

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

Item 11, Report No. 27, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 28, 2016, as follows:

***By approving that the recommendation contained in the report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 21, 2016, be approved subject to the following in accordance with Communication C3, from the Deputy City Manager, Planning & Growth Management, dated June 23, 2016:***

- 1. THAT Recommendation #1 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #11 of Report # 27, be amended by adding the following additional wording:***

***“and include a maximum building height of 11.5 m for Lots 1 to 21, and 10 m for Lots 22 to 40 respectively.”***

- 2. THAT the attached Zoning By-law replace the By-law included in Vaughan Council’s agenda regarding Zoning Amendment File Z.15.018.***

**11**

**ZONING BY-LAW AMENDMENT FILE Z.15.018  
DRAFT PLAN OF SUBDIVISION FILE 19T-15V004  
TORONTO WALDORF SCHOOL  
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET**

**The Committee of the Whole recommends:**

- 1) That consideration of this matter be deferred to the Council meeting of June 28, 2016, to enable staff to provide additional information based on the deputation of the applicant’s planning consultant;**
- 2) That the deputation by Mr. Mark Yarranton, Principal Planner, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, be received; and**
- 3) That Communication C6, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 17, 2016, be received.**

**Recommendation**

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

- 1. THAT Zoning By-law Amendment File Z.15.018 (Toronto Waldorf School) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on Attachment #4, and to permit the site-specific zoning exceptions identified in Table 1 of this report.**
- 2. THAT Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) to facilitate the creation of 45 lots for detached dwellings as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.**
- 3. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol, dated May 19, 2015:**

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“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V004 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 45 residential units (161 persons equivalent).”

4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) shall include the following clause:

“The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the Cash-in-lieu payment.”

5. THAT prior to the registration of the Subdivision Agreement, the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan’s Woodlot Acquisition Front-end Agreement.
6. THAT Street “1” in Draft Plan of Subdivision File 19T-15V004 as shown on Attachment #4 be named Hesperus Road as an extension of the existing street name to the north.

#### **Contribution to Sustainability**

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

Goal 2: To ensure sustainable development and redevelopment

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

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- Roxul insulation (recycled)
- Increased home air tightness
- Energy star windows
- Low flow water fixtures
- Low VOC paints, glues and varnishes
- Upgraded roof shingles (30 year life)
- Energy star appliances
- Option for a gas ready stove
- Compact florescent light bulbs
- Integrated mechanical systems

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- Energy star washroom exhaust fans
- Large canopy trees along boulevards to provide shade and create a cooling effect
- Hardy tree and shrub species, resistant to low moisture, disease, pests, road salt and vehicular emissions
- Minimizing turf areas to reduce cutting, fertilizing and watering

#### **Economic Impact**

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

#### **Communications Plan**

On September 11, 2015, a Notice of Public Hearing was circulated to all property owners within the expanded polling area as shown on Attachment #3, and to the Preserve Thornhill Woods Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website ([www.vaughan.ca](http://www.vaughan.ca)) and two Notice Signs were installed on the property in accordance with the City's Notice Sign Procedure and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 7, 2015, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on October 20, 2015.

To date, the following written submissions have been received by the Vaughan Development Planning Department:

- i) B. Katznelson, Auburndale Drive, Preserve Thornhill Woods Association, regarding existing schools and services not being in place to support the development and the increased traffic in the neighbourhood resulting from the proposal.
- ii) J. Kalpin, Serene Way, Preserve Thornhill Woods Association, supportive of applications, however, concerned about the traffic impacts in the neighbourhood and on the nearby local arterial roads.
- iii) R. Koubi, Ner Israel Drive, Preserve Thornhill Woods Association, supportive of applications, however, concerned about the impact on the sewer system, stormwater management, electricity brownouts, educational facilities to support the development, and increased traffic within the community.
- iv) J. Cheskes, Starwood Road, concerned about the traffic impact resulting from the development and that a by-pass traffic route may be created by connecting Bathurst Glen Drive to Hesperus Road.
- v) W. Lee, Fraserwood Road, regarding increased local traffic volume in the neighbourhood and the impact of the development on the school system.
- vi) J. Packer, Serene Way, regarding the preservation of the existing trees on the subject lands and the impact on local schools.
- vii) M. MacAllister, Hesperus Road, regarding improving/encouraging people to take public transit to reduce vehicular traffic.
- viii) M. Miller, Dewpoint Road, regarding the preservation of the existing trees on the subject lands, the heights of proposed dwellings, and the depth of rear yards.
- ix) H. Mortazavi, Dewpoint Road, regarding stormwater management impacts and the height and location of proposed dwellings.

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- x) H. Ziba, Dewpoint Road, respecting preservation of existing trees and creating two cul-de-sac roads instead of a through street within the proposed development.
- xi) M. Ferrer, Dewpoint Road, concerned about the traffic in Thornhill Woods, the proposed Cachet Summerhill Developments Inc. Files Z.15.016 and 19T-15V003, and the proposed Toronto Waldorf School Files Z.15.018 and 19T-15V004 would add to this problem. Would like the proposed road altered and have a route directly to Bathurst Street provided as there are existing traffic problems and this will put further pressure on the roads of Thornhill Woods.
- xii) Hesperus Fellowship Village (“HFV”), Hesperus Road, supportive of development, however, requests that a 1.8 m high wood board privacy fence be constructed along the common boundary between the Toronto Waldorf School lands (Lots 1 – 18) and the HFV, a 1.5 m high Eastern White Cedar hedge be planted on the north side of this fence on the HFV lands, and that a warning clause be included in the Purchase of Sale Agreement that the HFV may expand their retirement community in the future.

The Vaughan Development Planning Department has reviewed these concerns and provide the following responses;

i) Impacts on Local Traffic

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has reviewed the updated Traffic Impact Study (TIS) prepared by BA Group and agree with the conclusions of the updated TIS report as it pertains to the traffic analysis and addressing the concerns raised at the October 7, 2015, Public Hearing. The DEIP Department concur that the development proposal can be adequately accommodated by the local road network, without causing adverse impacts to the surrounding community.

ii) Impacts on Schools

The York Region District School Board and the York Catholic District School Board have advised that they do not have any concerns with the proposed development.

iii) Impacts on the Existing Servicing Infrastructure

The Vaughan DEIP Department has reviewed the Functional Servicing Report prepared in support of the applications and have no objection to the development proposal. Servicing capacity is available to support this development. The subject lands were accounted for in the design of the sanitary sewer on Bathurst Glen Drive, therefore, no capacity constraints are anticipated.

iv) Impacts on Existing Trees

The existing tree hedge row located on the lands has not been identified as a significant natural feature in VOP 2010. In addition, however staff has included conditions of draft plan of subdivision approval to address some of the concerns raised regarding impacts on existing trees. These conditions include a requirement for a tree preservation study to the satisfaction of the City. Prior to registration of the subdivision agreement, the Owner will be required to pay a woodlot development charge at the rate of \$1,000.00 per dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Agreement.

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v) Impacts on Existing Homes to the South and West

The Owners have revised the subdivision design by relocating the proposed road (Street "1"), approximately 6 m north, as shown on Attachment #4, thereby increasing the depth of the proposed lots on the south side of Street "1" (minimum 38.8 m) to provide additional buffering along the interface with the existing lots to the south.

vi) Hesperus Village Fellowship Lands

The Owners have agreed to construct a 1.8 m high wood board privacy fence along the north limit of Lots 1 - 18 and plant a 1.5 m high cedar hedge on the Hesperus Village Fellowship (HVF) lands along the north side of the wood board privacy fence. A condition with respect to adding a warning clause to the Purchase and Sale agreement will be added to the Conditions of Draft Approval.

On June 9, 2016, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the subject applications.

#### Purpose

The purpose of this report is to seek approval from the Committee of the Whole for the following applications:

1. Zoning By-law Amendment File Z.15.018 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone to RV4 Residential Urban Village Zone Four in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V004, to facilitate a residential subdivision consisting of 45 lots for detached dwellings, as shown on Attachment #4, as follows:

Lots 1 - 45 (lots for detached dwellings - minimum 7.75 m frontage)	1.552 ha
Blocks 46 - 49 (0.3 m reserves)	0.002 ha
<u>Road (Street "1" 17.5 m right-of-way width)</u>	<u>0.399 ha</u>
Total Area	1.953 ha

#### Background - Analysis and Options

##### Synopsis:

*The Owner is seeking Draft Plan of Subdivision approval of a plan consisting of 45 lots for detached dwellings as shown on Attachment #4. The Vaughan Development Planning Department supports the proposed development since it implements Vaughan Official Plan 2010 (VOP 2010) and is compatible with the surrounding existing and planned land uses.*

##### Location

The 1.953 ha subject lands shown on Attachments #2 and #3 are located west of Bathurst Street and south of Rutherford Road, specifically north of the termination of Bathurst Glen Drive, municipally known as 9100 Bathurst Street, City of Vaughan. The surrounding land uses are shown on Attachment #3.

##### Official Plan

The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" identified on Schedule 1, Urban Structure of

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VOP 2010, which permits detached dwelling units. The proposed residential Draft Plan of Subdivision conforms to VOP 2010.

#### Block 10 Plan

The Block 10 Plan was approved by Vaughan Council on January 11, 2001, and identifies the subject lands as “Institutional” as the Toronto Waldorf School had historically owned and occupied the subject lands. The Block 10 Plan must be revised to reflect the change in use from Institutional to Low- Rise Residential, should these applications be approved.

#### Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed 45 lot residential Draft Plan of Subdivision. The Owner proposes to rezone the subject lands to RV4 Residential Urban Village Four Zone, to facilitate the creation of 45 lots for detached dwellings, as shown on Attachment #4. The following site-specific zoning exceptions to the RV4 Zone are required to permit the proposed Draft Plan of Subdivision:

**Table 1:**

	<b>Zoning By-law 1-88 Standards</b>	<b>RV4 Residential Urban Village Zone Four Requirements</b>	<b>Proposed Exceptions to the RV4 Residential Urban Village Four Zone Requirements</b>
a.	Yard Encroachments	No encroachment permitted in an interior side yard shall be closer than 1.2 m to a lot line except eaves and gutters.	Permit a fireplace or chimney to encroach 0.5 m into any yard, provided the yard is a minimum of 1.2 m
b.	Minimum Lot Frontage	9.75 m	7.75 m
c.	Minimum Lot Area	292 m <sup>2</sup>	230 m <sup>2</sup>
d.	Minimum Interior Side Yard	1.2 m	0.45 m, where it abuts a minimum yard of 1.2 m
e.	Minimum Lot Depth	30 m	29 m (Lot 45)
f.	Maximum Building Height	9.5 m	11.5 m (Lots 41 to 45)
g.	Maximum Garage Projection (Schedule A1, Note 8.1)	No garage shall project more than 2.5 m beyond the most distant point of the front wall of a dwelling from the street line at the ground floor level	Note 8.0 shall not apply to the subject lands.

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The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RV4 Residential Urban Village Four Zone for the following reasons:

a) Minimum Encroachments of Architectural Features

The proposed encroachment of a fireplace and chimney will allow for dwelling articulation to facilitate the interior floor plan and the location in the interior yard will have minimal impact on the adjacent property or the streetscape.

b) Minimum Lot Frontage, Lot Area, Yards and Lot Depth and Garage Projections

The 7.75 m lot frontage and 230 m<sup>2</sup> lot area are generally consistent with other lots in the surrounding area and would result in a development that is compatible with the neighbourhood.

The minimum lot depth exception is proposed for only one lot (Lot 45) and is considered minor.

The proposed dwelling designs include articulated front walls, portions of which may be located more than 2.5 m from the front face of the garage. However, dwelling designs do not include a garage that projects significantly into the front yard or beyond the entire front wall of the dwelling.

The reduction in minimum lot frontage, lot area, side yards, lot depth and garage projection are considered to be minimal and consistent with the surrounding detached dwellings in the community.

c) Maximum Building Height

The Owner proposes to increase the maximum permitted building height by 2 m to accommodate a three-storey built form design on Lots 41 to 45. The Vaughan Development Planning Department supports the increased building height in consideration of the minimum 30 m deep lots and 7.5 m rear yard being provided, which will provide for an adequate separation with existing abutting uses. The proposed building height will also contribute to the variety of housing styles within the neighbourhood.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 consists of 45 lots with a minimum lot frontage of 7.75 m served by a 17.5 m wide public road (Street "1" - to be named Hesperus Road as discussed later in the "Street Name" section of this report), which extends north from the current terminus of Bathurst Glen Drive through to Street "A" in the proposed adjacent northerly Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) and ultimately to connect with Hesperus Road and to Fraserwood Road. The Owner is proposing a sidewalk located on the north and east sides of the proposed Street "1".

A proposed driveway from the Toronto Waldorf School lands to the east connects to the east side of Street "1" north of the existing terminus of Bathurst Glen Drive, as shown on Attachment #4. The approval of the driveway design (i.e. width, daylight triangles, etc.) and any associated landscape treatment and fencing will be reviewed when the Toronto Waldorf School submits a Site Development Application for a revision to the approved site plan on their lands. The Vaughan DEIP Department has advised that a 0.3 m reserve will be required along the east side of Street "1", between the existing lot to the immediate south of the proposed driveway and Lot 21 on the Draft Plan of Subdivision. This will ensure the driveway cannot be used until the Toronto Waldorf School submits the Site Development Application for their lands. In addition, a warning clause is included in the Conditions of Approval in Attachment #1 advising the purchasers of Lots 21 and 22 that a future driveway may be provided in this location.

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The Owner proposes to install wood board privacy fencing along the north limits of Lots 1 to 18 to address the privacy concerns of the existing residents to the north. Furthermore, Street “1” was relocated to increase the depths of the lots on the south side of Street “1” to accommodate additional privacy for the existing residents to the south.

The Owner is advised that the proposed Draft Plan of Subdivision must be consistent with the Vaughan Council approved Block 10 Architectural Design Guidelines, prepared by Watchorn Architect Inc. A condition to this effect is included in Attachment #1.

The Vaughan Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.

#### Street Name

Should Draft Plan of Subdivision Files 19T-15V004 (subject lands) and 19T-15V003 (lands to the north) be approved, the street name of the new public road will be Hesperus Road, as an extension of an existing road to the north, in order not to inconvenience existing residents of the Hesperus Village Seniors Residence building located at 1 the Hesperus Road and along Bathurst Glen Drive. Appropriate signage will be required to indicate that the Hesperus Road street name changes to Bathurst Glen Drive at the southeast corner of the subject lands.

#### Developer's Group Agreement

It is a condition of Draft Plan of Subdivision approval (Attachment #1a) that the Owner must satisfy all requirements of the Block 10 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 10 Trustee and the City of Vaughan.

#### Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan DEIP Department has reviewed the development proposal and provides the following comments:

##### i) Road Network & Transportation Planning

The subject lands are located north of the existing Bathurst Glen Drive terminus that intersects with Serene Way. The Owner proposes to extend Hesperus Road (shown as Street ‘1’ on Attachment #4) north and west through the subject lands from Bathurst Glen Drive and connect to the Hesperus Road extension to the north (to be constructed via File 19T-V15003, Cachet Summerhill Developments), thereby creating a north-south connection from Fraserwood Road to Bathurst Glen Drive.

##### ii) Transportation Impact Study (TIS)

The Toronto Waldorf School development for 45 residential units and the Hesperus proposal for 20 units together are expected to generate a total of 58 and 67 trips in the weekday peak AM and PM hours, respectively. The impact of these additional trips was analyzed by adding them to the existing and future background traffic of 2015 and 2020. The following four (4) study area intersections were analyzed:

- Bathurst Glen Drive and Serene Way
- Bathurst Glen Drive and Apple Blossom Drive
- Bathurst Glen Drive and Ner Israel Drive/Yeshiva College Driveway
- Thornhill Woods Drive and Apple Blossom Drive



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The TIS shows the additional site generated traffic would not have an adverse impact on the local road network, as both the existing and future total traffic conditions had the same Level of Service (LOS) 'D' or better. LOS 'D' is an acceptable threshold for an urban setting such as Thornhill Woods.

With the proposed sidewalk on the east side of Street '1', the development will improve neighbourhood connectivity for all road users, including better connectivity for pedestrians and cyclists. The development would be located within a four (4) minute walk to a bus stop on the Thornhill Woods York Region Transit (YRT) Route 23 at Fraserwood Road.

#### i) Block 10 Traffic Concerns Heard at Public Hearing

On October 7, 2015, a Public Hearing was held at Vaughan City Hall with regards to the proposed subject applications and the proposed Cachet Summerhill development to the north (File 19T-15V003). Listed below are the residential concerns and their respective response as prepared by City Staff and the BA Group in the Updated TIS:

##### a) Exclusive North Bound (NB) Right Turn Lane at Rutherford Road & Thornhill Woods Drive

Analysis of the signalized intersection completed by the BA Group indicates that the northbound right turn movement operates at an overall level of service (LOS) 'D' during both the morning and afternoon peak hours under existing conditions through to future total conditions, which includes site-related traffic. Based upon the analysis results, a dedicated northbound right lane is not currently warranted.

##### b) All-way Stop Control Request for the Dewpoint Road & Serene Way Intersection

The City of Vaughan's Traffic Engineering staff has completed an all-way stop control (AWSC) investigation and has concluded this intersection warrants an AWSC. In the near future, staff will be preparing a report for Council's consideration recommending the AWSC implementation.

##### c) Cut-through Traffic as a Result of New Development

The proposed northerly extension of Street '1' through the subject site and its connection to Fraserwood Road is consistent with the policies set out in the City of Vaughan Official Plan (Policy 4.2.1.5), which states (in part) to:

“develop a connected and continuous, grid-like street network that supports convenient and efficient travel by all modes of transportation and to discourage the development of street types that disrupt the grid network. New development shall be planned to support a grid-like street network with multiple connections to collector and arterial streets.”

The proposed road supports the convenient and efficient travel by all modes of transportation and discourages street types that disrupt the grid network, (i.e., two back to back cul-de-sacs). The construction of Street '1' also implements the road network illustrated on Schedule 9 of the Vaughan Official Plan 2010. However, it is noted that the geometric design of Street '1' (i.e. two 90 degree bends), would serve to reduce the operating speed along this section of road and therefore, reduce its attractiveness for cut-through traffic.

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d) Growing Problem of Increased Traffic Volumes and Speeds

Apple Blossom Drive, Ner Israel Drive, Summeridge Drive, Pleasant Ridge Avenue, Thornhill Woods Drive and Bathurst Glen Drive are designated as minor collector roads in VOP 2010. These minor collector roads are designed to accommodate projected traffic volumes of the order of 5,000 vehicles per day and are considered as potential transit routes. Surveys conducted by the City and BA Group indicate observed volumes were well within the accepted daily range of 5,000 vehicles for minor collector roads in the City of Vaughan road classification criteria. The results indicate that there is currently significant reserve capacity along Ner Israel Drive and Apple Blossom Drive. All other roads within the block are designated in VOP 2010 as local roads and accommodate up to 2,500 vehicles per day. Peak hour turning movement counts at the collector road intersection indicate that daily volumes on local roads such as Fraserwood Road and Serene Way are less than 1,000 vehicles per day. Therefore, based on the foregoing, existing daily traffic volumes on local and collector roads within the block are well within the accepted environmental range for which they have been designed.

e) Request for Better Pedestrian and Cycling Connectivity

The existing sidewalk along Bathurst Glen Road will be extended north and west through the subject site and is proposed to connect to the sidewalk extension through the development to the north. Currently, there is a gap in the system. No pedestrian sidewalks are available on Hesperus Road and on Fraserwood Road between Hesperus Road and Dewpoint Road. The DEIP Department is satisfied with the proposal from the Toronto Waldorf School and Cachet Summerhill to install a continuous sidewalk along the east and north sides only of the proposed Hesperus Road extension from Bathurst Glen Drive to Fraserwood Road. The improved active transportation connection would not only provide better pedestrian connectivity for future residents of the subject site and Cachet Summerhill, but also for residents along Fraserwood Road.

f) Parking Issues

Area residents have expressed concern with the lack of existing parking in the block, stating that the proposed developments will only create more demand for parking. A minimum of 90 parking spaces will be provided for the 45-unit subdivision (i.e., each dwelling in the proposed subdivision will have two parking spaces in accordance with Zoning By-law 1-88). Also, it is noted that on-street parking on the proposed Bathurst Glen Drive extension will increase the available parking supply in the block. Therefore, the proposed development provides sufficient parking so that the future residents and visitors are unlikely to disrupt off-site roads and area parking facilities. The proposed parking supply provided on each lot satisfies the parking supply requirements set out in Zoning By-law 1-88 and is consistent with subdivisions across the City.

g) Congested Arterial Roads: Rutherford Road, Bathurst Street & Dufferin Street

The widening and improvement to Bathurst Street, Dufferin Street, and Rutherford Road were approved by York Region Council in 2011, and are identified on the York Region's 2011, 10-Year Roads and Transit Construction Program. Municipal Class Environmental Assessment (EA) Studies have been completed for the planned improvements. These planned improvements will increase the road capacity and help to reduce congestion on the boundary arterial roads.

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Bathurst Street is planned to be widened from four (4) to six (6) lanes, including High Occupancy Vehicles and two or more bicycle lanes between Regional Road 7 and Teston Road / Elgin Mills Road. According to the York Region Community Planning and Development Services Department, Bathurst Street construction is expected to start in 2017 with utility relocations commencing in 2016.

Rutherford Road / Carrville Road, from Jane Street to Yonge Street is planned to be widened with additional traffic lanes and new bike lanes on both sides of the street. Improvements to Carrville Road, from Bathurst Street to Yonge Street are scheduled for 2017. The Environmental Assessment study is in the final stages and will be filed for completion in Spring 2016.

Dufferin Street has already been widened to a five lane urban cross-section with pedestrian sidewalks on both sides.

#### h) Future Construction Causing Disturbance to Residents

Prior to the approval of any construction activity, the developer is required to submit a traffic control plan (TCP), especially if the construction is within the public right-of-way. The TCP will help to minimize the traffic impacts to the environment, minimize disturbance to residents and ensure the safe movement of all traffic, including general public and the site traffic, during construction.

The DEIP Department agree with the conclusions of the updated TIS report as it pertains to the traffic analysis and addressing of residential concerns identified at the October 7, 2015, Public Hearing. The subject development can be adequately accommodated by the local road network, without causing adverse impacts to the surrounding community.

#### iv) Water Servicing

The development is proposed to be serviced via a connection to the existing 200 mm diameter watermain on Bathurst Glen Drive. A 200 mm diameter watermain on Street '1' will service the proposed residential units. Upon completion of the proposed residential development north of the subject site (Cachet Summerhill Developments) the watermain will also be connected to existing infrastructure at Hesperus Road, thereby creating a looped connection. Maximum day plus fire flow water demand is calculated to be 117.88 L/s (litres/second).

#### v) Sanitary Servicing

Proposed local sanitary sewers will convey effluent southerly on Street '1' through the development and will be sized to also convey effluent from the proposed residential development to the north (Cachet Summerhill Development). Peak sanitary flows for the proposed development total 3.67 L/s and will drain via the existing 200 mm diameter sewer on Bathurst Glen Drive. The subject lands were accounted for in the design of the sanitary sewer on Bathurst Glen Drive, and therefore, no capacity constraints are anticipated.

#### vi) Servicing Capacity Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next three years. Therefore, the following resolution to allocate capacity to the subject development may be recommended for Council approval:

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“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V004 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 45 residential units (161 persons equivalent).”

vii) Storm Drainage

Stormwater management for the subject site consists of directing major and minor flows southerly to the existing stormwater management facility (Autumn Hill Pond) located west of Bathurst Street. The subject lands are tributary to this pond and were considered during the design stage of this facility. To help meet Toronto and Region Conservation Authority (TRCA) water balance objectives, Low Impact Development (LID) measures are proposed for the subject development to promote infiltration and groundwater recharge. The potential LID measures include disconnected downspouts, permeable driveways and increased topsoil depths. These measures will be further evaluated at the detailed design stage. Local storm sewers are proposed on Street ‘1’ to convey the minor storm system.

As part of the engineering design and prior to the initiation of any grading on the Draft Plan of Subdivision, the Owner shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands. This report shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

1. Plans illustrating the proposed system and its connection into the existing storm system;
2. Storm water management techniques that may be required to control minor or major flows;
3. Detail all external tributary lands, including the existing development(s); and,
4. Proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

The municipal servicing design shall conform to the approved Block 10 Block Plan and Master Environmental Servicing Plan (MESP).

viii) Environmental Noise Impact

The Owner submitted a noise brief titled “Environmental Noise Feasibility Study, 9100 Bathurst Street - Waldorf Site”, prepared by Valcoustics Canada Ltd.; dated June 22, 2015. The noise brief concluded the following:

- All dwellings in the proposed development require the provision for adding air conditioning at a later date;
- For Lots 1 and 22, 1.8 m high sound barriers are required.

It is noted that the Draft Plan of Subdivision does not match the Draft Plan used for the submitted noise brief. The Owner shall supply an updated noise brief that includes the final Draft Plan of Subdivision and applicable conclusions and recommendations.

The appropriate noise warning clauses shall be registered on title and be included in Offers of Purchase and Sale or Lease. A detailed, site-specific noise report must be completed at the detailed design stage when architectural plans are developed.

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

#### Item 11, CW Report No. 27 – Page 13

The DEIP Department has no objection to the approval of Draft Plan of Subdivision File 19T-15V004, subject to the comments in this report and the Conditions of Approval set out in Attachment #1.

#### Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Urban Design and Cultural Heritage Division has reviewed Files Z.15.018 and 19T-15V004 and provided the following comments:

1. The Cultural Heritage Division received a letter from the Ministry of Tourism, Culture and Sport (MTCS) dated February 19, 2016, advising that the MTCS concurs with the report's recommendations that no further archaeological assessment of the subject property is required. Accordingly, the City of Vaughan Cultural Heritage Division does not have any further concerns with the applications.
2. In areas that have been cleared of concern for archaeological resources, the following standard conditions shall include as conditions of Draft Plan of Subdivision approval:
  - a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
  - b) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services.

These conditions are included in the Conditions of Approval in Attachment #1a).

#### Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department, has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. This condition is included in the recommendation of this report and in the Conditions of Approval in Attachment #1a).

#### Vaughan Parks Development Department

The Vaughan Parks Development Department has reviewed the proposed Draft Plan of Subdivision and advises that Cash-in-lieu of Parkland is to be provided in accordance with the City's Policies and Procedures.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the approval of the subject applications.

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

#### Item 11, CW Report No. 27 – Page 14

##### Hydro One

Hydro One has no objections to the subject applications. Hydro One advises that the Owner must contact the local area distribution supplier for proposals affecting 'Low Voltage Distribution Facilities'.

##### PowerStream

PowerStream has no objections to the subject applications. PowerStream advises the Owner to contact them to discuss all aspects of the proposal. This requirement is included in the Conditions of Approval in Attachment #1a).

##### Bell Canada

Bell Canada has not provided comments regarding the applications. The Owner will be required to satisfy all requirements of Bell Canada. Conditions of approval in this regard will be included in the subdivision agreement and in Attachment #1a).

##### Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the Conditions of Approval in Attachment #1c).

##### Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the applications. Enbridge advises that the Owner is required to contact Enbridge's Customer Connections Department for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to tree planting, Silva cells, and/or soil trenches) and/or asphalt paving. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner. In the event that an easement(s) is required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in the Conditions of Approval in Attachment #1d).

##### School Boards

The York Region District (Public) School Board and York Catholic District School Board have advised that they have no objection to the development proposal and have no conditions of approval for the Draft Plan of Subdivision.

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

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

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016**

Item 11, CW Report No. 27 – Page 15

**Regional Implications**

The proposed development is located within the Bathurst Trunk Wastewater Service Area and will be serviced from Water Pressure District No. 6. The proposed development will receive water and wastewater servicing allocation from the City of Vaughan in the short term.

York Region has no objection to the approval of the Zoning By-law Amendment application and to Draft Plan of Subdivision File 19T-15V004, subject to their Pre-conditions and Conditions of Approval in Attachment #1b).

**Conclusion**

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.15.018 and Draft Plan of Subdivision File 19T-15V004, in accordance with the applicable policies of the City's Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the surrounding existing and planned land uses. The applications will facilitate the development of a residential subdivision with a built form and character that will be consistent and compatible with the existing and planned community.

The Vaughan Department Planning Department can support the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1 of this report.

**Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-15V004 and Proposed Zoning

**Report prepared by:**

Carol Birch, Planner, ext. 8485  
Stephen Lue, Senior Planner, ext. 8210

(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.)



## memorandum

c 3
Communication
COUNCIL: June 28/16
EW Rpt. No. 27 Item 11

**DATE:** JUNE 23, 2016

**TO:** HONOURABLE MAYOR AND MEMBERS OF COUNCIL

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

**RE:** COMMUNICATION - COUNCIL MEETING, JUNE 28, 2016

ITEM NO. 11, REPORT NO. 27, COMMITTEE OF THE WHOLE - JUNE 21, 2016

ZONING BY-LAW AMENDMENT FILE Z.15.018  
DRAFT PLAN OF SUBDIVISION FILE 19T-15V004  
TORONTO WALDORF SCHOOL  
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET

### Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT Recommendation #1 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #11 of Report # 27, be amended by adding the following additional wording:  
  
"and include a maximum building height of 11.5 m for Lots 1 to 21, and 10 m for Lots 22 to 40 respectively."
2. THAT the attached Zoning By-law replace the By-law included in Vaughan Council's agenda regarding Zoning Amendment File Z.15.018.

### Background

On June 21, 2016, the agent KLM Planning Partners Inc. on behalf of the Owner, made a deputation to the Vaughan Committee of the Whole and advised that through the detailed grading design for the proposed Draft Plan of Subdivision, it has been identified that a maximum building height of 11.5 m is required for Lots 1 to 21, and 10 m for Lots 22 to 40, whereas Zoning By-law 1-88 permits a maximum building height of 9.5 m. The Owner has already requested a maximum building height exception of 11.5 m be permitted for Lots 41 to 45 as identified in Table 1 of the report.

Existing built form within the Block 10 Community includes residential dwellings with a 11.5 m building height, which provides for 3-storey dwellings and dwellings with a loft in the roof line. In addition, directly north of the Toronto Waldorf School applications, the technical report for the proposed Cachet Summerhill Developments Inc. proposal (Files Z.15.016 and 19T-15V003, Item #9 of Report #27 of June 21, 2016), includes a recommend to permit an 11.5 m building height to accommodate dwellings up to 3-storeys. The proposed building height will also allow flexibility to permit 2-storey dwellings with higher ceiling



heights and 3-storey dwellings. Accordingly, the Vaughan Development Planning Department is satisfied that the proposed building heights are appropriate for the development of the subject lands.

Should Council approve the recommendation in this Communication, a revised Zoning By-law is attached for enactment by Vaughan Council, to replace the By-law included in Council's agenda.

### Conclusion

It is recommended that Recommendation #1 in the technical report (Item #11 of Report 27) respecting Zoning By-law Amendment File Z.15.018 and Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) considered by the Committee of the Whole on June 21, 2016, be revised as identified in this Communication to address a change to the maximum permitted building height for Lots 1 to 21 and Lots 22 to 40. The balance of the report remains unchanged. Should Council approve the recommendation in this Communication, a revised Zoning By-law is attached to replace the Zoning By-law in Council's agenda.

Respectfully submitted,

  
\_\_\_\_\_  
JOHN MACKENZIE  
Deputy City Manager,  
Planning & Growth Management

### Attachment

Revised Zoning By-law

Copy to: Jeffrey A. Abrams, City Clerk  
Paul Jankowski, Acting City Manager  
Grant Uyeyama, Director of Development Planning

CB/cm

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council, but not approved at this time, with which the matters herein set out are in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on the said Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

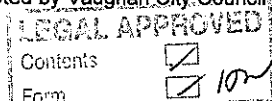
"9( ) Notwithstanding the provisions of:

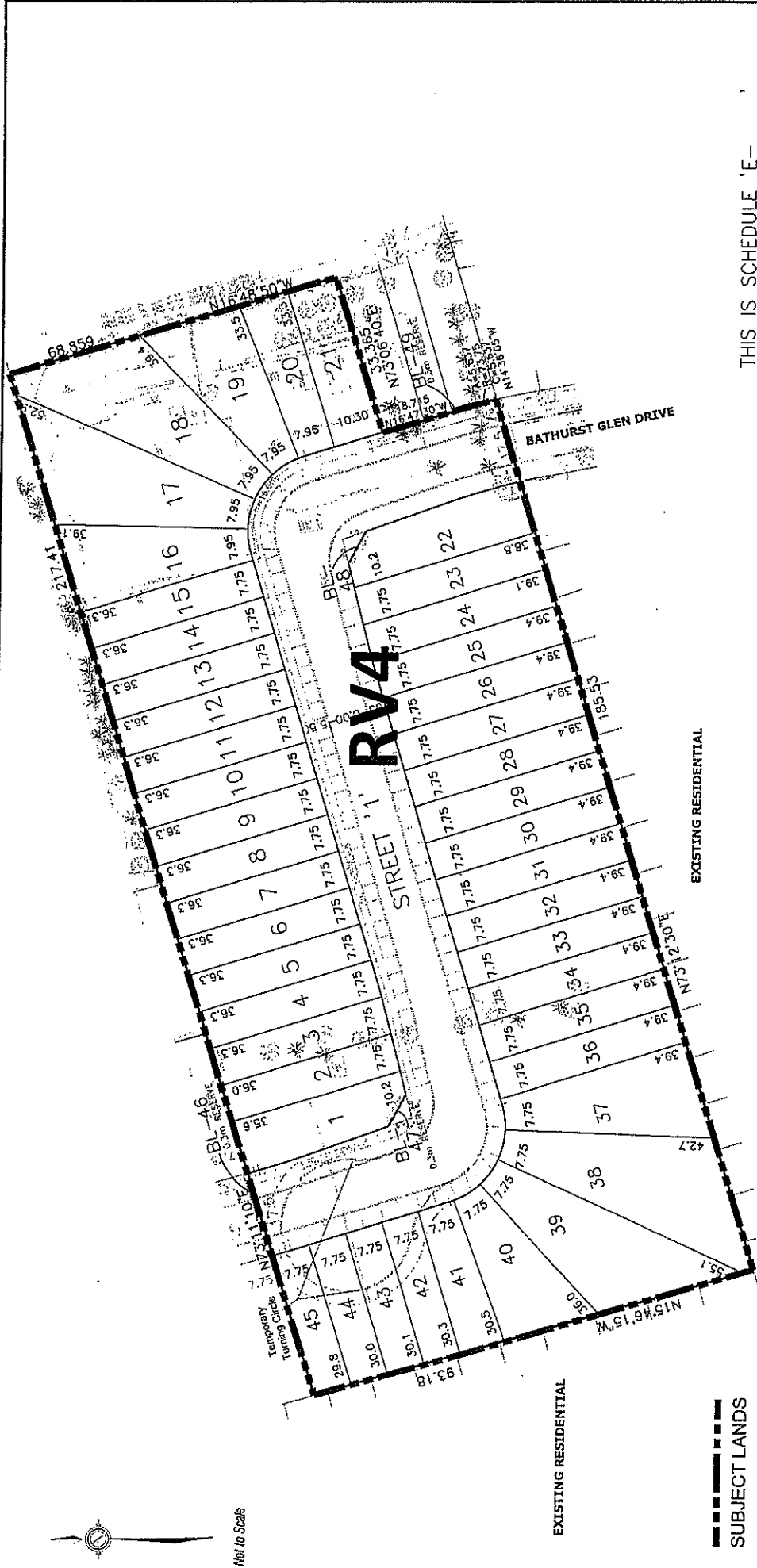
    - a) Subsection 3.14 a) and b) respecting the Permitted Yard Encroachments and Restrictions and Subsection 4.15.2 respecting Encroachments of Architectural Features and Balconies;
    - b) Subsection 4.15.6 and Schedule "A1" respecting the zone standards in the RV4 Residential Urban Village Zone Four;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E- ":

    - ai) A fireplace or chimney may encroach 0.5 m into any yard, provided the yard is a minimum of 1.2 m;
    - bi) The minimum lot frontage shall be 7.75 m;
    - bii) The minimum lot area shall be 230 m<sup>2</sup>;
    - biii) The minimum interior side yard shall be 0.45 m, where it abuts a minimum yard of 1.2 m;
    - biv) The minimum lot depth for Lot 43, 44, and 45 shall be 29 m;
    - bv) The maximum building height for Lots 1 to 21, inclusive, 41, 42, 43, 44, and 45 shall be 11.5 m;
    - bvi) The maximum building height for Lots 22 to 40, inclusive, shall be 10.0 m;
    - bvii) Note 8.0 of Schedule "A1", respecting maximum garage projections, shall not apply;"
  - d) Adding Schedule "E- " attached hereto as Schedule "1".
  - e) Deleting Key Map 2C and substituting therefor the Key Map 2C attached hereto as Schedule "2".
2. Schedules "1" and "2" shall be and hereby forms part of this By-law.

Authorized by Item No.11 of Report No. 27  
of the June 21, 2016 Committee of the Whole  
Adopted by Vaughan City Council on June 28, 2016





THIS IS SCHEDULE 'E-'  
TO BY-LAW 1-88 SECTION 9( )

THIS IS SCHEDULE '1'  
TO BY-LAW - 2016  
PASSED THE DAY OF , 2016

FILE: Z.15.018  
RELATED FILE: 19T-15V004  
LOCATION: Part of Lot 15, Concession 2  
APPLICANT: TORONTO WALDORF SCHOOL  
CITY OF VAUGHAN  
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SIGNING OFFICERS  
MAYOR  
CLERK

SUBJECT LANDS

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

Not to Scale



**SUMMARY TO BY-LAW - 2016**

The lands subject to this By-law are located west of Bathurst Street and south of Rutherford Road, specifically north of the termination of Bathurst Glen Drive, municipally known as 9100 Bathurst Street, in Part of Lot 15, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural to RV4 Residential Urban Village Zone Four, together with the following site-specific exceptions to the RV4 Residential Urban Village Zone Four, to facilitate a residential subdivision consisting of 45 lots for single detached dwellings:

- a) Permit a fireplace or chimney to encroach 0.5 metres into any yard, provided the yard is a minimum of 1.2 metres;
- b) Reduce the minimum lot frontage to 7.75 metres;
- c) Reduce the minimum lot area to 230 metres squared;
- d) Reduce the minimum interior side yard to 0.45 metres where it abuts a minimum yard of 1.2 metres;
- e) Reduce the minimum lot depth to 29 metres for Lots 43, 44, and 45;
- f) Increase the maximum building height to 11.5 m for Lots 1 -21, and Lots 41 to 45;
- g) Increase the maximum building height to 10.0 m for Lots 22 to 40; and,
- h) Exempt the subject lands from Note 8.0 of Schedule "A1".



Not to Scale

# LOCATION MAP TO BY-LAW \_\_\_\_\_ - 2016

FILE: Z.15.018

RELATED FILE: 19T-15V004

LOCATION: Part of Lot 15 , Concession 2

APPLICANT: TORONTO WALDORF SCHOOL

CITY OF VAUGHAN

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SUBJECT LANDS



c. <u>6</u>
Communication
CW: <u>JUNE 21/16</u>
Item: <u>11</u>

memorandum

**DATE:** June 17, 2016

**TO:** Honourable Mayor Maurizio Bevilacqua and Members of Council

**FROM:** John MacKenzie, Deputy City Manager, Planning & Growth Management

**RE:** **ITEM NO. 11, COMMITTEE OF THE WHOLE - JUNE 21, 2016**

**ZONING BY-LAW AMENDMENT FILE Z.15.018**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-15V004**  
**TORONTO WALDORF SCHOOL**  
**WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET**

### Recommendation

The Deputy City Manager, Planning & Growth Management recommends:

1. THAT Recommendation #1 in the report by the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning dated June 21, 2016, Item #11 of Report 27, be amended by adding the following additional wording:

“and also include a 29 m minimum Lot Depth zoning exception for Lots 43 and 44.”

### Background

On June 15, 2016, the agent KLM Planning Partners Inc., advised that through the detailed design of the proposed Draft Plan of Subdivision the surveyor identified that the depth of Lots 43 and Lot 44 are 29.85 and 29.99 m, respectively, whereas Zoning By-law 1-88 requires a minimum lot depth of 30 m. The Owner has requested that the minimum lot depth zoning exception of 29 m provided for Lot 45 in Table 1 of the report also apply to Lots 43 and 44. The Vaughan Development Planning is satisfied that 29 m lot depth exception for Lots 43 and 44 is minor in nature and appropriate for the development of the lands.

### Conclusion

The technical report (Item #11) respecting Zoning By-law Amendment File Z.15.018 and Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) for consideration by the Committee of the Whole on June 21, 2016, must be revised as identified in this Communication to address a change to the recommendation respecting the minimum depth for 2 lots. The balance of the report remains unchanged.

Respectfully submitted,

  
JOHN MACKENZIE  
Deputy City Manager,  
Planning & Growth Management

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

**ZONING BY-LAW AMENDMENT FILE Z.15.018  
DRAFT PLAN OF SUBDIVISION FILE 19T-15V004  
TORONTO WALDORF SCHOOL  
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET**

**Recommendation**

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

1. THAT Zoning By-law Amendment File Z.15.018 (Toronto Waldorf School) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on Attachment #4, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) to facilitate the creation of 45 lots for detached dwellings as shown on Attachment #4, BE APPROVED, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution with respect to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol, dated May 19, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V004 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 45 residential units (161 persons equivalent).”

4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V004 (Toronto Waldorf School) shall include the following clause:

“The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the Cash-in-lieu payment.”

5. THAT prior to the registration of the Subdivision Agreement, the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan’s Woodlot Acquisition Front-end Agreement.
6. THAT Street “1” in Draft Plan of Subdivision File 19T-15V004 as shown on Attachment #4 be named Hesperus Road as an extension of the existing street name to the north.

**Contribution to Sustainability**

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

Goal 2: To ensure sustainable development and redevelopment



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

Goal 3: To ensure that getting around in Vaughan is easy and has a low environmental impact

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit

In accordance with the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- Roxul insulation (recycled)
- Increased home air tightness
- Energy star windows
- Low flow water fixtures
- Low VOC paints, glues and varnishes
- Upgraded roof shingles (30 year life)
- Energy star appliances
- Option for a gas ready stove
- Compact florescent light bulbs
- Integrated mechanical systems
- Energy star washroom exhaust fans
- Large canopy trees along boulevards to provide shade and create a cooling effect
- Hardy tree and shrub species, resistant to low moisture, disease, pests, road salt and vehicular emissions
- Minimizing turf areas to reduce cutting, fertilizing and watering

### **Economic Impact**

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

### **Communications Plan**

On September 11, 2015, a Notice of Public Hearing was circulated to all property owners within the expanded polling area as shown on Attachment #3, and to the Preserve Thornhill Woods Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's website ([www.vaughan.ca](http://www.vaughan.ca)) and two Notice Signs were installed on the property in accordance with the City's Notice Sign Procedure and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 7, 2015, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on October 20, 2015.

To date, the following written submissions have been received by the Vaughan Development Planning Department:

- i) B. Katznelson, Auburndale Drive, Preserve Thornhill Woods Association, regarding existing schools and services not being in place to support the development and the increased traffic in the neighbourhood resulting from the proposal.

- ii) J. Kalpin, Serene Way, Preserve Thornhill Woods Association, supportive of applications, however, concerned about the traffic impacts in the neighbourhood and on the nearby local arterial roads.
- iii) R. Koubi, Ner Israel Drive, Preserve Thornhill Woods Association, supportive of applications, however, concerned about the impact on the sewer system, stormwater management, electricity brownouts, educational facilities to support the development, and increased traffic within the community.
- iv) J. Cheskes, Starwood Road, concerned about the traffic impact resulting from the development and that a by-pass traffic route may be created by connecting Bathurst Glen Drive to Hesperus Road.
- v) W. Lee, Fraserwood Road, regarding increased local traffic volume in the neighbourhood and the impact of the development on the school system.
- vi) J. Packer, Serene Way, regarding the preservation of the existing trees on the subject lands and the impact on local schools.
- vii) M. MacAllister, Hesperus Road, regarding improving/encouraging people to take public transit to reduce vehicular traffic.
- viii) M. Miller, Dewpoint Road, regarding the preservation of the existing trees on the subject lands, the heights of proposed dwellings, and the depth of rear yards.
- ix) H. Mortazavi, Dewpoint Road, regarding stormwater management impacts and the height and location of proposed dwellings.
- x) H. Ziba, Dewpoint Road, respecting preservation of existing trees and creating two cul-de-sac roads instead of a through street within the proposed development.
- xi) M. Ferrer, Dewpoint Road, concerned about the traffic in Thornhill Woods, the proposed Cachet Summerhill Developments Inc. Files Z.15.016 and 19T-15V003, and the proposed Toronto Waldorf School Files Z.15.018 and 19T-15V004 would add to this problem. Would like the proposed road altered and have a route directly to Bathurst Street provided as there are existing traffic problems and this will put further pressure on the roads of Thornhill Woods.
- xii) Hesperus Fellowship Village ("HFV"), Hesperus Road, supportive of development, however, requests that a 1.8 m high wood board privacy fence be constructed along the common boundary between the Toronto Waldorf School lands (Lots 1 – 18) and the HFV, a 1.5 m high Eastern White Cedar hedge be planted on the north side of this fence on the HFV lands, and that a warning clause be included in the Purchase of Sale Agreement that the HFV may expand their retirement community in the future.

The Vaughan Development Planning Department has reviewed these concerns and provide the following responses;

i) Impacts on Local Traffic

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has reviewed the updated Traffic Impact Study (TIS) prepared by BA Group and agree with the conclusions of the updated TIS report as it pertains to the traffic analysis and addressing the concerns raised at the October 7, 2015, Public Hearing. The DEIP Department concur that the development proposal can be adequately accommodated by the local road network, without causing adverse impacts to the surrounding community.

ii) Impacts on Schools

The York Region District School Board and the York Catholic District School Board have advised that they do not have any concerns with the proposed development.

iii) Impacts on the Existing Servicing Infrastructure

The Vaughan DEIP Department has reviewed the Functional Servicing Report prepared in support of the applications and have no objection to the development proposal. Servicing capacity is available to support this development. The subject lands were accounted for in the design of the sanitary sewer on Bathurst Glen Drive, therefore, no capacity constraints are anticipated.

iv) Impacts on Existing Trees

The existing tree hedge row located on the lands has not been identified as a significant natural feature in VOP 2010. In addition, however staff has included conditions of draft plan of subdivision approval to address some of the concerns raised regarding impacts on existing trees. These conditions include a requirement for a tree preservation study to the satisfaction of the City. Prior to registration of the subdivision agreement, the Owner will be required to pay a woodlot development charge at the rate of \$1,000.00 per dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Agreement.

v) Impacts on Existing Homes to the South and West

The Owners have revised the subdivision design by relocating the proposed road (Street "1"), approximately 6 m north, as shown on Attachment #4, thereby increasing the depth of the proposed lots on the south side of Street "1" (minimum 38.8 m) to provide additional buffering along the interface with the existing lots to the south.

vi) Hesperus Village Fellowship Lands

The Owners have agreed to construct a 1.8 m high wood board privacy fence along the north limit of Lots 1 - 18 and plant a 1.5 m high cedar hedge on the Hesperus Village Fellowship (HVF) lands along the north side of the wood board privacy fence. A condition with respect to adding a warning clause to the Purchase and Sale agreement will be added to the Conditions of Draft Approval.

On June 9, 2016, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the subject applications.

**Purpose**

The purpose of this report is to seek approval from the Committee of the Whole for the following applications:

1. Zoning By-law Amendment File Z.15.018 to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone to RV4 Residential Urban Village Zone Four in the manner shown on Attachment #4, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. Draft Plan of Subdivision File 19T-15V004, to facilitate a residential subdivision consisting of 45 lots for detached dwellings, as shown on Attachment #4, as follows:

Lots 1 - 45 (lots for detached dwellings - minimum 7.75 m frontage)	1.552 ha
Blocks 46 - 49 (0.3 m reserves)	0.002 ha
<u>Road (Street "1" 17.5 m right-of-way width)</u>	<u>0.399 ha</u>
Total Area	1.953 ha

### **Background - Analysis and Options**

#### **Synopsis:**

*The Owner is seeking Draft Plan of Subdivision approval of a plan consisting of 45 lots for detached dwellings as shown on Attachment #4. The Vaughan Development Planning Department supports the proposed development since it implements Vaughan Official Plan 2010 (VOP 2010) and is compatible with the surrounding existing and planned land uses.*

#### **Location**

The 1.953 ha subject lands shown on Attachments #2 and #3 are located west of Bathurst Street and south of Rutherford Road, specifically north of the termination of Bathurst Glen Drive, municipally known as 9100 Bathurst Street, City of Vaughan. The surrounding land uses are shown on Attachment #3.

#### **Official Plan**

The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area" identified on Schedule 1, Urban Structure of VOP 2010, which permits detached dwelling units. The proposed residential Draft Plan of Subdivision conforms to VOP 2010.

#### **Block 10 Plan**

The Block 10 Plan was approved by Vaughan Council on January 11, 2001, and identifies the subject lands as "Institutional" as the Toronto Waldorf School had historically owned and occupied the subject lands. The Block 10 Plan must be revised to reflect the change in use from Institutional to Low- Rise Residential, should these applications be approved.

#### **Zoning**

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed 45 lot residential Draft Plan of Subdivision. The Owner proposes to rezone the subject lands to RV4 Residential Urban Village FourZone, to facilitate the creation of 45 lots for detached dwellings, as shown on Attachment #4. The following site-specific zoning exceptions to the RV4 Zone are required to permit the proposed Draft Plan of Subdivision:

**Table 1:**

	<b>Zoning By-law 1-88 Standards</b>	<b>RV4 Residential Urban Village Zone Four Requirements</b>	<b>Proposed Exceptions to the RV4 Residential Urban Village Four Zone Requirements</b>
a.	Yard	No encroachment permitted in	Permit a fireplace or chimney to

	<b>Zoning By-law 1-88 Standards</b>	<b>RV4 Residential Urban Village Zone Four Requirements</b>	<b>Proposed Exceptions to the RV4 Residential Urban Village Four Zone Requirements</b>
	Encroachments	an interior side yard shall be closer than 1.2 m to a lot line except eaves and gutters.	encroach 0.5 m into any yard, provided the yard is a minimum of 1.2 m
b.	Minimum Lot Frontage	9.75 m	7.75 m
c.	Minimum Lot Area	292 m <sup>2</sup>	230 m <sup>2</sup>
d.	Minimum Interior Side Yard	1.2 m	0.45 m, where it abuts a minimum yard of 1.2 m
e.	Minimum Lot Depth	30 m	29 m (Lot 45)
f.	Maximum Building Height	9.5 m	11.5 m (Lots 41 to 45)
g.	Maximum Garage Projection (Schedule A1, Note 8.1)	No garage shall project more than 2.5 m beyond the most distant point of the front wall of a dwelling from the street line at the ground floor level	Note 8.0 shall not apply to the subject lands.

The Vaughan Development Planning Department can support the proposed site-specific zoning exceptions to the RV4 Residential Urban Village Four Zone for the following reasons:

a) Minimum Encroachments of Architectural Features

The proposed encroachment of a fireplace and chimney will allow for dwelling articulation to facilitate the interior floor plan and the location in the interior yard will have minimal impact on the adjacent property or the streetscape.

b) Minimum Lot Frontage, Lot Area, Yards and Lot Depth and Garage Projections

The 7.75 m lot frontage and 230 m<sup>2</sup> lot area are generally consistent with other lots in the surrounding area and would result in a development that is compatible with the neighbourhood.

The minimum lot depth exception is proposed for only one lot (Lot 45) and is considered minor.

The proposed dwelling designs include articulated front walls, portions of which may be located more than 2.5 m from the front face of the garage. However, dwelling designs do not include a garage that projects significantly into the front yard or beyond the entire front wall of the dwelling.

The reduction in minimum lot frontage, lot area, side yards, lot depth and garage projection are considered to be minimal and consistent with the surrounding detached dwellings in the community.

c) Maximum Building Height

The Owner proposes to increase the maximum permitted building height by 2 m to accommodate a three-storey built form design on Lots 41 to 45. The Vaughan Development Planning Department supports the increased building height in consideration of the minimum 30 m deep lots and 7.5 m rear yard being provided, which will provide for an adequate separation with existing abutting uses. The proposed building height will also contribute to the variety of housing styles within the neighbourhood.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 consists of 45 lots with a minimum lot frontage of 7.75 m served by a 17.5 m wide public road (Street "1" - to be named Hesperus Road as discussed later in the "Street Name" section of this report), which extends north from the current terminus of Bathurst Glen Drive through to Street "A" in the proposed adjacent northerly Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) and ultimately to connect with Hesperus Road and to Fraserwood Road. The Owner is proposing a sidewalk located on the north and east sides of the proposed Street "1".

A proposed driveway from the Toronto Waldorf School lands to the east connects to the east side of Street "1" north of the existing terminus of Bathurst Glen Drive, as shown on Attachment #4. The approval of the driveway design (i.e. width, daylight triangles, etc.) and any associated landscape treatment and fencing will be reviewed when the Toronto Waldorf School submits a Site Development Application for a revision to the approved site plan on their lands. The Vaughan DEIP Department has advised that a 0.3 m reserve will be required along the east side of Street "1", between the existing lot to the immediate south of the proposed driveway and Lot 21 on the Draft Plan of Subdivision. This will ensure the driveway cannot be used until the Toronto Waldorf School submits the Site Development Application for their lands. In addition, a warning clause is included in the Conditions of Approval in Attachment #1 advising the purchasers of Lots 21 and 22 that a future driveway may be provided in this location.

The Owner proposes to install wood board privacy fencing along the north limits of Lots 1 to 18 to address the privacy concerns of the existing residents to the north. Furthermore, Street "1" was relocated to increase the depths of the lots on the south side of Street "1" to accommodate additional privacy for the existing residents to the south.

The Owner is advised that the proposed Draft Plan of Subdivision must be consistent with the Vaughan Council approved Block 10 Architectural Design Guidelines, prepared by Watchorn Architect Inc. A condition to this effect is included in Attachment #1.

The Vaughan Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.

Street Name

Should Draft Plan of Subdivision Files 19T-15V004 (subject lands) and 19T-15V003 (lands to the north) be approved, the street name of the new public road will be Hesperus Road, as an extension of an existing road to the north, in order not to inconvenience existing residents of the Hesperus Village Seniors Residence building located at 1 the Hesperus Road and along Bathurst Glen Drive. Appropriate signage will be required to indicate that the Hesperus Road street name changes to Bathurst Glen Drive at the southeast corner of the subject lands.

### Developer's Group Agreement

It is a condition of Draft Plan of Subdivision approval (Attachment #1a) that the Owner must satisfy all requirements of the Block 10 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 10 Trustee and the City of Vaughan.

### Vaughan Development Engineering and Infrastructure Planning Department

The Vaughan DEIP Department has reviewed the development proposal and provides the following comments:

#### i) Road Network & Transportation Planning

The subject lands are located north of the existing Bathurst Glen Drive terminus that intersects with Serene Way. The Owner proposes to extend Hesperus Road (shown as Street '1' on Attachment #4) north and west through the subject lands from Bathurst Glen Drive and connect to the Hesperus Road extension to the north (to be constructed via File 19T-V15003, Cachet Summerhill Developments), thereby creating a north-south connection from Fraserwood Road to Bathurst Glen Drive.

#### ii) Transportation Impact Study (TIS)

The Toronto Waldorf School development for 45 residential units and the Hesperus proposal for 20 units together are expected to generate a total of 58 and 67 trips in the weekday peak AM and PM hours, respectively. The impact of these additional trips was analyzed by adding them to the existing and future background traffic of 2015 and 2020. The following four (4) study area intersections were analyzed:

- Bathurst Glen Drive and Serene Way
- Bathurst Glen Drive and Apple Blossom Drive
- Bathurst Glen Drive and Ner Israel Drive/Yeshiva College Driveway
- Thornhill Woods Drive and Apple Blossom Drive

The TIS shows the additional site generated traffic would not have an adverse impact on the local road network, as both the existing and future total traffic conditions had the same Level of Service (LOS) 'D' or better. LOS 'D' is an acceptable threshold for an urban setting such as Thornhill Woods.

With the proposed sidewalk on the east side of Street '1', the development will improve neighbourhood connectivity for all road users, including better connectivity for pedestrians and cyclists. The development would be located within a four (4) minute walk to a bus stop on the Thornhill Woods York Region Transit (YRT) Route 23 at Fraserwood Road.

#### i) Block 10 Traffic Concerns Heard at Public Hearing

On October 7, 2015, a Public Hearing was held at Vaughan City Hall with regards to the proposed subject applications and the proposed Cachet Summerhill development to the north (File 19T-15V003). Listed below are the residential concerns and their respective response as prepared by City Staff and the BA Group in the Updated TIS:

##### a) Exclusive North Bound (NB) Right Turn Lane at Rutherford Road & Thornhill Woods Drive

Analysis of the signalized intersection completed by the BA Group indicates that the northbound right turn movement operates at an overall level of service (LOS)

'D' during both the morning and afternoon peak hours under existing conditions through to future total conditions, which includes site-related traffic. Based upon the analysis results, a dedicated northbound right lane is not currently warranted.

b) All-way Stop Control Request for the Dewpoint Road & Serene Way Intersection

The City of Vaughan's Traffic Engineering staff has completed an all-way stop control (AWSC) investigation and has concluded this intersection warrants an AWSC. In the near future, staff will be preparing a report for Council's consideration recommending the AWSC implementation.

c) Cut-through Traffic as a Result of New Development

The proposed northerly extension of Street '1' through the subject site and its connection to Fraserwood Road is consistent with the policies set out in the City of Vaughan Official Plan (Policy 4.2.1.5), which states (in part) to:

"develop a connected and continuous, grid-like street network that supports convenient and efficient travel by all modes of transportation and to discourage the development of street types that disrupt the grid network. New development shall be planned to support a grid-like street network with multiple connections to collector and arterial streets."

The proposed road supports the convenient and efficient travel by all modes of transportation and discourages street types that disrupt the grid network, (i.e., two back to back cul-de-sacs). The construction of Street '1' also implements the road network illustrated on Schedule 9 of the Vaughan Official Plan 2010. However, it is noted that the geometric design of Street '1' (i.e. two 90 degree bends), would serve to reduce the operating speed along this section of road and therefore, reduce its attractiveness for cut-through traffic.

d) Growing Problem of Increased Traffic Volumes and Speeds

Apple Blossom Drive, Ner Israel Drive, Summeridge Drive, Pleasant Ridge Avenue, Thornhill Woods Drive and Bathurst Glen Drive are designated as minor collector roads in VOP 2010. These minor collector roads are designed to accommodate projected traffic volumes of the order of 5,000 vehicles per day and are considered as potential transit routes. Surveys conducted by the City and BA Group indicate observed volumes were well within the accepted daily range of 5,000 vehicles for minor collector roads in the City of Vaughan road classification criteria. The results indicate that there is currently significant reserve capacity along Ner Israel Drive and Apple Blossom Drive. All other roads within the block are designated in VOP 2010 as local roads and accommodate up to 2,500 vehicles per day. Peak hour turning movement counts at the collector road intersection indicate that daily volumes on local roads such as Fraserwood Road and Serene Way are less than 1,000 vehicles per day. Therefore, based on the foregoing, existing daily traffic volumes on local and collector roads within the block are well within the accepted environmental range for which they have been designed.

e) Request for Better Pedestrian and Cycling Connectivity

The existing sidewalk along Bathurst Glen Road will be extended north and west through the subject site and is proposed to connect to the sidewalk extension through the development to the north. Currently, there is a gap in the system. No pedestrian sidewalks are available on Hesperus Road and on Fraserwood Road between Hesperus Road and Dewpoint Road. The DEIP Department is satisfied



with the proposal from the Toronto Waldorf School and Cachet Summerhill to install a continuous sidewalk along the east and north sides only of the proposed Hesperus Road extension from Bathurst Glen Drive to Fraserwood Road. The improved active transportation connection would not only provide better pedestrian connectivity for future residents of the subject site and Cachet Summerhill, but also for residents along Fraserwood Road.

f) Parking Issues

Area residents have expressed concern with the lack of existing parking in the block, stating that the proposed developments will only create more demand for parking. A minimum of 90 parking spaces will be provided for the 45-unit subdivision (i.e., each dwelling in the proposed subdivision will have two parking spaces in accordance with Zoning By-law 1-88). Also, it is noted that on-street parking on the proposed Bathurst Glen Drive extension will increase the available parking supply in the block. Therefore, the proposed development provides sufficient parking so that the future residents and visitors are unlikely to disrupt off-site roads and area parking facilities. The proposed parking supply provided on each lot satisfies the parking supply requirements set out in Zoning By-law 1-88 and is consistent with subdivisions across the City.

g) Congested Arterial Roads: Rutherford Road, Bathurst Street & Dufferin Street

The widening and improvement to Bathurst Street, Dufferin Street, and Rutherford Road were approved by York Region Council in 2011, and are identified on the York Region's 2011, 10-Year Roads and Transit Construction Program. Municipal Class Environmental Assessment (EA) Studies have been completed for the planned improvements. These planned improvements will increase the road capacity and help to reduce congestion on the boundary arterial roads.

Bathurst Street is planned to be widened from four (4) to six (6) lanes, including High Occupancy Vehicles and two or more bicycle lanes between Regional Road 7 and Teston Road / Elgin Mills Road. According to the York Region Community Planning and Development Services Department, Bathurst Street construction is expected to start in 2017 with utility relocations commencing in 2016.

Rutherford Road / Carrville Road, from Jane Street to Yonge Street is planned to be widened with additional traffic lanes and new bike lanes on both sides of the street. Improvements to Carrville Road, from Bathurst Street to Yonge Street are scheduled for 2017. The Environmental Assessment study is in the final stages and will be filed for completion in Spring 2016.

Dufferin Street has already been widened to a five lane urban cross-section with pedestrian sidewalks on both sides.

h) Future Construction Causing Disturbance to Residents

Prior to the approval of any construction activity, the developer is required to submit a traffic control plan (TCP), especially if the construction is within the public right-of-way. The TCP will help to minimize the traffic impacts to the environment, minimize disturbance to residents and ensure the safe movement of all traffic, including general public and the site traffic, during construction.

The DEIP Department agree with the conclusions of the updated TIS report as it pertains to the traffic analysis and addressing of residential concerns identified at the October 7, 2015, Public Hearing. The subject development can be adequately

accommodated by the local road network, without causing adverse impacts to the surrounding community.

iv) Water Servicing

The development is proposed to be serviced via a connection to the existing 200 mm diameter watermain on Bathurst Glen Drive. A 200 mm diameter watermain on Street '1' will service the proposed residential units. Upon completion of the proposed residential development north of the subject site (Cachet Summerhill Developments) the watermain will also be connected to existing infrastructure at Hesperus Road, thereby creating a looped connection. Maximum day plus fire flow water demand is calculated to be 117.88 L/s (litres/second).

v) Sanitary Servicing

Proposed local sanitary sewers will convey effluent southerly on Street '1' through the development and will be sized to also convey effluent from the proposed residential development to the north (Cachet Summerhill Development). Peak sanitary flows for the proposed development total 3.67 L/s and will drain via the existing 200 mm diameter sewer on Bathurst Glen Drive. The subject lands were accounted for in the design of the sanitary sewer on Bathurst Glen Drive, and therefore, no capacity constraints are anticipated.

vi) Servicing Capacity Allocation

On May 19, 2015, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next three years. Therefore, the following resolution to allocate capacity to the subject development may be recommended for Council approval:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V004 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 45 residential units (161 persons equivalent)."

vii) Storm Drainage

Stormwater management for the subject site consists of directing major and minor flows southerly to the existing stormwater management facility (Autumn Hill Pond) located west of Bathurst Street. The subject lands are tributary to this pond and were considered during the design stage of this facility. To help meet Toronto and Region Conservation Authority (TRCA) water balance objectives, Low Impact Development (LID) measures are proposed for the subject development to promote infiltration and groundwater recharge. The potential LID measures include disconnected downspouts, permeable driveways and increased topsoil depths. These measures will be further evaluated at the detailed design stage. Local storm sewers are proposed on Street '1' to convey the minor storm system.

As part of the engineering design and prior to the initiation of any grading on the Draft Plan of Subdivision, the Owner shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands. This report shall describe the proposed drainage system to develop the subject lands and include, but not be limited to, the following items:

1. Plans illustrating the proposed system and its connection into the existing storm system;
2. Storm water management techniques that may be required to control minor or major flows;

3. Detail all external tributary lands, including the existing development(s); and,
4. Proposed methods for controlling or minimizing erosion and siltation on-site and in downstream areas during and after construction.

The municipal servicing design shall conform to the approved Block 10 Block Plan and Master Environmental Servicing Plan (MESP).

viii) Environmental Noise Impact

The Owner submitted a noise brief titled "Environmental Noise Feasibility Study, 9100 Bathurst Street - Waldorf Site", prepared by Valcoustics Canada Ltd.; dated June 22, 2015. The noise brief concluded the following:

- All dwellings in the proposed development require the provision for adding air conditioning at a later date;
- For Lots 1 and 22, 1.8 m high sound barriers are required.

It is noted that the Draft Plan of Subdivision does not match the Draft Plan used for the submitted noise brief. The Owner shall supply an updated noise brief that includes the final Draft Plan of Subdivision and applicable conclusions and recommendations.

The appropriate noise warning clauses shall be registered on title and be included in Offers of Purchase and Sale or Lease. A detailed, site-specific noise report must be completed at the detailed design stage when architectural plans are developed.

The DEIP Department has no objection to the approval of Draft Plan of Subdivision File 19T-15V004, subject to the comments in this report and the Conditions of Approval set out in Attachment #1.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Urban Design and Cultural Heritage Division has reviewed Files Z.15.018 and 19T-15V004 and provided the following comments:

1. The Cultural Heritage Division received a letter from the Ministry of Tourism, Culture and Sport (MTCS) dated February 19, 2016, advising that the MTCS concurs with the report's recommendations that no further archaeological assessment of the subject property is required. Accordingly, the City of Vaughan Cultural Heritage Division does not have any further concerns with the applications.
2. In areas that have been cleared of concern for archaeological resources, the following standard conditions shall included as conditions of Draft Plan of Subdivision approval:
  - a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
  - b) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services.

These conditions are included in the Conditions of Approval in Attachment #1a).

Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department, has advised that the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. This condition is included in the recommendation of this report and in the Conditions of Approval in Attachment #1a).

Vaughan Parks Development Department

The Vaughan Parks Development Department has reviewed the proposed Draft Plan of Subdivision and advises that Cash-in-lieu of Parkland is to be provided in accordance with the City's Policies and Procedures.

Toronto and Region Conservation Authority (TRCA)

The TRCA has no objection to the approval of the subject applications.

Hydro One

Hydro One has no objections to the subject applications. Hydro One advises that the Owner must contact the local area distribution supplier for proposals affecting 'Low Voltage Distribution Facilities'.

PowerStream

PowerStream has no objections to the subject applications. PowerStream advises the Owner to contact them to discuss all aspects of the proposal. This requirement is included in the Conditions of Approval in Attachment #1a).

Bell Canada

Bell Canada has not provided comments regarding the applications. The Owner will be required to satisfy all requirements of Bell Canada. Conditions of approval in this regard will be included in the subdivision agreement and in Attachment #1a).

Canada Post

Canada Post has no objections to the proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post, which are subject to the Conditions of Approval in Attachment #1c).

Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the applications. Enbridge advises that the Owner is required to contact Enbridge's Customer Connections Department for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to tree planting, silva cells, and/or soil trenches) and/or asphalt paving. If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase

construction, all costs are the responsibility of the Owner. In the event that an easement(s) is required to service this development, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost. This requirement is included in the Conditions of Approval in Attachment #1d).

#### School Boards

The York Region District (Public) School Board and York Catholic District School Board have advised that they have no objection to the development proposal and have no conditions of approval for the Draft Plan of Subdivision.

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

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

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City
- Re-establish the urban tree canopy

#### **Regional Implications**

The proposed development is located within the Bathurst Trunk Wastewater Service Area and will be serviced from Water Pressure District No. 6. The proposed development will receive water and wastewater servicing allocation from the City of Vaughan in the short term.

York Region has no objection to the approval of the Zoning By-law Amendment application and to Draft Plan of Subdivision File 19T-15V004, subject to their Pre-conditions and Conditions of Approval in Attachment #1b).

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.15.018 and Draft Plan of Subdivision File 19T-15V004, in accordance with the applicable policies of the City's Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the surrounding existing and planned land uses. The applications will facilitate the development of a residential subdivision with a built form and character that will be consistent and compatible with the existing and planned community.

The Vaughan Department Planning Department can support the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1 of this report.

#### **Attachments**

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-15V004 and Proposed Zoning

**Report prepared by:**

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Respectfully submitted,

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Planning

/LG

# **ATTACHMENT NO. 1**

## **CONDITIONS OF APPROVAL**

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V004 (PLAN)  
TORONTO WALDORF SCHOOL (OWNER)  
PART OF LOT 15, CONCESSION 2, CITY OF VAUGHAN (CITY)**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-15V004 (PLAN), ARE AS FOLLOWS:**

The Owner shall satisfy the following conditions:

1. The Conditions of Approval of the City of Vaughan as set out on Attachment No. 1a).
2. The Conditions of Approval of York Region as set out on Attachment No. 1b) and dated December 1, 2015.
3. The Conditions of Approval from Canada Post as set out on Attachment No. 1c) dated April 13, 2016.
4. The Conditions of Approval from Enbridge Gas Distribution as set out on Attachment No. 1d) dated March 3, 2016.

### **Clearances**

1. Final approval for registration may be issued in phases to the satisfaction of the City, subject to all applicable fees provided that:
  - a) Phasing is proposed in an orderly progression, in consideration of such matters as the timing of road improvements, infrastructure, schools, and other essential services; and,
  - b) All commenting agencies agree to registration by phases and provide clearances, as required in the Conditions in Attachment Nos. 1a), 1b), 1c), and 1d), for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Canada Post shall advise that the Conditions on Attachment No. 1c) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Enbridge Gas Distribution shall advise that the Conditions on Attachment No. 1d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Bell Canada shall advise that the Owner has satisfied all of Bell's conditions and the clearance letter shall include a brief statement detailing how each condition has been met.

# **ATTACHMENT NO. 1a)**

## **CONDITIONS OF APPROVAL - TORONTO WALDORF SCHOOL**

### City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., Dwg. No. - 16:3, dated April 26, 2016.
2. The lands within this Plan shall be appropriately zoned by a Zoning By-law, which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
4. The Owner shall pay any and all outstanding application fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law.
5. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modifications to off-site driveways required to accommodate this plan shall be coordinated and completed at the cost of the Owner.
6. The Subdivision Agreement shall include the following clauses regarding archaeological reviews

“Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan’s Development Planning Department, Cultural Heritage Division shall be notified immediately.”

“In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the Region of York Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”
7. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, to reflect any alterations resulting from this Plan.
8. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
9. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
  - i) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA



report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.

- ii) Should a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan be required to meet the applicable Standards set out in the Ministry of the Environment and Climate Change (MOECC) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the satisfactory registration of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MOECC, covering all the lands within the Plan.
  - iii) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City and the Region were remediated in accordance with O. Reg. 153/04 (as amended) and the accepted RAP (if applicable), are suitable for the intended land use, and meet the applicable Standards set out in the MOECC document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended).
  - iv) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
- 10. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
  - 11. The road allowance included within this Plan shall be named to the satisfaction of the City of Vaughan Development Planning Department and the York Region Community Planning and Development Services Department.
  - 12. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
  - 13. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
  - 14. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes, which shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
  - 15. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
  - 16. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within this draft plan, which report shall include:

- i) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- ii) the location and description of all outlets and other facilities;
- iii) storm water management techniques which may be required to control minor or major flows; and,
- iv) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in the Subdivision Agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

- 17. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
- 18. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
- 19. The Owner shall agree in the Subdivision Agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
- 20. The Owner shall agree that all lots or blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
- 21. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:

- i) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City of Vaughan has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."

- ii) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this Subdivision Agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such

deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord.”

- iii) “Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
- iv) “Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:
  - a) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
  - b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6 - 6.99m <sup>1</sup>	3.5m
7 - 8.99m <sup>1</sup>	3.75m
9 - 11.99m <sup>1</sup>	6m
12m and greater <sup>2</sup>	9m

<sup>1</sup>The Lot Frontage for Lots between 6.0 - 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

<sup>2</sup>The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- v) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the Community Plan provided by the Owner in its Sales Office.”
- vi) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”
- vii) “Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings.

- viii) "The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this Subdivision Agreement."
- ix) "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this Subdivision Agreement and that all required fencing, noise attenuation features and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings."

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this Subdivision Agreement.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter, the maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot owner. Landscaping provided on York Region Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance."

- x) "Purchasers and/or tenants are advised that this Plan of Subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner's responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice."
- xi) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

Any additional warning clause as noted in the subdivision agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City."

- 22. The Owner shall agree to construct a 1.5m wide sidewalk on the north and east boulevards of the proposed development with connection to the proposed sidewalk within the Cachet Summerhill Development lands (File 19T-15V003) and with connection to the existing sidewalk on Bathurst Glen Drive.

23. A 0.3 m reserve shall be established along the south-east interface of the Plan and the Toronto Waldorf School, denoted as Block 49 on the Plan. The 0.3 m reserve will not be removed until a Site Development Application has been approved by the City for the proposed driveway to the Toronto Waldorf School.
24. The Owner shall agree to construct an appropriate right-of-way cross-section for Street '1' to maintain a consistent 17.5m right-of-way width and complete all transition work required to connect to the existing Bathurst Glen Drive.
25. The Owner shall agree to satisfy the requirements of the Block 10 Land Owners Group via approval of the requirements set forth by the Block 10 Trustee.
26. The Owner shall agree to construct a temporary cul-de-sac at the north end of the proposed development in accordance with City standards should the lands to the north not complete the extension of Hesperus Road prior to the issuance of a Building Permit. The construction of the temporary cul-de-sac may impact the development of Lots 41 through 45, inclusive.
27. The Owner shall construct a 1.8 m high wood board privacy fence along the common boundary between Lots 1-18 and the Toronto Waldorf School lands and the Hesperus Fellowship Village ("HFV").
28. The Owner shall plant an Eastern White Cedar hedge on the north side of the 1.8 m wood board privacy fence that will be constructed along the common boundary between the Toronto Waldorf School lands, Lots 1 - 18 and the Hesperus Fellowship Village.
29. The Owner shall cause the following warning clause to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:

"The Hesperus Fellowship Village intend to expand the existing retirement community on their property at some time in the future."
30. Prior to final approval, the Owner shall agree in the Subdivision Agreement to the following:
  - All development shall proceed in accordance with the approved Block 10 Thornhill Woods Landscape Masterplan prepared by Landscape Planning Limited.
31. Prior to final approval, the Owner shall prepare an urban design brief. The document shall address but not be limited to Architectural Design Guidelines.
32. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.
33. The Owner shall agree in the Subdivision Agreement to erect permanent wood fence treatments for flanking residential lots; to be co-ordinated with the environmental noise report and Architectural Control Design Guidelines.
34. The following warning clause shall be included in all Offers of Purchase and Sale or Lease for Lots 21 and 22:

"Purchasers are advised that a future driveway servicing the Toronto Waldorf School lands to the east (Part of Lot 15, Concession 2) will be constructed on the east side of Street "1" between 353 Bathurst Glen Drive and Lot 21 on the Draft Plan of Subdivision, which may cause a disturbance to unit Owners from vehicles and/or pedestrians using this driveway."

35. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
36. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City, and no Building Permit shall be issued for a sales office or model home, or a residential unit until such information is approved by the City of Vaughan:
- the Neighbourhood Plan for the broader area, showing surrounding land uses, arterials/highways, railways and hydro lines etc.;
  - the location of street utilities, community mailboxes, entrance features, fencing and noise attenuation features, together with the sidewalk plan approved in conjunction with draft plan approval;
  - the location of parks, open space, stormwater management facilities and trails;
  - the location of institutional uses, including schools, places of worship, community facilities;
  - the location and type of commercial sites;
  - colour-coded residential for townhouses
  - the following notes in BOLD CAPITAL TYPE on the map:

"For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, (905) 832-8585."

"For detailed grading information, please call the developer's engineering consultant, (name) at ".

"This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers."

*[In such circumstances, the Owner is responsible for updating the map and forwarding it to the City for verification.]*

# **ATTACHMENT NO. 1b)**

## **YORK REGION CONDITIONS**

(December 1, 2015)

**Schedule of Pre-Conditions**  
**19T-15V04**  
**Part of Lots 15, Concession 2**  
**(Toronto Waldorf School)**  
**City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2429, dated June 18, 2015

1. Prior to or concurrent with draft plan approval, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner to:
    - A. Not enter into any agreements of purchase and sale with end users (\*) for the subject lands until such time as:
      - a. i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,
      - ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the City of Vaughan allocation used for the subject development;
    - or,
    - b. The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;
    - or,
    - c. The Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.
  - AND
  - B. Not enter into any agreements of purchase and sale with non-end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City of Vaughan. This agreement shall be registered on title, committing the Owner to the same terms as set out in item "A" above.
2. Prior to draft plan approval, the Owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision 19T-15V04 or any phase thereof by the City of Vaughan, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when

**ATTACHMENT NO. 1b)**  
**YORK REGION CONDITIONS**

(December 1, 2015)

anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, who are not end users, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the Owner.

(\*) the term 'end users', for the purpose of the above-noted pre-conditions, is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.



**ATTACHMENT NO. 1b)**  
**YORK REGION CONDITIONS**

(December 1, 2015)

Schedule of Conditions  
19T-15V04  
Part of Lots 15, Concession 2  
(Toronto Waldorf School)  
City of Vaughan

Re: KLM Planning Partners Inc., Project No. P-2429, dated June 18, 2015

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. The Owner shall agree in the Subdivision Agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the engineering drawing showing the layout of the watermains and sewers shall be submitted to the Infrastructure Asset Management Branch for review.
5. The Owner shall agree in the Subdivision Agreement that any direct connection to a York Region water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection shall be submitted for approval.
6. For all lands, the Holding (H) provisions of Section 36 of the *Ontario Planning Act* shall be used in conjunction with all residential zone categories in order to ensure that final plan approval and development of these lands does not occur until such time as the Holding (H) symbol is removed in accordance with the provisions of the *Ontario Planning Act*. The Zoning Bylaw shall specify the terms under which Council may consider the removal of the Holding (H) symbol. Said terms shall include a minimum of the following:
  - The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the completion of infrastructure; or,
  - York Region has advised in writing that the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 6 months to 36 months depending on the complexity of the development) to permit the plan registration; or,
  - The Regional Commissioner of Environmental Services confirms servicing allocation for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.

**ATTACHMENT NO. 1b).**  
**YORK REGION CONDITIONS**

(December 1, 2015)

7. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Corporate Services Department, outlining all requirements of the Corporate Services Department.
8. The Owner shall enter into an agreement with York Region, Agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-Law #2012-36.
9. The Regional Corporate Services Department shall advise that Conditions 1 to 8 inclusive, have been satisfied.



## **ATTACHMENT NO. 1c)**

April 13, 2016

**CITY OF VAUGHAN  
2141 MAJOR MACKENZIE DRIVE  
VAUGHAN ON L6A 1T1**

Attention: Carol Birch - Planner

**Re: Z.15.018**

**RELATED FILES: 19T-15V004**

**TORONTO WALDORF SCHOOL**

**PART LOT 15, CONCESSION 2 (9100 BATHURST STREET)**

**THE CITY OF VAUGHAN WARD 4 POSTAL DELIVERY AREA: THORNHILL .**

Dear Sir/Madam:

Thank you for the opportunity to comment on the above noted project.

As a condition of draft approval, Canada Post requires that the owner/developer comply with the following conditions.

- The owner/developer agrees to include on all offers of purchase and sale, a statement which advises the prospective purchaser that mail delivery will be from a designated Community Mailbox.
- The owner/developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any home sale.
- The owner/developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailbox and to indicate these locations on the appropriate servicing plan.

## **ATTACHMENT NO. 1c)**

The owner/developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:

- An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
- Any required walkway across the boulevard, as per municipal standards.
- Any required curb depressions for wheelchair access.

The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residence as soon as the homes are occupied.

I trust that this information is sufficient, however, should you require further information, please do not hesitate to contact me at the above mailing address or telephone number.

Sincerely,

*Patrick Brown*

---

Patrick Brown  
Delivery Planning Officer  
Canada Post  
1860 Midland Ave 2<sup>nd</sup> Fl  
Scarborough On M1P 5A1  
416-751-0160 Ext 2019  
[Patrick.brown@canadapost.ca](mailto:Patrick.brown@canadapost.ca)



## ATTACHMENT NO. 1d)

Enbridge Gas Distribution  
500 Consumers Road  
North York, Ontario M2J 1P8  
Canada

March 3, 2016

Carol Birch  
Planner  
City of Vaughan  
Development Planning Division  
2141 Major Mackenzie Dr.  
Vaughan, ON L6A 1T1

Dear Carol Birch,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment  
Toronto Waldorf School  
9100 Bathurst Street  
Part Lot 15, Concession 2  
City of Vaughan  
File No.: 19T-15V004 & Z-15-018

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

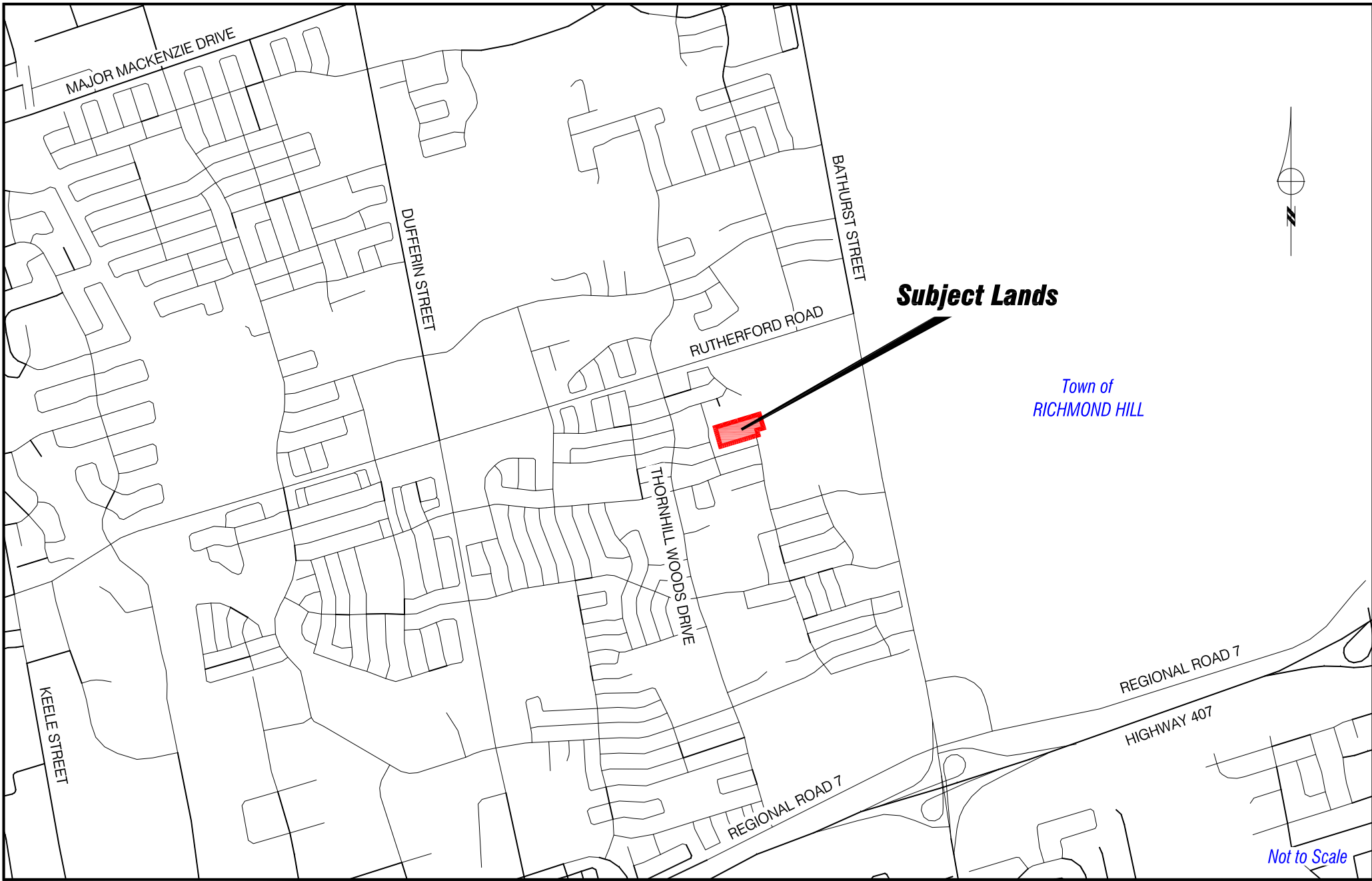
The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com) for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and /or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that is within the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact [SalesArea30@enbridge.com](mailto:SalesArea30@enbridge.com).

The applicant will grade all road allowances to as final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.



# Context Location Map

LOCATION:  
Part of Lot 15, Concession 2

APPLICANT:  
Toronto Waldorf School

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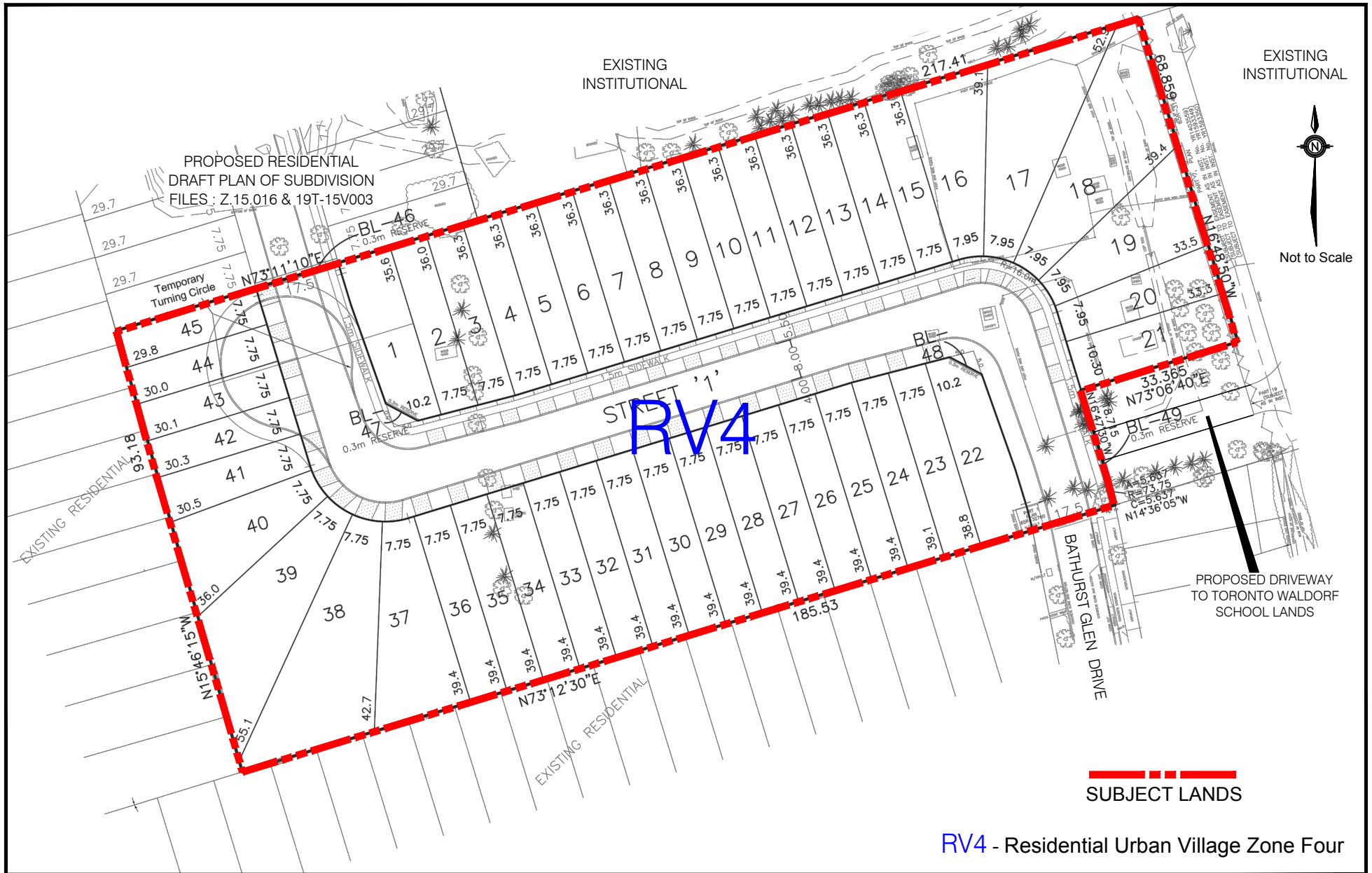


Attachment  
FILES:  
Z.15.018 & 19T-15V004  
DATE:  
June 21, 2016

2







# Draft Plan of Subdivision File 19T-15V004 and Proposed Zoning

LOCATION:  
Part of Lot 15, Concession 2

APPLICANT:  
Toronto Waldorf School

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## Attachment

FILES:  
Z.15.018 & 19T-15V004

DATE:  
June 21, 2016

4



# ***THE CITY OF VAUGHAN***

# ***BY-LAW***

## **BY-LAW NUMBER 116-2016**

### **A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council, but not approved at this time, with which the matters herein set out are in conformity;

### **NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as "Subject Lands" on Schedule "1" attached hereto from A Agricultural Zone to RV4 Residential Urban Village Zone Four, in the manner shown on the said Schedule "1".
  - b) Adding the following Paragraph to Section 9.0 "EXCEPTIONS":

"9(1436) Notwithstanding the provisions of:

    - a) Subsection 3.14 a) and b) respecting the Permitted Yard Encroachments and Restrictions and Subsection 4.15.2 respecting Encroachments of Architectural Features and Balconies;
    - b) Subsection 4.15.6 and Schedule "A1" respecting the zone standards in the RV4 Residential Urban Village Zone Four;

the following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1566":

    - ai) A fireplace or chimney may encroach 0.5 m into any yard, provided the yard is a minimum of 1.2 m;
    - bi) The minimum lot frontage shall be 7.75 m;
    - bii) The minimum lot area shall be 230 m<sup>2</sup>;
    - biij) The minimum interior side yard shall be 0.45 m, where it abuts a minimum yard of 1.2 m;
    - biv) The minimum lot depth for Lot 43, 44, and 45 shall be 29 m;
    - bv) The maximum building height for Lots 1 to 21, inclusive, 41, 42, 43, 44, and 45 shall be 11.5 m;
    - bvi) The maximum building height for Lots 22 to 40, inclusive, shall be 10.0 m;
    - bvii) Note 8.0 of Schedule "A1", respecting maximum garage projections, shall not apply;"
  - d) Adding Schedule "E-1566" attached hereto as Schedule "1".

- e) Deleting Key Map 2C and substituting therefor the Key Map 2C attached hereto as Schedule “2”.

2. Schedules “1” and “2” shall be and hereby forms part of this By-law.

Enacted by City of Vaughan Council this 28<sup>th</sup> day of June, 2016.

\_\_\_\_\_  
Hon. Maurizio Bevilacqua, Mayor

\_\_\_\_\_  
Jeffrey A. Abrams, City Clerk

### **SUMMARY TO BY-LAW 116-2016**

The lands subject to this By-law are located west of Bathurst Street and south of Rutherford Road, specifically north of the termination of Bathurst Glen Drive, municipally known as 9100 Bathurst Street, in Part of Lot 15, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural to RV4 Residential Urban Village Zone Four, together with the following site-specific exceptions to the RV4 Residential Urban Village Zone Four, to facilitate a residential subdivision consisting of 45 lots for single detached dwellings:

- a) Permit a fireplace or chimney to encroach 0.5 metres into any yard, provided the yard is a minimum of 1.2 metres;
- b) Reduce the minimum lot frontage to 7.75 metres;
- c) Reduce the minimum lot area to 230 metres squared;
- d) Reduce the minimum interior side yard to 0.45 metres where it abuts a minimum yard of 1.2 metres;
- e) Reduce the minimum lot depth to 29 metres for Lots 43, 44, and 45;
- f) Increase the maximum building height to 11.5 m for Lots 1 -21, and Lots 41 to 45;
- g) Increase the maximum building height to 10.0 m for Lots 22 to 40; and,
- h) Exempt the subject lands from Note 8.0 of Schedule "A1".