

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 9, 2014**

***By receiving Communication C6 from Leonardo, Anna, Lydia and Lisa Tonelli, Pine Valley Drive, Vaughan, dated September 2, 2014.***

**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 and Communications be received:
  1. Mr. Mark Yarranton, KLM Planning Partners Inc., Jardin Drive, Concord, and C1, dated September 2, 2014; and
  2. Ms. Kathryn Angus, Teston Road, Kleinburg, and C3, submitted at the meeting.

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.03.107 and 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) BE RECEIVED; and, that any issues identified be addressed by the Planning Department in a comprehensive report to the Committee of the Whole.

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

This will be addressed when the technical report is completed.

- a) Date the Notice of a Public Meeting was circulated: August 8, 2014
- b) Circulation Area: Extended polling area beyond the required 150 m as shown on Attachment #1, and to the Millwood Ratepayers Association, Rimwood Estates Homeowners Association, and the Kleinburg and Area Ratepayers' Association.
- c) A Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property.
- d) Comments Received as of August 19, 2014: None

To receive comments from the public and the Committee of the Whole on the following Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachments #1 and #2:

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1. Zoning By-law Amendment File Z.03.107 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1:

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RD1, RD2 and RD3 Residential Detached Zone and RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RD1, RD2 and RD3 Residential Detached Zone and RT1 Residential Townhouse Zone Requirements</b>
a.	Permitted Yard Encroachments and Restrictions	<p>A fireplace is not permitted to encroach into a required yard</p> <p>Uncovered and unenclosed porches, cold cellars and a bay window or similar projections, which are not constructed on footings shall be permitted to extend into a required interior side yard to a maximum of 0.3m and into the front yard, exterior side yard and rear yard to a maximum of 1.8 m</p>	<p>Permit a fireplace to encroach into a required yard</p> <p>Permit a covered and unenclosed porch and/or balcony, cold cellar and architectural features as additional permitted structures</p> <p>Permit a bay or box window or similar projection with or without footings to extend into the required front, exterior side or rear yard to a maximum of 0.6 m</p>
b.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m
c.	Minimum Interior Side Yard Setback Abutting a Non- Residential Use	3.5 m	1.5 m
d.	Minimum Interior Side Yard Abutting a Non-Residential Use	3.5 m	Shall not apply where the lot abuts an overland flow route

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	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
e.	Definition - Front Lot Line (Blocks 200 to 203 inclusive)	Means the street line being Street "5"	Means the lot line abutting Pine Valley Drive or the OS2 Open Space Park Zone
f.	Maximum Building Height (Blocks 200 to 203 inclusive)	11 m	12 m

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

2. Draft Plan of Subdivision File 19T-03V25 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following:

<b>Lot/Block Number</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Units</b>
Lots	Detached Residential Units (18.3 m frontage)	2.35	30
Block		0.06	0.5
Lots	Detached Residential Units (15.2 m frontage)	8.16	146
Blocks		0.32	5
Blocks	Detached Residential Units (13.7 m frontage)	0.09	1.5
Lots	Detached Residential Units (12.8 m frontage)	8.89	188
Blocks		0.20	3
Blocks 199-206	Street Townhouses (6 m frontage)	1.13	44
Block 393	Open Space	0.25	
Block 394	Park	2.18	
Block 395	School	2.43	
Block 396	Stormwater Management Pond	6.08	
Block 397	9 m wide Overland Flow Route	0.04	
Block 398	Valleylands	9.27	
Blocks 399-403	Landscape Buffers	0.50	
Blocks 404-406	Road Widening (Pine Valley Drive & Teston Road)	0.98	
Blocks 407-409	Future Development	0.13	
Block 410	Entry Feature / Landscape Buffer	0.13	
	Roads/Streets	8.58	
	<b>Total</b>	<b>51.77</b>	<b>418</b>

It is noted that the information for the Draft Plan of Subdivision identified above may be modified to conform to the final approved Block 40/47 Plan.

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#### Background - Analysis and Options

##### Block Plan

In February 2003, the City of Vaughan received Block Plan File BL.40/47.2003 from the Developer's Group for Blocks 40 and 47, to establish the comprehensive planning framework for these blocks including, but not limited to, the proposed land uses, housing mix and densities, protection and enhancement of the natural environment, the location of parks and community facilities, servicing infrastructure, transportation (road) network, public transit, urban design, and, phasing for the Blocks to manage growth.

The Block 40/47 Plan was originally considered by Vaughan Council at a Public Hearing on June 21, 2004. On February 18, 2014, Vaughan Council enacted By-law 18-2014 to adopt OPA #744, to establish secondary plan level policies for Block 40/47. Since the initial submission of the Block 40/47 Plan, it has been modified to respond to the policies of OPA #600, as amended by OPA #744, and to respond to comments from various public agencies, stakeholders and Ratepayers Association. OPA #744 designates the lands within the Block 40/47 Plan as required by OPA #600, to guide development in the Blocks and maintain the complex ecosystem functions and cultural heritage attributes associated with the Block Plan area.

A Public Hearing for the revised Block Plan submission, which responds to the policies of OPA #600 as amended by OPA #744, was held on February 25, 2014, and the recommendation to receive the Public Hearing report, was ratified by Vaughan Council on March 18, 2014. On June 24, 2014, Vaughan Council approved the Block 40/47 Plan shown on Attachment #5, subject to York Region approval of OPA #744, and additional conditions. The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications will facilitate development that is consistent with the Vaughan Council approved Block 40/47 Plan shown on Attachment #5.

Location	<ul style="list-style-type: none"><li>West side of Pine Valley Drive, south side of Teston Road, known municipally as 10,460 and 10,640 Pine Valley Drive, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation  a) OPA #600 (In-effect)	<ul style="list-style-type: none"><li>The subject lands are designated "Urban Area" and "Valley Lands" by OPA #600 and forms part of the Vellore Urban Village and are subject to the following policies (in-part):<ul style="list-style-type: none"><li>The lands designated Urban Area shall be subject to a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA #600;</li><li>The lands or area will be planned for predominantly "executive housing" on large lots with full municipal services, with a gross density between 5.0 and 7.5 units per hectare;</li><li>The lands designated as 'Urban Area' shall remain subject to the Rural Use Area, Rural-General and Agricultural Area policies of OPA #600 until such time as they are redesignated to specific urban land use categories by an approved amendment to this plan.</li></ul></li></ul>

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<p>b) As Amended by OPA #744 (Not In-effect)</p> <p>c) VOP 2010</p>	<ul style="list-style-type: none"><li>▪ An application to amend OPA #600 was submitted by the Block 40/47 Developer's Group on February 19, 2013, to redesignate the lands in a manner that would fulfill the requirements of OPA #600 for a Secondary Plan/Block Plan process and establish land use designations to develop the area for a predominantly low residential built form. On February 18, 2014, Vaughan Council adopted OPA #744, being a site-specific Official Plan Amendment for the area designated Urban Area in Block 40/47, which includes the subject lands.</li><li>▪ The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial", and "Valley Lands" with "Elementary School", "Neighbourhood Park" and "Stormwater Management Pond" uses by OPA #744, which was adopted by Vaughan Council and pending York Region approval.</li><li>▪ The proposed Draft Plan of Subdivision implements the Block 40/47 Plan, which facilitates the development of a cohesive and complete community, with a mix of land-uses and housing types, and an overall gross density between 5.0 and 11.0 units per hectare. The proposed Draft Plan of Subdivision is consistent with the Block 40/47 land use plan approved by Vaughan Council on June 24, 2014 (Attachment #5).</li><li>▪ The proposed Draft Plan of Subdivision conforms to OPA #744 and the Block 40/47 Plan as adopted by Vaughan Council.</li><li>▪ The final approved OPA #744 will be incorporated into VOP 2010 as a site-specific amendment in Volume 2 of the new Official Plan.</li></ul>
<p>Zoning</p>	<ul style="list-style-type: none"><li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. In order to implement the proposed zoning for the Draft Plan of Subdivision shown on Attachments #3 and #4, respectively, an amendment to Zoning By-law 1-88 is required.</li></ul>
<p>Surrounding Land Uses</p>	<ul style="list-style-type: none"><li>▪ Shown on Attachment #2</li></ul>

**Preliminary Review**

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

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	MATTERS TO BE REVIEWED	COMMENT(S)
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable York Region Official Plan and City Official Plan policies, specifically OPA #600, as amended by OPA #744.</li> <li>▪ OPA #744 is pending approval from York Region and is subject to potential modification(s) and appeal to the Ontario Municipal Board (OMB).</li> </ul>
b.	Block 40/47 Plan (Attachment #5)	<ul style="list-style-type: none"> <li>▪ The Block 40/47 Plan shown on Attachment #5 was approved by Vaughan Council on June 24, 2014, subject to conditions. A specific condition (in part) of Block Plan approval requires that prior to the draft approval of the first Draft Plan of Subdivision in the Block 40/47 area, Vaughan Council shall have given final approval to the Block 40/47 Plan with any required revisions to reflect changes thereto resulting from fulfillment of the conditions of approval and any changes resulting from the Regional review and approval of OPA #744. The Vaughan Council resolution also permits that such approval of the Block Plan can be granted concurrently with the approval of the first Draft Plan of Subdivision.</li> <li>▪ The Block 40/47 Plan matters respecting land uses, housing mix and densities, environmental protection, cultural heritage, servicing infrastructure, transportation (road) network, public transit, urban design and phasing, must be addressed through the Block Plan approval process.</li> <li>▪ Certain conditions of the Block 40/47 Plan approval may be addressed through the Draft Plan of Subdivision process.</li> </ul>
c.	Proposed Draft Plan of Subdivision (Attachment #4)	<ul style="list-style-type: none"> <li>▪ The proposed Draft Plan of Subdivision must conform to the final approved Block 40/47 Plan, which may result in changes to the proposed Draft Plan of Subdivision shown on Attachment #4.</li> <li>▪ The location and design of the proposed streets and all of the residential part blocks must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-14V004) to the northwest, and Draft Plan of Subdivision (File 19T-06V12) to the south.</li> </ul>
d.	Appropriateness of Proposed Zoning (Attachment #3)	<ul style="list-style-type: none"> <li>▪ The appropriateness of the proposed zoning and site-specific zoning exceptions will be reviewed.</li> </ul>

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e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>▪ The owner will be required to prepare Urban Design and Architectural Design Guidelines for review by the Planning Department and approval by Vaughan Council.</li> </ul>
f.	Servicing	<ul style="list-style-type: none"> <li>▪ Municipal water, sanitary sewers, stormwater management pond, and erosion and siltation control measures must be provided in accordance with approved Block 40/47 Plan and Master Environmental Servicing Plan (MESP).</li> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol “(H)” will be considered for the subject lands or a portion(s) thereof.</li> </ul>
g.	Transportation/Roads	<ul style="list-style-type: none"> <li>▪ An updated Traffic Study has been submitted as part of the Master Environmental Servicing Plan (MESP), to identify traffic impacts associated with the Block 40/47 Plan area and identify any mitigative measures as may be required. A traffic study for the subject lands may be required to identify traffic impact of the proposed development.</li> <li>▪ The subject lands abut Pine Valley Drive and Teston Road, and therefore, a noise report is required to address impact and mitigation measures for the lands.</li> <li>▪ Pine Valley Drive is a Regional road and any road widening(s), if required, must be approved by York Region.</li> <li>▪ Teston Road (west of Pine Valley Drive) is a City road and any road widening(s), if required, must be approved by the Vaughan Development/ Transportation Engineering Department.</li> <li>▪ The proposed Draft Plan of Subdivision includes alternative design standards and local roads with right-of-way widths of 15 m, 17.5, and 23 m, which must be approved by the Vaughan Development/Transportation Engineering Department. The road network must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-14V004) located to the northwest and Draft Plan of Subdivision (File 19T-06V12) located to the south of the subject lands. The proposed road designs (e.g. right-of-way dimensions and geometric standards) must be established in consideration of the conclusions and recommendations of the City-wide Transportation Master Plan and the Block 40/47 Plan (MESP) Transportation Studies.</li> <li>▪ Any Transportation Reports submitted in support of the subject applications, if required, must be consistent with the Traffic Impact Study submitted with the MESP and shall be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.</li> </ul>

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h.	Parks and Open Space	<ul style="list-style-type: none"><li>▪ Parks and Open Space shall be provided in accordance with the final approved Block 40/47 Plan and cash-in-lieu of parkland, if required, shall be paid by the owner in accordance with the City's cash-in-lieu policy.</li><li>▪ A Facility Fit Plan of the park block will be required to determine the ultimate uses, and development of the park should be coordinated with the residential development.</li><li>▪ A Pedestrian and Bicycle Trail System Plan will be required and must address providing for continuous multi-use pathways connecting proposed residential communities with existing residential communities.</li><li>▪ A Master Landscape Plan will be required to address the coordination of urban design and streetscape treatments for the Block 40/47 Plan area and any landscaping associated with boulevards, entrance features, buffers to open space blocks and stormwater management ponds.</li><li>▪ A stormwater management pond is proposed to be located in the valley (Block 396); the necessary studies must be submitted for the review and approval of the Vaughan Development/Transportation Engineering Department, the Toronto and Region Conservation Authority, and Ministry of Natural Resources.</li><li>▪ A detailed edge management plan study for the perimeter of the open space lands must be submitted and include an inventory of all existing trees within an 8 m zone inside the staked edges and areas where the woodlot/open space edges are disturbed, an assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting.</li><li>▪ A detailed Tree Inventory and Assessment Study may be required for review.</li></ul>
i.	Archaeological/Cultural Heritage	<ul style="list-style-type: none"><li>▪ The subject lands contain archaeological sites being the Skandatut site, a historical First Nations settlement site and the John Beaton site. The submitted Stages 1 to 4 Archaeological Assessment are under review, and the requirements of the Ministry of Tourism, Culture and Sport and Vaughan Planning Department's - Cultural Heritage Division must be satisfied.</li><li>▪ The submitted Cultural Resource Impact Assessment Reports have been submitted and are under review, and the requirements of the Vaughan Planning Department's - Cultural Heritage Division must be satisfied.</li></ul>



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j.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.</li> </ul>
k.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>▪ A Phase 1 ESA (Environmental Site Assessment) must be submitted in support of the applications and must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>
l.	City of Vaughan and Public Agency Review	<ul style="list-style-type: none"> <li>▪ The owner will be required to address all City of Vaughan and Public Agency review comments including, but not limited to, the Toronto and Region Conservation Authority, York Region, Ministry of Natural Resources, Ministry of Tourism Culture and Sport, and the York District Public and Catholic School Boards.</li> </ul>
m.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> <li>▪ The subject lands abut a valley system and include Open Space and Open Space Buffer Blocks. The owner must satisfy all requirements of the Toronto and Region Conservation Authority.</li> </ul>
n.	Ministry of Natural Resources	<ul style="list-style-type: none"> <li>▪ The Ministry of Natural Resources (MNR) has provided comments respecting the proposed Block Plan which must be addressed to the satisfaction of the MNR. The MNR has recommended that given the sensitivity of the features in the valley system including the presence of Redside Dace, a more sensitive zoning (e.g. Environmental Protection) should be considered.</li> </ul>
o.	York Catholic District School Board	<ul style="list-style-type: none"> <li>▪ The School Board requires an elementary school within the Plan and the owner must address the School Board's conditions including submitting a Phase 1 ESA (Environmental Site Assessment) and if required, a Phase 2 ESA report and a Transportation Master Plan, to the satisfaction of the York Catholic District School Board.</li> </ul>
p.	Developers Group Agreement	<ul style="list-style-type: none"> <li>▪ The owner must enter into the final approved Developers Group Agreement for the Block 40/47 Plan area to the satisfaction of the City, respecting, but not limited to cash-in-lieu of parkland and parkland over dedication and cost sharing for the provision of roads, parks and municipal services within the Block Plan area.</li> </ul>

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**Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the 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. Proposed Zoning for Draft Plan of Subdivision File 19T-03V25
4. Draft Plan of Subdivision File 19T-03V25
5. Vaughan Council Approved Block 40/47 Plan (June 24, 2014)

**Report prepared by:**

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

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

**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](mailto: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.**



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F: 905.832.6080 | [doris.panaro@vaughan.ca](mailto:doris.panaro@vaughan.ca) | [www.cityofvaughan.ca](http://www.cityofvaughan.ca)

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**From:** [lt7@bell.net](mailto:lt7@bell.net) [<mailto:lt7@bell.net>]

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

**To:** [DevelopmentPlanning@vaughan.ca](mailto: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](mailto: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

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](mailto: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](mailto: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 in a cursive style.

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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C1.5

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

Page 1

## DETAILED SITE LOCATION INFORMATION

<b>Project:</b>	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				
<b>ASI File:</b>	11TE-025	<b>MTC PIF:</b>	P252-005-2011 (Stage 3)		
<b>UTM Grid Zone:</b>	17T	<b>Datum:</b>	NAD 83	<b>Method of Correction:</b>	--
<b>Data Source</b>	Garmin eTrex Legend				
<b>Site</b>	<b>UTM Co-ordinates</b>	<b>Error (x m)</b>	<b>Co-ordinate Type</b>	<b>Conditions</b>	
"Skandatut (AIGv-193)"	0612764 4856086	±5	Grid Point 500N-200E	No constraints	
"Skandatut (AIGv-193)"	0612768 4856092	±5	Grid Point 505N-205E	No constraints	
"Skandatut (AIGv-193)"	0612713 4856085	±5	Grid Point 500N-150E	No constraints	
"Skandatut (AIGv-193)"	0612713 4856085	±5	Grid Point 510N 150E	No constraints	
"Skandatut (AIGv-193)"	0612806 4856106	±5	Grid Point 510N-245E	No constraints	
"Skandatut (AIGv-193)"	0612807 4856101	±5	Grid Point 505N-245E	No constraints	

See following page(s) for detailed project mapping.

C1.6

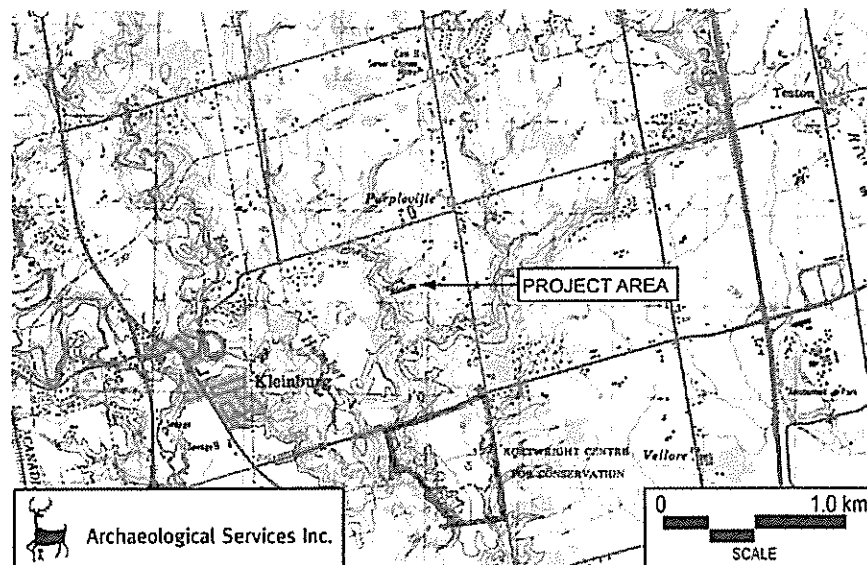


Figure 1: Location of the Zzen property project area north of the Skandatut site (AlGv-193)

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

C1.7

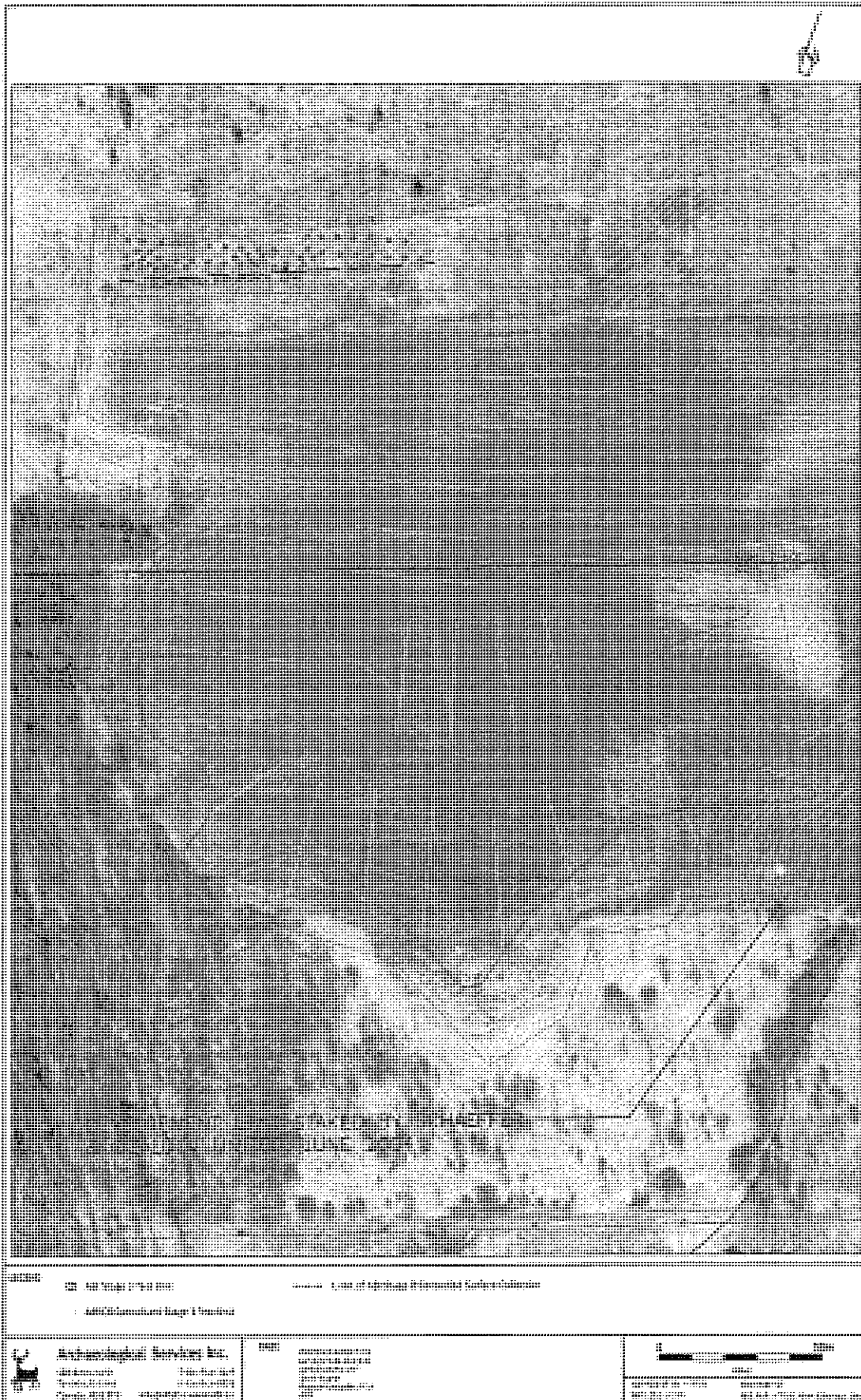


Figure 2: The areas of the 2002 ASI CSC, the 2004 and later ACL ploughzone unit excavations on the Pandolfo Lot 23-24 lands relative to the 2011 ASI Zzen Lot 24 investigations

C1.8

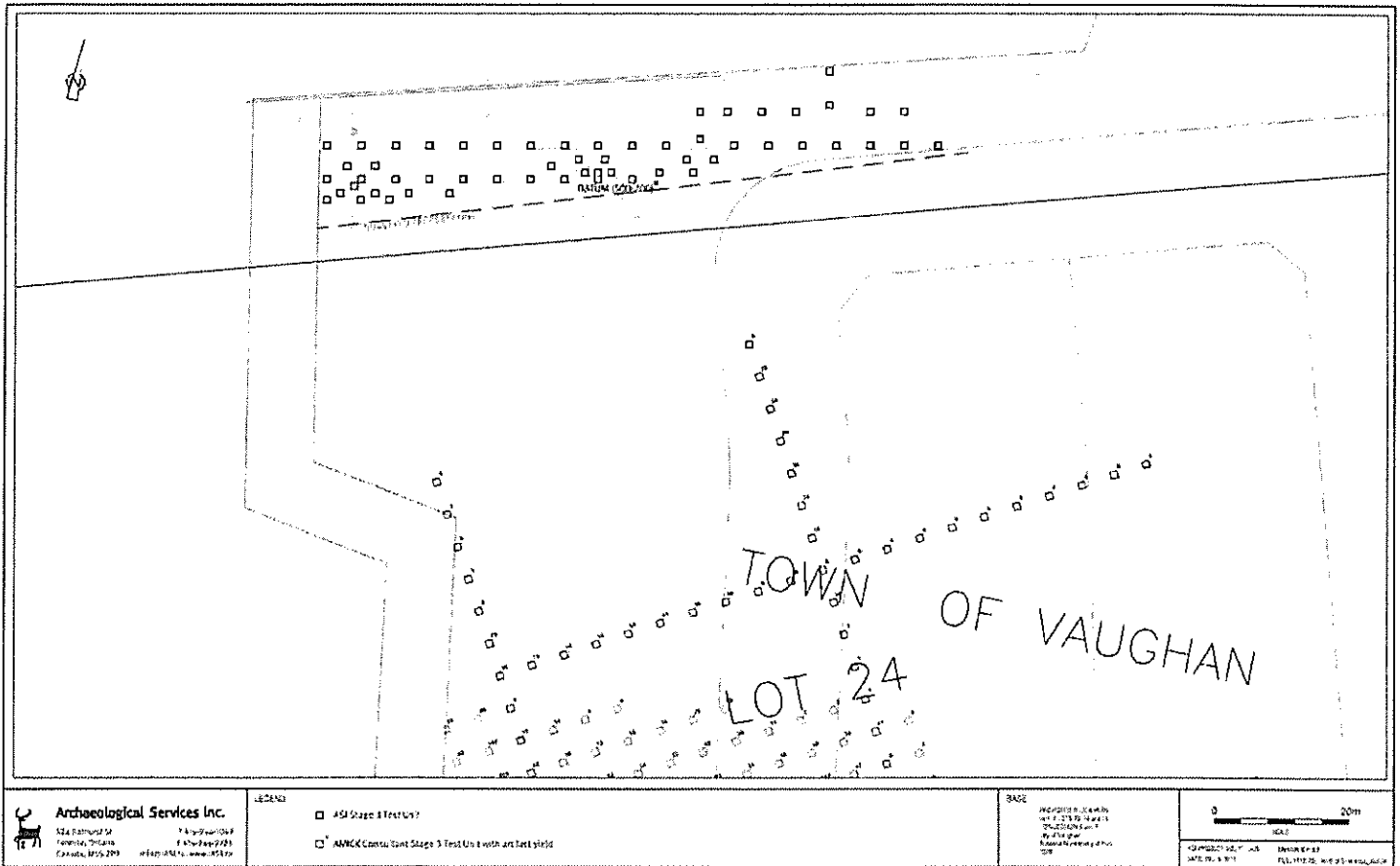


Figure 3: The 2011 recording grid and test unit locations on the Zzen Lot 24 lands north of the Skandatur site (AIGv-193)

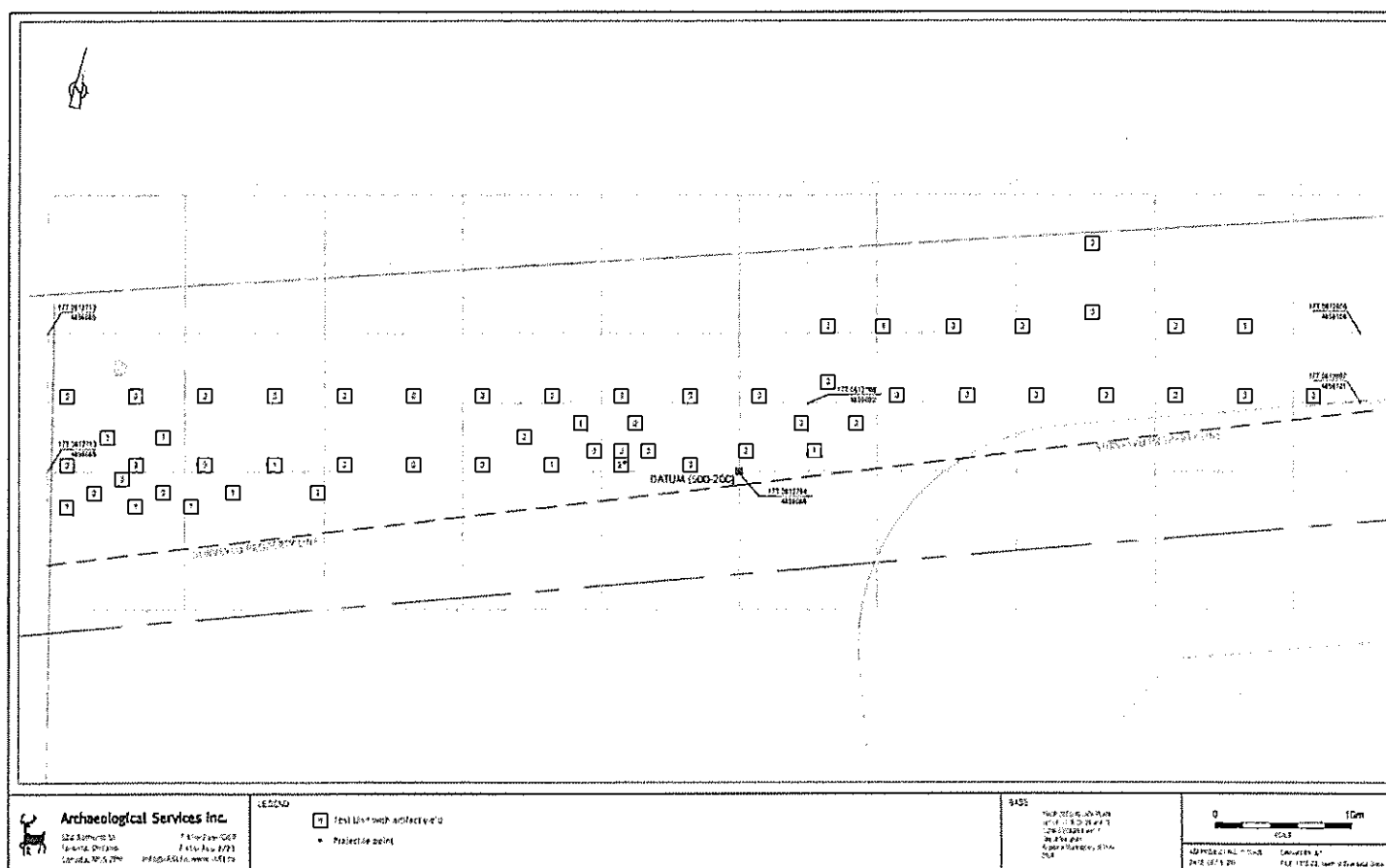



Figure 4: The results of the Stage 3 investigations on the Zzen Lot 24 lands north of the Skandatut site (AIGV-193)

C1-10

## 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](http://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

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**

Prepared for:

**Zzen Developments**  
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Archaeological Licence P352 (R. Williamson)  
MTCS PIF P352-005-2011  
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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 1 (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 16<sup>th</sup>-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-16<sup>th</sup>-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).<sup>1</sup> 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

<sup>1</sup> 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.



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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### ASI (Archaeological Services Inc.)

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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.

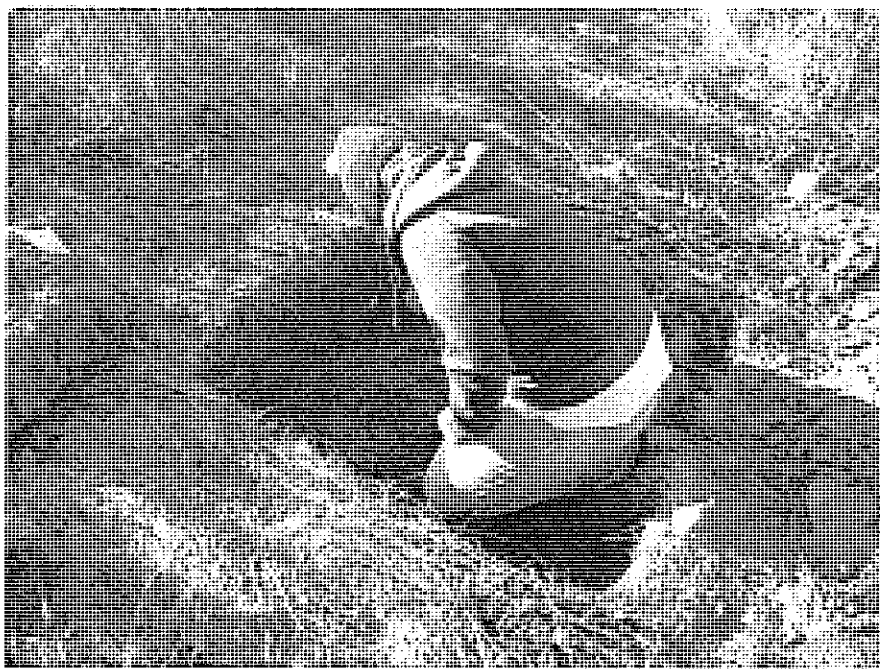


Plate 4: Trowelling walls and floors of a one metre unit after excavation and screening.





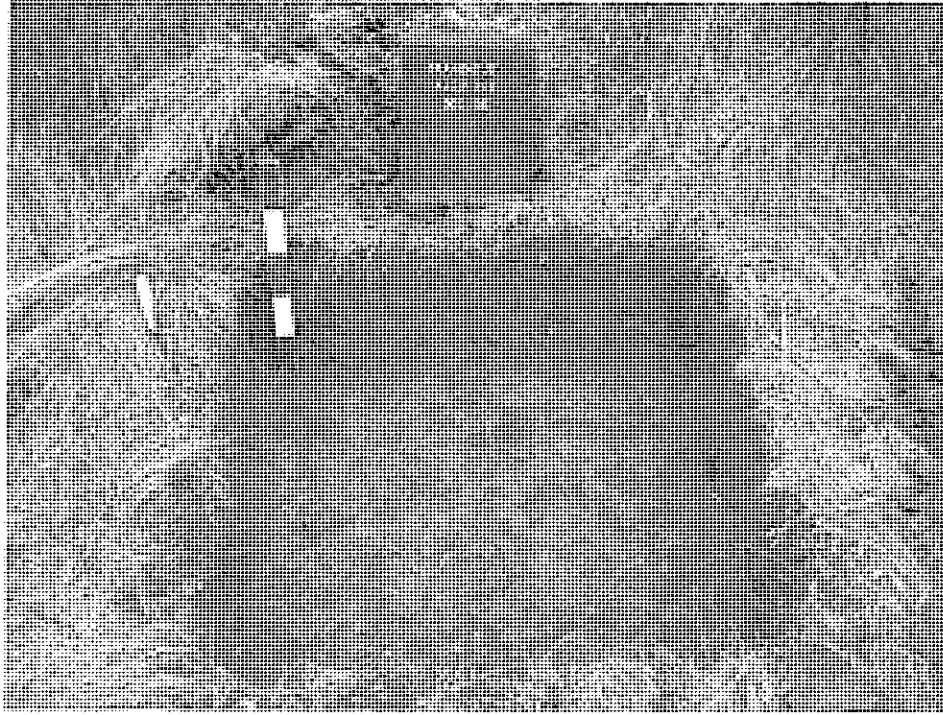


Plate 5: Floor and south profile of unit 500N-156E. The plough-disturbed-soils in the unit were a maximum of 27 centimetres deep, close to the average depth for the ploughzone in the project area.

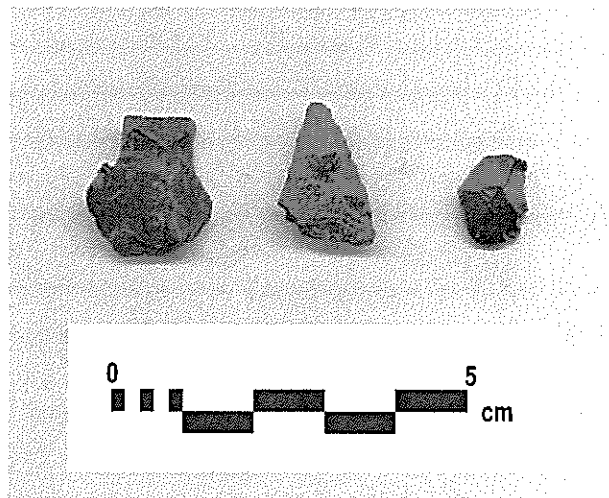


Plate 6: Selected artifacts from the Zzen project area north of the Skandatut site (AlGv-193). Left to right: retouched primary thinning flake of Onondaga chert (L8), Onondaga chert Late Woodland projectile point (L9), and secondary knapping flake of Kettle Point chert (L11).



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

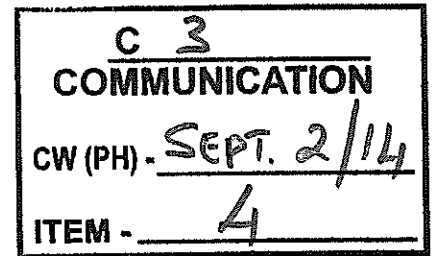
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## 11.0 PROJECT MAPPING

- See Supplementary Documentation





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

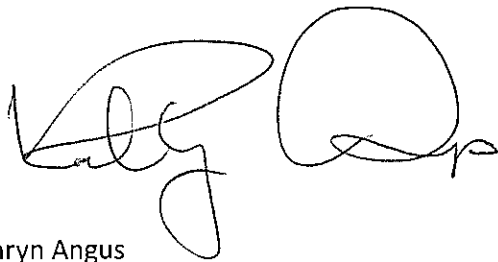
Part b Vaughan Community Sustainability and Environmental Master Plan shall be promoted;

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

4.      **ZONING BY-LAW AMENDMENT FILE Z.03.107** **P.2014.34**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-03V25**  
**1387700 ONTARIO LIMITED, ROYBRIDGE HOLDINGS LIMITED, LINDVEST**  
**PROPERTIES (PINE VALLEY) LIMITED AND LINDVEST PROPERTIES (PINE**  
**VALLEY RB) LIMITED**  
**WARD 3 – VICINITY OF PINE VALLEY DRIVE 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.03.107 and 19T-03V25 (1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited and Lindvest Properties (Pine Valley RB) Limited) BE RECEIVED; and, that any issues identified be addressed by the 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
- b)      Circulation Area: Extended polling area beyond the required 150 m as shown on Attachment #1, and to the Millwood Ratepayers Association, Rimwood Estates Homeowners Association, and the Kleinburg and Area Ratepayers' Association.
- c)      A Notice of Public Hearing was also posted on the City's web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign installed on the property.
- d)      Comments Received as of August 19, 2014: None

**Purpose**

To receive comments from the public and the Committee of the Whole on the following Zoning By-law Amendment and Draft Plan of Subdivision applications for the subject lands shown on Attachments #1 and #2:

1.      Zoning By-law Amendment File Z.03.107 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RD1 Residential Detached Zone One, RD2 Residential Detached Zone Two, RD3 Residential Detached Zone Three, RT1 Residential Townhouse Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, in the manner shown on Attachment #3, together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	Zoning By-law 1-88, RD1, RD2 and RD3 Residential Detached Zone and RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RD1, RD2 and RD3 Residential Detached Zone and RT1 Residential Townhouse Zone Requirements
a.	Permitted Yard Encroachments and Restrictions	<p>A fireplace is not permitted to encroach into a required yard</p> <p>Uncovered and unenclosed porches, cold cellars and a bay window or similar projections, which are not constructed on footings shall be permitted to extend into a required interior side yard to a maximum of 0.3m and into the front yard, exterior side yard and rear yard to a maximum of 1.8 m</p>	<p>Permit a fireplace to encroach into a required yard</p> <p>Permit a covered and unenclosed porch and/or balcony, cold cellar and architectural features as additional permitted structures</p> <p>Permit a bay or box window or similar projection with or without footings to extend into the required front, exterior side or rear yard to a maximum of 0.6 m</p>
b.	Minimum Exterior Side Yard Abutting a Sight Triangle	3 m	1.5 m
c.	Minimum Interior Side Yard Setback Abutting a Non- Residential Use	3.5 m	1.5 m
d.	Minimum Interior Side Yard Abutting a Non-Residential Use	3.5 m	Shall not apply where the lot abuts an overland flow route

	<b>By-law Standard</b>	<b>Zoning By-law 1-88, RT1 Residential Townhouse Zone Requirements</b>	<b>Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements</b>
e.	Definition - Front Lot Line (Blocks 200 to 203 inclusive)	Means the street line being Street "5"	Means the lot line abutting Pine Valley Drive or the OS2 Open Space Park Zone
f.	Maximum Building Height (Blocks 200 to 203 inclusive)	11 m	12 m

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

2. Draft Plan of Subdivision File 19T-03V/25 to facilitate a proposed residential Draft Plan of Subdivision as shown on Attachment #4, consisting of the following:

<b>Lot/Block Number</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Units</b>
Lots	Detached Residential Units (18.3 m frontage)	2.35	30
Block		0.06	0.5
Lots	Detached Residential Units (15.2 m frontage)	8.16	146
Blocks		0.32	5
Blocks	Detached Residential Units (13.7 m frontage)	0.09	1.5
Lots	Detached Residential Units (12.8 m frontage)	8.89	188
Blocks		0.20	3
Blocks 199-206	Street Townhouses (6 m frontage)	1.13	44
Block 393	Open Space	0.25	
Block 394	Park	2.18	
Block 395	School	2.43	
Block 396	Stormwater Management Pond	6.08	
Block 397	9 m wide Overland Flow Route	0.04	
Block 398	Valleylands	9.27	
Blocks 399-403	Landscape Buffers	0.50	
Blocks 404-406	Road Widenings (Pine Valley Drive & Teston Road)	0.98	
Blocks 407-409	Future Development	0.13	
Block 410	Entry Feature / Landscape Buffer	0.13	
	Roads/Streets	8.58	
	<b>Total</b>	<b>51.77</b>	<b>418</b>

It is noted that the information for the Draft Plan of Subdivision identified above may be modified to conform to the final approved Block 40/47 Plan.



## **Background - Analysis and Options**

### **Block Plan**

In February 2003, the City of Vaughan received Block Plan File BL.40/47.2003 from the Developer's Group for Blocks 40 and 47, to establish the comprehensive planning framework for these blocks including, but not limited to, the proposed land uses, housing mix and densities, protection and enhancement of the natural environment, the location of parks and community facilities, servicing infrastructure, transportation (road) network, public transit, urban design, and, phasing for the Blocks to manage growth.

The Block 40/47 Plan was originally considered by Vaughan Council at a Public Hearing on June 21, 2004. On February 18, 2014, Vaughan Council enacted By-law 18-2014 to adopt OPA #744, to establish secondary plan level policies for Block 40/47. Since the initial submission of the Block 40/47 Plan, it has been modified to respond to the policies of OPA #600, as amended by OPA #744, and to respond to comments from various public agencies, stakeholders and Ratepayers Association. OPA #744 designates the lands within the Block 40/47 Plan as required by OPA #600, to guide development in the Blocks and maintain the complex ecosystem functions and cultural heritage attributes associated with the Block Plan area.

A Public Hearing for the revised Block Plan submission, which responds to the policies of OPA #600 as amended by OPA #744, was held on February 25, 2014, and the recommendation to receive the Public Hearing report, was ratified by Vaughan Council on March 18, 2014. On June 24, 2014, Vaughan Council approved the Block 40/47 Plan shown on Attachment #5, subject to York Region approval of OPA #744, and additional conditions. The proposed Draft Plan of Subdivision and Zoning By-law Amendment applications will facilitate development that is consistent with the Vaughan Council approved Block 40/47 Plan shown on Attachment #5.

Location	<ul style="list-style-type: none"><li>West side of Pine Valley Drive, south side of Teston Road, known municipally as 10,460 and 10,640 Pine Valley Drive, City of Vaughan, shown as "Subject Lands" on Attachments #1 and #2.</li></ul>
Official Plan Designation  a) OPA #600 (In-effect)	<ul style="list-style-type: none"><li>The subject lands are designated "Urban Area" and "Valley Lands" by OPA #600 and forms part of the Vellore Urban Village and are subject to the following policies (in-part):<ul style="list-style-type: none"><li>The lands designated Urban Area shall be subject to a comprehensive plan providing the technical basis to support secondary plan land use designations consistent with the planning approach of OPA #600;</li><li>The lands or area will be planned for predominantly "executive housing" on large lots with full municipal services, with a gross density between 5.0 and 7.5 units per hectare;</li><li>The lands designated as 'Urban Area' shall remain subject to the Rural Use Area, Rural-General and Agricultural Area policies of OPA #600 until such time as they are redesignated to specific urban land use categories by an approved amendment to this plan.</li></ul></li></ul>

<p>b) As Amended by OPA #744 (Not In-effect)</p> <p>c) VOP 2010</p>	<ul style="list-style-type: none"> <li>▪ An application to amend OPA #600 was submitted by the Block 40/47 Developer's Group on February 19, 2013, to redesignate the lands in a manner that would fulfill the requirements of OPA #600 for a Secondary Plan/Block Plan process and establish land use designations to develop the area for a predominantly low residential built form. On February 18, 2014, Vaughan Council adopted OPA #744, being a site-specific Official Plan Amendment for the area designated Urban Area in Block 40/47, which includes the subject lands.</li> <li>▪ The subject lands are designated "Low Density Residential", "Medium Density Residential/Commercial", and "Valley Lands" with "Elementary School", "Neighbourhood Park" and "Stormwater Management Pond" uses by OPA #744, which was adopted by Vaughan Council and pending York Region approval.</li> <li>▪ The proposed Draft Plan of Subdivision implements the Block 40/47 Plan, which facilitates the development of a cohesive and complete community, with a mix of land-uses and housing types, and an overall gross density between 5.0 and 11.0 units per hectare. The proposed Draft Plan of Subdivision is consistent with the Block 40/47 land use plan approved by Vaughan Council on June 24, 2014 (Attachment #5).</li> <li>▪ The proposed Draft Plan of Subdivision conforms to OPA #744 and the Block 40/47 Plan as adopted by Vaughan Council.</li> <li>▪ The final approved OPA #744 will be incorporated into VOP 2010 as a site-specific amendment in Volume 2 of the new Official Plan.</li> </ul>
<p>Zoning</p>	<ul style="list-style-type: none"> <li>▪ The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88. In order to implement the proposed zoning for the Draft Plan of Subdivision shown on Attachments #3 and #4, respectively, an amendment to Zoning By-law 1-88 is required.</li> </ul>
<p>Surrounding Land Uses</p>	<ul style="list-style-type: none"> <li>▪ Shown on Attachment #2</li> </ul>

### **Preliminary Review**

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

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
a.	City Official Plan Policies	<ul style="list-style-type: none"> <li>▪ The applications will be reviewed in consideration of the applicable York Region Official Plan and City Official Plan policies, specifically OPA #600, as amended by OPA #744.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
		<ul style="list-style-type: none"> <li>OPA #744 is pending approval from York Region and is subject to potential modification(s) and appeal to the Ontario Municipal Board (OMB).</li> </ul>
b.	Block 40/47 Plan (Attachment #5)	<ul style="list-style-type: none"> <li>The Block 40/47 Plan shown on Attachment #5 was approved by Vaughan Council on June 24, 2014, subject to conditions. A specific condition (in part) of Block Plan approval requires that prior to the draft approval of the first Draft Plan of Subdivision in the Block 40/47 area, Vaughan Council shall have given final approval to the Block 40/47 Plan with any required revisions to reflect changes thereto resulting from fulfillment of the conditions of approval and any changes resulting from the Regional review and approval of OPA #744. The Vaughan Council resolution also permits that such approval of the Block Plan can be granted concurrently with the approval of the first Draft Plan of Subdivision.</li> <li>The Block 40/47 Plan matters respecting land uses, housing mix and densities, environmental protection, cultural heritage, servicing infrastructure, transportation (road) network, public transit, urban design and phasing, must be addressed through the Block Plan approval process.</li> <li>Certain conditions of the Block 40/47 Plan approval may be addressed through the Draft Plan of Subdivision process.</li> </ul>
c.	Proposed Draft Plan of Subdivision (Attachment #4)	<ul style="list-style-type: none"> <li>The proposed Draft Plan of Subdivision must conform to the final approved Block 40/47 Plan, which may result in changes to the proposed Draft Plan of Subdivision shown on Attachment #4.</li> <li>The location and design of the proposed streets and all of the residential part blocks must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-14V004) to the northwest, and Draft Plan of Subdivision (File 19T-06V12) to the south.</li> </ul>
d.	Appropriateness of Proposed Zoning (Attachment #3)	<ul style="list-style-type: none"> <li>The appropriateness of the proposed zoning and site-specific zoning exceptions will be reviewed.</li> </ul>
e.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> <li>The owner will be required to prepare Urban Design and Architectural Design Guidelines for review by the Planning Department and approval by Vaughan Council.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
f.	Servicing	<ul style="list-style-type: none"> <li>▪ Municipal water, sanitary sewers, stormwater management pond, and erosion and siltation control measures must be provided in accordance with approved Block 40/47 Plan and Master Environmental Servicing Plan (MESP).</li> <li>▪ The availability of water and sanitary servicing capacity for the proposed development must be identified and formally allocated by Vaughan Council, if the applications are approved. Should servicing capacity not be available, the use of the Holding Symbol "(H)" will be considered for the subject lands or a portion(s) thereof.</li> </ul>
g.	Transportation/Roads	<ul style="list-style-type: none"> <li>▪ An updated Traffic Study has been submitted as part of the Master Environmental Servicing Plan (MESP), to identify traffic impacts associated with the Block 40/47 Plan area and identify any mitigative measures as may be required. A traffic study for the subject lands may be required to identify traffic impact of the proposed development.</li> <li>▪ The subject lands abut Pine Valley Drive and Teston Road, and therefore, a noise report is required to address impact and mitigation measures for the lands.</li> <li>▪ Pine Valley Drive is a Regional road and any road widening(s), if required, must be approved by York Region.</li> <li>▪ Teston Road (west of Pine Valley Drive) is a City road and any road widening(s), if required, must be approved by the Vaughan Development/ Transportation Engineering Department.</li> <li>▪ The proposed Draft Plan of Subdivision includes alternative design standards and local roads with right-of-way widths of 15 m, 17.5, and 23 m, which must be approved by the Vaughan Development/Transportation Engineering Department. The road network must be co-ordinated with the adjacent Draft Plan of Subdivision (File 19T-14V004) located to the northwest and Draft Plan of Subdivision (File 19T-06V12) located to the south of the subject lands. The proposed road designs (e.g. right-of-way dimensions and geometric standards) must be established in consideration of the conclusions and recommendations of the City-wide Transportation Master Plan and the Block 40/47 Plan (MESP) Transportation Studies.</li> <li>▪ Any Transportation Reports submitted in support of the subject applications, if required, must be consistent with the Traffic Impact Study submitted with the MESP and shall be reviewed and approved by York Region and the Vaughan Development/Transportation Engineering Department.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
h.	Parks and Open Space	<ul style="list-style-type: none"> <li>▪ Parks and Open Space shall be provided in accordance with the final approved Block 40/47 Plan and cash-in-lieu of parkland, if required, shall be paid by the owner in accordance with the City's cash-in-lieu policy.</li> <li>▪ A Facility Fit Plan of the park block will be required to determine the ultimate uses, and development of the park should be coordinated with the residential development.</li> <li>▪ A Pedestrian and Bicycle Trail System Plan will be required and must address providing for continuous multi-use pathways connecting proposed residential communities with existing residential communities.</li> <li>▪ A Master Landscape Plan will be required to address the coordination of urban design and streetscape treatments for the Block 40/47 Plan area and any landscaping associated with boulevards, entrance features, buffers to open space blocks and stormwater management ponds.</li> <li>▪ A stormwater management pond is proposed to be located in the valley (Block 396); the necessary studies must be submitted for the review and approval of the Vaughan Development/Transportation Engineering Department, the Toronto and Region Conservation Authority, and Ministry of Natural Resources.</li> <li>▪ A detailed edge management plan study for the perimeter of the open space lands must be submitted and include an inventory of all existing trees within an 8 m zone inside the staked edges and areas where the woodlot/open space edges are disturbed, an assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting.</li> <li>▪ A detailed Tree Inventory and Assessment Study may be required for review.</li> </ul>
i.	Archaeological/Cultural Heritage	<ul style="list-style-type: none"> <li>▪ The subject lands contain archaeological sites being the Skandatut site, a historical First Nations settlement site and the John Beaton site. The submitted Stages 1 to 4 Archaeological Assessment are under review, and the requirements of the Ministry of Tourism, Culture and Sport and Vaughan Planning Department's - Cultural Heritage Division must be satisfied.</li> <li>▪ The submitted Cultural Resource Impact Assessment Reports have been submitted and are under review, and the requirements of the Vaughan Planning Department's - Cultural Heritage Division must be satisfied.</li> </ul>

	<b>MATTERS TO BE REVIEWED</b>	<b>COMMENT(S)</b>
j.	Sustainable Development	<ul style="list-style-type: none"> <li>▪ Opportunities for sustainable design, including CEPTD (Crime Prevention Through Environmental Design), LEEDS (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, alternatives to vehicular modes of transportation, energy efficient lighting, reduction in pavement to address the "heat island" effect, etc, will be reviewed through the Plan of Subdivision process.</li> </ul>
k.	Phase 1 Environmental Report	<ul style="list-style-type: none"> <li>▪ A Phase 1 ESA (Environmental Site Assessment) must be submitted in support of the applications and must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department.</li> </ul>
l.	City of Vaughan and Public Agency Review	<ul style="list-style-type: none"> <li>▪ The owner will be required to address all City of Vaughan and Public Agency review comments including, but not limited to, the Toronto and Region Conservation Authority, York Region, Ministry of Natural Resources, Ministry of Tourism Culture and Sport, and the York District Public and Catholic School Boards.</li> </ul>
m.	Toronto and Region Conservation Authority	<ul style="list-style-type: none"> <li>▪ The subject lands abut a valley system and include Open Space and Open Space Buffer Blocks. The owner must satisfy all requirements of the Toronto and Region Conservation Authority.</li> </ul>
n.	Ministry of Natural Resources	<ul style="list-style-type: none"> <li>▪ The Ministry of Natural Resources (MNR) has provided comments respecting the proposed Block Plan which must be addressed to the satisfaction of the MNR. The MNR has recommended that given the sensitivity of the features in the valley system including the presence of Redside Dace, a more sensitive zoning (e.g. Environmental Protection) should be considered.</li> </ul>
o.	York Catholic District School Board	<ul style="list-style-type: none"> <li>▪ The School Board requires an elementary school within the Plan and the owner must address the School Board's conditions including submitting a Phase 1 ESA (Environmental Site Assessment) and if required, a Phase 2 ESA report and a Transportation Master Plan, to the satisfaction of the York Catholic District School Board.</li> </ul>
p.	Developers Group Agreement	<ul style="list-style-type: none"> <li>▪ The owner must enter into the final approved Developers Group Agreement for the Block 40/47 Plan area to the satisfaction of the City, respecting, but not limited to cash-in-lieu of parkland and parkland over dedication and cost sharing for the provision of roads, parks and municipal services within the Block Plan area.</li> </ul>

### **Relationship to Vaughan Vision 2020/Strategic Plan**

The applicability of the 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. Proposed Zoning for Draft Plan of Subdivision File 19T-03V25
4. Draft Plan of Subdivision File 19T-03V25
5. Vaughan Council Approved Block 40/47 Plan (June 24, 2014)

### **Report prepared by:**

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

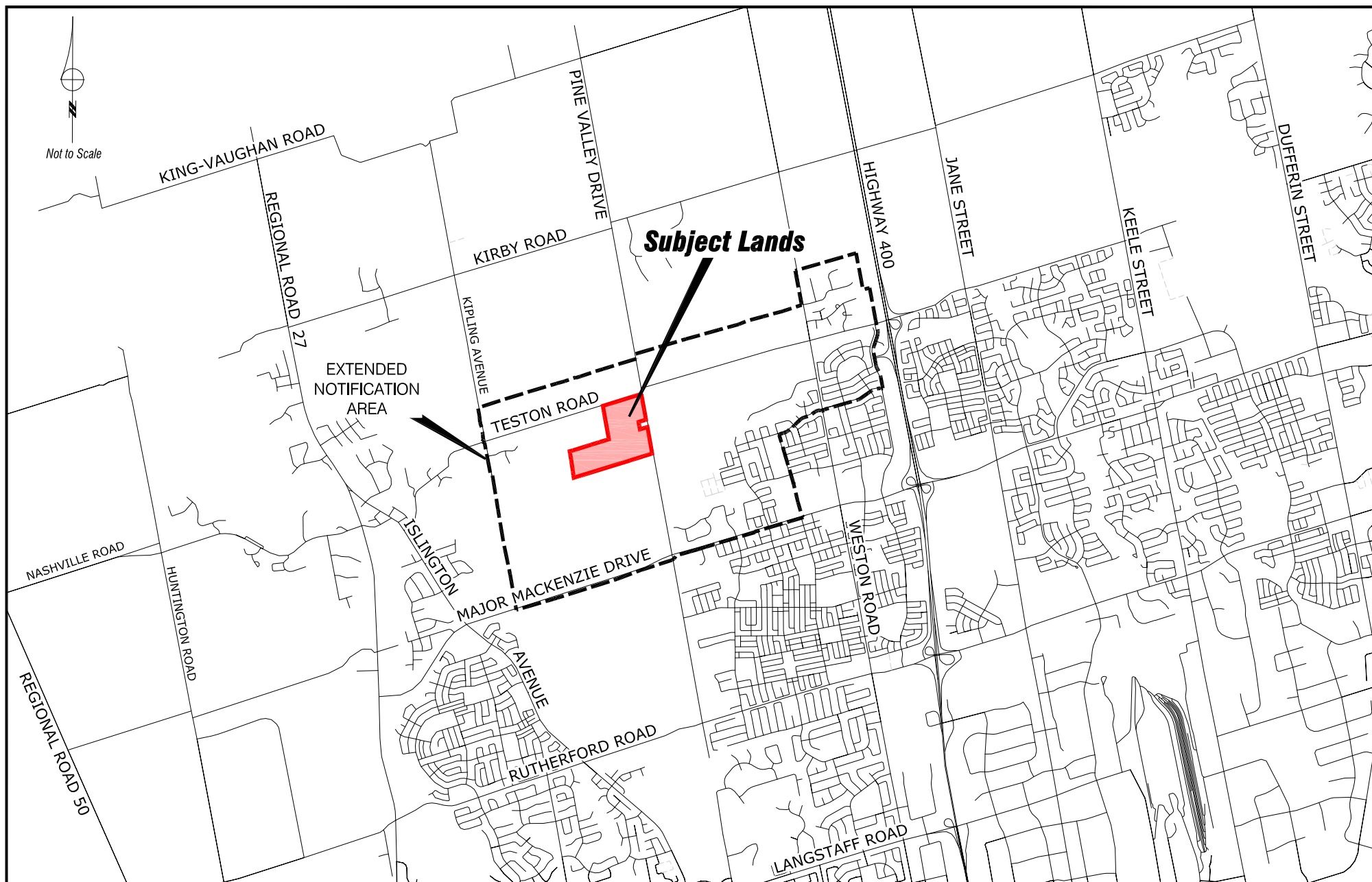
Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

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

MAURO PEVERINI  
Manager of Development Planning

/CM



## Context Location Map

### LOCATION:

Part of Lots 24 & 25, Concession 7

APPLICANT: 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited, and Lindvest Properties (Pine Valley RB) Limited

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## Attachment

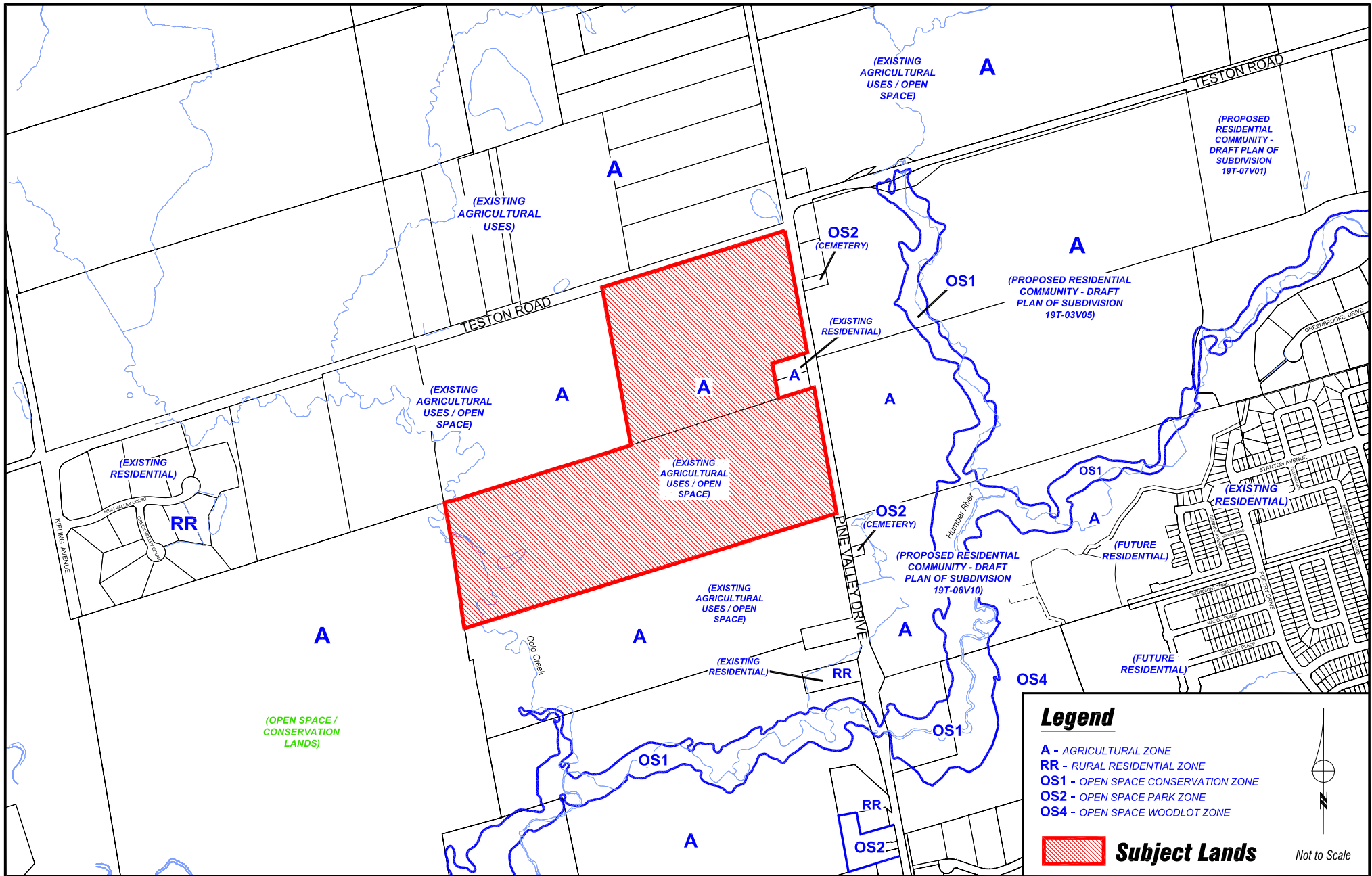
FILES: 19T-03V25 & Z.03.107

RELATED FILES: OP.03.008 & BL 40/47.2003

DATE: September 2, 2014

1





## Location Map

### LOCATION:

Part of Lots 24 & 25, Concession 7

APPLICANT: 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited, and Lindvest Properties (Pine Valley RB) Limited

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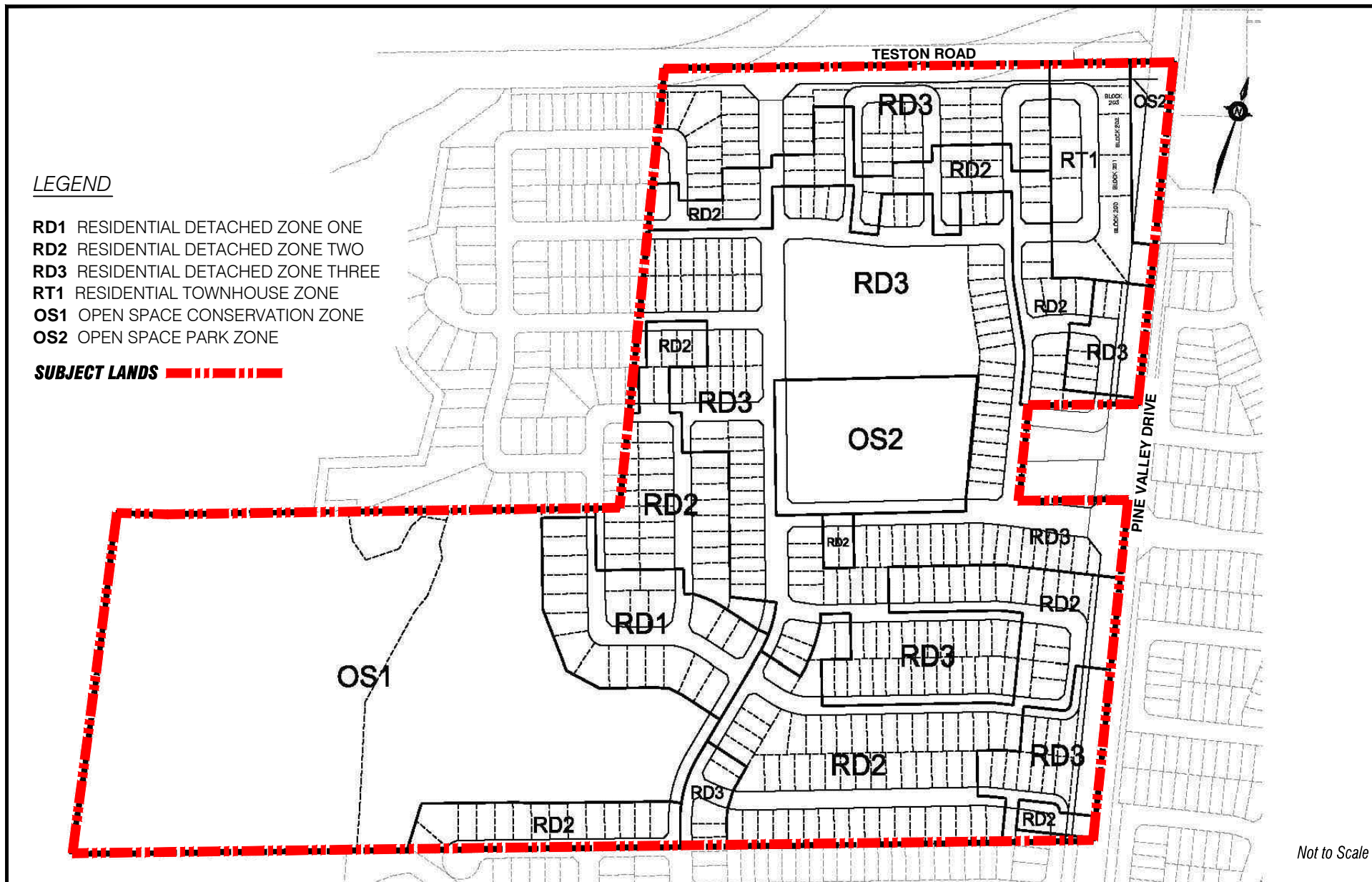
## Attachment

FILES: 19T-03V25 & Z.03.107

RELATED FILES: OP.03.008 & BL 40/47.2003

DATE: September 2, 2014

2



## Proposed Zoning for Draft Plan of Subdivision File 19T-03V25

APPLICANT: 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited, and Lindvest Properties (Pine Valley RB) Limited

LOCATION: Part of Lots 24 & 25, Concession 7



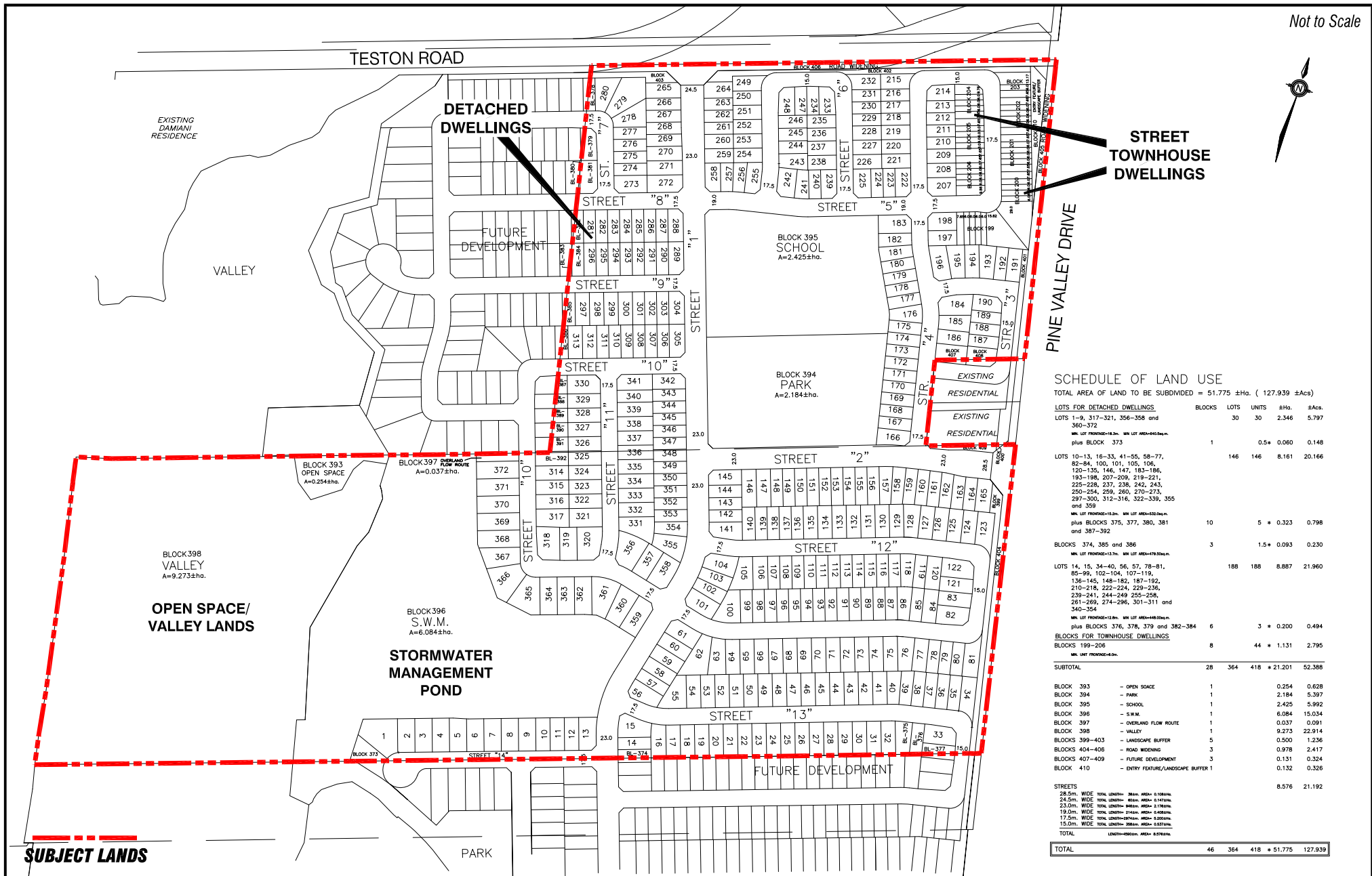
FILES: 19T-03V25 & Z.03.107

RELATED FILES: OP.03.008 & BL 40/47.2003

DATE: September 2, 2014

## Attachment

# 3



**SCHEDULE OF LAND USE**

TOTAL AREA OF LAND TO BE SUBDIVIDED = 51.775 ±ha. ( 127.939 ±Acres)

LOTS FOR DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±ha.	±Acres
LOTS 1-9, 317-321, 356-358 and 360-372		30	30	2.346	5.797
MIN. LOT FRONTAGE=15.0m. MIN. LOT AREA=410.0sq.m. plus BLOCK 373	1		0.5*	0.060	0.148
LOTS 10-13, 16-33, 41-55, 58-77, 82-84, 100, 101, 105, 106, 120-135, 146, 147, 183-186, 193-198, 207-209, 219-221, 225-228, 237, 238, 242, 243, 250-254, 259, 260, 270-273, 297-300, 312-316, 322-339, 355 and 359		146	146	8.161	20.166
MIN. LOT FRONTAGE=15.0m. MIN. LOT AREA=432.0sq.m. plus BLOCKS 375, 377, 380, 381 and 387-392	10		5 *	0.323	0.798
BLOCKS 374, 385 and 386	3		1.5*	0.093	0.230
MIN. LOT FRONTAGE=15.0m. MIN. LOT AREA=478.0sq.m.		188	188	8.887	21.960
LOTS 14, 15, 34-40, 56, 57, 78-81, 88-89, 102-104, 107-118, 136-145, 148-182, 187-192, 210-218, 222-224, 229-236, 239-241, 244-249, 255-258, 261-269, 274-296, 301-311 and 340-354			3 *	0.200	0.494
MIN. LOT FRONTAGE=15.0m. MIN. LOT AREA=440.0sq.m. plus BLOCKS 376, 378, 379 and 382-384	6				
BLOCKS 399-403					
BLOCKS 404-406					
BLOCKS 407-409					
BLOCK 410					
MIN. LOT FRONTAGE=15.0m.	8		44 *	1.131	2.795
<b>SUBTOTAL</b>	<b>28</b>	<b>364</b>	<b>418 *</b>	<b>21.201</b>	<b>52.388</b>
BLOCK 393		1		0.254	0.628
BLOCK 394		1		2.184	5.397
BLOCK 395		1		2.425	5.992
BLOCK 396		1		6.084	15.034
BLOCK 397		1		0.037	0.091
BLOCK 398		1		9.273	22.914
BLOCKS 399-403		5		0.500	1.236
BLOCKS 404-406		3		0.978	2.417
BLOCKS 407-409		3		0.131	0.324
BLOCK 410		1		0.132	0.326
<b>STREETS</b>				<b>8.576</b>	<b>21.192</b>
28.5m. WIDE TOTAL LENGTH: 0.000m. MEAN: 0.000m.					
24.5m. WIDE TOTAL LENGTH: 0.000m. MEAN: 0.000m.					
23.0m. WIDE TOTAL LENGTH: 0.000m. MEAN: 0.000m.					
18.0m. WIDE TOTAL LENGTH: 0.000m. MEAN: 0.000m.					
17.5m. WIDE TOTAL LENGTH: 0.000m. MEAN: 0.000m.					
15.0m. WIDE TOTAL LENGTH: 0.000m. MEAN: 0.000m.					
<b>TOTAL</b>				<b>51.775</b>	<b>127.939</b>

# Draft Plan of Subdivision 19T-03V25

APPLICANT: 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited, and Lindvest Properties (Pine Valley RB) Limited

LOCATION: Part of Lots 24 & 25, Concession 7



## Attachment

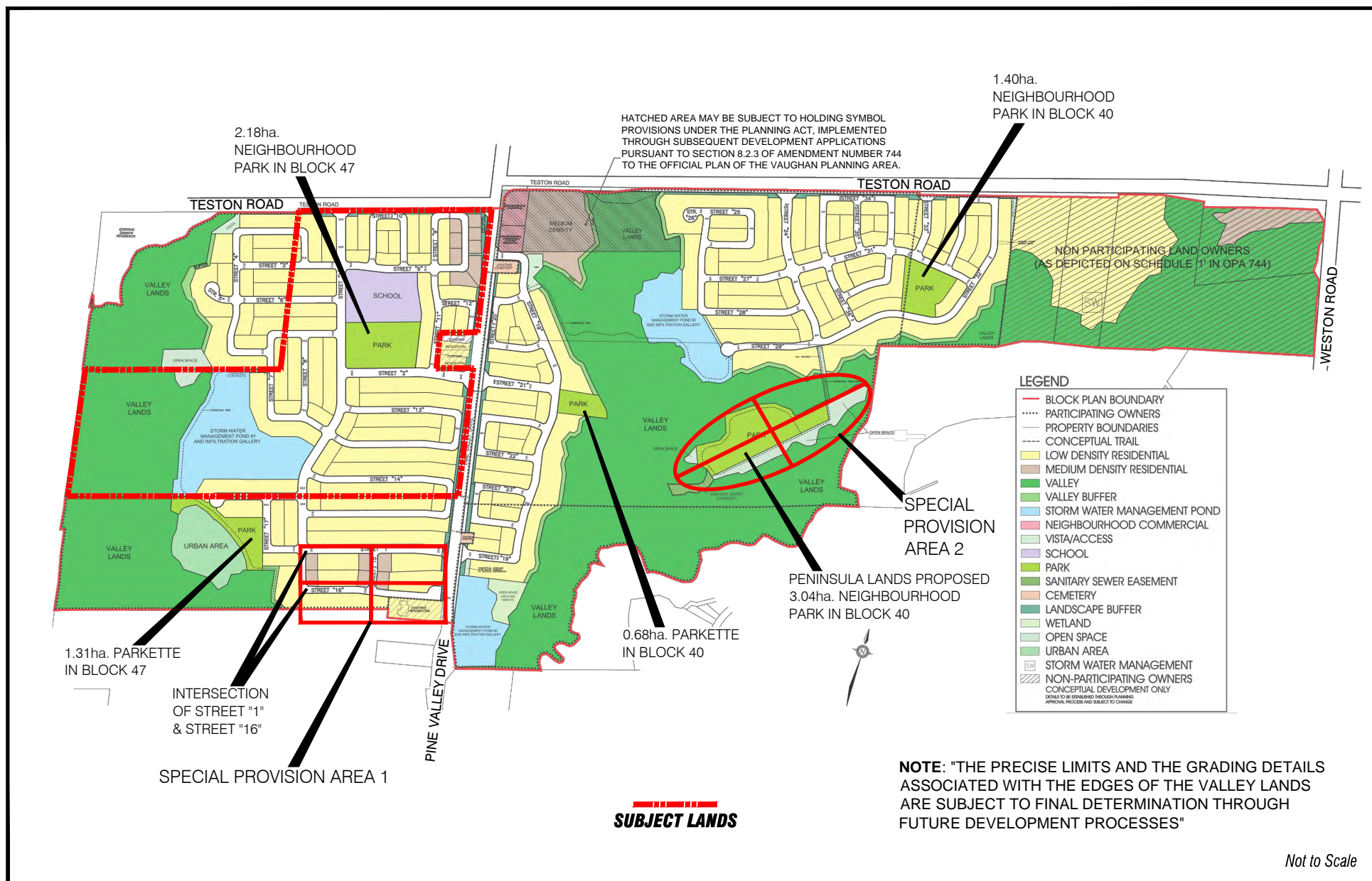
FILES: 19T-03V25 & Z.03.107

RELATED FILES: OP.03.008 & BL 40/47.2003

DATE: September 2, 2014

4





Vaughan Council Approved  
Block 40/47 Plan (June 24, 2014)

APPLICANT: 1387700 Ontario Limited, Roybridge Holdings Limited, Lindvest Properties (Pine Valley) Limited, and Lindvest Properties (Pine Valley RB) Limited

LOCATION:  
Part of Lots 24 &  
25, Concession 7



## Attachment

FILES: 19T-03V25 & Z.03.107

RELATED FILES: OP.03.008 & BL 40/47.2003

DATE: September 2, 2014

5