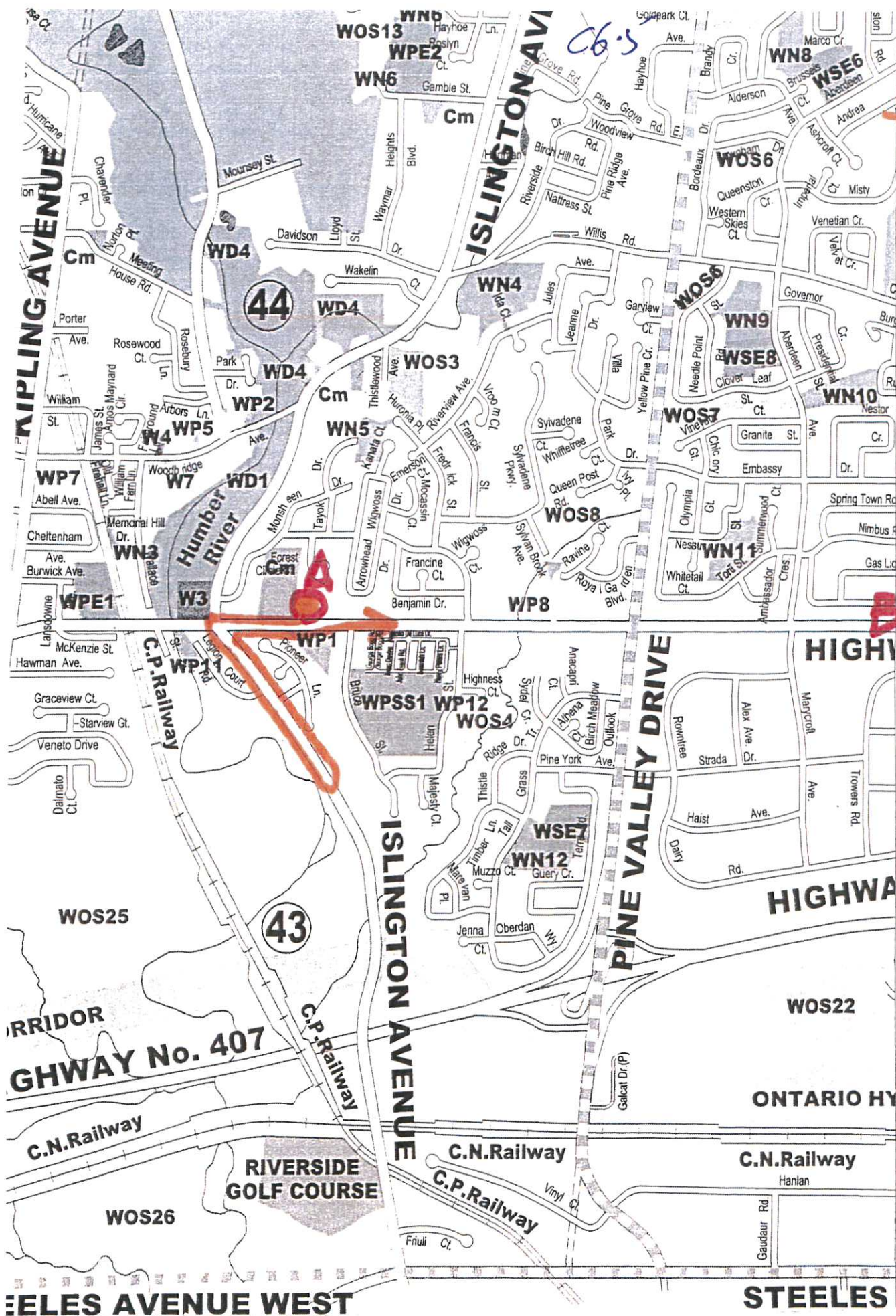
- #1 Drive west to Islington, turn south to Steeles, proceed east on Steeles, turn north at Pine Valley Drive, turn east onto Hwy 7
- #2 Drive west to Islington, turn right, drive north to Willis, turn right at Willis, drive to Pine Valley, turn right onto Pine Valley, proceed south to Hwy 7, turn left/east
- #3 Drive west to Islington, turn right, turn right onto Monsheen, right onto Wigwoss, continue on Wigwoss (or Arrowhead until it meets Wigwoss, continue on Wigwoss) to Hwy 7, turn left onto Hwy 7
- #4 Drive west to Islington, turn south, make a u-turn on Islington, return to Hwy 7 and turn right
- #5 Drive west to Islington, turn north, make a u-turn on Islington, return to Hwy 7 and turn left

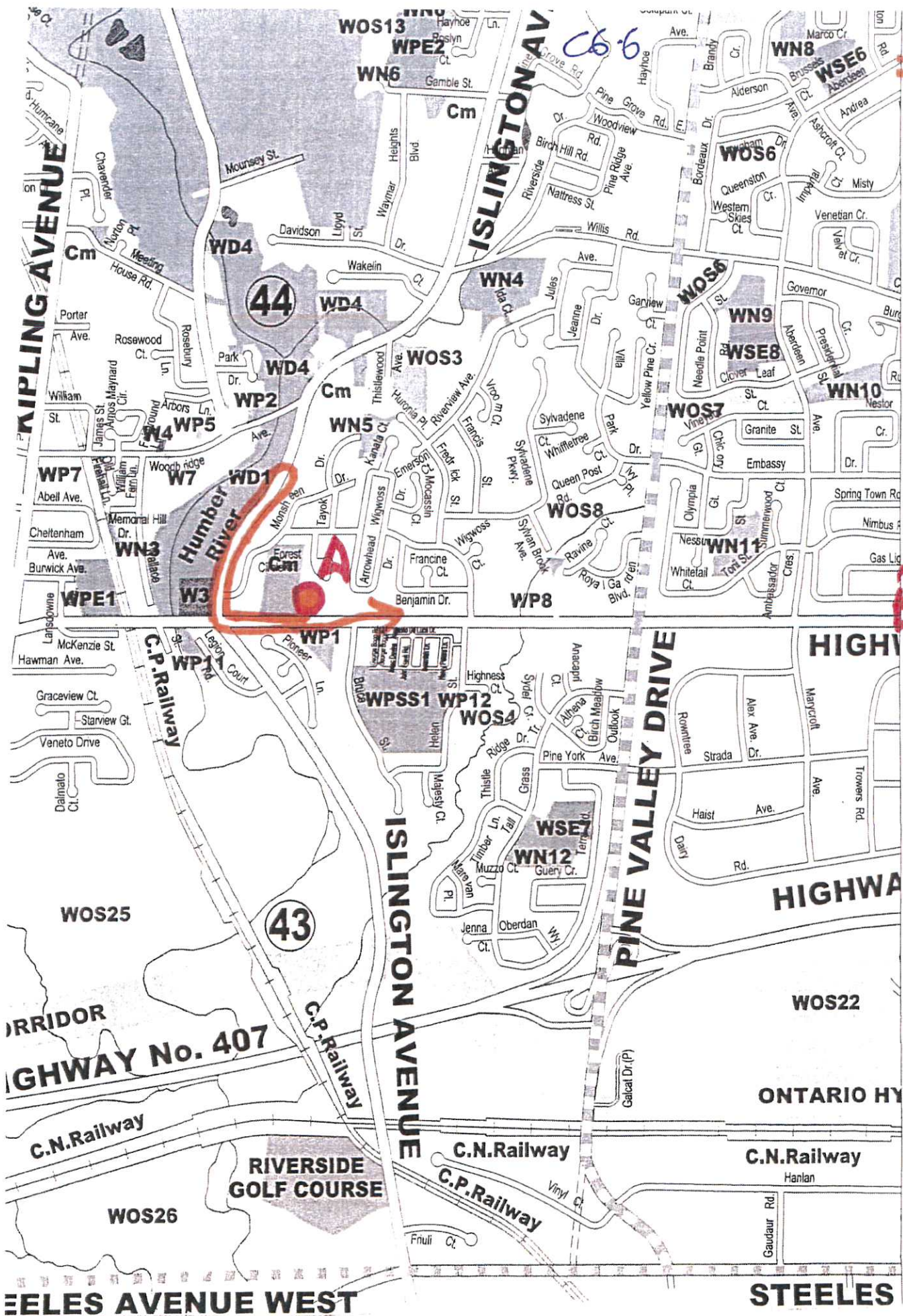
Given these alternatives, is it reasonable to assume that #4 and #5 will be the most popular choices, and do these options create an on-going hazard to traffic along Islington?













memorandum

DATE: MAY 16, 2016
 TO: MAYOR AND MEMBERS OF COUNCIL
 FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER
 PLANNING & GROWTH MANAGEMENT

C	<u>7</u>
Item #	<u>Referred</u>
Report No.	<u>/</u>
<u>Council - May 17/16</u>	

SUBJECT: COMMUNICATION - Council Meeting May 17, 2016, Referred Item #1

ITEM #12, REPORT #18 – COMMITTEE OF THE WHOLE – APRIL 5, 2016
 ZONING BY-LAW AMENDMENT FILE Z.13.012
 SITE DEVELOPMENT FILE DA.15.057
 CAMELOT ON 7 INC.
 WARD 2 - VICINITY OF REGIONAL ROAD 7 AND ISLINGTON AVENUE
 (Referred from Council Meeting of April 19, 2016)

Recommendation

The Deputy City Manager, Planning & Growth Management, recommends:

1. THAT this matter be deferred to the Council meeting of June 28, 2016 to allow for continued review and analysis of transportation related items by the Region of York as identified in the Communication dated May 16, 2016, from the Deputy City Manager, Planning and Growth Management.

Background and Analysis

On April 5, 2016, the Committee of the Whole resolved the following Motion with respect to Item #12, Report #18 (Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057 (Camelot On 7 Inc.)):

That consideration of this matter be deferred to Council in order to allow for:

1. the Region of York to re-examine off-site traffic issues relating to the access/egress from this site; and
2. a community meeting to inform the local residents of the revised development proposal for this site.

On May 11, 2016, Vaughan Development Planning staff, York Region Transportation staff and the Owner and their Agent met to discuss the Councillor's and resident's concerns received at the Committee of the Whole Meeting of April 5, 2016 and at the Ward 2 Community Meeting of April 25, 2016, regarding access onto Regional Road 7 and traffic issues. York Region Transportation staff advised that further analysis is required prior to Regional staff granting final approval.

The following matters were identified that need to be undertaken by the Applicant's consultant in order to address York Region's staff concerns:

1. Review accident statistics to identify existing accident patterns and potential operational problems;

2. Provide sightline analysis based on the existing and future conditions (including the steep slope conditions and access location);
3. Undertake gap analysis at the proposed site access and at the Highway 7/Islington Avenue and Highway 7/Bruce Street intersections;
4. Conduct U-turn and traffic infiltration analysis to ensure that site generated traffic can enter/exit the site and make U-turns safely at the site access and at the Highway 7/Islington Avenue and Highway 7/Bruce Street intersections;
5. Video-tape the existing traffic operations in the area and intersections;
6. Provide micro-simulation (Syncho/SimTraffic) analysis for AM, PM and Mid-day peak periods; and,
7. Recommended access arrangement and engineering design to accommodate the development.

In addition to the above, the Region will also retain a consultant to peer review the Applicant's reports and the consultant will undertake a comprehensive analysis and recommendation to the Region with respect to the access and operation improvements, for this development.

Staff have reviewed these requests and recommend that the item be deferred to allow for further review and analysis.

Conclusion

Based on the need to have the consultant submit the additional information and for Regional Staff review, the Vaughan Development Planning Department recommends that this item be further deferred to the Council meeting of June 28, 2016. A deferral will allow for further review and analysis of the transportation matters identified in this Communication.

Respectfully submitted,



JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

/mc

Attachment

1. Context Map
2. Location Map

Copy To: Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning
Andrew Pearce, Director of Development Engineering and Infrastructure Planning



VAUGHAN

memorandum

<p>c. 2 Communication COUNCIL: June 28/16 Referred Item 1</p>

DATE: JUNE 23, 2016

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER
PLANNING & GROWTH MANAGEMENT

SUBJECT: COMMUNICATION - COUNCIL MEETING JUNE 28, 2016, REFERRED ITEM #1

ITEM #12, REPORT #18 – COMMITTEE OF THE WHOLE – APRIL 5, 2016
ZONING BY-LAW AMENDMENT FILE Z.13.012
SITE DEVELOPMENT FILE DA.15.057
CAMELOT ON 7 INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND ISLINGTON AVENUE
(Referred from Council Meeting of May 17, 2016)

Recommendation

The Deputy City Manager, Planning & Growth Management, recommends:

1. THAT this matter be deferred to the Council meeting of September 20, 2016 to allow for continued review and analysis of transportation related items by the Region of York as identified in the Communication dated May 16, 2016, from the Deputy City Manager, Planning and Growth Management.

Background and Analysis

On April 5, 2016, the Committee of the Whole resolved the following with respect to Item #12, Report #18 (Zoning By-law Amendment File Z.13.012 and Site Development File DA.15.057 (Camelot On 7 Inc.)):

That consideration of this matter be deferred to Council in order to allow for:

1. the Region of York to re-examine off-site traffic issues relating to the access/egress from this site; and
2. a community meeting be held to inform the local residents of the revised development proposal for this site.

On May 11, 2016, Vaughan Development Planning staff, York Region Transportation staff and the Owner and their Agent met to discuss the concerns received at the Committee of the Whole Meeting of April 5, 2016 and at the Ward 2 Community Meeting of April 25, 2016, regarding access onto Regional Road 7 and traffic issues. York Region Transportation staff advised that further analysis is required prior to Regional staff granting final approval.

The following matters were identified by York Region staff that need to be undertaken by the Applicant's consultant in order to address ingress/egress and safety concerns related to the proposed development:

1. Review accident statistics to identify existing accident patterns and potential operational problems;
2. Provide sightline analysis based on the existing and future conditions (including the steep slope conditions and access location);
3. Undertake gap analysis at the proposed site access and at the Highway 7/Islington Avenue and Highway 7/Bruce Street intersections;
4. Conduct U-turn and traffic infiltration analysis to ensure that site generated traffic can enter/exit the site and make U-turns safely at the site access and at the Highway 7/Islington Avenue and Highway 7/Bruce Street intersections;
5. Video-tape the existing traffic operations in the area and intersections;
6. Provide micro-simulation (Syncho/SimTraffic) analysis for AM, PM and Mid-day peak periods; and,
7. Recommended access arrangement and engineering design to accommodate the development.

In addition to the above, the Region has retained a consultant to peer review the Applicant's reports and the consultant is currently working on a comprehensive analysis and recommendation to the Region with respect to the traffic, safety, access and operation improvements, for this development.

York Region staff has advised that the Applicant has not yet submitted the required materials for review. Therefore, based on the comments from York Region Staff, Vaughan Development Planning Staff recommends that the item be deferred for further review and analysis to continue.

Conclusion

Based on the need to have the Applicant to submit information and for Regional Staff review, the Vaughan Development Planning Department recommends that this item be further deferred to the Council meeting of September, 2016. A deferral will allow for further review and analysis of the transportation matters identified in this Communication.

Respectfully submitted,



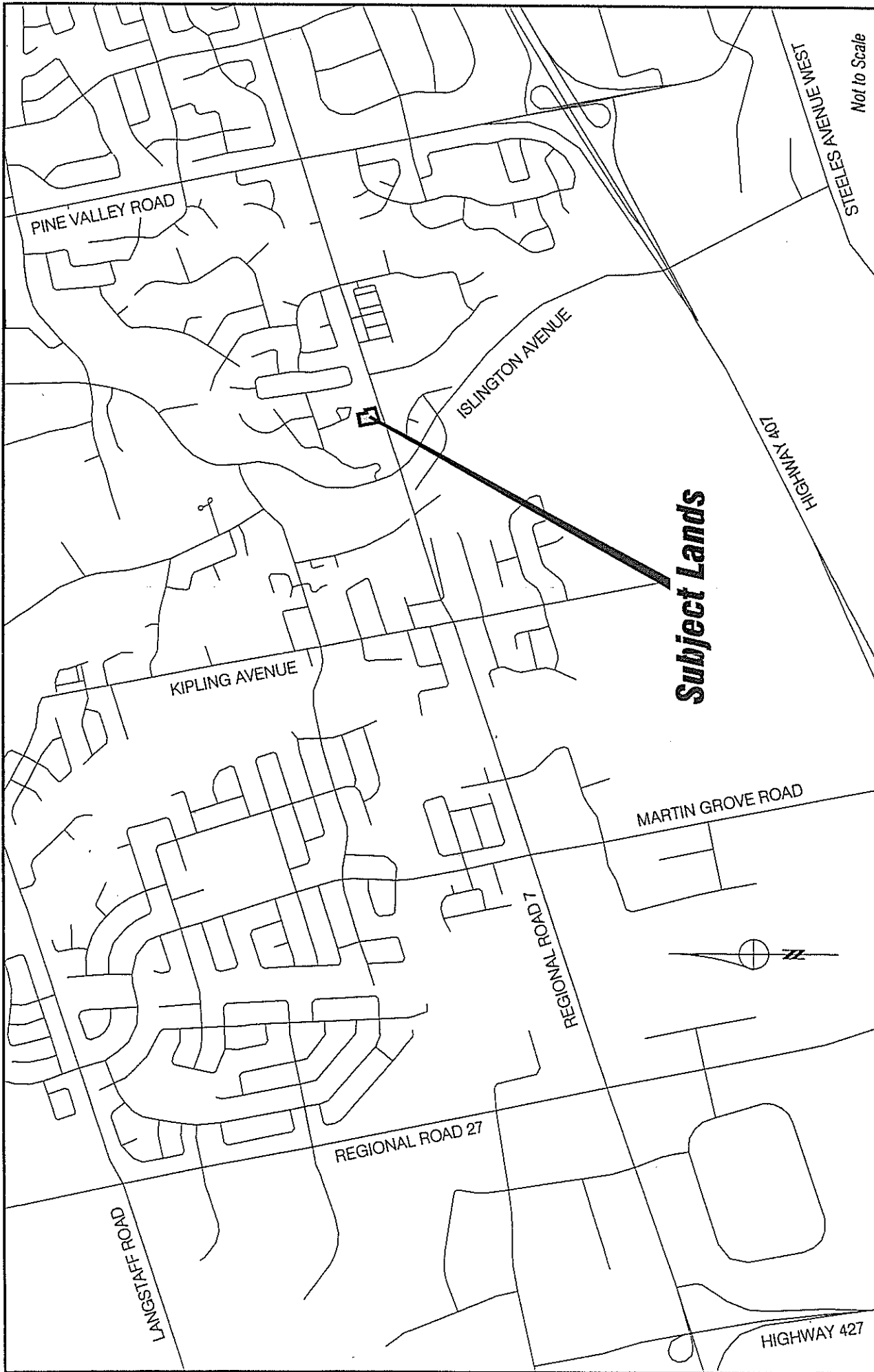
JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MC/cm

Attachment

1. Context Map
2. Location Map

Copy To: Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning
Andrew Pearce, Director of Development Engineering and Infrastructure Planning



Not to Scale

Attachment

FILES:
Z.13.012, DA.15.057

DATE:
April 5, 2016

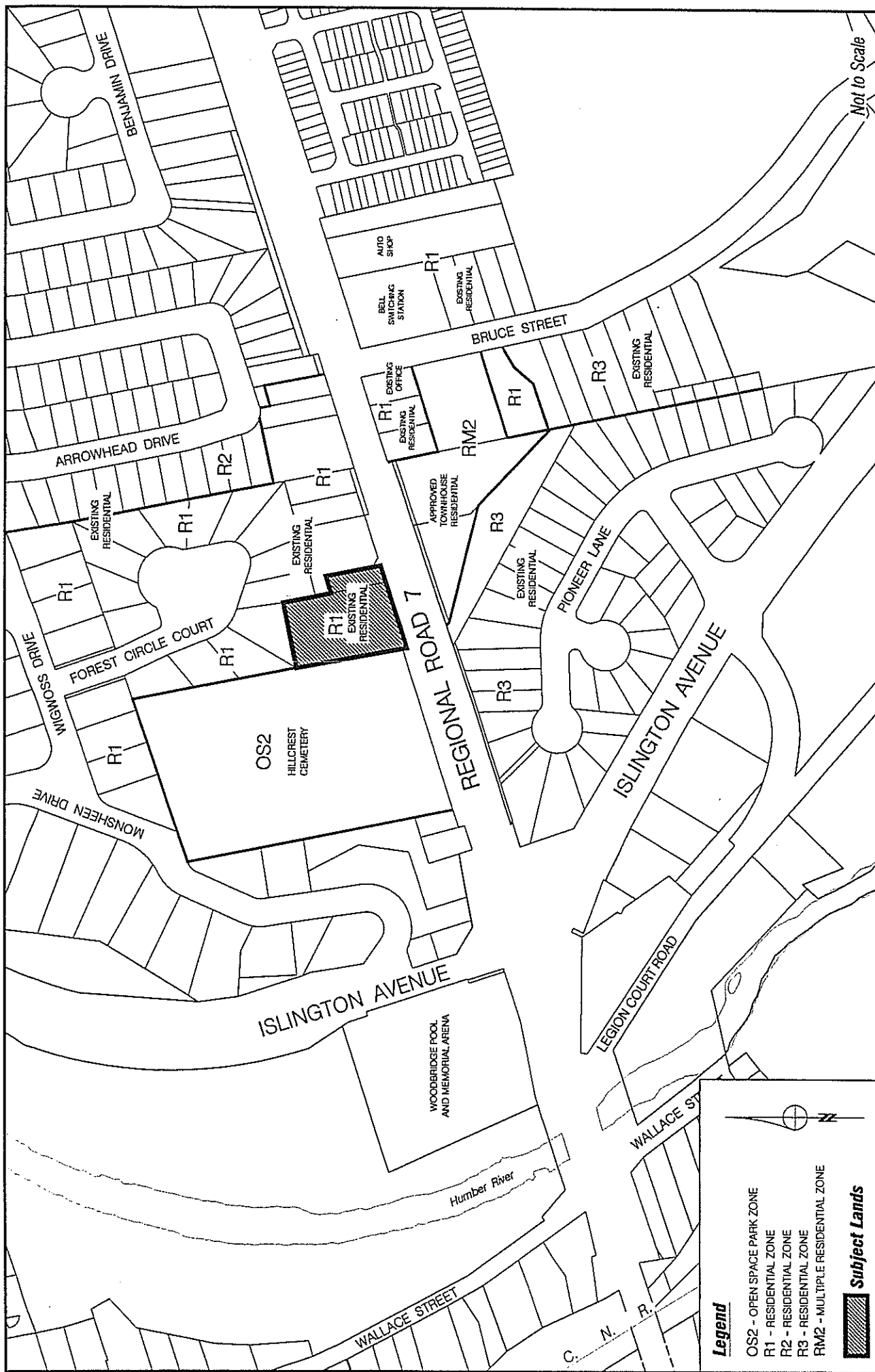


Context Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Camelot on 7 Inc.

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Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Camelot on 7 Inc.

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Development Planning
Department

Attachment

FILES:
Z.13.012, DA.15.057

DATE:
April 5, 2016

