

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014

Item 1, Report No. 38, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on September 9, 2014.

1

**ZONING BY-LAW AMENDMENT FILE Z.14.022
DRAFT PLAN OF SUBDIVISION FILE 19T-14V005
DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V006
ANDRIN BATHURST HOMES LIMITED
WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning, dated September 2, 2014, be approved; and**
- 2) That the following deputations be received:**
 - 1. Mr. Michael Klein, Torah Gate, Maple; and**
 - 2. Mr. John Stevens, Stevens Consulting, Macarthur Drive, Campbellville, on behalf of the applicant.**

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

- 1. THAT the Public Hearing report for Files Z.14.022, 19T-14V005 and 19CDM-14V006 (Andrin Bathurst Homes Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.**

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: August 8, 2014. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was posted on the property in accordance with the City's Sign Notification Policy.**
- b) Circulation Area: 150 m**
- c) Comments Received as of August 19, 2014: None**

Purpose

To receive comments from the public and the Committee of the Whole on the following applications respecting the subject lands shown on Attachments #1 and #2:

- 1. Zoning By-law Amendment File Z.14.022 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RA3(H) Apartment Residential Zone Three with the Holding Symbol "(H)" and OS2 Open Space Park Zone, to RT1 Residential Townhouse Zone, in**

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order to facilitate the development of a common elements condominium with 118 two-storey freehold townhouse units on a private condominium road with visitor parking and a parkette, as shown on Attachments #3 to #6, #9 and #10. The Owner is also requesting the following site-specific zoning exceptions to the RT1 Residential Townhouse Zone:

Table 1: Zoning Exceptions

	By-law Standard	Zoning By-law 1-88 Requirements of the RT1 Residential Townhouse Zone	Proposed Exceptions to the RT1 Residential Townhouse Zone
a.	Frontage on a Public Street	A lot must front onto a public street	Permit a lot to front onto a private road
b.	Minimum Development Standards for Lots fronting on Bathurst Street, Lady Delores Avenue, and Torah Gate: <ul style="list-style-type: none"> i. Lot Frontage ii. Lot Area iii. Front Yard Setback iv. Rear Yard Setback v. Lot Depth 	<ul style="list-style-type: none"> i. 6 m / unit ii. 162 m² iii. 4.5 m iv. 7.5 m v. 27 m 	<ul style="list-style-type: none"> i. 5.4 m / unit ii. 115 m² iii. 3.0 m iv. 6.0 m to a Garage; 4.0 m to a Porch; and, 3.0 m to a Deck v. 21.5 m
c.	Minimum Exterior Side Yard: <ul style="list-style-type: none"> i. for all Lots abutting a Private Road ii. for all Lots abutting Torah Gate 	<ul style="list-style-type: none"> i. 4.5 m ii. 4.5 m 	<ul style="list-style-type: none"> i. 1.2 m ii. 3.0 m
d.	Maximum Building Height	11 m	12 m
e.	Minimum Lot Depth for all Lots fronting onto a Private Road	27 m	26 m

Additional zoning exceptions may be identified through the detailed review of the applications and considered in the technical report to a future Committee of the Whole meeting.

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2. Draft Plan of Subdivision File 19T-14V005 consisting of one 2.77 ha block, as shown on Attachment #7, to facilitate related Draft Plan of Condominium File 19CDM-14V006 for common elements and related Site Development File DA.14.044 (not subject to a statutory Public Meeting under the Planning Act).
3. Draft Plan of Condominium (Common Elements) File 19CDM-14V006, consisting of 5 private condominium common element roads, 26 visitor parking spaces, and a 500 m² parkette, as shown on Attachment #8.

Note: The current as-of-right zoning approvals would permit 34 single detached dwellings and 220 apartment dwelling units on the subject site, for a total of 254 units, whereas the current proposal is intended to reduce the overall density to 118 townhouse units.

Background - Analysis and Options

Location	<ul style="list-style-type: none">▪ On the west side of Bathurst Street, south of Teston Road, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">▪ The subject lands are designated “Mid-Rise Mixed-Use” with a maximum building height of 12-storeys and a maximum density of 3.5 FSI (Floor Space Index) by Vaughan Official Plan 2010 (VOP 2010). The lands are also subject to site-specific Exception 13.2 in Volume 2 of VOP 2010, which permits a Low-Rise Building form. Townhouses are identified as a Low-Rise Residential Building form in VOP 2010.▪ The “Mid-Rise Mixed-Use” designation permits townhouse dwellings within 70 metres of lands designated “Low-Rise Residential” in order to provide for an appropriate transition to a “Low Density Residential” area. The subject lands abut lands designated “Low-Rise Residential” to the west and south. Accordingly, the proposed two-storey townhouse units conform to VOP 2010.
Zoning	<ul style="list-style-type: none">▪ The subject lands are zoned RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” and OS2 Open Space Park Zone by Zoning By-law 1-88, and subject to Exception 9(1261).▪ The proposed 118 two-storey townhouse dwellings do not comply with Zoning By-law 1-88. Therefore, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to RT1 Residential Townhouse Zone and to permit the site-specific zoning exceptions identified in Table 1.
Surrounding Land Uses	<ul style="list-style-type: none">▪ Shown on Attachment #2.

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Preliminary Review

Following a preliminary review of the applications, the Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none">▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none">▪ The appropriateness of the proposed rezoning of the subject lands and the site-specific zoning exceptions required to facilitate the proposed development in the manner shown on Attachments #3 to #10 inclusive, will be reviewed in consideration of compatibility with the surrounding existing and planned land use context.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none">▪ The proposed development is located within Planning Block 12 and, if approved, must comply with the requirements of the following Urban Design and Architectural Guidelines:<ul style="list-style-type: none">▪ Block 12 Community Architectural Design Guidelines, dated May 2005, by Watchorn Architects Inc.▪ Block 12 Landscape Masterplan and Urban Design Guidelines, dated January 2006, by Paul Cosburn and Associates.
d.	Related Site Development File DA.14.044, and Future Part Lot Control Application	<ul style="list-style-type: none">▪ The related Site Development File DA.14.044 will be reviewed in consideration of, but not limited to, appropriate designs and materials, site design and orientation, building setbacks, pedestrian connectivity, vehicular access, sufficient visitor parking, appropriate truck turning and maneuvering, appropriate snow storage, landscaping, lighting, signage, environmental sustainability, waste management, and servicing and grading.▪ All issues identified through the review of Site Development File DA.14.044 will be addressed together with the subject Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications in a comprehensive technical report to a future Committee of the Whole meeting.▪ A future Part Lot Control Application is required to create individual lots.

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e.	Draft Plan of Condominium	<ul style="list-style-type: none">▪ Draft Plan of Condominium File 19CDM-14V006 will be reviewed for consistency with the final site plan, if approved, including the design of the private road, location and number of visitor parking spaces, common landscaped areas and parkette, and the appropriate conditions respecting the condominium tenure will be identified in the future technical report.
f.	Studies and Reports	<ul style="list-style-type: none">▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective approval authority:<ul style="list-style-type: none">- Urban Design Guidelines and Conformity Brief- Architectural Design Brief- Environmental Noise Analysis- Functional Servicing Report- Geotechnical Report- Traffic Impact Assessment
g.	Sustainable Development	<ul style="list-style-type: none">▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if approved.
h.	Parkland Dedication	<ul style="list-style-type: none">▪ The owner will be required to provide parkland and/or cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the City's Parkland Dedication and Cash-in-lieu Policy, should the applications be approved.
i.	York Region	<ul style="list-style-type: none">▪ The Owner will be required to satisfy all requirements of York Region, including any road widening for Bathurst Street, if required.
j.	Allocation and Servicing	<ul style="list-style-type: none">▪ Allocation and servicing for the proposed development, if approved, must be identified and allocated by Vaughan Council. Should servicing be unavailable, the lands (or a portion thereof) may be zoned with the Holding Symbol "(H)".

Relationship to Vaughan Vision 2020/Strategic Plan

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

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Regional Implications

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

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Site Plan - Typical Block
5. Landscape Plan
6. Landscape Plan - Typical Block
7. Proposed Draft Plan of Subdivision (File 19T-14V005)
8. Proposed Draft Plan of Condominium (Common Elements - File 19CDM-14V006)
9. Typical Block 1 Building Elevations
10. Typical Block 2 Building Elevations

Report prepared by:

Mark Antoine, Planner, ext. 8212

(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.)

Subject: FW: File Number: Z.03.107 & 19T-03V25-Comm

C	6
Item #	4
Report No.	38 (PH)
Council -	September 9/14

From: Panaro, Doris

Sent: Wednesday, September 03, 2014 11:30 AM

To: 'lt7@bell.net'; DevelopmentPlanning@vaughan.ca

Cc: Iafrate, Marilyn; Jeffers, Judy; Britto, John

Subject: RE: File Number: Z.03.107 & 19T-03V25-Committee of the Whole (Public Hearing) September 2, 2014

Leonardo, Anna, Lydia and Lisa, following up on your comments below, I have copied Judy Jeffers the Planner working on this file, as well as Clerks Dept. for their viewing and response to your written input/comments.

Thank you

Doris Panaro
Development Planning Dept.



T. 905.832.8565 ext. 8208 | 2141 Major Mackenzie Drive, 2nd Fl. N. | Vaughan, ON. L6A 1T1
F: 905.832.6080 | doris.panaro@vaughan.ca | www.cityofvaughan.ca

From: lt7@bell.net [mailto:lt7@bell.net]

Sent: Tuesday, September 02, 2014 3:42 PM

To: DevelopmentPlanning@vaughan.ca

Cc: Iafrate, Marilyn

Subject: File Number: Z.03.107 & 19T-03V25-Committee of the Whole (Public Hearing) September 2, 2014

Hello,

Unfortunately, we are unable to attend the Committee of the Whole (Public Hearing) on September 2, 2014. For this reason, please find below our comments regarding **File Numbers: Z.03.107 & 19T-03V25**.

Leonardo Tonelli, Anna Tonelli, Lydia Tonelli and Lisa Tonelli

(Tonelli Realty Partnership)

10980 Pine Valley Drive,

Vaughan, ON

L4L 1A6

416.779.8398

lt7@bell.net

September 2, 2014

City of Vaughan

Planning Department

2141 Major Mackenzie Drive,

Vaughan, ON

L6A 1T1

Re: File Numbers Z.03.107 & 19T-03V25

Applicant: 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited & Lindvest Properties (Pine Valley RB) Limited

Dear Sir/Madam,

We are writing to you to object to **Point 2 of File 19T-03V25** specifically to facilitate a development that includes the creation of lots for 418 residential units (includes 374 detached dwelling units and **44 street townhouse dwelling units**).

We are objecting to this application on the following grounds.

The creation of 44 street townhouse dwelling units will have an:

- Adverse effect on the residential amenity of neighbours, by reason of (among other factors) overlooking, loss of privacy, overshadowing of the townhouses on the proposed dwellings and on the general character of the existing lands and buildings

- Unacceptably high density / overdevelopment of the site, which would result in the loss of garden land or the open aspect of the neighbourhood
- Visual impact of the townhouses would not correspond to the nature and character of the neighbourhood
- The proposed development is out-of-scale or out of character in terms of its appearance compared with existing development in the vicinity. For example, on the west side of Pine Valley Drive, no townhouses have been built. There are only single houses.
- The loss of existing views from the proposed single, detached dwellings would adversely affect the residential amenity of neighbouring owners
- The development would adversely affect highway safety or the convenience of road users. Pine Valley Drive is presently a two lane roadway with limited lighting towards Kirby Road. Increased congestion due to development will pose a threat to road safety.

Yours Truly,

Leonardo Tonelli, Anna Tonelli, Lydia Tonelli and Lisa Tonelli

September 02, 2014

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Council - September 9/14	

**To: Vaughan City Hall,
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1**

Re: Property 981 Teston Road:
(South side of Teston Road, West of Bathurst Street),
City of Vaughan Ontario

Dear Sir or Madam,

We are residing at 161 Vanda Drive Vaughan L6A 4G1. We have an objection to the project and strongly disagree with this project for the following reasons:

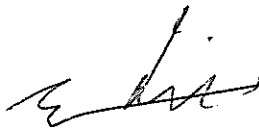
- We are going to have no personal life for at least two years due to being located sided by side to this property. Huge on going noise, dust, and mess coming to our property
- There are lots of nature including birds, rabbits, fox, deer and etc. habitat are going to get destroyed by this project
- We are trying to keep our quite place quite and avoid any huge ongoing distraction
- Our property get most affected by this project from all sides: front, back, and side as you see from the map

Please consider our concerns about this project.

For more questions please feel free to contact us.

Sincere Regards,

Tony M. Damircheli

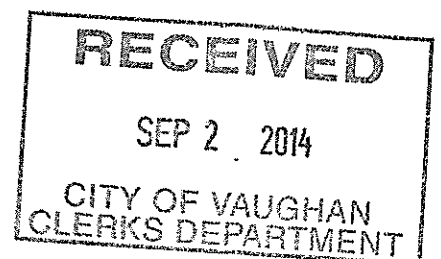


Mahnaz Bakhshi



Home: (647) 493-9990

Cell: (306) 241-9118



From: Jessica Li <jessica_li@rogers.com>
Sent: Friday, September 05, 2014 9:13 AM
To: Clerks@vaughan.ca
Cc: Racco, Sandra; thomasching@rogers.com
Subject: Objection of Zoning, File #19T-04V12, Amendment
Attachments: Objection Letter Page1.jpg; Objection Letter Page 2
Signatures3.jpg

C	12
Item #	9
Report No.	38 (PH)
Council -	September 9/14

Dear Ms. Racco & Mr. Abrams,

**RE: Subject: ZONING BY-LAW AMENDMENT FILE Z.04.049
DRAFT PLAN OF SUBDIVISION FILE 19T-04V12
EVELYN CHARTERS
WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD**

I would like to express my strong opposition to the application File #19T-04V12, Amendment File #Z.04.049, Applicant Name: Evelyn Charters

Please see attached our objection letter with signatures. In addition, we have also collected 31 neighbors' signatures who would like to oppose it as well. please see attached.

Would you please kindly send me a confirmation email if you received my objection email?

Thanks

Full Name: Jessica Huan Li & Thomas Ching
Phone #: 416-602-2166 or 416-278-0099
Email: jessica_li@rogers.com or thomasching@rogers.com
Address: 1 Lady Angela Lane, Maple, ON. L6A 4E7

Subject:

ZONING BY-LAW AMENDMENT FILE Z.04.049

DRAFT PLAN OF SUBDIVISION FILE 19T-04V12

EVELYN CHARTERS

WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD

Objection of file # 19T-04V12, Z.04.049

Applicant name: Evelyn Charters

Dear Jeffery Abrams,

I have received a notice of public hearing on this matter but we were unable to attend because late pregnancy always gives me some trouble, and I was not feeling well that night. (By the way, my expected due date is September 9th, 2014)

However, as a taxpayer, I would like to express my **STRONG OPPOSITION** to the application for the following reasons:

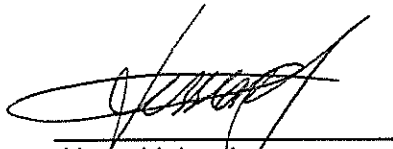
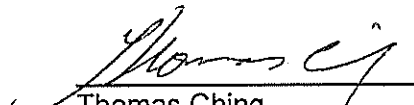
Beside this project application, there is another construction project on Torah Gate (Bathurst and Teston Road) to build 180 town houses, with the rapid increase of population, it will add tremendous pressure on our local school and recreational facilities.

The project will create healthy and pollution problems. Extensive noisy and dusty construction project will make both of me and the new-born baby continues living in a disturbance environment. The construction will also bring air pollution that stopping me to bring my 4 years old son and my new-born baby to the nearby park. In addition to the sound pollution and air quality concerns, all neighborhoods including myself will have to turn on air condition all the time, which is definitely not environmental friendly to the society. Beyond of that, the park is about 100 meters from the applicant's site and all the children in the neighborhood are being subject to safety hazard, which seriously affects their growth.

The project will also bring safety and traffic problems. We have lots of kids in our neighborhood, if the project is approved, more construction vehical are going through the quiet developed area, and children safety would be in danger. Part of this project is to extend Lady Nadia Drive up to Teston Road which will increase a lot of traffic in our quiet community.

Thank you very much for your time and consideration.

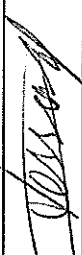


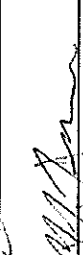


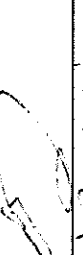
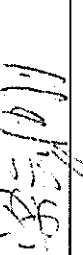



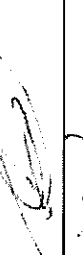


Sincerely,


Huan Li, Jessica
Thomas Ching










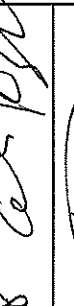




Address: 1 Lady Angela Lane, Maple, ON. L6A 4E7

Telephone: 416 602 2166

We are against rezoning and plan of subdivision FILE #19T-04V12 Amendment File # Z04.049

First Name	Last Name	Address	City	Postal Code	Phone number	Signature
Huan	Li	1 Lady Angela Lane.	Maple	L6A4E7	416-602-2161	
Francis	Ching	1 Lady Angela Lane	Maple	L6A4E7	416-278-0097	
Greg	Zheng	12 Lady Angela Lane	Maple	L6A4E7	416-981-3977	
Matthew	Cuschea	7 Lady Angela Ln.	Maple	L6A4E7	416-315-7051	
Bob	Wilson	11 Lady Angela Lane	Maple	L6A4E7	416-225-5333	
Sara	Hardman	11 Lady Angela Lane	Maple	L6A4E7	416-833-3700	
Vahid	Babae	17 Lady Angela Lane	Maple	L6A4E7	416-328-3379	
Jianming	Liang	38 Lady Angela Lane	Maple	L6A4E7	416-527-8138	
Andre	Clavich	42 Lady Angela Lane	Maple	L6A4E7	289-5532608	
Yan	Zhao	35 Lady Angela Lane	Maple	L6A4E7	905-303-6672	
Hamid	Parsa	48 Lady Angela Lane	Maple	L6A4E7	(416) 455-8349	
Yury	Vindarov	52 Lady Angela Lane	Maple	L6A4E7	905-208-3401	
Shanshan	Song	56 Lady Angela Ln.	Maple	L6A4E7	647-313-8081	
Yufeng	Zhang	56 Lady Angela Ln.	Maple	L6A4E7	416-689-8992	

We are against rezoning and plan of subdivision FILE #19T-04V12 Amendment File # Z04.049

First Name	Last Name	Address	City	Postal Code	Phone number	Signature
HAMID	GHASSI	235 Lady Nadia Dr	Maple	L6A 4E7	289-5530162	
LRBIN	XUFE	299 Lady Nadia Dr.	Maple	L6A 4E7	416-854-2660	
Ron	Xia	299 Lady Nadia Dr.	Maple	L6A 4E7	416-854-2660	
Yi	Li	39 Lady Angela Lane	Maple	L6A 4E7	416-821-5896	
peiyun Wang		38 Lady Angela Lane	Maple	L6A 4E7	905-538-8800	
Kai	Tong	55 Lady Angela Lane.	Maple	L6A 4E7	647-262-5632	
Dongming	Tian	122 Lady Nadia Dr.	Maple	L6A 4E6	416-234-8518	
Zena	Wang	98 Barbours Street	Maple	L6A 4E6	647-588-0778	
LINGJIN	WANG	223 Lady Nadia Dr.	Maple	L6A 4E7	289-304-8801	
Alireza	Asgharzadeh	8 Lady Angela	Maple	L6A 4E7	289-304-0548	
Tetyana	Voshchenev	27 Lady Angela Lane	Maple	L6A 4E7	905-417-5055	
Igor	Chasovnik	27 Lady Angela Lane	Maple	L6A 4E7	905-417-5063	
Michael	Hyan	64 Lady Angela Ln	Maple	L6A 4E7	647-885-9171	
Stefan	NATTA	68 Lady Angela Lane	Maple	L6A 4E7	416-828-9110	

C1.1

C 1
COMMUNICATION
CW (PH) - SEPT. 2/14
ITEM - 4

From: Mark Yarranton

Sent: Tuesday, September 02, 2014 9:40 AM

To: MacKenzie, John

Cc: 'Nin Hernandez, Cecilia'; 'Uyeyama, Grant'; Jeffers, Judy; Sam Speranza (ssperanza@zengroup.com); 'Joseph Sgro'

Subject: Committee of Whole (Public Hearing) September 2, 2014 file Z.03.107 and Draft Plan 19T-03V25

We have reviewed the staff report for the above noted lands and we are concerned that the report indicates under row i. Archaeological/Cultural Heritage that states "The subject lands contains archaeological sites being the Skandatut site, a historical First Nations settlement site...". This is not correct and your office required the issue related to determining the surveyed limits of Skandatut be resolved prior to the Secondary Plan being brought forward to a public meeting. With regard to ZZen lands, the additional Stage 3 work that was recommended a few years back to determine if the Skandatut site extended onto ZZen lands was concluded with report submitted to the Ministry and concurrence received, which means the Ministry agrees that the site does not extend onto these lands. I have attached an email from ASI that provides these reports on the work undertaken to confirm this determination along with the associated concurrence letter from the Ontario Ministry of Tourism, Culture and Sport. Please confirm that you can provide a communication clarifying this error matter for this evenings public meeting.

Mark Yarranton BES, MCIP, RPP
PARTNER

KLM PLANNING PARTNERS INC.

Planning | Design | Development

64 Jardin Drive, Unit 1B Concord, Ontario L4K 3P3

T 905.669.4055 (ext. 230) F 905.669.0097 E myarranton@klmplanning.com

C1.2

Ministry of Tourism,
Culture and Sport

Culture Programs Unit
Programs and Services Branch
401 Bay Street, Suite 1700
Toronto, ON M7A 0A7
Telephone: (416)-314-7691
Email: lan.Hember@ontario.ca

Ministère du Tourisme,
de la Culture et du Sport

Unité des programmes culturels
Direction des programmes et des services
401 Rue Bay, Bureau 1700
Toronto, ON M7A 0A7
Téléphone: (416)-314-7691
Email: lan.Hember@ontario.ca



April 2, 2012

Ron Williamson
Archaeological Services, Inc.
528 Bathurst Street
Toronto, ON
M5S 2P9

RE: Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "Stage 3 Archaeological Resource Assessment beyond the North Limits of the Skandatut Site (AIGv-193), Lot 24, Concession 7, Geographic Township of Vaughan, City of Vaughan, Ontario" Dated January 2012, Received by MTC Toronto Office on 26 January 2012, MTCS Project Information Form Number P352-005-2011, MTCS RIMS Number 19M0005

Dear Ron:

This office has reviewed the above-mentioned report, which has been submitted to this Ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18. This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 Standards and Guidelines for Consultant Archaeologists set by the Ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area, as depicted in Figure 4 of the above titled report, and recommends the following:

The south margin of the Zzen's property, comprising part of Lot 24 Concession 7, Geographic Township of Vaughan, now in the City of Vaughan, that was subject to this Stage 3 Archaeological Resource Assessment may be considered free of further archaeological concern.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment is consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms

C1.3

and conditions for archaeological licences. This report will be entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ian Hember', written over a horizontal line.

Ian Hember
Archaeology Review Officer

cc. Archaeology Licensing Officer

* In no way will the Ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

C1.4

Supplementary Documentation

☒ Original

☐ Revised

☐ Preliminary

Date of Submission to MTCS:

20 January 2012

**Stage 3 Archaeological Resource Assessment
beyond the North Limits of the Skandatut Site (AlGv-193),
Lot 24, Concession 7, Geographic Township of Vaughan,
City of Vaughan, Ontario**

SUPPLEMENTARY INFORMATION

Prepared for:

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Archaeological Licence P352 (R. Williamson)
MTCS PIF P352-005-2011
ASI File 11TE-025

January 2012



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Stage 3 ARA beyond the North Limits of the Skandatut Site (AlGv-193),
Lot 24, Conc. 7, Geo. Twp. of Vaughan, City of Vaughan, Ontario

Page 1

DETAILED SITE LOCATION INFORMATION

Project:	Stage 3 Archaeological Resource Assessment beyond the North Limits of the Skandatut Site (AlGv-193), Lot 24, Concession 7, Geographic Township of Vaughan, City of Vaughan, Ontario				
ASI File:	11TE-025	MTC PIF:	P252-005-2011 (Stage 3)		
UTM Grid Zone:	17T	Datum:	NAD 83	Method of Correction:	--
Data Source	Garmin eTrex Legend				
Site	UTM Co-ordinates	Error (x m)	Co-ordinate Type	Conditions	
"Skandatut (AlGv-193)"	0612764 4856086	±5	Grid Point 500N-200E	No constraints	
"Skandatut (AlGv-193)"	0612768 4856092	±5	Grid Point 505N-205E	No constraints	
"Skandatut (AlGv-193)"	0612713 4856085	±5	Grid Point 500N-150E	No constraints	
"Skandatut (AlGv-193)"	0612713 4856085	±5	Grid Point 510N 150E	No constraints	
"Skandatut (AlGv-193)"	0612806 4856106	±5	Grid Point 510N-245E	No constraints	
"Skandatut (AlGv-193)"	0612807 4856101	±5	Grid Point 505N-245E	No constraints	

See following page(s) for detailed project mapping.

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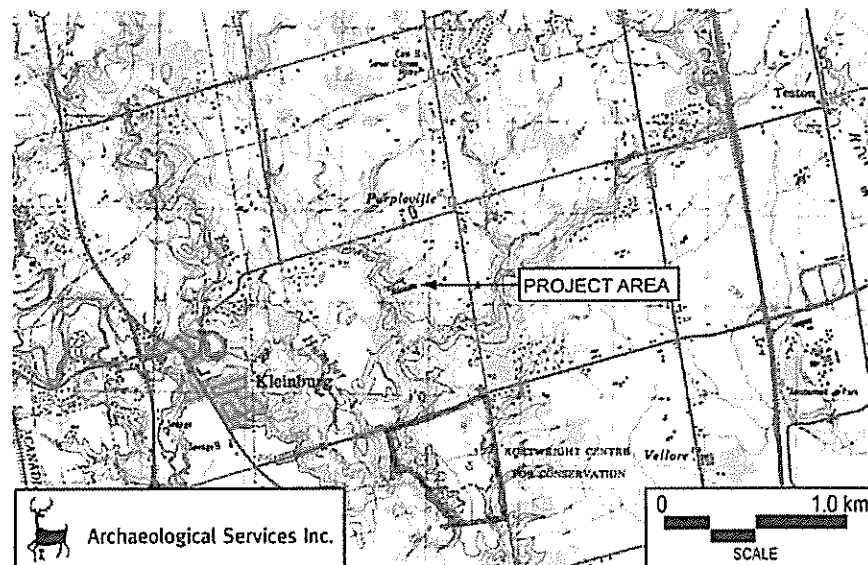


Figure 1: Location of the Zzen property project area north of the Skandatut site (AlGv-193)

Base Map: NTS Map 30M/13 (Bolton), Edition 7 (1994).

C1.7

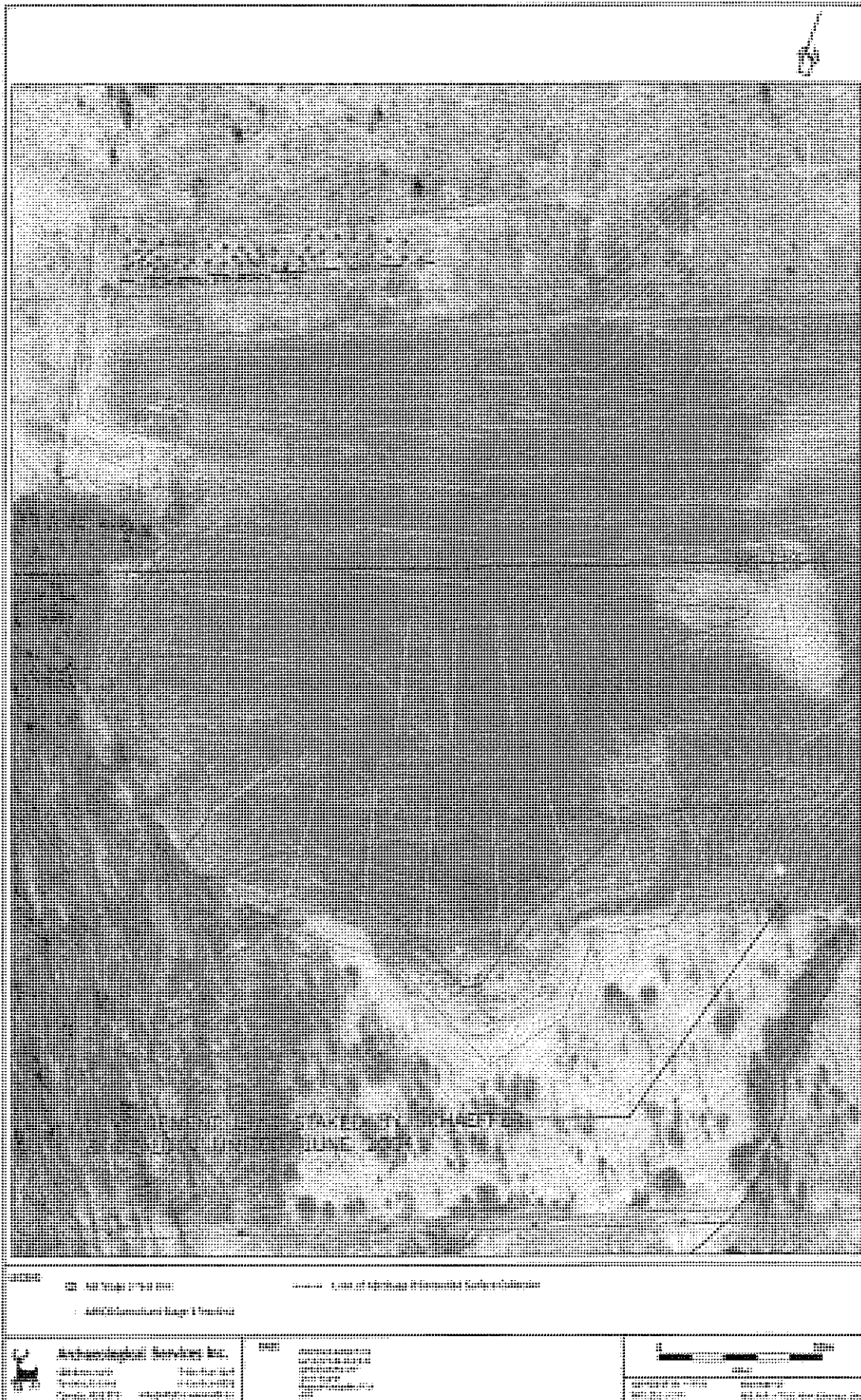


Figure 2: The areas of the 2002 ASI CSC, the 2004 and later ACL ploughzone unit excavations on the Pandolfo Lot 23-24 lands relative to the 2011 ASI Zzen Lot 24 investigations

C1.8

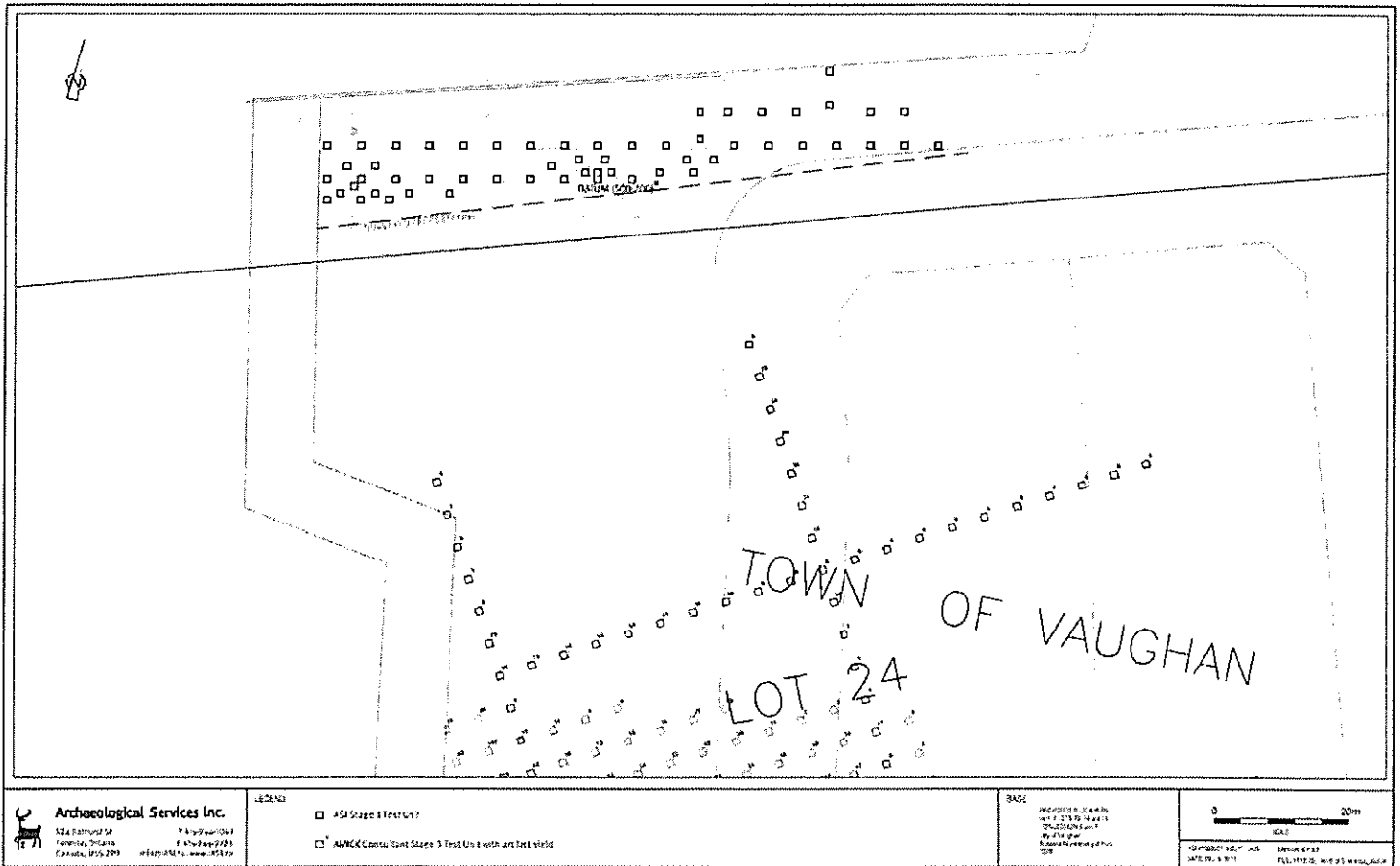


Figure 3: The 2011 recording grid and test unit locations on the Zzen Lot 24 lands north of the Skandatur site (AIGv-193)

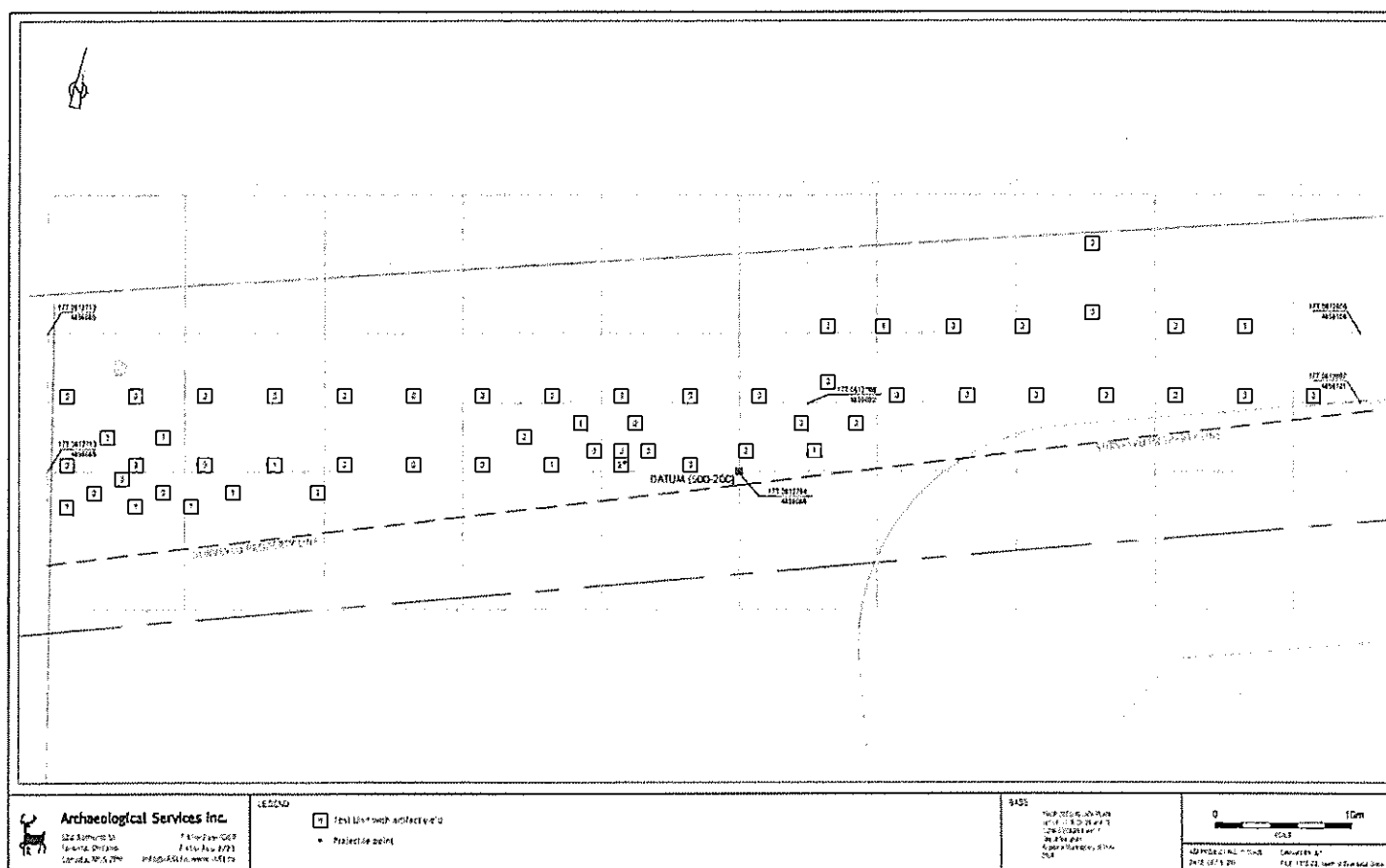



Figure 4: The results of the Stage 3 investigations on the Zzen Lot 24 lands north of the Skandatut site (AIGU-193)

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ENGAGEMENT WITH ABORIGINAL COMMUNITIES

As indicated in Section 1.0 of the report, the Huron-Wendat were provided notice of the project and agreed that it may take place. While they also indicated their wish for a monitor to attend the site, they were unable to schedule a visit.



Skandatut investigation
David Donnelly to: RWilliamson
Cc: "Allyson Amster", "Luc Laine", "Heather Bastien", "Chief Gaetan Sioui"
09/28/2011 05:39 PM

History: This message has been forwarded.

Dear Dr. Williamson,

Pursuant to our conversation yesterday, the Huron-Wendat Nation is pleased that you have discussed your project with them. The HWN remains completely committed to the permanent protection of the entire Skandatut site and as such are committed to seeing the northern boundary of the site determined before any decisions regarding development on the Block Plan are concluded.

We understand, however, that you will restrict your work to those lands owned by ZZen Group. In order to facilitate our on-going interest in the site and in order to monitor the work proposed, the Huron-Wendat require funding for a Huron representative to attend to the site for at least two days during the investigation period. Their fee will be \$500 per day, and they will coordinate their attendance with your firm. We note that a ceremony is normally conducted before the undertaking of such field investigation. In this case, the Huron-Wendat Nation conducted a ceremony on the Pandolfo lands on

The Huron-Wendat Nation also requires that they be provided with a copy of your investigation report and that you inform them of your results and anticipated next steps at the conclusion of your fieldwork.

Should you have any question, please contact me at the address below.

Donnelly Law
Barrister & Solicitor
276 Carlaw Ave., Suite 203
Toronto ON M4M 3L1 Canada

www.donnellylaw.ca
tel. 416.722.0220

A copy of the final report on the work has been submitted to the Huron-Wendat as per this agreement and they have been informed of the results and conclusions of the assessment.



C1.11

Type of Report

☒ Original
☐ Revised
☐ Preliminary
20 January 2012

Date of Submission to MTCS:

**Stage 3 Archaeological Resource Assessment
beyond the North Limits of the Skandatut Site (AlGv-193),
Lot 24, Concession 7, Geographic Township of Vaughan,
City of Vaughan, Ontario**

Prepared for:

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Archaeological Licence P352 (R. Williamson)
MTCS PIF P352-005-2011
ASI File 11TE-025

January 2012



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C1.12

**Stage 3 Archaeological Resource Assessment
beyond the North Limits of the Skandatut Site (AlGv-193),
Lot 24, Concession 7, Geographic Township of Vaughan,
City of Vaughan, Ontario**

EXECUTIVE SUMMARY

Stage 3 investigations were carried out along the south boundary of Zzen Developments' Lot 24, Concession 7 property in the City of Vaughan. The intent of the assessment was to determine whether or not the early contact period Huron-Wendat village site of Skandatut (AlGv-193), which is located on the Pandolfo property to the immediate south, extended onto the Zzen lands. A total of 57 one metre square test units were excavated on the area of potential concern, yielding a total of 15 lithic artifacts. Overall artifact recovery rates averaged 0.25 item per square metre across the project area, with no well-defined concentrations of material.

The artifacts recovered most likely to relate to one or two limited episodes of tool maintenance or repair carried out by individuals moving in and out of the nearby settlement. The Stage 3 results indicate that the material traces of these activities are low-density and highly ephemeral, in keeping with the peripheral position of the project area approximately 35-40 metres north of the north palisade enclosing the Skandatut settlement compound, as defined by the Ontario Ministry of Tourism, Culture and Sport's 2010-2011 work on the Pandolfo property to the south of the Zzen Developments lands. Given these it is recommended that the south margin of the Zzen's property may be considered free of further archaeological concern.



ARCHAEOLOGICAL SERVICES INC.

PLANNING DIVISION

PROJECT PERSONNEL

<i>Project Manager:</i>	Ronald F. Williamson, PhD (P352) Chief Archaeologist & Managing Partner
<i>Project Director:</i>	Ronald F. Williamson
<i>Field Directors:</i>	Johanna Kelly, MSc, (R395) Materials Analyst
	Peter Popkin, PhD (R378) Staff Archaeologist
	Robert Wojtowicz, B.A., (R291) Staff Archaeologist
<i>Field Archaeologists:</i>	Amit Bhardwaj, MA Andrew Clish, BES, Senior Archaeologist Russell Cook Karen Hansen, MA Kristen Hahne, BSc Tanya Higgins, MA Jesse Kapp, BA Stephanie Kean, BA Liz Matwey, BSc, Laboratory Technician Lisa Mazzulla, BSc Nina Mittendorf, MSc Helen Ohlke, MA Kayla Reynolds, BA Gabriela Rodriuez, BA Christopher Thorne Rebecca Weston, BA
<i>Artifact Processing:</i>	Caitlin Coleman, MA Laboratory Technician
<i>Artifact Analysis:</i>	Andrea Carnevale, BSc (R314) Staff Archaeologist
<i>Artifact Photography:</i>	Andrea Carnevale
<i>Graphics:</i>	Sarina Finlay, BA, GIS-AS Supervisor of GIS/CAD Operations
<i>Report Preparation:</i>	David Robertson, MA Senior Archaeologist & Manager, Special Projects



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1.0 PROJECT & DEVELOPMENT CONTEXT

Archaeological Services Inc. was retained by Zzen Developments to conduct a Stage 3 Archaeological Resource Assessment along a portion of the south boundary of Zzen's property which comprises part of Lot 24 Concession 7, Geographic Township of Vaughan, now in the City of Vaughan (*Supplementary Documentation*: Figure 1). The intent of the assessment was to determine whether or not the early contact period Huron-Wendat village site of Skandatur (AlGv-193), which is located on the Pandolfo property to the immediate south, extended onto the Zzen lands. This work was required by Mr. Malcolm Horne, Archaeology Review Officer at the then Ontario Ministry of Culture (now Tourism, Culture and Sport), as stated in a letter dated May 28, 2008 ("Review of Report and Outstanding Concerns, Draft, Pine Heights Estates, Part of Blocks 40 and 47, Part of Lot 23, Concession 6 and Part of Lots 24 and 25, Concession 7 [formerly Township of Vaughan], City of Vaughan, Archaeological Services Inc. File #05TS-57, MCL File 19M0005"). This letter was prepared in response to ASI's submission of a Stage 1-2 Archaeological Resource Assessment report for the lands encompassing the current project area (ASI 2006). Therefore, the work essentially represents fulfilment of an Ontario Planning Act requirement.

The Stage 3 assessment was conducted under the project management and direction of Ronald Williamson (MTC PIF P352-005-2011). All activities carried out during this assessment were completed in accordance with the terms of the Ontario Heritage Act and the Ministry of Tourism, Culture and Recreation's 2011 *Standards and Guidelines for Consultant Archaeologists*.

The area of the investigation consists of the edge of the tablelands overlooking ravines to the north and west and encompasses an area of approximately 0.1725 hectare.

Permission to access the subject property and to carry out all necessary activities necessary for the completion of the assessment was granted by Zzen Developments on September 15, 2011. The Huron-Wendat and their legal counsel were provided formal notice of the project and agreed that the work may proceed in correspondence dated September 28, 2011. At no time did ASI personnel cross the surveyed property boundary and enter on the Pandolfo lands.

2.0 HISTORICAL CONTEXT

Precontact and Euro-Canadian Transportation—The Toronto Carrying Place

The Toronto Carrying Place trail, also known as the Humber Trail, may have passed through the north part of Lot 23, Concession 7 to the south of the current project area, although most likely the trail was located slightly further south on Lots 21 or 22, or the south part of Lot 23. The Toronto Carrying Place was a long overland trail connecting the navigable portion of the Humber River in the south to the navigable portion of the Holland River in the north, thus completing a transportation corridor between Lake Ontario and Lake Simcoe.

The Carrying Place was in use at the time of European arrival in the region, and was travelled by several famous European explorers and colonizers including Governor John Graves Simcoe. Several Late Iroquoian (circa AD 1400 – AD 1650) archaeological sites are located along the trail, including villages,



burial sites, and camps (Austin 1995), indicating the importance of this transportation route to the Aboriginal peoples of the region. While the dearth of older village sites (Austin 1995) may indicate that the Toronto Carrying Place was not as important in earlier times, it is not possible to accurately assess the maximum age of the route, given that it is a natural high-ground passage that may have been attractive to travellers throughout the history of human habitation in southern Ontario (MPPA 1986).

It is not possible to pinpoint the exact alignment of the Toronto Carrying Place, however recent maps, based on the work of Percy Robinson in the 1930s, show the trail in close proximity to or within the study area on Lot 23, Concession 7 (Austin 1995; MPPA 1986). Austin's (1995) mapping indicates that the trail likely ran through Lot 21 or Lot 22, crossing a tributary of the East Humber River and shifting to the northwest. Mapping from the Report on Phase I of an Archaeological Masterplan for the Town of Vaughan: Background Research and Feasibility Study (MPPA 1986) indicates that the trail may have entered the south part of Lot 23 and may have passed through the middle portion of the lot. A cairn commemorating the Toronto Carrying Place has been erected at the northwest quadrant of the intersection of Major Mackenzie Drive and Pine Valley Drive by the Town of Vaughan (now the City of Vaughan).

3.0 ARCHAEOLOGICAL CONTEXT

3.1 Physiographic Setting

The project area is located within the Peel Plain physiographic region of southern Ontario, close to its interface with the South Slope region to the north (Chapman and Putnam 1984).

The Peel Plain physiographic region covers a large area across the central portions of the Regional Municipalities of Peel, York, and Halton. The surface of the plain is characterized by level to gently rolling topography, with a consistent, gradual slope toward Lake Ontario. The plain is made up of deep deposits of dense, limestone- and shale-imbued till, often covered by a layer of clay sediment.

While the clay soils of the plain may be imperfectly drained in inter-stream areas, the region is without large swamps or bogs. Several major rivers and numerous smaller streams cut across the plain, draining southward into Lake Ontario.

The South Slope physiographic region (Chapman and Putnam 1984: 172-174) is the southern slope of the Oak Ridges Moraine. The South Slope meets the Moraine at heights of approximately 300 metres above sea level, and descends southward toward Lake Ontario, ending, in some areas, at elevations below 150 metres above sea level. Numerous streams descend the South Slope, having cut deep valleys in the till. In the vicinity of the study area, the South Slope is ground moraine of limited relief.

The project area consists of the north margin of an open agricultural field bordered by steep-sloped, scrub and open pasture covered valleys to its north, west and east. The project area situated within the Humber River watershed, and tributaries of the East Humber River flow through the valleys below the tablelands.

3.2 Previous Archaeological Research

The Stage 2 surveys of Blocks 40 and 47 were carried out intermittently between 2001 and 2006, as lands became accessible for assessment.

The Skandatut Site (AlGv-193)

During the surveys carried out on Lot 23, Concession 7 in the spring of 2002, pedestrian survey resulted in the discovery of a two-hectare, early contact period village, registered as the **Skandatut site** (AlGv-193). It was discovered on the summit of a promontory that is flanked on all but its east side by steep bluffs. The site has a commanding view of the river valley and is located approximately 500 metres to the east of the circa A.D. 1580-1600 Kleinburg Ossuary (AlGv-1). Although located within agricultural fields, the settlement site was previously undocumented (ASI 2004).

Only the Lot 23 portion of the site and a small strip along the south margin of Lot 24 had been ploughed at the time of the site's discovery. Within these ploughed lands a dense scatter of many thousands of artifacts was found over an area of approximately 1,000 square metres. Given the distribution of this material it was clear that the site extended into the unploughed Lot 24 lands to the north of the survey area, and it was estimated that the exposed material represented approximately half of the overall site area.

Following its discovery, the ploughed portion of the site was immediately subject to a controlled surface collection (CSC), although the quantity of artifacts within the surface scatter was such that the collection was limited to diagnostic material (*Supplementary Documentation*: Figure 2). The analyzable ceramic vessels recovered included 12 Ripley Plain, five Huron Incised, four Sidey Notched, two Niagara Collared, two untyped, and one Dutch Hollow Notched specimens. A further 18 rim fragments were provisionally identified as probable Huron or Lawson Incised (n=7), likely Dutch Hollow Notched (n=1), Dutch Hollow Notched or a variant of Seed Incised (n=1), Sidey Notched (n=1), and Ripley Plain (n=2) (ASI 2004).

Eleven complete or near complete Late Woodland projectile points were recovered, all but one of which were small triangular forms with straight or concave bases. One of the points has serrated edges which were likely produced with a metal tool. Onondaga chert was the predominant material used in the manufacture of these tools, but three are Fossil Hill formation chert, and one is Knife River Flint. The latter appears to have been made on a flake, and has been only minimally worked on its ventral face (ASI 2004).

An unusually large collection of ground stone tools was found on the surface of the site. This artifact class is dominated by 25 woodworking tools of varying sizes and in various states of preservation. Twelve specimens are complete or near complete and range from small hatchet- or gouge-sized hand tools to large heavy axes that would most likely have been hafted (ASI 2004).

Twelve shell beads were recovered (ASI 2004). Eleven of these are thin, simple discoidal specimens. The other is a tubular specimen that somewhat preserves the irregular shape of the piece of shell from which it



was manufactured, that is, it would not be considered “Early Wampum” in the generally accepted sense of the term (e.g., Ceci 1989). Beads made from small mammal long bone elements include five complete or fragmentary tubes. A freshwater gastropod shell (*Pleurocera acuta*) that may also represent a bead was recovered as was a short tubular black slate bead. Rounding out the bead assemblage are three European glass specimens: a wire wound clear turquoise glass specimen (Kidd and Kidd [1970] type W1b11), a “gooseberry” (round light grey glass with white stripes, Kidd and Kidd type I1b18), and a longitudinally split round ultramarine (Kidd and Kidd type I1a52) specimen. All three beads are considered to date to the earliest period of European contact and exchange, circa 1580-1600 or Glass Bead Period I (e.g., Fitzgerald 1982; Kenyon and Kenyon 1983; Kenyon and Fitzgerald 1984; Fitzgerald et al. 1995).

European trade goods in the form of metal items were recovered as well. These include eight rolled copper/brass tubes that likely served as beads, a rolled copper/brass cone or bangle, and a probable copper/brass finger ring, seven pieces of cut, folded or torn kettle scraps, the tang portion of an iron knife, and a curved iron strap or bar.

The Skandatut site clearly represents a large, presumably heavily fortified, late 16th-century settlement, one that is likely associated with the nearby Kleinburg Ossuary, which was excavated in 1970 under the supervision of Dean Knight and Jerry Melbye. According to Pfeiffer and Fairgrieve (1994:51), the pit contained the remains of 561 individuals. Four peripheral burials were also found including one extended, one flexed, one bundle, and one partial individual. Grave goods interred with the deposit include bone and ceramic objects, early style iron trade axes, an iron kettle, shell beads, native copper beads, and large glass trade beads.

Skandatut also appears to be the latest and most northerly of the Late Iroquoian ancestral Wendat Humber River sites, representing the culmination of occupations through sites such as the early to mid-16th-century Boyd and McKenzie-Woodbridge sites and the slightly later Seed-Barker site. It may therefore represent one of the final moments in the permanent Iroquoian occupation of this portion of the South Slope prior to the migration of these communities northward to Huronia. On the basis of the Stage 2 evidence it was suggested that Skandatut’s primary external ties were oriented towards the Neutral of the Hamilton-Niagara region, given the predominance of plain collarless vessels, which occur in large numbers on contact period sites in that area. It was also suggested that it may have been through such terminal Toronto area sites as Seed-Barker and Skandatut that the historically attested close relations that existed between the Petun and the Neutral were facilitated. Indeed it is also possible, based on some of the ceramic vessel trends that the Skandatut community represents a population that enjoyed external ties with those communities that relocated to the Petun area along the shore of Georgian Bay (Williamson and Steiss 2003).

A Stage 3 assessment of the Skandatut site was carried out by Amick Consultants Limited in 2004-2005 (ACL 2005).¹ This work covered both the Lot 23 portion of the site documented by ASI in 2002 and also extended into the Lot 24 lands that were not available for survey in 2002 (ACL 2005:5). It is important to note that ACL (2005:5) determined that the modern field boundaries do not correspond with the lot line

¹ A copy of this report was provided to the legal counsel for Huron-Wendat by the proponent who retained Amick to carry out the work. The Huron-Wendat and their legal counsel, in turn, provided the report to ASI for the purposes of providing a technical/peer review.



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between Lots 23 and 24. To this may be added that neither the field boundaries nor lot lines correspond to the boundary between the Zzen property and the Pandolfo property to the south.

ACL carried out two CSCs, which yielded a total of 1,200 artifacts. They then excavated 153 one metre test units at five metre intervals along two north-south and four east-west transects laid in at 45-60 metre intervals across the site area (*Supplementary Documentation*: Figure 2). The test units yielded a total of 2,454 artifacts (ACL 2005). Mapping of these units on the present project base map is derived from a CAD file of the locations of the test units and the raw artifact counts by test unit supplied to ASI by Templeton Planning, the firm overseeing the development planning process for Blocks 40 and 47.

The analyzable ceramic vessel assemblage from the 2004-2005 investigations consisted of nine Huron Incised, nine Ripley Plain, seven Lawson Incised, five Dutch Hollow, five Seed Incised, two Sidey Notched and one Niagara Collared, and eight rims regarded as variants of Seed Incised, Dutch Hollow, Huron Incised and Niagara Collared (ACL 2005:11). Allowing for inter-observer error, the assemblage is consistent with the 2002 sample. The ceramic smoking pipe assemblage included three coronet bowls, two, possibly three, trumpets, and a possible Iroquois ring. Two stone bowl fragments were recovered as well.

Diagnostic flaked stone tools included three Late Woodland triangular points and an Archaic broad point. One of the Late Woodland points is Onondaga chert, the other is Knife River Flint. Raw materials within the lithic assemblage were predominantly Onondaga, but Huronia, Kettle Point, Hudson Bay Lowland and Fossil Hill cherts, along with Knife River Flint and greywacke were also identified (ACL 2005:12). Again, this is consistent with patterns that were apparent based on the 2002 observations. Likewise ACL (2005:13) reported the recovery of a large number of celts (n=31) and other ground stone items.

The Stage 3 investigations recovered two glass trade beads (ACL 2005:14). These specimens were not typed by ACL and the colour reproduction of the photographs is poor, but one may be a Kidd and Kidd type III m1 specimen (four examples of which were recovered from the Kleinberg ossuary excavations) while the other is possibly a frit core/faience bead. Both beads are characteristic of Glass Bead Period 1 (1580-1600) assemblages. Indeed, the frit core/faience type is a diagnostic of these early assemblages. Other trade goods include 17 pieces of copper or brass wire, copper or brass kettle fragments and iron.

Further Stage 3 test unit excavation was carried out by ACL after 2005. ASI does not have details concerning this work, beyond the general CAD mapping of the locations of the test units and the raw artifact counts by test unit supplied to ASI by Templeton Planning (*Supplementary Documentation*: Figure 2).

Stage 4 ploughzone stripping was subsequently carried out over much of the site by The Archaeologists Inc. ASI has no details concerning the results of this work. Further work was undertaken by the Ministry of Tourism, Culture and Sport in 2010-2011. ASI has no information on the results of this work, other than the fact that the investigations included uncovering much of the east and part of the north palisade defining the limits of the primary settlement area (J. Sherratt, MTCS, personal communication 2011). Formal requests to the Ministry for documentation concerning these projects have met with no response. However, based on field observations southward from the Zzen property, backdirt piles related to the



palisade stripping appear to be located approximately 35-40 metres south of the Pandolfo-Zzen property line.

The Zzen Development Lands

The previous Stage 2 assessments of the Zzen holdings on Lot 24 included the examination of the present project area by means of test pitting at five metre intervals in 2006 [ASI 2006]). The area was not ploughed due to topographic considerations, in that very little of the land under consideration is level, and there were concomitant concerns with respect to soil erosion into the TRCA valleylands. All test pits were excavated to subsoil with average topsoil depths ranging from 20 cm to 25 cm. The soils were screened through six millimetre mesh to facilitate artifact recovery. Topsoil consisted mainly of silty clay. However, despite careful scrutiny, no archaeological remains were encountered. All test pits were backfilled upon completion.

As noted in Section 1.0, however, Ministry of Tourism, Culture and Sport staff, expressed some concern with respect to this portion of the property and its potential relationship to the Skandatut site. In a letter dated May 28, 2008, Malcolm Horne noted that:

It is stated on page 6 of the report that the land immediately adjacent to the Skandatut (AIGv-193) archaeological site was test pitted in order to determine whether or not the archaeological site extended into the area surveyed. Given the significance of that archaeological site, more intensive and detailed testing will be required in order to achieve a greater degree of certainty regarding the presence or absence of that site within that area, and to firmly establish the boundaries of the archaeological site. It is recommended that one metre square test units be excavated throughout those adjacent lands on a five metre grid.

4.0 FIELD METHODS

While not explicitly stated, the May 28 2008 Ministry letter was requiring that a Stage 3 assessment be undertaken within the area along the south limits of the Zzen property that were previously test pitted. As has become apparent as a result of subsequent activities carried out on the Skandatut site itself, some of the concern expressed in the Ministry letter with respect to definition of site limits may be attributed to inconsistency of mapping and confusion over the location of lot lines, and arable field boundaries versus current property lines on the part of all parties.

Accordingly, the first step in the present Stage 3 assessment was to engage the services of an Ontario Land Survey to stake the south boundary of the Zzen property, which is, in fact, located approximately 40 metres north of the Lot 23-24 boundary and 15 metres north of the field edge that has been variously attributed to represent one or the other of these critical lines.

The Stage 3 assessment was carried out between October 18 and December 1, 2011 under the project direction of Ronald Williamson (MTC CIF #P352-005-2011) and field direction of Johanna Kelly (R395), Peter Popkin (R378) and Robert Wojtowicz (R291).



All fieldwork was carried out in accordance with the 2011 *Standards and Guidelines for Consultant Archaeologists* (MTCS 2011). The weather conditions were suitable for the completion of the assessment.

A datum stake (500N-200E) was established in the project area north of the surveyed property line (*Supplementary Documentation*: Figures 2-4). This formed the basis of a recording grid laid across the project area using an optical transit. UTM co-ordinates for selected grid points were recorded using a Garmin eTrex Legend hand-held GPS unit (see *Supplementary Documentation*: Detailed Site Location Information).

A series of 43 one-metre square test units was then excavated at five metre intervals across the project area, or at as close to five metre intervals as was practicable given constraints imposed by topography (Plates 1 and 2) and the angle of the property line relative to the recording grid. Topography (excessive slope) and the property line likewise served to define the limits of the test excavations.

An additional 14 units were excavated in areas of “interest” between the regular grid units (note that these additional units exceed the 20% requirement for such supplemental testing as laid out in the 2011 *Standards and Guidelines*).

Each unit was hand-excavated at least five centimetres into sterile subsoil. The ploughzone soils and first five centimetres of subsoil were screened through six millimetre wire mesh in order to maximize the recovery of artifacts (Plate 3). The walls and subsoil floors of each unit were trowelled and examined for undisturbed cultural features or strata (Plate 4). No such deposits were encountered. Summary descriptions of each unit were recorded on pre-printed forms and units were photographed as deemed appropriate.

5.0 RECORD OF FINDS

The plough-disturbed soil ranged from 16 centimetres (501N-205E) to 36 centimetres (502N-154E) deep, with an average depth of 26.8 centimetres, and consisted of a dark brown to dark yellowish-brown clay loam (Plate 5). The underlying subsoil was a yellowish-brown clay.

All written field notes (5 pages), annotated field maps (11 sheets), etc. related to the project are stored at ASI's main office at 528 Bathurst Street, Toronto. Field photography (45 images) and other digital files related to the project are stored on ASI network servers. These may be transferred to CD-ROM if deemed necessary.

5.1 Artifact Distribution

The artifact assemblage consists exclusively of lithic material. Artifact yields ranged from 0 to two items per metre unit. Eleven units yielded a single artifact (499N-151E, 497N-156E, 497N-160E, 498N-163E, 500N-166E, 500N-166E, 501N-205E, 502N-158E, 503N-188E, 510N-210E, and 510N-236E). Two units produced two artifacts (500N-156E and 500N-191E). The remaining 44 units did not yield any cultural material (*Supplementary Documentation*: Figure 4). Overall, therefore, artifact recovery rates average 0.25 per square metre across the project area, with no well-defined concentrations of material being apparent.



5.2 Artifact Assemblage

Fifteen flaked lithic artifacts were recovered from 14 test units (Table 1). This sample includes one projectile point (6.7% of the total lithic collection), two primary thinning flakes (13.3%), five secondary knapping flakes (33.3%), one secondary retouch flake (6.7%) and six pieces of shatter (40%). Thermal alteration was noted on one primary thinning flake and one piece of shatter (Cat. #L14 and L6) while one primary thinning flake exhibits evidence of retouch.

All artifacts recovered during the Stage 3 assessment are stored at ASI's main office at 528 Bathurst Street, Toronto. They are bagged by provenience in 13 standard 5.08 x 7.62 cm "ziplock" plastic bags. All bags are contained within one standard banker's box. The collection may be transferred to one of ASI's secure, off-site storage facilities if deemed necessary.

A single, small Late Woodland Onondaga chert projectile point was recovered from Unit 500N-191E (Plate 6). The point is triangular in form and has the following dimensions: total point length, 18.9 mm; width, 10.7 mm; and thickness 2.7 mm. Its base is straight and has been thinned.

Table 1: Zzen Project Area Skandatut (AlGu-193) Flaked Lithic Artifact Catalogue

Cat. #	Qty.	Unit		Stratum	Artifact Type	Flake Type	Material	Description
L1	1	497	151	ploughzone	shatter		Kettle Point	
L2	1	497	156	ploughzone		secondary knapping flake	Onondaga	
L3	1	497	160	ploughzone	shatter		Onondaga	
L4	1	498	163	ploughzone	shatter		Onondaga	
L5	1	500	156	ploughzone		secondary knapping flake	Blois Blanc	
L6	1	500	156	ploughzone	shatter		indeterminate	thermally altered
L7	1	500	166	ploughzone		secondary retouch flake	Kettle Point	
L8	1	500	186	ploughzone		primary thinning flake	Onondaga	with retouch
L9	1	500	191	ploughzone	projectile point		Onondaga	small triangular shaped projectile point; dimensions: l= 18.9 mm, w= 10.7 mm, t= 2.7 mm, base is straight and has been thinned, one basal corner is missing. Retouch is present along the right lateral margin. A small "pig" is evident at the distal end of one face and a hinge fracture is clearly visible on the surface abutting the pig.
L10	1	500	191	ploughzone		secondary knapping flake	Onondaga	
L11	1	501	205	ploughzone		secondary knapping flake	Kettle Point	
L12	1	502	158	ploughzone		secondary knapping flake	Onondaga	
L13	1	503	188	ploughzone	shatter		Onondaga	
L14	1	510	210	ploughzone		primary thinning flake	Onondaga	thermally altered
L15	1	510	236	ploughzone	shatter		Onondaga	



6.0 ANALYSIS AND CONCLUSIONS

The artifact assemblage recovered during the Stage 3 investigations on the Zzen property north of the Skandatut site (AlGv-193) is most likely to relate to one or two limited episodes of tool maintenance or repair carried out by individuals moving in and out of the nearby settlement. The Stage 3 results indicate that the material traces of these activities are low-density and highly ephemeral, in keeping with the peripheral position of the project area approximately 35-40 metres north of the north palisade enclosing the Skandatut settlement compound, as defined by the Ontario Ministry of Tourism, Culture and Sport's 2010-2011 work on the Pandolfo property. Such traces of random or transient events are to be expected on the margins of a populous and densely occupied community.

Further investigation of the area, however, will not result in a meaningful contribution to our understanding of the Skandatut site. This evaluation of the significance or cultural heritage value of the finds is consistent with the requirements of 2011 *Standards and Guidelines for Consultant Archaeologists*. With respect to small or diffuse lithic scatters such as the Zzen property finds, Section 3.4.1 of the *Standards and Guidelines* notes that sites that merit Stage 4 mitigation exhibit at least one of the following characteristics: one or more test units yielding ten or more artifacts; one or more test units yielding five to nine artifacts, including at least one diagnostic artifact; one or more ceramic sherds; or one or more subsurface cultural features (MTCS 2011:58). The Stage 3 finds within the Zzen project area meet none of these criteria.

7.0 RECOMMENDATIONS

Given the findings of the Stage 3 assessment, the following recommendation is made:

1. The south margin of the Zzen's property, comprising part of Lot 24 Concession 7, Geographic Township of Vaughan, now in the City of Vaughan, that was subject to this Stage 3 Archaeological Resource Assessment may be considered free of further archaeological concern.

Notwithstanding the results and recommendations presented in this study, Archaeological Services Inc. notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Tourism, Culture and Sport should be immediately notified.

8.0 ADVICE ON COMPLIANCE WITH LEGISLATION

The following advice on compliance is provided:

- This report is submitted to the Minister of Tourism, Culture and Sport as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, RSO 1990, c 0.18. The report is reviewed to ensure



that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism, Culture and Sport, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

- It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the Ontario Heritage Act.
- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.
- The Cemeteries Act, R.S.O 1990 c. C.4 and the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002. c.33 (when proclaimed in force) require that any person discovering human remains must immediately notify the police or coroner and the Registrar of Cemeteries, Ministry of Consumer Services.
- The documentation related to this archaeological assessment will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Tourism, Culture and Sport, and any other legitimate interest groups.

9.0 REFERENCES CITED

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C1.25

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10.0 IMAGES



Plate 1: View northeast from 500N-200E in the project area toward the ravines of the East Humber watershed.



Plate 2: View west along the 500N grid line from the 500N-200E area. The tall stake to the left of the grid stake is the surveyed property line.





Plate 3: Shovel excavation and screening of soil through six millimetre mesh.

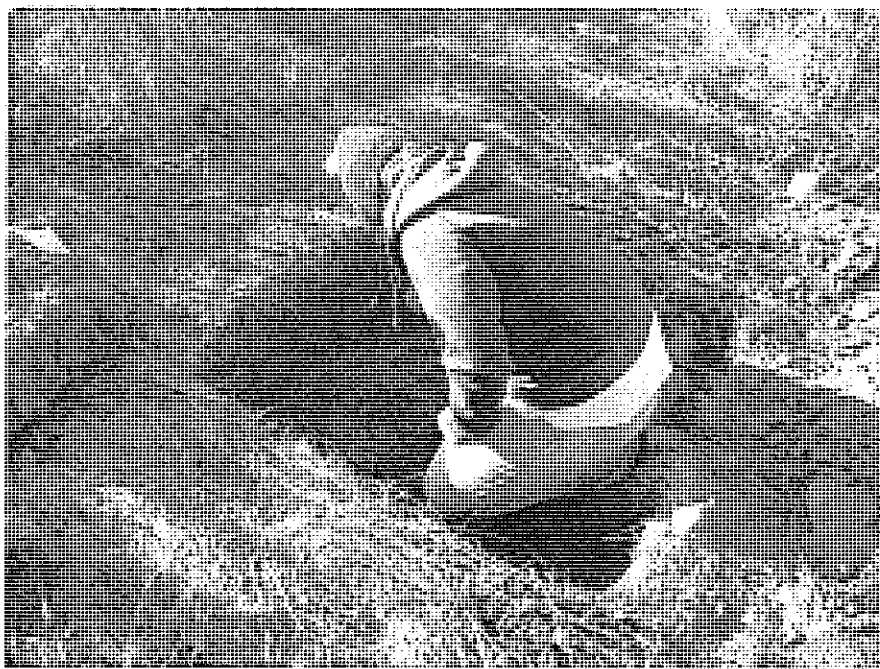


Plate 4: Trowelling walls and floors of a one metre unit after excavation and screening.



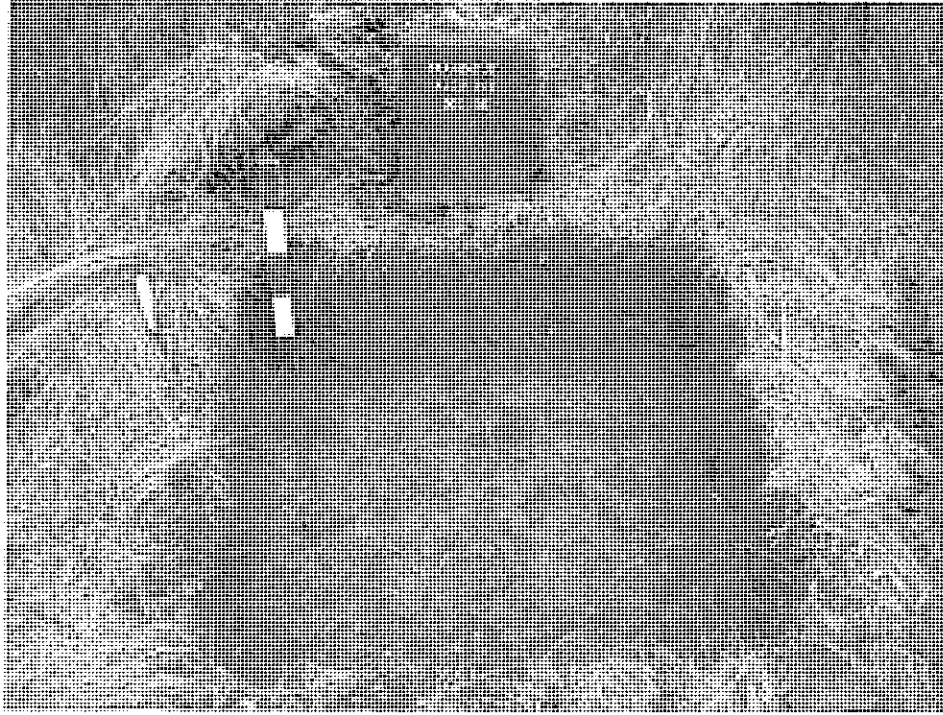


Plate 5: Floor and south profile of unit 500N-156E. The plough-disturbed-soils in the unit were a maximum of 27 centimetres deep, close to the average depth for the ploughzone in the project area.

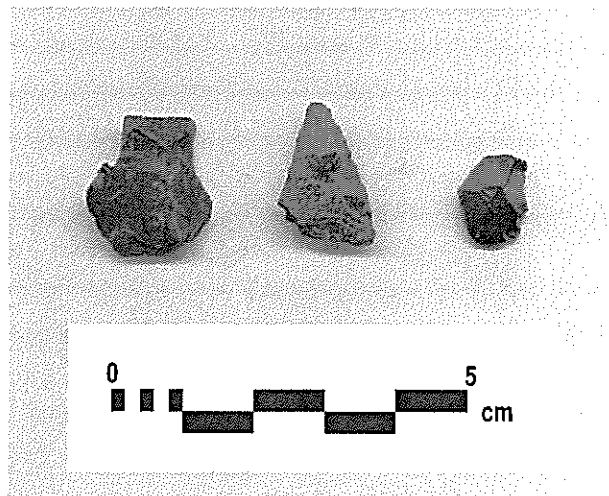


Plate 6: Selected artifacts from the Zzen project area north of the Skandatut site (AlGv-193). Left to right: retouched primary thinning flake of Onondaga chert (L8), Onondaga chert Late Woodland projectile point (L9), and secondary knapping flake of Kettle Point chert (L11).



C1.29

Stage 3 ARA beyond the North Limits of the Skandatut Site (ALGv-193),
Lot 24, Conc. 7, Geo. Twp. of Vaughan, City of Vaughan, Ontario

Page 8

11.0 PROJECT MAPPING

- See Supplementary Documentation



C 2.1

September 2, 2014

City of Vaughan, City Clerk's Office
2141 Major Mackenzie Drive,
Vaughan, Ontario
L6A 1T1

C 2	
COMMUNICATION	
CW (PH) -	SEPT. 2/14
ITEM -	8

To the Committee of the Whole

RE: Comments regarding Draft Plan of Subdivision for Block 40/47
File Numbers: Z.06.064 & 19T-06V12

Preamble

My wife and I are the landowners at 10320 Pine Valley Drive, which is located to the south of Omega Developments. Together with our neighbors, David Toyne and Gillian Evans of 10240 Pine Valley Drive, we have concerns regarding the development along the southern border abutting our properties which we have outlined in previous letters to the City.

Over the past year, we have discussed those concerns with the Block 40/47 Developers Group, TRCA, municipal planning staff, regional planning staff, and our ward councilors. The result of those discussions was the relocation of proposed townhouses along the south border, and special provisions in a modified OPA 744 for a buffer along the south border abutting the Evans property (Special Provision Area 1 or SPA1).

We feel that the current proposed Plan of Subdivision for the lands owned by Omega Developments fails to accomplish the provisions in the modified OPA regarding a buffer. Furthermore, the buffer should be reviewed and agreed upon by all relevant parties before a Plan of Subdivision should be considered.

Definition of Buffer

The provision for a buffer along the southern border in the modified OPA 744 was to manage the development along edges between different land uses and densities. However, the buffer is inconsistently drawn and inadequately described in the most recent drawings distributed with the Proposed Plan of Subdivision. In Attachment 3, there is no buffer shown in the plan along the southern border. In Attachment 4, a buffer along the southern border is shown, but it is not dimensioned. The scale of the drawings do not allow for the information relating to the proposed buffer to be clearly understood or evaluated.

C2.2

From our perspective, it seems premature to propose the subdivision of the lands before the buffer has been defined; the dimensions, grading and planting of the buffer are features that will impact the development surrounding it. All development limits should to be clearly defined, reviewed with the city and the affected landowners, and agreed upon before SPA1 is sub divided.

We also have no clear direction on how the grading will be resolved to eliminate the use of retaining wall elements and where these fall relative to the buffer and/or within the subdivision.

Furthermore, we do not view the current buffer proposal as a sympathetic solution. Although the municipal planning department put forward suggestions for how the buffer could manifest, there are no prescriptive requirements listed in the modified OPA 744. Therefore, we were anticipating more discussion with the landowner and the city planners to determine what would constitute an appropriate buffer prior to any work relating to the subdivision of the lands.

To start the discussion, we have provided the following comments and suggestions regarding the current subdivision proposal for Special Provision Area 1:

Subdivision of Lots Along Buffer

The Draft Plan of Subdivision in SPA1 divides the lands uniformly into a series of 40-50' wide regardless of position. As a result, the edges of the development are indistinguishable from the development in the center. This type of planning presumes the subdivision abuts another similarly developable parcel of land. It does not take into consideration that the 200+ acres that make up 10240 Pine Valley Drive are significant Valley Lands protected by the Vaughan Official Plan and the Ontario Greenbelt Act. These lands will remain largely unchanged long into the foreseeable future; therefore the proposed development should be planned in a manner that is respectful of those lands

It would assist with the transition along the southern edge if larger estate-size lots are located along the south border. This would create a gradation of density instead of an abrupt transition. Creating estate size lots along ravines and other protected natural features is a successful and sensible planning strategy that has been implemented in many other residential subdivisions in the GTA.

Fence

The applicant has put forward a minimum solution to the privacy matter relating to the south border. That includes a fence on the

C 2.3

property line of 1.8M height and one row of trees on the subdivision side.

We consider the fence height to be inadequate, and request that a study be completed to determine an appropriate fence height between residential and agricultural land uses given the geography of the site.

Furthermore, we are concerned that the fence will create a maintenance legacy for the owners at 10240 Pine Valley Dr. To avoid any maintenance costs or liabilities relating to this fence, the fence should be located 100% on the subdivision land with title requirements to maintain the fence.

Trees

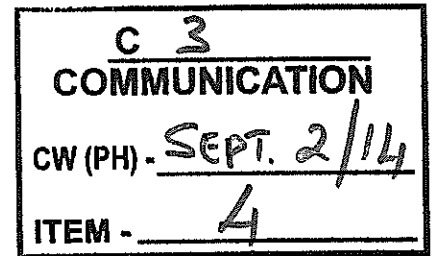
A tall fence along the entire edge of these naturally protected lands will appear foreign and abrupt. Instead, trees should be planned on both sides of the fence along the south property line. All trees should be planted on the Omega Development lands as the buffer should be provided by them as part of the subdivision proposal. The fence should be screened with vegetation to maintain the natural character of the lands and to also assist with maintaining visual and acoustic privacy. The need to place them on the south side of the fence is also to further protect the visual screen from individual subdivision landowners who may choose to clear the trees on their side of the property in the future.

There may be an opportunity to partner with the TRCA to plant some native and endangered tree species along this buffer.

In closing, the buffer should not be regarded as simply another development hurdle to be crossed off. These affected lands are vast in size, and have significant natural and heritage value. It is our hope that the applicant and the city planners take efforts to blend the border, and maintain a lasting greenbelt appearance along the abutting edges beyond minimum solutions.

Best regards,

Francesco and Brenda Di Sarra
10320 Pine Valley Drive, Woodbridge



APPLICATION FOR BLOCK PLAN APPROVAL

File Numbers: Z.03.107 and 19T-03V25

BLOCK 40/47 DEVELOPERS GROUP INC.

WARD 3, VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD

I refer to the documentation we have received from the City with regards to this proposed development, and to the EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 24, 2014 Item 57, Report No. 30, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 24, 2014.

We have three principal objections to the development as proposed, with particular emphasis on the Block 47 proposal, which comprises the lands to the west of Pine Valley Drive.

The Block 47 Plan, as submitted, calls for 35.76 hectares of low density housing and 2.48 hectares of medium density housing, with an estimated population of approximately 2,400 people, with the majority of the concentration being orientated towards the Pine Valley Road/ Teston Road intersection. It appears that the development is contingent on a realignment of the afore-mentioned intersection, which presently is a difficult intersection during peak traffic times. As addressed in greater detail below, the realignment of the intersection will make it easier for traffic to use Teston Road.

We recognize that the "Revised Block Plan submission is in response to the policies of OPA 600, as amended by OPA 744 which was adopted by Council on February 18, 2014 and is awaiting final approval by the Region of York."

Our first objection is that the density of the proposed development is excessive. It is out of character with the rest of Teston Road west of Pine Valley, particularly with the Green Belt with which it abuts. It makes no attempt to interface with existing structures and land beside it or across the road from it. Further the proposed density appears to be excessive compared to the population density contemplated further to the west along Teston at Block Plan 55 with particular regards to the areas near Teston Road.

Our second objection is that the development will result in much greater use of Teston Road between the development site and the historic village of Kleinburg. The plan does not address the ability of the village to handle the extra traffic load, does not address how to divert traffic to Major MacKenzie or Kirby, which are the arterial roads intended to take extra traffic load, or of any planning to mitigate the issues raised.

We are residents of a property along Teston Road to the west of Block 47. Every day we witness traffic at highly excessive speeds using this route and zero inclination by the City to do any enforcement. Two weeks ago, there was an accident involving personal injury in front of our property and we have witnessed three severe crashes in the past year in front of our property. Approval of this development,

at any density, is not contingent on effective measures to address the issues of this paragraph, and we object to that fact.

Finally, we see no evidence of measures to protect the current environment from intrusive noise or nighttime ambient light levels. Other jurisdictions, both in Canada and internationally, require protective measures be taken by all developments to address these concerns. No effort has been made to address the impact of light and noise on the surrounding neighbours of this development.

In closing, we refer to the guiding principles of the secondary plan of North Kleinburg- Nashville, recognizing that the proposed development falls outside the boundaries proposed under that plan, but to which it will be compared, given that this Block 47 proposed development lies as a primary gateway to the North Kleinburg-Nashville area secondary plan. In our view, the development, as planned, falls well short of the guiding principles elucidated in that document; and we wonder if are there two classes of residential housing and planning principles in Vaughan.

2.0 Principles

a) The following ten guiding principles shall apply to all new development within the areas identified within the North Kleinburg-Nashville Secondary Plan:

- i. The protection and enhancement of natural heritage features Natural Heritage Network and environmental resources is a priority the Natural Heritage Network and environmental resources is a priority. These elements are part of the City's Natural Heritage Network and are subject to Section 3.2 "Vaughan's Natural Heritage Network" of the Vaughan Official Plan. Any review of the natural heritage features will be considered in the context of their broader role in the Natural Heritage Network;
- ii. New development shall protect and enhance the existing heritage features of the community, including the Heritage Conservation District, buildings and other structures, sites and cultural landscapes;
- iii. All new development shall be designed to be compatible with the scale and character of the existing community;
- iv. All new development shall reinforce the role of North Kleinburg-Nashville within the City as a rural village centre, while maintaining the integrity of the surrounding countryside area;
- v. All new development shall be integrated with existing development with appropriate connections and interface treatments that manage the transition from the old to the new;
- vi. All new development shall combine with the existing villages to promote the creation of a complete community that is designed for all stages of life and includes a mixture of land uses providing a variety of employment, cultural and educational opportunities, places for active and passive recreation, health care facilities, commercial opportunities, meeting places and a full range of housing types;
- vii. Parks, natural heritage features the Natural Heritage Network, trails and storm water management facilities on public lands shall form a connected and accessible open space system. Accessibility includes physical access, as well as visual access and integration;
- viii. The achievement of the City's sustainability objectives under the Green Directions as adopted September 7, 2010; page 19

Subject to Council Modifications on May 29, 2012 North Kleinburg-Nashville Secondary Plan be

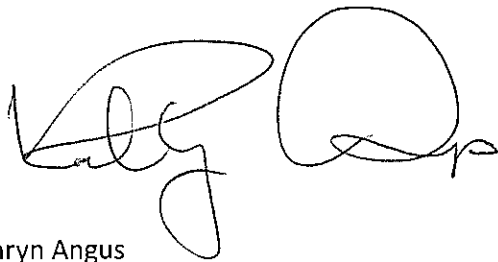
Part b Vaughan Community Sustainability and Environmental Master Plan shall be promoted;

ix. A high quality of urban design for new development projects will be expected. LEED certified or other green building technologies are to be promoted; and,

x. Streetscaping that includes large caliper street trees, street furnishings, and other landscaping features are to be included in all new development in order to enhance the urban forest and the pedestrian experience.

Thank you for your time in addressing this letter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Kathryn Angus'. The signature is fluid and cursive, with a large loop at the end.

Kathryn Angus

5011 Teston Road, P.O. Box 241

Kleinburg, ON

L0J 1C0

1. **ZONING BY-LAW AMENDMENT FILE Z.14.022** **P.2014.31**
 DRAFT PLAN OF SUBDIVISION FILE 19T-14V005
 DRAFT PLAN OF CONDOMINIUM FILE 19CDM-14V006
 ANDRIN BATHURST HOMES LIMITED
 WARD 4 - VICINITY OF BATHURST STREET AND TESTON ROAD

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT the Public Hearing report for Files Z.14.022, 19T-14V005 and 19CDM-14V006 (Andrin Bathurst Homes Limited) BE RECEIVED; and, that any issues identified be addressed by the Vaughan Planning Department in a comprehensive report to the Committee of the Whole.

Contribution to Sustainability

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

Economic Impact

This will be addressed when the technical report is completed.

Communications Plan

- a) Date the Notice of a Public Meeting was circulated: August 8, 2014. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was posted on the property in accordance with the City's Sign Notification Policy.
- b) Circulation Area: 150 m
- c) Comments Received as of August 19, 2014: None

Purpose

To receive comments from the public and the Committee of the Whole on the following applications respecting the subject lands shown on Attachments #1 and #2:

1. Zoning By-law Amendment File Z.14.022 to amend Zoning By-law 1-88, specifically to rezone the subject lands from RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RA3(H) Apartment Residential Zone Three with the Holding Symbol "(H)" and OS2 Open Space Park Zone, to RT1 Residential Townhouse Zone, in order to facilitate the development of a common elements condominium with 118 two-storey freehold townhouse units on a private condominium road with visitor parking and a parkette, as shown on Attachments #3 to #6, #9 and #10. The Owner is also requesting the following site-specific zoning exceptions to the RT1 Residential Townhouse Zone:

Table 1: Zoning Exceptions

	By-law Standard	Zoning By-law 1-88 Requirements of the RT1 Residential Townhouse Zone	Proposed Exceptions to the RT1 Residential Townhouse Zone
a.	Frontage on a Public Street	A lot must front onto a public street	Permit a lot to front onto a private road
b.	Minimum Development Standards for Lots fronting on Bathurst Street, Lady Delores Avenue, and Torah Gate: <ul style="list-style-type: none"> i. Lot Frontage ii. Lot Area iii. Front Yard Setback iv. Rear Yard Setback v. Lot Depth 	<ul style="list-style-type: none"> i. 6 m / unit ii. 162 m² iii. 4.5 m iv. 7.5 m v. 27 m 	<ul style="list-style-type: none"> i. 5.4 m / unit ii. 115 m² iii. 3.0 m iv. 6.0 m to a Garage; 4.0 m to a Porch; and, 3.0 m to a Deck v. 21.5 m
c.	Minimum Exterior Side Yard: <ul style="list-style-type: none"> i. for all Lots abutting a Private Road ii. for all Lots abutting Torah Gate 	<ul style="list-style-type: none"> i. 4.5 m ii. 4.5 m 	<ul style="list-style-type: none"> i. 1.2 m ii. 3.0 m
d.	Maximum Building Height	11 m	12 m
e.	Minimum Lot Depth for all Lots fronting onto a Private Road	27 m	26 m

Additional zoning exceptions may be identified through the detailed review of the applications and considered in the technical report to a future Committee of the Whole meeting.

2. Draft Plan of Subdivision File 19T-14V005 consisting of one 2.77 ha block, as shown on Attachment #7, to facilitate related Draft Plan of Condominium File 19CDM-14V006 for common elements and related Site Development File DA.14.044 (not subject to a statutory Public Meeting under the Planning Act).

3. Draft Plan of Condominium (Common Elements) File 19CDM-14V006, consisting of 5 private condominium common element roads, 26 visitor parking spaces, and a 500 m² parkette, as shown on Attachment #8.

Note: The current as-of-right zoning approvals would permit 34 single detached dwellings and 220 apartment dwelling units on the subject site, for a total of 254 units, whereas the current proposal is intended to reduce the overall density to 118 townhouse units.

Background - Analysis and Options

Location	<ul style="list-style-type: none">On the west side of Bathurst Street, south of Teston Road, shown as “Subject Lands” on Attachments #1 and #2.
Official Plan Designation	<ul style="list-style-type: none">The subject lands are designated “Mid-Rise Mixed-Use” with a maximum building height of 12-storeys and a maximum density of 3.5 FSI (Floor Space Index) by Vaughan Official Plan 2010 (VOP 2010). The lands are also subject to site-specific Exception 13.2 in Volume 2 of VOP 2010, which permits a Low-Rise Building form. Townhouses are identified as a Low-Rise Residential Building form in VOP 2010.The “Mid-Rise Mixed-Use” designation permits townhouse dwellings within 70 metres of lands designated “Low-Rise Residential” in order to provide for an appropriate transition to a “Low Density Residential” area. The subject lands abut lands designated “Low-Rise Residential” to the west and south. Accordingly, the proposed two-storey townhouse units conform to VOP 2010.
Zoning	<ul style="list-style-type: none">The subject lands are zoned RD3 Residential Detached Zone Three, RD4 Residential Detached Zone Four, RA3(H) Apartment Residential Zone with the Holding Symbol “(H)” and OS2 Open Space Park Zone by Zoning By-law 1-88, and subject to Exception 9(1261).The proposed 118 two-storey townhouse dwellings do not comply with Zoning By-law 1-88. Therefore, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to RT1 Residential Townhouse Zone and to permit the site-specific zoning exceptions identified in Table 1.
Surrounding Land Uses	<ul style="list-style-type: none">Shown on Attachment #2.

Preliminary Review

Following a preliminary review of the applications, the Vaughan Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> ▪ The applications will be reviewed in consideration of the applicable City Official Plan policies.
b.	Appropriateness of the Proposed Rezoning and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed rezoning of the subject lands and the site-specific zoning exceptions required to facilitate the proposed development in the manner shown on Attachments #3 to #10 inclusive, will be reviewed in consideration of compatibility with the surrounding existing and planned land use context.
c.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> ▪ The proposed development is located within Planning Block 12 and, if approved, must comply with the requirements of the following Urban Design and Architectural Guidelines: <ul style="list-style-type: none"> ▪ Block 12 Community Architectural Design Guidelines, dated May 2005, by Watchorn Architects Inc. ▪ Block 12 Landscape Masterplan and Urban Design Guidelines, dated January 2006, by Paul Cosburn and Associates.
d.	Related Site Development File DA.14.044, and Future Part Lot Control Application	<ul style="list-style-type: none"> ▪ The related Site Development File DA.14.044 will be reviewed in consideration of, but not limited to, appropriate designs and materials, site design and orientation, building setbacks, pedestrian connectivity, vehicular access, sufficient visitor parking, appropriate truck turning and maneuvering, appropriate snow storage, landscaping, lighting, signage, environmental sustainability, waste management, and servicing and grading. ▪ All issues identified through the review of Site Development File DA.14.044 will be addressed together with the subject Zoning By-law Amendment, Draft Plan of Subdivision and Draft Plan of Condominium applications in a comprehensive technical report to a future Committee of the Whole meeting. ▪ A future Part Lot Control Application is required to create individual lots.
e.	Draft Plan of Condominium	<ul style="list-style-type: none"> ▪ Draft Plan of Condominium File 19CDM-14V006 will be reviewed for consistency with the final site plan, if approved, including the design of the private road, location and number of visitor parking spaces, common landscaped areas and parkette, and the appropriate conditions respecting the condominium tenure will be identified in the future technical report.
f.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the applications, which must be approved to the satisfaction of the City or respective approval authority:

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> - Urban Design Guidelines and Conformity Brief - Architectural Design Brief - Environmental Noise Analysis - Functional Servicing Report - Geotechnical Report - Traffic Impact Assessment
g.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the site plan approval process, if approved.
h.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The owner will be required to provide parkland and/or cash-in-lieu of parkland dedication to the City of Vaughan in accordance with the City's Parkland Dedication and Cash-in-lieu Policy, should the applications be approved.
i.	York Region	<ul style="list-style-type: none"> ▪ The Owner will be required to satisfy all requirements of York Region, including any road widening for Bathurst Street, if required.
j.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ Allocation and servicing for the proposed development, if approved, must be identified and allocated by Vaughan Council. Should servicing be unavailable, the lands (or a portion thereof) may be zoned with the Holding Symbol "(H)".

Relationship to Vaughan Vision 2020/Strategic Plan

The applicability of these applications to the Vaughan Vision will be determined when the technical report is considered

Regional Implications

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

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the applications will be considered in the technical review of the applications, together with comments from the public and Vaughan Council expressed at the Public Hearing or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Site Plan - Typical Block
5. Landscape Plan
6. Landscape Plan - Typical Block
7. Proposed Draft Plan of Subdivision (File 19T-14V005)
8. Proposed Draft Plan of Condominium (Common Elements - File 19CDM-14V006)
9. Typical Block 1 Building Elevations
10. Typical Block 2 Building Elevations

Report prepared by:

Mark Antoine, Planner, ext. 8212

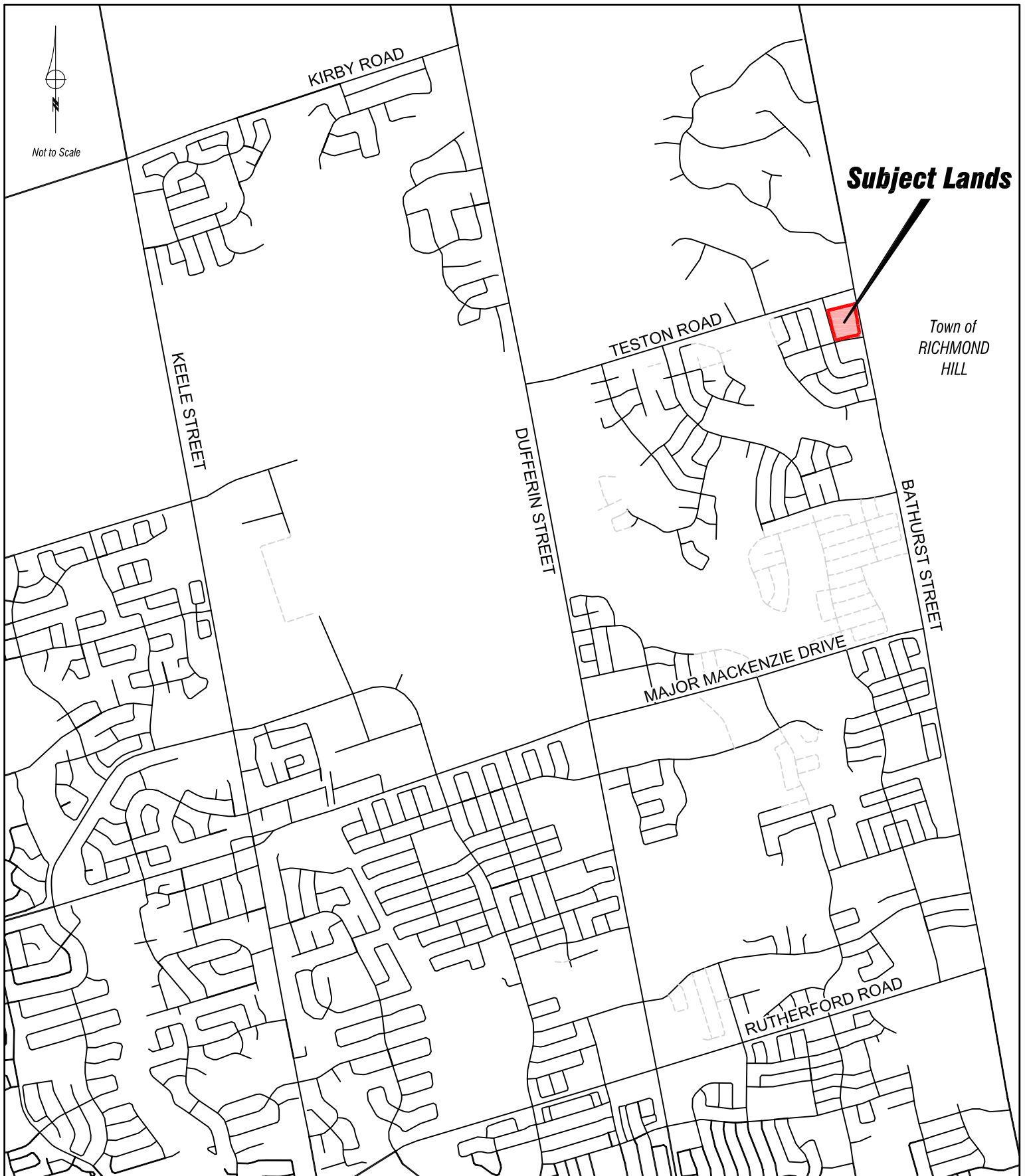
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 25, Concession 2

APPLICANT:
Andrin Bathurst Homes Limited

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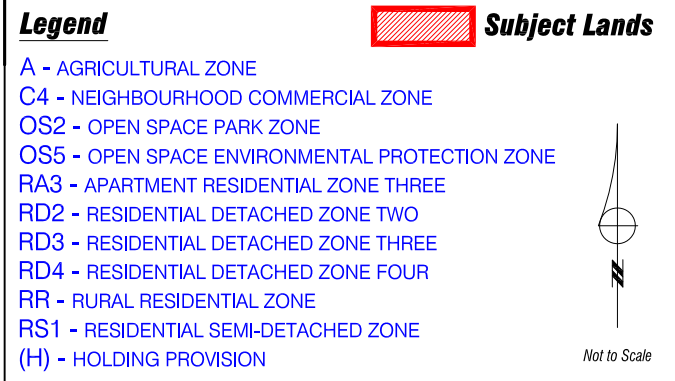


Attachment

FILES: Z.14.022, 19T-14V005,
DA.14.044, & 19CDM-14V006

DATE: August 8, 2014

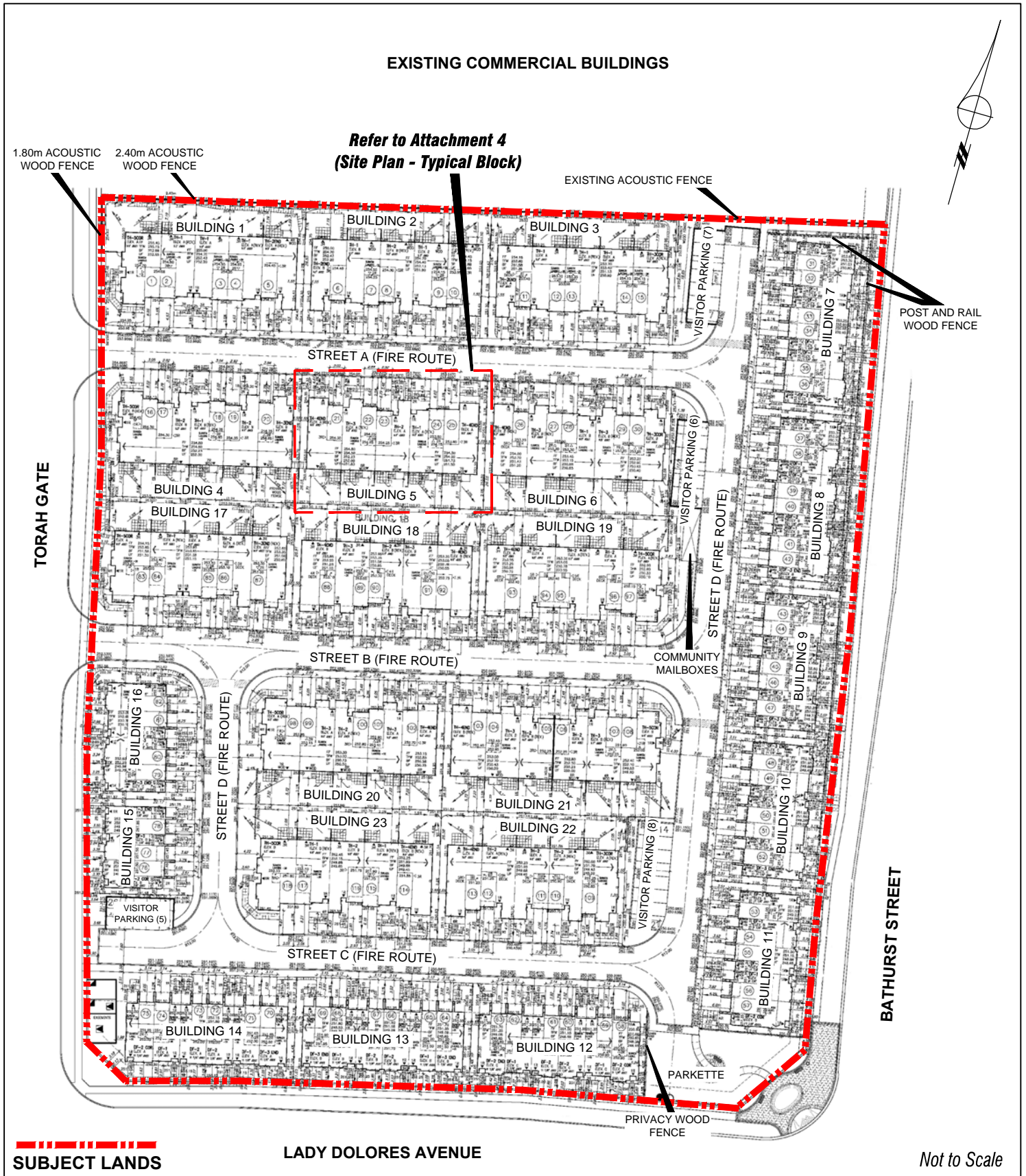
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DATE: August 8, 2014



Site Plan

LOCATION:
Part of Lot 25, Concession 2

APPLICANT:
Andrin Bathurst Homes Limited

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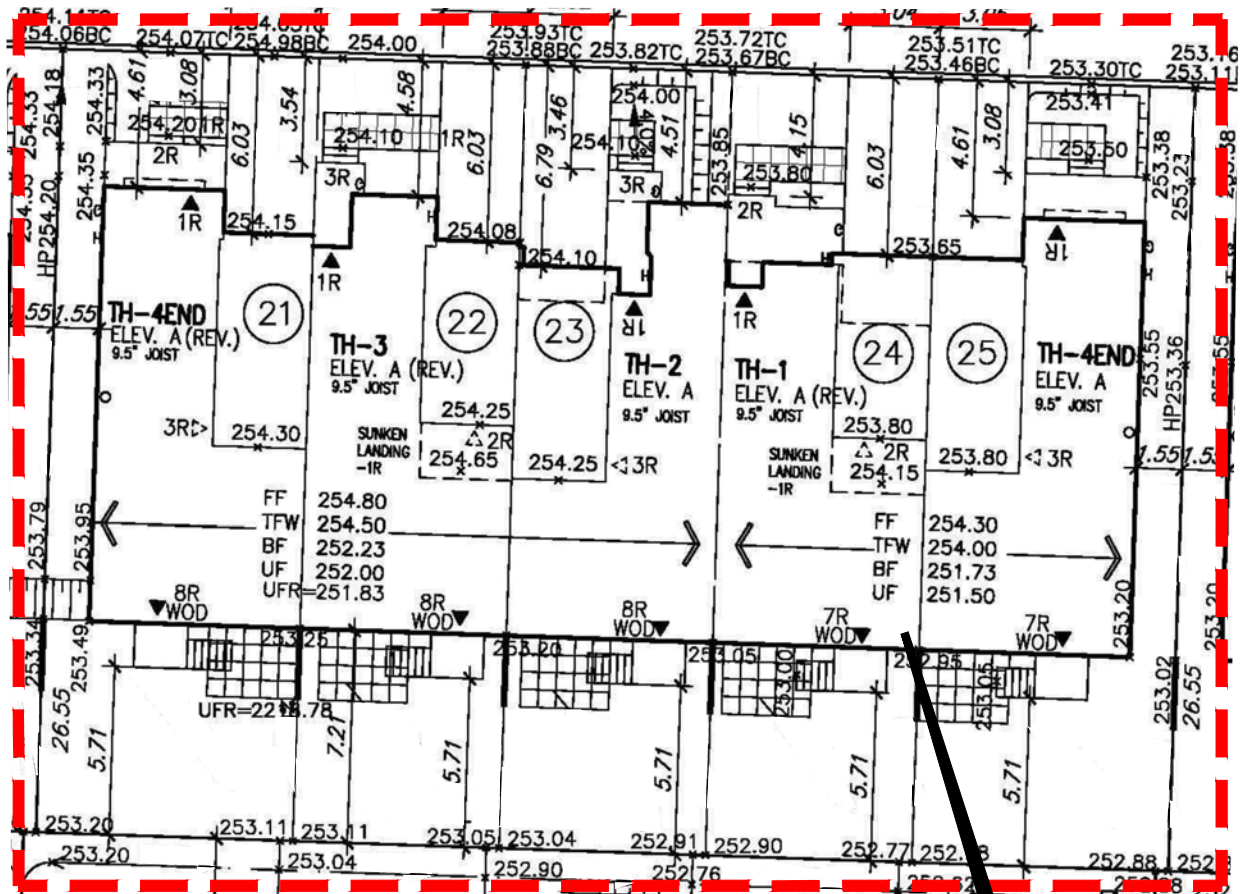


Attachment

FILES: Z.14.022, 19T-14V005,
DA.14.044, & 19CDM-14V006

DATE: August 8, 2014

3



**BUILDING 5
(TYPICAL BUILDING)**

Site Plan - Typical Block

LOCATION:
Part of Lot 25, Concession 2

APPLICANT:
Andrin Bathurst Homes Limited

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Attachment

FILES: Z.14.022, 19T-14V005,
DA.14.044, & 19CDM-14V006

DATE: August 8, 2014

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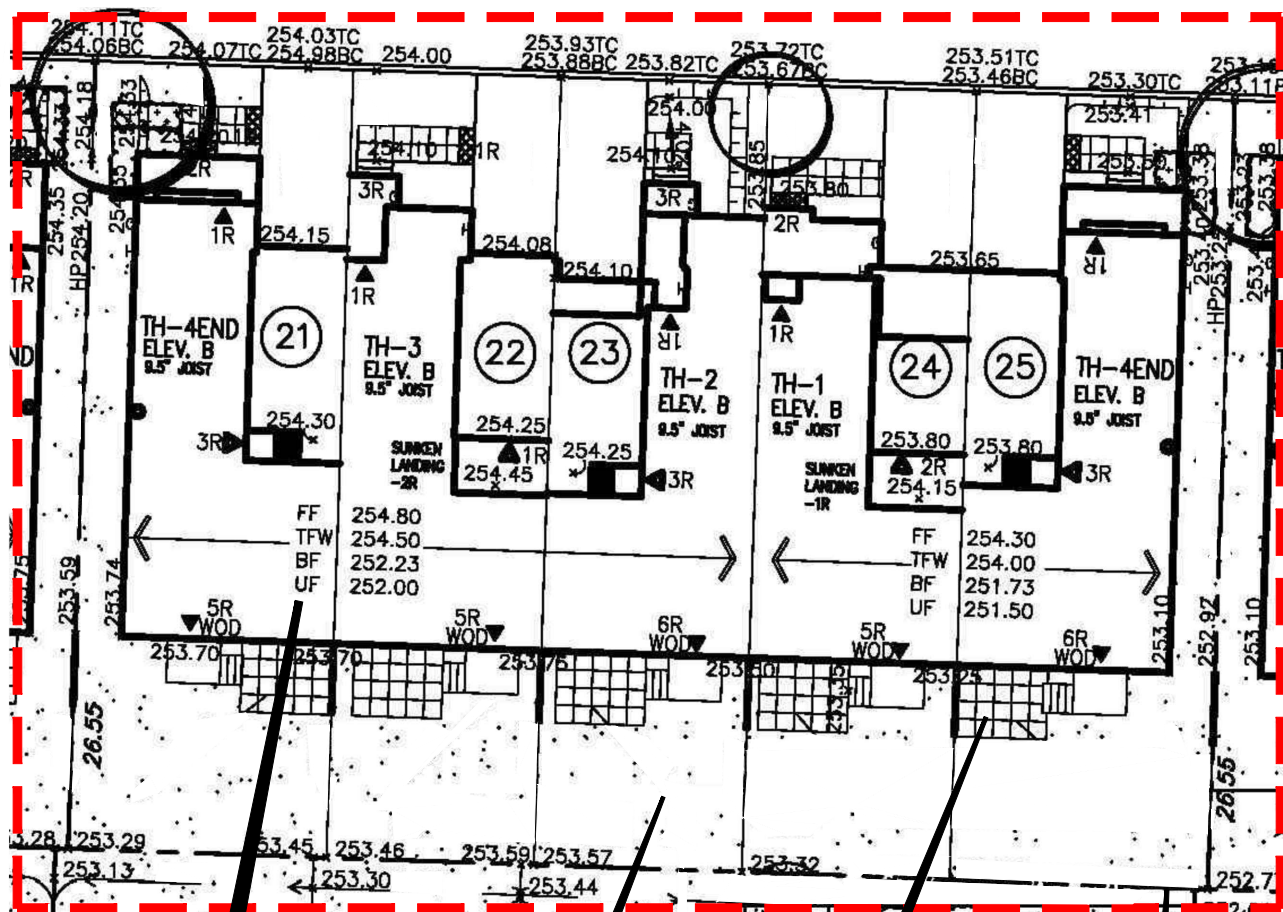
***Refer to Attachment 6
(Landscape Plan - Typical Block)***



Not to Scale

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**BUILDING 5
(TYPICAL BUILDING)**

SODDING

**REAR YARD PATIO -
CONCRETE SLAB**

**PRIVACY WOOD
FENCE**

Landscape Plan - Typical Block

LOCATION: Part of Lot 25, Concession 2

APPLICANT: Andrin Bathurst Homes Limited

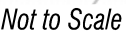


Attachment

FILES: Z.14.022, 19T-14V005,
DA.14.044, & 19CDM-14V006

DATE: August 8, 2014

6



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RIGHT SIDE ELEVATION



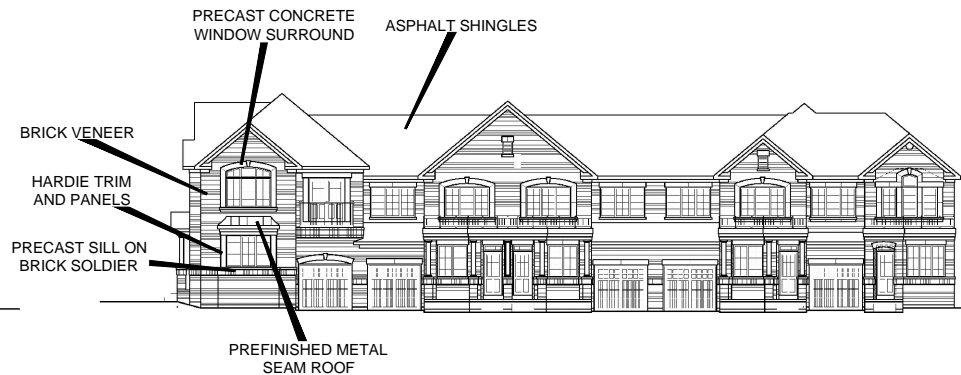
REAR ELEVATION



MODIFIED GABLE AND
RELOCATED LOUVRE



LEFT SIDE ELEVATION



FRONT ELEVATION

Not to Scale

Typical Block 1 Building Elevations

LOCATION: Part of Lot 25, Concession 2

APPLICANT: Andrin Bathurst Homes Limited



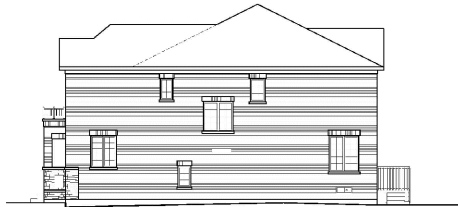
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FILES: Z.14.022, 19T-14V005,
DA.14.044, & 19CDM-14V006

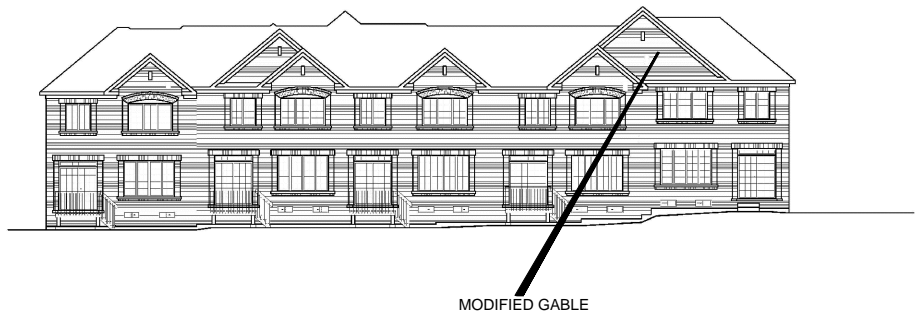
DATE: August 8, 2014

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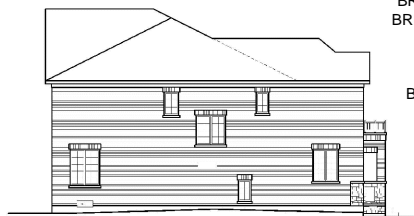
RIGHT SIDE ELEVATION



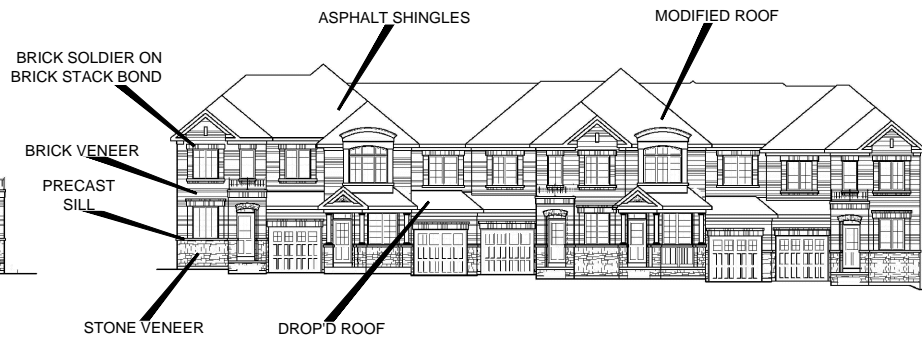
REAR ELEVATION



MODIFIED GABLE



LEFT SIDE ELEVATION



FRONT ELEVATION

Not to Scale

Typical Block 2 Building Elevations

LOCATION: Part of Lot 25, Concession 2

APPLICANT: Andrin Bathurst Homes Limited



Development Planning Department

Attachment
10

FILES: Z.14.022, 19T-14V005,
DA.14.044, & 19CDM-14V006

DATE: August 8, 2014