

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

By approving the following in accordance with Communication C7, from the Deputy City Manager, Planning & Growth Management, the Deputy City Manager of Public Works and the Director of Development Engineering and Infrastructure Planning, dated June 24, 2016:

1. ***That the limits for the planned temporary road closure of Lebovic Campus Drive be extended to Ilan Ramon Boulevard to facilitate the construction of the municipal services associated with the Madison Legacy Limited Subdivision, 19T-15V008, subject to the necessary agreements and permits being in place to the satisfaction of the City.***

**ZONING BY-LAW AMENDMENT FILE Z.15.026
DRAFT PLAN OF SUBDIVISION FILE 19T-15V008
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-15V004
SITE DEVELOPMENT FILE DA.15.055
MADISON LEGACY LIMITED
WARD 4 - VICINITY OF BATHURST STREET AND LEOVIC CAMPUS DRIVE**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 21, 2016, be approved;
- 2) That the following be approved in accordance with Communication C11, memorandum from the Deputy City Manager, Planning & Growth Management, dated June 20, 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 #12 of Report 27, add the following additional wording:

“and also include a 26 m minimum Lot Depth exception for Block 8.”; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

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.15.026 (Madison Legacy Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #3 and #4, from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on Attachment #5, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited) BE APPROVED, to facilitate the creation of 5 blocks (total 79 townhouse units), in the manner shown on Attachment #5, subject to the Conditions of Approval set out in Attachment #1 to this report.

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3. THAT Draft Plan of Condominium (Common Element) File 19CDM-15V004 (Madison Legacy Limited) BE APPROVED, to facilitate the proposed condominium tenure of the common elements that will be privately-owned and maintained by a Condominium Corporation on behalf of the 55 freehold townhouse unit Owners (Blocks 5-12) and will consists of internal private roads, 14 visitor parking spaces, landscaped areas, sidewalks, and a community mailbox as shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #2. The 24 freehold street townhouse units (Blocks 1 - 4) that front onto a public street (Lebovic Campus Drive) are not part of the Draft Plan of Condominium application.
4. THAT Site Development File DA.15.055 (Madison Legacy Limited) BE APPROVED, to permit the development of 79 townhouse dwelling units (freehold), of which 55 units are served by a private common element condominium road, as shown on Attachments #7 to #9 inclusive, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Department Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii) the Owner shall satisfy all requirements of the Vaughan Development Engineering and Infrastructure Planning Department;
 - iii) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) Draft Plan of Subdivision File 19T-15V008 shall be registered;
 - vi) the Site Plan Letter of Undertaking shall include the conditions identified in this report for sites that have been cleared for archaeological resources;
 - vii) the Owner shall pay to the City of Vaughan, a Woodlot Development Charge at a rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Acquisition Front-end Agreement.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 79 residential units (242 persons equivalent)."
6. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited), shall include the following clause:

"The Owner shall pay to 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."

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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 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit
- Objective 3.3: Reduce single occupant vehicle trips by supporting active transportation, car pooling and public 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:

- the compact nature of townhouse dwellings results in the efficient use of land and common walls make for a more energy efficient housing form
- steel insulated doors
- basement insulation
- blown insulation in the attics
- high-efficiency furnaces
- high-efficiency plumbing fixtures
- Energy Star equivalent standard light fixtures
- low E Energy Star windows and patio doors
- locally sourced building materials, where feasible
- waste management practices to ensure that all trades work efficiently to reduce and eliminate waste, including on-site waste management and re-use and recycling measures

Economic Impact

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

Communications Plan

On January 8, 2016, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the Lebovic Campus Drive and the Ilan Ramon Drive street frontages. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 2, 2016, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 16, 2016. To date, the following correspondence has been received:

- A & E. Motlis, Gamla Road, respecting concerns about smaller lot sizes and increased traffic. In response to this concern, the Vaughan Development Engineering and Infrastructure Planning Department has reviewed the traffic impact and access study submitted in support of the applications and do not have any concerns regarding traffic impacts. The Vaughan Development Planning Department has reviewed the proposed lot and unit sizes and has determined that the development proposal is compatible with the surrounding existing and proposed land uses as discussed in this report.

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Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.15.026, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on Attachment #5, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V008 to facilitate the creation of 5 blocks, as shown on Attachment #5, consisting of the following:

| Blocks | Land Use | Area |
|--------|---|----------|
| 1 - 4 | 24 street townhouse dwelling units (freehold) on lots fronting onto a public road | 0.440 ha |
| 5 | 55 freehold townhouse units on lots fronting onto a private condominium common element road, 14 visitor parking spaces, sidewalks, and landscaped areas | 1.169 ha |
| 6 | Road Widening | 0.001 ha |
| 7 | 0.3 m reserve | 0.001 ha |
| | Total Site Area | 1.611 ha |

3. Draft Plan of Condominium File 19CDM-15V004 to facilitate the proposed condominium tenure of the common elements that will be privately owned and maintained by a Condominium Corporation on behalf of 55 freehold townhouse unit Owners (Blocks 5-12) and will consist of internal private roads, 14 visitor parking spaces, landscaped areas, sidewalks, and a community mailbox, as shown on Attachment #6. The 24 freehold street townhouse units (Blocks 1 - 4) that front onto a public street (Lebovic Campus Drive) are not part of the Draft Plan of Condominium application.
4. Site Development File DA.15.055 to permit the development of the subject lands with 55, 3-storey freehold townhouse dwellings served by condominium common elements (private roads, landscaped areas, visitor parking spaces), and 24, 3-storey freehold street townhouse dwelling units that front onto Lebovic Campus Drive, as shown on Attachments #7 to #9.

Background - Analysis and Options

Synopsis:

The Owner proposes to develop the subject lands with a total of 79 townhouse units as shown on Attachment #7. 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.

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Location

The 1.611 ha subject lands shown on Attachments #3 and #4 are located on the southwest corner of Ilan Ramon Boulevard and Lebovic Campus Drive, east of Bathurst Street, within Planning Block 11. The surrounding land uses are shown on Attachment #4.

Official Plan

The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area”, as identified on Schedule “1” - Urban Structure of VOP 2010, which permits townhouse dwellings subject to the compatibility criteria in Section 9 of the Official Plan. There is no associated maximum density provision for this designation. The proposed development conforms to the Official Plan, and is compatible with the existing and approved surrounding developments that include townhouses.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed townhouse residential use. A Zoning By-law amendment is required to rezone the subject lands to RT1 Residential Townhouse Zone, in the manner shown on Attachment #5, and to permit the following site-specific zoning exceptions to facilitate the development proposal:

Table 1- Zoning By-law Amendment File Z.15.026

| | Zoning By-law 1-88 Standards | RT1 Residential Townhouse Zone Requirements | Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements |
|----|--|---|--|
| a. | Definition of “Street Townhouse Dwelling” | Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street. | Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public <u>or private street</u> . |
| b. | Definition of a “Lot” | Means a parcel of land fronting on a public street | Means a parcel of land fronting on a public or private street. |
| c. | Definition of Porch, Unenclosed (Covered or Uncovered) | Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation. | Means a platform with or without a foundation and with at least <u>one</u> side open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation. |
| d. | Definition of a Street | A street under the jurisdiction of or assumed by the City or being constructed under an Agreement with the City. | A street or <u>private road</u> under the jurisdiction of, or assumed by the City, or being constructed as a private road owned and maintained by a Condominium Corporation on behalf of the unit Owners under an Agreement with the City. |

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| e. | Definition of a Street Line | Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street. | Means the dividing line between a lot and a street or <u>private road</u> or the dividing line between a lot and a reserve abutting a street or <u>private road</u> . |
| f. | Minimum Landscape Strip Width Abutting a Sight Triangle | 6 m | 2 m |
| g. | Frontage on Public Street | No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon an improved public street. | No person shall erect or construct a building or structure unless such building or structure has access to a common element road or driveway that provides access to a Public Highway. |
| h. | Maximum Driveway Width | Zoning By-law 1-88 does not include a maximum driveway width standard where a lot has a minimum lot frontage of 5.5 m. | Where a lot has a minimum frontage of 5.5 m the maximum driveway width shall be 3 m. |
| i. | Minimum Lot Frontage | 6 m | 5.5 m |
| j. | Minimum Lot Area | 162 m ² /unit | 148 m ² /unit |
| k. | Minimum Rear Yard | 7.5 m | <ul style="list-style-type: none"> ▪ 6 m (for the subject lands except for: <ul style="list-style-type: none"> - 5.3 m for Unit 1, the most westerly Unit in Block 8 - 5.5 m for Units 1 + 2 (the most westerly unit in Block 9) |
| l. | Minimum Exterior Side Yard | 4.5 m | 3 m |
| m. | Maximum Building Height | 11 m | 12 m |

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|----|--------------------------------------|---|--|
| n. | Schedule "A3" Specific Zone Notes | <ul style="list-style-type: none"> ▪ The minimum interior side yard shall be 3.5 m on a lot abutting a non-residential use or buffer block. ▪ The minimum lot depth shall be 27 m. | <ul style="list-style-type: none"> ▪ The minimum interior side yard setback shall be 1.5 m on a lot abutting a non-residential use (buffer block) (Blocks 1, 8 and 9). ▪ The minimum setback from a permitted encroachment to a sight triangle shall be 1.45 m. ▪ The minimum lot depth for Unit 1 in Block 9 shall be 23.5 m. |
| | | <ul style="list-style-type: none"> ▪ The minimum front yard shall be 4.5 m. ▪ A maximum of 6 townhouse units shall be constructed in a row. ▪ For the purpose of Schedule "A3", a Standard Lot" means a lot not accessed by a lane | <ul style="list-style-type: none"> ▪ The minimum front yard shall be 2.2 m for Unit 1 (the most westerly unit) in Block 8. ▪ A maximum of 8 townhouse units may be constructed in a row Blocks 10, 11 and 12. ▪ A maximum of 7 townhouse units may be constructed in a row for Block 5. ▪ For the purpose of this exception, a "standard lot" includes all lots. |

The Vaughan Development Planning Department has reviewed and supports the proposed site-specific zoning exceptions for the following reasons:

a) Definitions

- i) "Street Townhouse Dwelling"
- ii) "Lot"
- iii) "Porch Unenclosed (Covered or Uncovered)"
- iv) "Street"
- v) "Street Line"

The proposal to amend the definition of a "Street Townhouse Dwelling" is required to ensure that the dwellings can be located on a lot with frontage on both a public and private street or road. The development proposal includes townhouse dwellings located on freehold lots that abut a private common element condominium road and a public road (Lebovic Campus Drive).

The proposal to amend the definition of a "Lot" is required to ensure for zoning purposes, that future freehold lots within the subject lands are deemed as individual lots to avoid future "technical" variances created as a result of the proposed development and the creation of the Condominium Common Elements.

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The request to amend the definition of a “Porch Unenclosed (Covered or Uncovered)” is required to permit the contemporary townhouse dwelling design proposed by allowing only one side of the porch to be open instead of two.

The request to amend the definition of “Street” and “Street Line” is required to allow the private common element condominium road to be considered as a “Street”.

b) Yard and Landscape Width Reductions

The proposal to reduce the minimum yard setbacks, minimum setback to the daylight triangle, and landscape strip widths will enable the proposed urban contemporary townhouse development.

c) Driveway Width

The inclusion of a requirement in the implementing Zoning By-law to restrict the maximum driveway width to 3 m is required in order to ensure that a minimum of 33% of the front yard remains landscaped. The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the proposed site plan and has no objections with the proposed driveway width.

d) Building Height

The proposed townhouse design includes 3-storey building designs. The Vaughan Development Planning Department can support a 12 m building height since the land uses surrounding the site include Lebovic Campus Drive to the north, Ilan Ramon Boulevard to the east, a private school to the south, and open space/valley land to the west. The surrounding uses will not be impacted by an increased building height of 1 m.

Summary for Zoning Exceptions

The proposed site-specific zoning exceptions would facilitate a development that is compatible with the existing and planned built form in the area. The Vaughan Development Planning Department can support the proposed rezoning of the property and the required site-specific exceptions to Zoning By-law 1-88, in order to implement the proposed development.

Subdivision Design

The Owner has submitted a Draft Plan of Subdivision consisting of 5 blocks as shown on Attachment #5 to facilitate the development proposal. Blocks 1 to 4 inclusive are proposed to be developed with a total of 24 street townhouse dwelling units on lots accessed from Lebovic Campus Drive. Block 5 will be developed with 55 freehold townhouse units on lots accessed by a privately owned and maintained common element road.

All development within the Draft Plan of Subdivision must be in accordance with the approved Block 11 Urban Design and Architectural Design Guidelines prepared by John G. Williams Limited, Architect. A condition in this respect 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 #5, subject to the comments in this report and the Conditions of Approval included in Attachment #1.

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Proposed Draft Plan of Condominium (Common Element)

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-15V004 shown on Attachment #6. The purpose of the Draft Plan of Condominium is to facilitate the proposed condominium tenure of the common elements that will be privately owned and maintained by a Condominium Corporation on behalf of the owners of the 55 freehold townhouse dwelling units (Block 5) and will consist of the private roads, landscaped areas, 14 visitor parking spaces, internal sidewalks, and community mailbox as shown on Attachment #6. The Vaughan Development Planning Department has no objection to the proposed Draft Plan of Condominium subject to the Conditions of Approval in Attachment #2.

Proposed Site Plan

The proposed site plan is shown on Attachment #7. The development proposal includes 12 townhouse blocks, ranging from 5 to 8 units per block, for a total of 79 townhouse units. The units are serviced by Lebovic Campus Drive and a private common element road, and 14 visitor parking spaces proposed along the east side of the common element road, perpendicular to Lebovic Campus Drive. The proposed townhouse units are designed as traditional units with both front and rear yards and garages at the front accessed either from Lebovic Campus Drive (Blocks 1-4), or the private road (Blocks 8-12). Access to the interior of the subject lands is proposed from both Lebovic Campus Drive and Ilan Ramon Boulevard (right-in, right-out only). The Vaughan Development Planning Department is satisfied with the proposed site plan subject to the comments and recommendations in this report.

Building Elevations

Typical building elevations for the proposed townhouse dwellings are shown on Attachments #8 and #9. The townhouse dwellings are proposed to be constructed using brick, stucco, siding and stone. Townhouse Blocks 4, 5 and 12 flank Ilan Ramon Boulevard and have upgraded east elevations. The Vaughan Development Planning Department is satisfied with the proposed building elevations.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has provided the following comments for the subject applications:

a) Road Network

Vehicular access to the proposed development is accommodated via Ilan Ramon Boulevard with a proposed right-in/right-out access and a full move driveway on Lebovic Campus Drive.

b) Water Servicing

There is existing water supply infrastructure in the vicinity of the subject lands in the form of 300 mm and 400 mm diameter watermains along Lebovic Campus Drive and Ilan Ramon Boulevard, respectively. Water demand is lower for the proposed use compared to the original institutional use. Given the large diameter watermains surrounding the property, the existing services are adequate to service the development proposal.

c) Sanitary Servicing

There are existing sanitary sewers in the vicinity of the subject lands. There is a 200 mm diameter sewer along Lebovic Campus Drive that conveys wastewater easterly towards Ilan

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Ramon Boulevard. There is a 750 mm trunk sewer along Ilan Ramon Boulevard that conveys wastewater southerly towards Rutherford Road. The site was originally pre-serviced for an institutional use and now has been revised to accommodate a residential use. A slightly higher population figure is being proposed, but the existing services can accommodate the slightly higher flows.

d) Servicing Capacity Allocation

On May 19, 2015, the City's 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 is recommended for Vaughan Council approval, and is included in the recommendation of this report:

"THAT Draft Plan of Subdivision File 19T-15V008 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 79 residential units (242 persons equivalent)."

e) Storm Drainage

The subject lands are tributary to an existing storm water management (SWM) Pond 1A, located on the west side of Ilan Ramon Boulevard, south of the subject site and north of Rutherford Road. There is an existing 2400 x 1200 mm box culvert along Ilan Ramon Boulevard, which conveys runoff southerly towards SWM Pond 1A.

As part of the engineering design and prior to the initiation of any grading within 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, and include but not be limited to, the following items:

- i) Plans illustrating the proposed system and its connection into the existing storm system;
- ii) Storm water management techniques that may be required to control minor or major flows;
- iii) Detail all external tributary lands, including the existing development(s); and,
- iv) 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 11 Block Plan and the Master Environmental Servicing Plan (MESP).

f) Environmental Noise Impact

The Vaughan DEIP Department has reviewed the Noise Feasibility Study submitted by HGC Engineering Inc., dated August 17, 2015, and provides the following comments:

- i) The Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise features recommended by the report.
- ii) The City requires all dwelling units that abut or face a major collector, or major roadway, such as Lebovic Campus Drive and Ilan Ramon Boulevard to be

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provided with central air conditioning. Therefore, central air conditioning is required for the dwellings fronting onto Lebovic Campus Drive and units directly flanking adjacent to Ilan Ramon Boulevard. Forced air ventilation systems with ductwork sized for the future installation of central air conditioning by the occupant will be required for dwelling units with flanking exposure to Ilan Ramon Boulevard. The location, installation and sound ratings of the air conditioning devices shall comply with criteria of the Ministry of Environment and Climate Change (MOECC) and the City of Vaughan;

- iii) The Noise Feasibility Study indicated that the sound level predictions for future traffic sound levels will exceed MOECC guidelines at some 56 dwelling units with exposure to the roadways. Physical mitigation is required. A 2 m high acoustic barrier is required along the rear yards of units flanking onto Ilan Ramon Boulevard;
- iv) A detailed noise analysis must be submitted for review by the Vaughan DEIP Department, prior to final site plan approval. The report must be signed and sealed by a licensed professional engineer in the Province of Ontario; and,
- v) Warning clauses are to be registered on title and be included in Offers of Purchase and Sale for designated lots.

The Vaughan DEIP Department has no objections to the proposed development and will continue to work with the Owner to facilitate all plans and reports, subject to the conditions of approval in Attachment #1a).

Vaughan Development Planning Department, Cultural Heritage Division

The Vaughan Development Planning Department, Cultural Heritage Division previously received a letter of receipt, dated December 3, 2007, from the Ministry of Tourism, Culture and Sport titled *Recommendation of No Further Concerns for Impacts to Archaeological Sites, UJA Federation of Greater Toronto, 1376018 Ontario Limited, Joseph & Wolf Lebovic Jewish Community Campus, Part of Lots 17 and 18, Concession 2 (formerly Township of Vaughan), City of Vaughan, Vaughan File DA.03.042, Archaeological Services Inc. Files 04AL-07 and 07TS-028, MCL Files 19SB526.*

The letter indicates the Ministry's review of two reports:

1. *Stage 3 Archaeological Assessment of the Kirby Site (A1Gu-331), Block 11 OPA #400, Site Plan Application DA.03-042, Part of Lot 17, Concession 2, Geographic Township of Vaughan, City of Vaughan, Regional Municipality of York, Ontario; and,*
2. *Stage 1 and 2 Archaeological Assessment of the UJA Federation of Greater Toronto Property, (Block 11), Site Plan Application DA.03-042, Part of Lot 17, Concession 2, City of Vaughan, Regional Municipality of York*

The letter confirmed that the subject lands have been assessed for archaeological concerns by a licensed archaeologist as required by Provincial policy and that the archaeologist's reports noted above have been entered into the Ontario Public Register of Archaeological Reports, as required by the Ministry of Tourism, Culture and Sport's letter of December 3, 2007. The Stage 3 report recommends that there are no further concerns for impacts to archaeological resources. Therefore, the City of Vaughan does not have any further concerns in the same respect. In areas that have been cleared of concern for archaeological resources, the following standard clauses apply:

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- (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, 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 Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

These conditions will be included in the Site Plan Letter of Undertaking.

Vaughan Environmental Services Department

The Vaughan Environmental Services Department, Solid Waste Management Division has reviewed the development proposal and the City's Waste Collection guidelines and has no objection to the applications.

Office of the City Solicitor, Real Estate Department

The Vaughan Real Estate Department has confirmed 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.

Vaughan Financial Planning and Development Finance Department

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 Development Charges.

Prior to the execution of the Site Plan Letter of Undertaking, the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement.

Vaughan Parks Development Department

The Vaughan Parks Development Department has provided the following comments:

- 1) Cash-in-lieu of parkland shall be provided in accordance with the City's policies and procedures.
- 2) The following Warning Clause shall be included in the Subdivision Agreement and in all Offers of Purchase and Sale for residential properties adjacent to and abutting the open space:

"Owners and/or tenants are advised for residential properties adjacent to or abutting an open space area, that this area may be programmed in the future with active uses including trails and that noise, lighting and increased vehicular traffic may be expected from the use of the trail and from operations and maintenance of the area. The open space area may be designed for naturalization and may receive minimal maintenance".

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School Board

The York Region District (Public) School Board has reviewed the proposal and advise that they will not require a public elementary school site within the proposed development.

Canada Post

Canada Post has no objections to the development proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment #1c) to this report.

Enbridge Gas Distribution Inc.

Enbridge Gas Distribution Inc. has no objections to the applications subject to the conditions in Attachment #1d).

The Owner shall contact Enbridge Gas Distribution 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.

Easements are required to service this development and any future adjacent developments. The Owner will provide all easements to Enbridge Gas at no cost.

Bell Canada

The Owner is required to confirm that sufficient wire-line communications/telecommunications infrastructure is available with the proposed development. In the event that such infrastructure is not available, the Owner is advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. The Owner will also be required to grant any easements that may be required for telecommunication services. A condition to this effect is included in Attachment #1e) to this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA have completed a review of the revised technical documents submitted in support of the applications and has no objection to the development proposal, subject to the conditions of approval in Attachment 1f) and the following comments:

i) Water Management Engineering Comments

The TRCA Water Management Engineering staff have remaining issues relating to the water balance and infiltration trench details. The TRCA requires the Owner to address these remaining issues as part of the detailed design for the associated Site Development application and prior to the execution of the Site Plan Letter of Undertaking.

ii) Ecology Comments

The TRCA Ecology staff has reviewed the revised submission and has no outstanding concerns.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 12, CW Report No. 27 – Page 14

iii) **Site Development File DA.15.055**

- a) Prior to the initiation of grading and prior to the issuance of a Site Plan Letter of Undertaking, the Owner shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing Report for Madison Legacy Limited, prepared by Schaeffers Consulting Engineers, revise dated September 2015. This report shall include:
- plans illustrating how this drainage system will tie into the surrounding drainage systems (i.e., is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
 - stormwater management techniques which may be required to control minor or major flows;
 - appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's Regulation (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses);
 - overall grading plans for the subject lands; and,
 - supplementary measures including additional source and conveyance measures to enhance infiltration and reduce runoff volumes.
- b) The Owner shall submit a technical submission package to address the outstanding TRCA Water Management Engineering comments, noted in the TRCA letter of March 24, 2014, Appendix II, to the satisfaction of the TRCA.
- c) The Owner shall successfully obtain permits under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) from the TRCA for site grading and development on the subject lands.

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

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

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City

Regional Implications

York Region has reviewed the development proposal and has advised that the proposed development is within the Bathurst Collector wastewater area and will be serviced from Water Pressure District No. 6.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 12, CW Report No. 27 – Page 15

The Owner is advised that direct connection of new development to a Regional water and/or wastewater system is discouraged. It is York Region's mandate to service new developments through the local municipal system. Should this not be feasible, a direct connection to a Regional water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) shall be submitted to the Infrastructure Asset Management branch for review and approval.

Based on the information provided in the Functional Servicing Report, the direct wastewater connection to the existing Regional Bathurst Trunk sewer in the Ilan Ramon Boulevard right-of-way is not acceptable. A 200 mm stub and manhole were constructed approximately 200 m south of Lebovic Campus Drive for the purposes of connecting to the trunk sewer. The water servicing is by way of a connection to the existing 400 mm diameter municipal watermain on Ilan Ramon Boulevard.

The Vaughan DEIP Department has confirmed that the Functional Servicing Report dated February 2016, prepared by Schaeffers, confirms that the units fronting Lebovic Campus Drive are proposed to connect directly to the existing 200 mm diameter sewer on Lebovic Campus Drive. A 200 diameter sanitary sewer along Ilan Ramon Boulevard (external services) is also proposed for the townhouses fronting on the private road. The proposed 200 diameter sanitary sewer along Ilan Ramon Boulevard (external services) will connect to the existing 200 mm stub and manhole, which connects to the 750 mm trunk sewer.

York Region has no objection to draft approval of the Draft Plan of Subdivision Draft and Draft Plan of Condominium subject to the attached Schedule of Pre-Conditions and Schedule of Conditions in Attachment #1b).

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.15.026, Draft Plan of Subdivision File 19T-15V008, Draft Plan of Condominium File 19CDM-15V004, and Site Development File DA.15.055, in accordance with Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The applications facilitate a residential development comprised of 24 freehold townhouse units on lots fronting onto a public road (Lebovic Campus Drive) and 55 freehold townhouse units on lots fronting onto a private common element condominium road. The development proposal conforms to the Official Plan, and is compatible with the existing and planned uses in the surrounding area.

On this basis, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Development applications, subject to the recommendations in this report, and the Conditions of Subdivision and Condominium Approval as set out in Attachments #1 and #2.

Attachments

1. Conditions of Draft Plan of Subdivision Approval File 19T-15V008
2. Conditions of Draft Plan of Condominium Approval File 19CDM-15V004
3. Context Location Map
4. Location Map
5. Proposed Zoning (File Z.15.026) / Draft Plan of Subdivision (File 19T-15V008)
6. Draft Plan of Condominium (Common Elements) File 19CDM-15V004
7. Site Plan
8. Typical Building Elevations (Street Townhouse Units on a Public Road)
9. Typical Building Elevations (Townhouse Units on a Private Condominium Common Element Road)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 12, CW Report No. 27 – Page 16

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

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| c <u>7</u> |
| Communication |
| COUNCIL: <u>June 28/16</u> |
| CW Rpt. No. <u>27</u> Item <u>12</u> |

DATE: June 24, 2016

TO: HONOURABLE MAYOR MAURIZIO BEVILACQUA AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, DEPUTY CITY MANAGER PLANNING & GROWTH
MANAGEMENT
PAUL JANKOWSKI, DEPUTY CITY MANAGER OF PUBLIC WORKS
ANDREW PEARCE, DIRECTOR OF DEVELOPMENT ENGINEERING AND
INFRASTRUCTURE PLANNING

SUBJECT: COMMUNICATION MEMO

ITEM NO. 12, COMMITTEE OF THE WHOLE - JUNE 21, 2016

ZONING BY-LAW AMENDMENT FILE Z.15.026
DRAFT PLAN OF SUBDIVISION FILE 19T-15V008
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-15V004
SITE DEVELOPMENT FILE DA.15.055
MADISON LEGACY LIMITED
WARD 4 – VICINITY OF BATHURST STREET AND LEBOVIC CAMPUS DRIVE

Recommendation

The Deputy City Manager, Planning & Growth Management and the Deputy City Manager, Public Works and the Director of Development Engineering and Infrastructure Planning recommend:

1. That the limits for the planned temporary road closure of Lebovic Campus Drive be extended to Ilan Ramon Boulevard to facilitate the construction of the municipal services associated with the Madison Legacy Limited Subdivision, 19T-15V008, subject to the necessary agreements and permits being in place to the satisfaction of the City.

Economic Impact

There are no immediate economic impacts resulting from this communication. All costs associated with the proposed servicing works and road closure will be borne by Madison Legacy Limited.

Background

Council, at its meeting on May 17, 2016, approved the temporary sequential closure of Thomas Cook Avenue from Woodvalley Crescent to Lebovic Campus Drive and Lebovic Campus Drive from Thomas Cook Avenue to Rumsey Road to facilitate the timely construction of the municipal services required to service the approved Quadrant C and D Residential Subdivision, 19T-13V004 and 19T-13V005 in Block 11.

Madison Legacy Limited is currently seeking the City's approval of their Draft Plan of Subdivision 19T-15V008, which is located on a parcel of land just east of the Quadrant D Residential Subdivision on Lebovic Campus Drive. The servicing work required to provide sanitary, storm and watermain connections to the proposed lots in the Madison Legacy Limited Subdivision that front onto Lebovic Campus Drive will also require a road closure. As such, Madison Legacy Limited has recently requested the City consider extending the limits of the planned road closure on Lebovic Campus Drive to Ilan Ramon Boulevard to facilitate these additional servicing works as shown on Attachment No1.

The additional servicing work and the extension of the road closure limit is only required on Lebovic Campus Drive. The construction of these works is scheduled to begin in late July and be completed in late August. The extension of this road closure will not affect the timing of the works on Lebovic Campus Drive because two construction crews will be deployed to complete the works. It is therefore being recommended that the road closure limits on Lebovic Campus Drive be extended to Ilan Ramon Boulevard to allow both developments to complete the municipal servicing required on Lebovic Campus Drive in a timely manner. Councils' support of this will minimize disruption to the public and eliminate the need to close Lebovic Campus Drive again in the future.

Madison Legacy Limited will be required to execute the necessary agreements with the City before commencing the work.

Communications Plan

A comprehensive communication plan will be implemented to inform all stakeholders of the proposed temporary closure of Thomas Cook Avenue and Lebovic Campus Drive and related detour routes. This communication plan will include written notification of the road closure to the area property owners and stakeholders including emergency public service agencies (police, fire and ambulance). In addition, arrangements will be made with York Region Transit to detour buses around the construction site.

Access Vaughan will be provided with information regarding the closures and associated contact information in order to effectively respond to enquiries from the general public. The developer's contractor will be responsible for the installation and maintenance of all barricades and construction signage in order to provide pedestrian and cyclist safety and local access around the construction area.

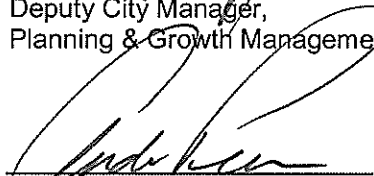
The appropriately worded road side signage will be installed a minimum of two weeks prior to the road closure as a means of informing the public of the temporary road closure in accordance with the Ontario Traffic Manual, Book 7.

Conclusion

Staff are recommending that the limits for the planned road closure of Lebovic Campus Drive be extended to Ilan Ramon Boulevard to facilitate the construction of the municipal services in the Madison Legacy Limited Subdivision, subject to the necessary agreements and permits being in place to the satisfaction of the City.

Respectfully submitted,



JOHN MACKENZIE
Deputy City Manager,
Planning & Growth Management

ANDREW PEARCE
Director, Development Engineering
& Infrastructure Planning

PAUL JANKOWSKI
Deputy City Manager, Public Works

Attachments: Attachment No. 1 revised closure limits to service both Quadrant C and D and Madison
Legacy Limited Subdivisions

Copy to: Jeffrey A. Abrams, City Clerk

ATTACHMENT No. 1



QUADRANT C AND D SUBDIVISION 19T-13V004 & 19T-13V005
TEMPORARY ROAD CLOSURE ON THOMAS COOK AVE.
FROM WOOD VALLEY CRES. TO LEBOVIC CAMPUS DR. &
LEBOVIC CAMPUS DR. FROM THOMAS COOK AVE. TO RUMSEY RD.

LOCATION: Part of Lot 20, Concession 5

LEGEND

■ ■ ■ ROAD CLOSURE

— ROAD CLOSURE EXTENSION

Note: Aerial photography acquired in spring, 2015



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CITY OF VAUGHAN - CAPITAL DELIVERY & ASSET MANAGEMENT

DRAFTSPERSON: G.I.S.



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|-----------------------|
| c. <u>11</u> |
| Communication |
| CW: <u>JUNE 21/16</u> |
| Item: <u>12</u> |

memorandum

DATE: June 20, 2016

TO: Honourable Mayor Maurizio Bevilacqua and Members of Council

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

RE: **ITEM NO. 12, REPORT NO. 27, COMMITTEE OF THE WHOLE - JUNE 21, 2016**

ZONING BY-LAW AMENDMENT FILE Z.15.026
DRAFT PLAN OF SUBDIVISION FILE 19T-15V008
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-15V004
SITE DEVELOPMENT FILE DA.15.055
MADISON LEGACY LIMITED
WARD 4 - VICINITY OF BATHURST STREET AND LEBOVIC CAMPUS DRIVE

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 #12 of Report 27, add the following additional wording:

“and also include a 26 m minimum Lot Depth exception for Block 8.”

Background

On June 17, 2016, the agent KLM Planning Partners Inc., identified that a lot depth exception of 26 m is required for Block 8 as shown on Attachment #7 in the staff report, whereas the required minimum is 27 m. A 23.5 m minimum lot depth exception for Unit 1 in Block 9 was identified in Table 1 of the staff report and is being supported by staff. The Vaughan Development Planning Department is satisfied with the 26 m lot depth exception applying to Block 8 as this change is also considered to be minor in nature.

Conclusion

Recommendation #1 in the technical report (Item #12) respecting Zoning By-law Amendment File Z.15.026, Draft Plan of Subdivision File 19T-15V008, Draft Plan of Condominium (Common Elements) File 19CDM-15V004, and Site Development File DA.15.055 (Madison Legacy Limited) for consideration by the Committee of the Whole on June 21, 2016, must be revised as identified in this Communication to address an additional minor zoning exception to lot depth for Block 8 as shown on Attachment #7 in the staff report. The balance of the report remains unchanged.

Respectfully submitted,

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by several vertical strokes and a horizontal line at the bottom.

JOHN MACKENZIE
Deputy City Manager,
Planning & Growth Management

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

CB/lg

COMMITTEE OF THE WHOLE JUNE 21, 2016

**ZONING BY-LAW AMENDMENT FILE Z.15.026
DRAFT PLAN OF SUBDIVISION FILE 19T-15V008
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-15V004
SITE DEVELOPMENT FILE DA.15.055
MADISON LEGACY LIMITED
WARD 4 - VICINITY OF BATHURST STREET AND LEBOVIC CAMPUS DRIVE**

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.15.026 (Madison Legacy Limited) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #3 and #4, from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on Attachment #5, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited) BE APPROVED, to facilitate the creation of 5 blocks (total 79 townhouse units), in the manner shown on Attachment #5, subject to the Conditions of Approval set out in Attachment #1 to this report.
3. THAT Draft Plan of Condominium (Common Element) File 19CDM-15V004 (Madison Legacy Limited) BE APPROVED, to facilitate the proposed condominium tenure of the common elements that will be privately-owned and maintained by a Condominium Corporation on behalf of the 55 freehold townhouse unit Owners (Blocks 5-12) and will consists of internal private roads, 14 visitor parking spaces, landscaped areas, sidewalks, and a community mailbox as shown on Attachment #6, subject to the Conditions of Approval set out in Attachment #2. The 24 freehold street townhouse units (Blocks 1 - 4) that front onto a public street (Lebovic Campus Drive) are not part of the Draft Plan of Condominium application.
4. THAT Site Development File DA.15.055 (Madison Legacy Limited) BE APPROVED, to permit the development of 79 townhouse dwelling units (freehold), of which 55 units are served by a private common element condominium road, as shown on Attachments #7 to #9 inclusive, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Department Planning Department shall approve the final site plan, landscape plan, and building elevations;
 - ii) the Owner shall satisfy all requirements of the Vaughan Development Engineering and Infrastructure Planning Department;
 - iii) the Owner shall satisfy all requirements of the York Region Community Planning and Development Services Department;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) Draft Plan of Subdivision File 19T-15V008 shall be registered;

- vi) the Site Plan Letter of Undertaking shall include the conditions identified in this report for sites that have been cleared for archaeological resources;
 - vii) the Owner shall pay to the City of Vaughan, a Woodlot Development Charge at a rate of \$1000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Acquisition Front-end Agreement.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:
- "IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 79 residential units (242 persons equivalent)."
6. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V008 (Madison Legacy Limited), shall include the following clause:
- "The Owner shall pay to 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."

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 3.2: To develop and sustain a network of roads that supports efficient and accessible public and private transit
- Objective 3.3: Reduce single occupant vehicle trips by supporting active transportation, car pooling and public 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:

- the compact nature of townhouse dwellings results in the efficient use of land and common walls make for a more energy efficient housing form
- steel insulated doors
- basement insulation
- blown insulation in the attics
- high-efficiency furnaces
- high-efficiency plumbing fixtures
- Energy Star equivalent standard light fixtures
- low E Energy Star windows and patio doors
- locally sourced building materials, where feasible
- waste management practices to ensure that all trades work efficiently to reduce and eliminate waste, including on-site waste management and re-use and recycling measures

Economic Impact

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

Communications Plan

On January 8, 2016, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the Lebovic Campus Drive and the Ilan Ramon Drive street frontages. The recommendation of the Committee of the Whole to receive the Public Hearing report of February 2, 2016, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 16, 2016. To date, the following correspondence has been received:

- A & E. Motlis, Gamla Road, respecting concerns about smaller lot sizes and increased traffic. In response to this concern, the Vaughan Development Engineering and Infrastructure Planning Department has reviewed the traffic impact and access study submitted in support of the applications and do not have any concerns regarding traffic impacts. The Vaughan Development Planning Department has reviewed the proposed lot and unit sizes and has determined that the development proposal is compatible with the surrounding existing and proposed land uses as discussed in this report.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #3 and #4:

1. Zoning By-law Amendment File Z.15.026, to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone in the manner shown on Attachment #5, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-15V008 to facilitate the creation of 5 blocks, as shown on Attachment #5, consisting of the following:

| Blocks | Land Use | Area |
|--------|---|----------|
| 1 - 4 | 24 street townhouse dwelling units (freehold) on lots fronting onto a public road | 0.440 ha |
| 5 | 55 freehold townhouse units on lots fronting onto a private condominium common element road, 14 visitor parking spaces, sidewalks, and landscaped areas | 1.169 ha |
| 6 | Road Widening | 0.001 ha |
| 7 | 0.3 m reserve | 0.001 ha |
| | Total Site Area | 1.611 ha |

3. Draft Plan of Condominium File 19CDM-15V004 to facilitate the proposed condominium tenure of the common elements that will be privately owned and maintained by a Condominium Corporation on behalf of 55 freehold townhouse unit Owners (Blocks 5-12) and will consist of internal private roads, 14 visitor parking spaces, landscaped areas, sidewalks, and a community mailbox, as shown on Attachment #6. The 24 freehold street townhouse units (Blocks 1 - 4) that front onto a public street (Lebovic Campus Drive) are not part of the Draft Plan of Condominium application.
4. Site Development File DA.15.055 to permit the development of the subject lands with 55, 3-storey freehold townhouse dwellings served by condominium common elements (private roads, landscaped areas, visitor parking spaces), and 24, 3-storey freehold street townhouse dwelling units that front onto Lebovic Campus Drive, as shown on Attachments #7 to #9.

Background - Analysis and Options

Synopsis:

The Owner proposes to develop the subject lands with a total of 79 townhouse units as shown on Attachment #7. 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 1.611 ha subject lands shown on Attachments #3 and #4 are located on the southwest corner of Ilan Ramon Boulevard and Lebovic Campus Drive, east of Bathurst Street, within Planning Block 11. The surrounding land uses are shown on Attachment #4.

Official Plan

The subject lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), and are located within a "Community Area", as identified on Schedule "1" - Urban Structure of VOP 2010, which permits townhouse dwellings subject to the compatibility criteria in Section 9 of the Official Plan. There is no associated maximum density provision for this designation. The proposed development conforms to the Official Plan, and is compatible with the existing and approved surrounding developments that includes townhouses.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit the proposed townhouse residential use. A Zoning By-law amendment is required to rezone the subject lands to RT1 Residential Townhouse Zone, in the manner shown on Attachment #5, and to permit the following site-specific zoning exceptions to facilitate the development proposal:

Table 1- Zoning By-law Amendment File Z.15.026

| | Zoning By-law 1-88 Standards | RT1 Residential Townhouse Zone Requirements | Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements |
|----|--|--|--|
| a. | Definition of "Street Townhouse Dwelling" | Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which | Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which |

| | Zoning By-law 1-88 Standards | RT1 Residential Townhouse Zone Requirements | Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements |
|----|---|---|--|
| | | abuts a public street. | abuts a public <u>or private street</u> . |
| b. | Definition of a "Lot" | Means a parcel of land fronting on a public street | Means a parcel of land fronting on a public or private street. |
| c. | Definition of Porch, Unenclosed (Covered or Uncovered) | Means a platform with or without a foundation and with at least two sides open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation. | Means a platform with or without a foundation and with at least <u>one</u> side open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation. |
| d. | Definition of a Street | A street under the jurisdiction of or assumed by the City or being constructed under an Agreement with the City. | A street or <u>private road</u> under the jurisdiction of, or assumed by the City, or being constructed as a private road owned and maintained by a Condominium Corporation on behalf of the unit Owners under an Agreement with the City. |
| e. | Definition of a Street Line | Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street. | Means the dividing line between a lot and a street or <u>private road</u> or the dividing line between a lot and a reserve abutting a street or <u>private road</u> . |
| f. | Minimum Landscape Strip Width Abutting a Sight Triangle | 6 m | 2 m |
| g. | Frontage on Public Street | No person shall erect any building or structure in any zone unless the lot upon which such building or structure is to be erected fronts upon an improved public street. | No person shall erect or construct a building or structure unless such building or structure has access to a common element road or driveway that provides access to a Public Highway. |
| h. | Maximum Driveway | Zoning By-law 1-88 does not include a maximum driveway width standard where a lot has | Where a lot has a minimum frontage of 5.5 m the maximum |

| | Zoning By-law 1-88 Standards | RT1 Residential Townhouse Zone Requirements | Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements |
|----|---|--|---|
| | Width | a minimum lot frontage of 5.5 m. | driveway width shall be 3 m. |
| i. | Minimum Lot Frontage | 6 m | 5.5 m |
| j. | Minimum Lot Area | 162 m ² /unit | 148 m ² /unit |
| k. | Minimum Rear Yard | 7.5 m | <ul style="list-style-type: none"> ▪ 6 m (for the subject lands except for: <ul style="list-style-type: none"> - 5.3 m for Unit 1, the most westerly Unit in Block 8 - 5.5 m for Units 1 + 2 (the most westerly unit in Block 9) |
| l. | Minimum Exterior Side Yard | 4.5 m | 3 m |
| m. | Maximum Building Height | 11 m | 12 m |
| n. | Schedule "A3" Specific Zone Notes | <ul style="list-style-type: none"> ▪ The minimum interior side yard shall be 3.5 m on a lot abutting a non-residential use or buffer block. ▪ The minimum lot depth shall be 27 m. | <ul style="list-style-type: none"> ▪ The minimum interior side yard setback shall be 1.5 m on a lot abutting a non-residential use (buffer block) (Blocks 1, 8 and 9). ▪ The minimum setback from a permitted encroachment to a sight triangle shall be 1.45 m. ▪ The minimum lot depth for Unit 1 in Block 9 shall be 23.5 m. |

| | Zoning By-law 1-88 Standards | RT1 Residential Townhouse Zone Requirements | Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements |
|--|-------------------------------------|---|--|
| | | <ul style="list-style-type: none"> ▪ The minimum front yard shall be 4.5 m. ▪ A maximum of 6 townhouse units shall be constructed in a row. ▪ For the purpose of Schedule "A3", a Standard Lot" means a lot not accessed by a lane | <ul style="list-style-type: none"> ▪ The minimum front yard shall be 2.2 m for Unit 1 (the most westerly unit) in Block 8. ▪ A maximum of 8 townhouse units may be constructed in a row Blocks 10, 11 and 12. ▪ A maximum of 7 townhouse units may be constructed in a row for Block 5. ▪ For the purpose of this exception, a "standard lot" includes all lots. |

The Vaughan Development Planning Department has reviewed and supports the proposed site-specific zoning exceptions for the following reasons:

a) Definitions

- i) "Street Townhouse Dwelling"
- ii) "Lot"
- iii) "Porch Unenclosed (Covered or Uncovered)"
- iv) "Street"
- v) "Street Line"

The proposal to amend the definition of a "Street Townhouse Dwelling" is required to ensure that the dwellings can be located on a lot with frontage on both a public and private street or road. The development proposal includes townhouse dwellings located on freehold lots that abut a private common element condominium road and a public road (Lebovic Campus Drive).

The proposal to amend the definition of a "Lot" is required to ensure for zoning purposes, that future freehold lots within the subject lands are deemed as individual lots to avoid future "technical" variances created as a result of the proposed development and the creation of the Condominium Common Elements.

The request to amend the definition of a "Porch Unenclosed (Covered or Uncovered)" is required to permit the contemporary townhouse dwelling design proposed by allowing only one side of the porch to be open instead of two.

The request to amend the definition of "Street" and "Street Line" is required to allow the private common element condominium road to be considered as a "Street".

b) Yard and Landscape Width Reductions

The proposal to reduce the minimum yard setbacks, minimum setback to the daylight triangle, and landscape strip widths will enable the proposed urban contemporary townhouse development.

c) Driveway Width

The inclusion of a requirement in the implementing Zoning By-law to restrict the maximum driveway width to 3 m is required in order to ensure that a minimum of 33% of the front yard remains landscaped. The Vaughan Development Engineering and Infrastructure Planning Department has reviewed the proposed site plan and has no objections with the proposed driveway width.

d) Building Height

The proposed townhouse design includes 3-storey building designs. The Vaughan Development Planning Department can support a 12 m building height since the land uses surrounding the site include Lebovic Campus Drive to the north, Ilan Ramon Boulevard to the east, a private school to the south, and open space/valley land to the west. The surrounding uses will not be impacted by an increased building height of 1 m.

Summary for Zoning Exceptions

The proposed site-specific zoning exceptions would facilitate a development that is compatible with the existing and planned built form in the area. The Vaughan Development Planning Department can support the proposed rezoning of the property and the required site-specific exceptions to Zoning By-law 1-88, in order to implement the proposed development.

Subdivision Design

The Owner has submitted a Draft Plan of Subdivision consisting of 5 blocks as shown on Attachment #5 to facilitate the development proposal. Blocks 1 to 4 inclusive are proposed to be developed with a total of 24 street townhouse dwelling units on lots accessed from Lebovic Campus Drive. Block 5 will be developed with 55 freehold townhouse units on lots accessed by a privately owned and maintained common element road.

All development within the Draft Plan of Subdivision must be in accordance with the approved Block 11 Urban Design and Architectural Design Guidelines prepared by John G. Williams Limited, Architect. A condition in this respect 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 #5, subject to the comments in this report and the Conditions of Approval included in Attachment #1.

Proposed Draft Plan of Condominium (Common Element)

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-15V004 shown on Attachment #6. The purpose of the Draft Plan of Condominium is to facilitate the proposed condominium tenure of the common elements that will be privately owned and maintained by a Condominium Corporation on behalf of the owners of the 55 freehold townhouse dwelling units (Block 5) and will consist of the private roads, landscaped areas, 14 visitor parking spaces, internal sidewalks, and community mailbox as shown on Attachment #6. The Vaughan Development Planning Department has no objection to the proposed Draft Plan of Condominium subject to the Conditions of Approval in Attachment #2.

Proposed Site Plan

The proposed site plan is shown on Attachment #7. The development proposal includes 12 townhouse blocks, ranging from 5 to 8 units per block, for a total of 79 townhouse units. The units are serviced by Lebovic Campus Drive and a private common element road, and 14 visitor parking spaces proposed along the east side of the common element road,

perpendicular to Lebovic Campus Drive. The proposed townhouse units are designed as traditional units with both front and rear yards and garages at the front accessed either from Lebovic Campus Drive (Blocks 1-4), or the private road (Blocks 8-12). Access to the interior of the subject lands is proposed from both Lebovic Campus Drive and Ilan Ramon Boulevard (right-in, right-out only). The Vaughan Development Planning Department is satisfied with the proposed site plan subject to the comments and recommendations in this report.

Building Elevations

Typical building elevations for the proposed townhouse dwellings are shown on Attachments #8 and #9. The townhouse dwellings are proposed to be constructed using brick, stucco, siding and stone. Townhouse Blocks 4, 5 and 12 flank Ilan Ramon Boulevard and have upgraded east elevations. The Vaughan Development Planning Department is satisfied with the proposed building elevations.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has provided the following comments for the subject applications:

a) Road Network

Vehicular access to the proposed development is accommodated via Ilan Ramon Boulevard with a proposed right-in/right-out access and a full move driveway on Lebovic Campus Drive.

b) Water Servicing

There is existing water supply infrastructure in the vicinity of the subject lands in the form of 300 mm and 400 mm diameter watermains along Lebovic Campus Drive and Ilan Ramon Boulevard, respectively. Water demand is lower for the proposed use compared to the original institutional use. Given the large diameter watermains surrounding the property, the existing services are adequate to service the development proposal.

c) Sanitary Servicing

There are existing sanitary sewers in the vicinity of the subject lands. There is a 200 mm diameter sewer along Lebovic Campus Drive that conveys wastewater easterly towards Ilan Ramon Boulevard. There is a 750 mm trunk sewer along Ilan Ramon Boulevard that conveys wastewater southerly towards Rutherford Road. The site was originally pre-serviced for an institutional use and now has been revised to accommodate a residential use. A slightly higher population figure is being proposed, but the existing services can accommodate the slightly higher flows.

d) Servicing Capacity Allocation

On May 19, 2015, the City's 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 is recommended for Vaughan Council approval, and is included in the recommendation of this report:

"THAT Draft Plan of Subdivision File 19T-15V008 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 79 residential units (242 persons equivalent)."

e) Storm Drainage

The subject lands are tributary to an existing storm water management (SWM) Pond 1A, located on the west side of Ilan Ramon Boulevard, south of the subject site and north of Rutherford Road. There is an existing 2400 x 1200 mm box culvert along Ilan Ramon Boulevard, which conveys runoff southerly towards SWM Pond 1A.

As part of the engineering design and prior to the initiation of any grading within 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, and include but not be limited to, the following items:

- i) Plans illustrating the proposed system and its connection into the existing storm system;
- ii) Storm water management techniques that may be required to control minor or major flows;
- iii) Detail all external tributary lands, including the existing development(s); and,
- iv) 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 11 Block Plan and the Master Environmental Servicing Plan (MESP).

f) Environmental Noise Impact

The Vaughan DEIP Department has reviewed the Noise Feasibility Study submitted by HGC Engineering Inc., dated August 17, 2015, and provides the following comments:

- i) The Owner shall satisfy all requirements with respect to noise attenuation and ensure it is in accordance with the noise features recommended by the report.
- ii) The City requires all dwelling units that abut or face a major collector, or major roadway, such as Lebovic Campus Drive and Ilan Ramon Boulevard to be provided with central air conditioning. Therefore, central air conditioning is required for the dwellings fronting onto Lebovic Campus Drive and units directly flanking adjacent to Ilan Ramon Boulevard. Forced air ventilation systems with ductwork sized for the future installation of central air conditioning by the occupant will be required for dwelling units with flanking exposure to Ilan Ramon Boulevard. The location, installation and sound ratings of the air conditioning devices shall comply with criteria of the Ministry of Environment and Climate Change (MOECC) and the City of Vaughan;
- iii) The Noise Feasibility Study indicated that the sound level predictions for future traffic sound levels will exceed MOECC guidelines at some 56 dwelling units with exposure to the roadways. Physical mitigation is required. A 2 m high acoustic barrier is required along the rear yards of units flanking onto Ilan Ramon Boulevard;
- iv) A detailed noise analysis must be submitted for review by the Vaughan DEIP Department, prior to final site plan approval. The report must be signed and sealed by a licensed professional engineer in the Province of Ontario; and,
- v) Warning clauses are to be registered on title and be included in Offers of Purchase and Sale for designated lots.

The Vaughan DEIP Department has no objections to the proposed development and will continue to work with the Owner to facilitate all plans and reports, subject to the conditions of approval in Attachment #1a).

Vaughan Development Planning Department, Cultural Heritage Division

The Vaughan Development Planning Department, Cultural Heritage Division previously received a letter of receipt, dated December 3, 2007, from the Ministry of Tourism, Culture and Sport titled *Recommendation of No Further Concerns for Impacts to Archaeological Sites, UJA Federation of Greater Toronto, 1376018 Ontario Limited, Joseph & Wolf Lebovic Jewish Community Campus, Part of Lots 17 and 18, Concession 2 (formerly Township of Vaughan), City of Vaughan, Vaughan File DA.03.042, Archaeological Services Inc. Files 04AL-07 and 07TS-028, MCL Files 19SB526.*

The letter indicates the Ministry's review of two reports:

1. *Stage 3 Archaeological Assessment of the Kirby Site (A1Gu-331), Block 11 OPA #400, Site Plan Application DA.03-042, Part of Lot 17, Concession 2, Geographic Township of Vaughan, City of Vaughan, Regional Municipality of York, Ontario; and,*
2. *Stage 1 and 2 Archaeological Assessment of the UJA Federation of Greater Toronto Property, (Block 11), Site Plan Application DA.03-042, Part of Lot 17, Concession 2, City of Vaughan, Regional Municipality of York*

The letter confirmed that the subject lands have been assessed for archaeological concerns by a licensed archaeologist as required by Provincial policy and that the archaeologist's reports noted above have been entered into the Ontario Public Register of Archaeological Reports, as required by the Ministry of Tourism, Culture and Sport's letter of December 3, 2007. The Stage 3 report recommends that there are no further concerns for impacts to archaeological resources. Therefore, the City of Vaughan does not have any further concerns in the same respect. In areas that have been cleared of concern for archaeological resources, the following standard clauses apply:

- (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, 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 Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

These conditions will be included in the Site Plan Letter of Undertaking.

Vaughan Environmental Services Department

The Vaughan Environmental Services Department, Solid Waste Management Division has reviewed the development proposal and the City's Waste Collection guidelines and has no objection to the applications.

Office of the City Solicitor, Real Estate Department

The Vaughan Real Estate Department has confirmed 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.

Vaughan Financial Planning and Development Finance Department

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 Development Charges.

Prior to the execution of the Site Plan Letter of Undertaking, the Owner shall pay to the City Vaughan, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement.

Vaughan Parks Development Department

The Vaughan Parks Development Department has provided the following comments:

- 1) Cash-in-lieu of parkland shall be provided in accordance with the City's policies and procedures.
- 2) The following Warning Clause shall be included in the Subdivision Agreement and in all Offers of Purchase and Sale for residential properties adjacent to and abutting the open space:

"Owners and/or tenants are advised for residential properties adjacent to or abutting an open space area, that this area may be programmed in the future with active uses including trails and that noise, lighting and increased vehicular traffic may be expected from the use of the trail and from operations and maintenance of the area. The open space area may be designed for naturalization and may receive minimal maintenance".

School Board

The York Region District (Public) School Board has reviewed the proposal and advise that they will not require a public elementary school site within the proposed development.

Canada Post

Canada Post has no objections to the development proposal subject to the Owner installing mail facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment #1c) to this report.

Enbridge Gas Distribution Inc.

Enbridge Gas Distribution Inc. has no objections to the applications subject to the conditions in Attachment #1d).

The Owner shall contact Enbridge Gas Distribution 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.

Easements are required to service this development and any future adjacent developments. The Owner will provide all easements to Enbridge Gas at no cost.

Bell Canada

The Owner is required to confirm that sufficient wire-line communications/telecommunications infrastructure is available with the proposed development. In the event that such infrastructure is not available, the Owner is advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. The Owner will also be required to grant any easements that may be required for telecommunication services. A condition to this effect is included in Attachment #1e) to this report.

Toronto and Region Conservation Authority (TRCA)

The TRCA have completed a review of the revised technical documents submitted in support of the applications and has no objection to the development proposal, subject to the conditions of approval in Attachment 1f) and the following comments:

i) Water Management Engineering Comments

The TRCA Water Management Engineering staff have remaining issues relating to the water balance and infiltration trench details. The TRCA requires the Owner to address these remaining issues as part of the detailed design for the associated Site Development application and prior to the execution of the Site Plan Letter of Undertaking.

ii) Ecology Comments

The TRCA Ecology staff has reviewed the revised submission and has no outstanding concerns.

iii) Site Development File DA.15.055

- a) Prior to the initiation of grading and prior to the issuance of a Site Plan Letter of Undertaking, the Owner shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing Report for Madison Legacy Limited, prepared by Schaeffers Consulting Engineers, revise dated September 2015. This report shall include:
 - plans illustrating how this drainage system will tie into the surrounding drainage systems (i.e., is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
 - stormwater management techniques which may be required to control minor or major flows;
 - appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's Regulation (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses);
 - overall grading plans for the subject lands; and,

- supplementary measures including additional source and conveyance measures to enhance infiltration and reduce runoff volumes.
- b) The Owner shall submit a technical submission package to address the outstanding TRCA Water Management Engineering comments, noted in the TRCA letter of March 24, 2014, Appendix II, to the satisfaction of the TRCA.
- c) The Owner shall successfully obtain permits under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) from the TRCA for site grading and development on the subject lands.

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

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

- Improve municipal road network
- Continue to develop transit, cycling and pedestrian options to get around the City

Regional Implications

York Region has reviewed the development proposal and has advised that the proposed development is within the Bathurst Collector wastewater area and will be serviced from Water Pressure District No. 6.

The Owner is advised that direct connection of new development to a Regional water and/or wastewater system is discouraged. It is York Region's mandate to service new developments through the local municipal system. Should this not be feasible, a direct connection to a Regional water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) shall be submitted to the Infrastructure Asset Management branch for review and approval.

Based on the information provided in the Functional Servicing Report, the direct wastewater connection to the existing Regional Bathurst Trunk sewer in the Ilan Ramon Boulevard right-of-way is not acceptable. A 200 mm stub and manhole were constructed approximately 200 m south of Lebovic Campus Drive for the purposes of connecting to the trunk sewer. The water servicing is by way of a connection to the existing 400 mm diameter municipal watermain on Ilan Ramon Boulevard.

The Vaughan DEIP Department has confirmed that the Functional Servicing Report dated February 2016, prepared by Schaeffers, confirms that the units fronting Lebovic Campus Drive are proposed to connect directly to the existing 200 mm diameter sewer on Levobic Campus Drive. A 200 diameter sanitary sewer along Ilan Ramon Boulevard (external services) is also proposed for the townhouses fronting on the private road. The proposed 200 diameter sanitary sewer along Ilan Ramon Boulevard (external services) will connect to the existing 200 mm stub and manhole, which connects to the 750 mm trunk sewer.

York Region has no objection to draft approval of the Draft Plan of Subdivision Draft and Draft Plan of Condominium subject to the attached Schedule of Pre-Conditions and Schedule of Conditions in Attachment #1b).

Conclusion

The Vaughan Development Planning Department has reviewed Zoning By-law Amendment File Z.15.026, Draft Plan of Subdivision File 19T-15V008, Draft Plan of Condominium File 19CDM-15V004, and Site Development File DA.15.055, in accordance with Vaughan Official Plan 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area

context. The applications facilitate a residential development comprised of 24 freehold townhouse units on lots fronting onto a public road (Lebovic Campus Drive) and 55 freehold townhouse units on lots fronting onto a private common element condominium road. The development proposal conforms to the Official Plan, and is compatible with the existing and planned uses in the surrounding area.

On this basis, the Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium and Site Development applications, subject to the recommendations in this report, and the Conditions of Subdivision and Condominium Approval as set out in Attachments #1 and #2.

Attachments

1. Conditions of Draft Plan of Subdivision Approval File 19T-15V008
2. Conditions of Draft Plan of Condominium Approval File 19CDM-15V004
3. Context Location Map
4. Location Map
5. Proposed Zoning (File Z.15.026) / Draft Plan of Subdivision (File 19T-15V008)
6. Draft Plan of Condominium (Common Elements) File 19CDM-15V004
7. Site Plan
8. Typical Building Elevations (Street Townhouse Units on a Public Road)
9. Typical Building Elevations (Townhouse Units on a Private Condominium Common Element Road)

Report prepared by:

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Stephen Lue, Senior Planner, ext. 8210

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/LG

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V008 (PLAN)
MADISON LEGACY LIMITED (OWNER)
PART OF LOT 17, 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-15V008 (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 January 15, 2016.
3. The Conditions of Approval from Canada Post as set out on Attachment No. 1c) dated January 15, 2016.
4. The Conditions of Approval from Enbridge Gas Distribution as set out on Attachment No. 1d) dated March 4, 2016.
5. The Conditions of Approval from Bell Canada as set out on Attachment No. 1e) dated March 9, 2016.
6. The Conditions of Approval from the Toronto and Region Conservation Authority (TRCA) as set out on Attachment No. 1f) dated March 24, 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), 1d), 1e), and 1f), for each phase proposed for registration.
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 Conditions on Attachment No. 1e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. The Toronto and Region Conservation Authority shall advise that the Conditions on Attachment No. 1f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

CONDITIONS OF APPROVAL

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., Dwg. No. - 16:2, drawing, dated February 4, 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. Prior to the issuance of a Building Permit(s), Site Plan Approval is required for the townhouse dwelling units under the City's Site Plan Control By-law.
7. The following classes shall be included in the Subdivision Agreement
 - “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.”
8. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, to reflect any alterations to the approved Block Plan resulting from this Plan.
9. The Owner acknowledges that the final engineering design(s) may result in minor variations to the Plan (e.g. alignment of the private road, the proposed hammerhead for garbage pickup and second feed of water service connection etc.), which may be reflected in the final Plan to the satisfaction of the City.
10. Prior to final approval of the Plan, a revised Functional Servicing Report shall be submitted to the satisfaction of the City, which shall demonstrate that adequate water supply for the fire flow demands is available for the Plan and each phase thereof.

11. The Owner shall agree in the Subdivision Agreement that construction access shall be provided only in a location approved by the City.
12. The Owner shall agree in the Subdivision Agreement to construct a 1.5 m high black vinyl chain link fence along the limits of the residential lots where they abut the open space, valley/woodlot, institutional lands to the south, and/or park blocks to the satisfaction of the City.
13. The Owner shall include following warning clauses in all Offers of Purchase and Sale or Lease to advise all purchasers and/or tenants within the Plan:
 - a) abutting or in proximity of any open space, valleylands, woodlots or stormwater facility:

“Purchasers and/or tenants are advised that the adjacent open space, woodlot or stormwater management facility may be left in a naturally vegetated condition and receive minimal maintenance.”
 - b) encroachment and/or dumping

“Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the school site, park, open space, woodlot and/or storm water management facility are prohibited.”
 - c) gate of access point

“Purchasers and/or tenants are advised that the installation of any gate of access point from the lot to the school site, open space, stormwater management facility, watercourse corridor, woodlot, and/or park is prohibited.”
 - d) infiltration trench

“Purchasers and/or tenants are advised that their rear yard lot area has been designed to incorporate an infiltration trench or soak-away pit system to achieve groundwater balance. It is the responsibility of the homeowner to maintain the infiltration trench or soak-away pit systems in good operating condition, which may include periodic cleaning of the rear yard catch basin. No planting activity or structures are permitted on the infiltration trenches and soak-away pits. ”
14. The Owner shall agree in the Subdivision Agreement that no Building Permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
15. The Owner acknowledges that servicing outlets and road access is required through external lands adjacent to the Plan and should the design and construction of the above mentioned external works be required to service the Plan, the Owner shall enter into an agreement with the City and provide for the posting of the required financial securities, conveyance of the necessary lands and easements, the preparation of the necessary construction design drawings and the construction of the works to the satisfaction of the City.
16. 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.

The Owner shall provide the City with a report showing the chlorine residual results on a weekly basis. If at any time the water quality test results do not comply with the Safe Drinking Water Act, the Owner shall notify the City immediately and take corrective action as directed by the City and prepare a report of all actions taken.

The City will charge the Owner the current retail water and sewer rates for the water consumed in this program. The Owner's licensed water operator will meter the consumption of water for each flush and report the readings to the City on a monthly basis. The City will audit the consumption reports and inspect the flushing points periodically to ensure that the water consumption reported accurately reflects the program.

17. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall submit the Environmental Site Assessment (ESA) Phase 1 Report and if required, Phase 2 Report and the Remedial Action Plan for the lands within the Plan in accordance with the Ontario Regulation 153/04, "Soil, Ground Water and Sediment Standards" for Use Under Part XV.1 of the Environmental Protection Act. In addition, for park blocks and open space blocks, the Owner shall submit a Phase II Environmental Site Assessment (ESA) report in accordance with the "Guideline Phase II Environmental Assessment, Proposed Parkland, City of Vaughan", to the City for review and approval. This said ESA is to be conducted following the completion of rough grading, but prior to the placement of topsoil and landscaping. Prior to final approval of the Plan, and/or any conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - a) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above-noted regulation, the Owner shall submit to the City the report delineating the successful implementation of the approved Remediation Action Plan with verifying samplings and chemical analysis for review and approval by the Vaughan Development Engineering and Infrastructure Planning Department;
 - b) Provide a certificate by a qualified professional that all lands within the Plan, and any lands and easements external to the Plan to be dedicated to the City and the Region, meet the applicable soil and groundwater criteria noted above;
 - c) Document proof of the satisfactory registration of the Record of Site Condition (RSC) for the lands within the Plan with the Environmental Site Registry (ESR) of the Ministry of Environment and Climate Change (MOECC), which includes the acknowledgement from MOECC and a signed copy of the RSC by a Qualified Person, has to be submitted to the Development Engineering and Infrastructure Planning Department for review and approval; and
 - d) Reimburse the City for the cost of peer review of the above reports.
18. Prior to final approval of the Plan or prior to the initiation of grading or stripping of topsoil, or prior to final approval, whichever comes first, the Owner shall submit an Erosion and Sedimentation Control Plan including topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.

19. Prior to final approval of the Plan, the Owner shall covenant and certify to the City that they are not aware of any soil, groundwater or sediment contamination on or within lands to be conveyed to the City which could interfere with the intended use.
20. Prior to final approval of the Plan, the Owner shall enter into a Developers' Group Agreement with the other participating landowners within Block 11 to the satisfaction of the City. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 11 South. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu paid in accordance the *Planning Act* and conform to the City's "Cash-in-lieu of Parkland Policy". This agreement shall also include a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands.
21. Prior to final approval of the Plan, the Owner shall provide the City with a letter from the Trustee for Block 11 indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 11 Developers' Group Agreement.
22. Prior to final approval of the Plan, the Owner shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway according to the Ministry of Environment and Climate Change Guidelines. The Owner shall convey any required buffer block(s) for acoustic barrier purposes, free of all costs and encumbrances, to the satisfaction of the City.
23. The Owner shall agree in the Subdivision Agreement that any part blocks within the Plan shall be developed only in conjunction with the abutting lands. The City shall not issue a Building Permit for the subject Blocks until the lands are combined to the satisfaction of the City.
24. Prior to final approval of the Plan, the Owner shall submit a comprehensive Transportation Demand Management (TDM) Plan within or attached to the Traffic Impact Study (TIS) to the satisfaction of the City, Development Engineering and Infrastructure Planning Department and York Region. This may include TDM measures, budget, implementation plan and monitoring program.
25. The Owner shall agree in the Subdivision Agreement to implement the recommendations of the updated transportation report/plan and Traffic Management Master Plan, as approved by the City.
26. Prior to final approval of the Plan, the Owner shall submit an updated Traffic Impact Study to the satisfaction of the Development Engineering and Infrastructure Planning Department.
27. Prior to final approval of the Plan, the Owner shall retain the services of a qualified Transportation Consultant to evaluate, oversee and finalize the intersections design/roadway network as per the recommendations in the Traffic Management Master Plan/updated transportation report, and to the satisfaction of the City. The Owner acknowledges that the engineering design for alternative road network/design, traffic calming measures, pedestrian and cycling infrastructure and designated transit route(s) may result in variation(s) to the road and lotting pattern.
28. Prior to final approval of the Plan, the Owner shall carry out or cause to be carried out, the design and construction of the traffic calming/management measures that are identified on the Traffic Management Master Plan. In the event that these traffic calming measures are found to be insufficient and/or ineffective by the City prior to the assumption of the municipal services on the Plan, then the Owner shall design and construct additional traffic calming measures to the satisfaction of the City.

29. Prior to final approval of the Plan, the Owner shall agree that any additional lands required for public highway purposes, where daylight triangles do not conform to the City Standard Design Criteria, will be conveyed to the City, free of all costs and encumbrances.
30. The Owner shall agree to convey/dedicate, gratuitously, any required road or highway widenings, 0.3 m (1 ft.) reserves, walkways, daylight triangles, buffer blocks and utility or drainage easements to the satisfaction of the City, York Region or other authority.
31. 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.
32. The road allowances included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
33. The road allowances included within this Plan shall be named to the satisfaction of the City and the York Region Community Planning and Development Services Department.
34. 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 m 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.
35. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 m 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.
36. 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.
37. 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.
38. 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 Plan, which report shall include:

- a) 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;
- b) the location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor or major flows; and

- d) 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.

- 39. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost 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.
- 40. 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.
- 41. 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.
- 42. 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.
- 43. 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:

- (a) "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 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."

- (b) "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."

- (c) "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."

- (d) "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 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m 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 - 6.99 m ¹ | 3.5 m |
| 7 - 8.99 m ¹ | 3.75 m |
| 9 - 11.99 m ¹ | 6 m |
| 12 m and greater ² | 9 m |

¹The Lot Frontage for Lots between 6 - 11.99 m 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.

²The Lot Frontage for Lots 12 m 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."

The lot frontages in this Plan are less than 6 m, and therefore, the driveway widths and landscaping requirements will be determined through an amendment to the Zoning By-law and Site Plan approval.

- (e) "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."
- (f) "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."
- (g) "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.
- (h) "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."
- (i) "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 feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m 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 York Region 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 Regional Road right-of-ways by the Owner or the City for aesthetic purposes shall be approved by York Region and maintained by the City with the exception of the usual grass maintenance.”

- (j) “Purchasers and/or tenants are advised that this Plan 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.”
 - (k) “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.”
44. 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.
45. The following warning clause shall be included in all Offers of Purchase and Sale for residential properties adjacent to and abutting the open space lands:
- “Owners and /or tenants are advised for residential properties adjacent to or abutting an open space area, that this area may be programmed in the future with active uses including trails and that noise, lighting and increased vehicular traffic may be expected from the use of the trail and from operations and maintenance of the area. The Open Space area may be designated for naturalization and may receive minimal maintenance.”
46. 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

**Schedule of Pre-Conditions
19T-15V08
180 Ilan Ramon Blvd.
Part of Lot 17, Concession 2
(Madison Legacy Ltd.)
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2579, Dated September 9, 2015

1. Prior to or concurrent with draft plan approval for any residential units, 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 users¹ for the subject lands until such time as:

a. The City approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;
or

b. 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 the required infrastructure to support the capacity assignment associated with this development will be completed within a time period acceptable to the Region (usually 12 months) to permit presales;
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 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. 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-

ATTACHMENT NO. 1b)

YORK REGION CONDITIONS

15V08 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 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.

¹ 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

**Schedule of Conditions
19T-15V08
180 Ilan Ramon Blvd.
Part of Lot 17, Concession 2
(Madison Legacy Ltd.)
City of Vaughan**

Re: KLM Planning Partners Inc., Project No. P-2579, Dated September 9, 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

7. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Regional 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)



CANADA POST
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
CANADAPOST.CA

POSTES CANADA
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
POSTESCANADA.CA

January 15, 2016

City of Vaughan
Planning Department

To: Carol Birch

Re: Z.15.026 Related Files: **19T-15V008** 19CDM-15V0004 DA.15.055
81 townhouse units
180 Ilan Ramon Boulevard

Canada Post Corporation appreciates the opportunity to comment on the above noted plan and it is requested that the developer be notified of the following:

In order to provide mail service to the development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Vaughan.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

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

1. A Community Mailbox concrete base pad per Canada Post specifications.
2. Any required walkway across the boulevard, as per municipal standards
3. Any required curb depressions for wheelchair access

ATTACHMENT NO. 1c)



CANADA POST
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
CANADAPOST.CA

POSTES CANADA
200-5210 BRADCO BLVD
MISSISSAUGA ON L4W 1G7
POSTESCANADA.CA

The owner/developer further agrees to determine, provide and fit up a suitable gravel area **30 to 60 days prior to the first occupancy** to act as a Temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. Specifications for this gravel area will be provided at the time the **developer notifies Canada Post of the first occupancy date. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area).**

****If Applicable, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.**

****Any institutions in this plan will be treated as a single business and will be provided mail delivery to 1 Point of Call**

****The Developer will be required to provide signature for a License to Occupy Land agreement for any Condominiums and provide winter snow clearance**

**** Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy**

**** There will be no more than one mail delivery point to each unique address assigned by the Municipality**

As the project nears completion, it is requested that the Developer contact me directly to communicate the first occupancy date at which time Postal Coding will be provided. Existing postal coding will not apply and new postal codes will be issued for this development.

***** It is requested that the developer notify all new homebuyers of the process to initiate Mail Delivery;**

Once the homeowner has closed their home sale, the new homeowner can go to the local Post office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note, any mail which has been sent to this homeowner in the interim – to this new address – will also be available for pickup at this local Post Office - this is where mail will be held until mail delivery begins.

The Location of the Local Post Office is: 51-B Caldari Road Concord ON 905 – 738-7059

Sincerely,

Michael Wojciak
Delivery Services Officer – GTA
905 206-1247 X 2026
michal.wojciak@canadapost.ca



ATTACHMENT NO. 1d)

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

March 4, 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, Draft Plan of Condominium, Site Development Application & Zoning By-Law Amendment – 2nd Submission
Madison Legacy Limited, Miguel Singer
180 Ilan Ramon Boulevard
Lot 17, Concession 2
City of Vaughan
File No.: 19T-15V008, 19CDM-15V004, DA-15-055 & Z-15-026

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 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.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

The applicant will contact Enbridge Gas Distribution's Customers Connections department by emailing SalesArea30@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

ATTACHMENT NO. 1d)

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 cannot project into 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.

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.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,



Nikki DeGroot

Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION

TEL: 416-758-4754

500 Consumers Road North York, Ontario M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

ND/jh

cc.: Christian@madisongroup.com



ATTACHMENT NO. 1d)

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

March 4, 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, Draft Plan of Condominium, Site Development Application & Zoning By-Law Amendment – 2nd Submission
Madison Legacy Limited, Miguel Singer
180 Ilan Ramon Boulevard
Lot 17, Concession 2
City of Vaughan
File No.: 19T-15V008, 19CDM-15V004, DA-15-055 & Z-15-026

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 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.

Easement(s) are required to service this development and any future adjacent developments. The applicant will provide all easement(s) to Enbridge Gas Distribution at no cost.

The applicant will contact Enbridge Gas Distribution's Customers Connections department by emailing SalesArea30@enbridge.com prior to any site construction activities to determine if existing piping facilities need to be relocated or abandoned.

ATTACHMENT NO. 1d)

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 cannot project into 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.

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.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,



Nikki DeGroot

Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION

TEL: 416-758-4754

500 Consumers Road North York, Ontario M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

ND/jh

cc.: Christian@madisongroup.com

ATTACHMENT NO. 1e)



March 9, 2016

Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Carol Birch

**Re: 2nd Circulation (180 Ilan Ramon Boulevard);
Your File No. Z.15.026; 19T-15V008; 19CDM-15V004 &
DA.15.055**

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

"The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements".

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario's principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

Bell Canada
20 Hunter Street West, Flr.3
Hamilton, ON
L8P 2Z2

Telephone 905-540-7254
Fax 905-895-3872
meaghan.palynchuk@bell.ca

ATTACHMENT NO. 1e)

March 9, 2016

2

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

Should you have any questions, please contact the undersigned.

Yours truly,

A handwritten signature in black ink, reading "Meaghan Palynchuk". The signature is fluid and cursive, with the first name "Meaghan" and last name "Palynchuk" clearly distinguishable.

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

ATTACHMENT NO. 1f)



Toronto and Region
Conservation
for The Living City

March 24, 2016.

BY E-MAIL (carol.birch@vaughan.ca)

CFN 54974

Ms. Carol Birch
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Ms. Birch:

**Re: Zoning Amendment Application Z.15.026
 Draft Plan of Subdivision Application 19T-15V008
 Draft Plan of Condominium Application 19CDM-15V004
 Site Plan Application DA.15.055
 180 Ilan Ramon Boulevard
 Planning Block 11 – Lot 17, Concession 2
 Northwest of Bathurst Street and Rutherford Road
 (Madison Legacy Limited, c/o Miguel Singer)**

Further to our letter of January 18, 2016, which provided comments from the Toronto and Region Conservation Authority (TRCA) on the above-noted planning applications submitted by Madison Legacy Limited, a technical resubmission package has been received and reviewed by our office. This technical resubmission was received at our offices on March 10, 2016. A listing of submitted documents is noted in Appendix I.

TRCA staff have completed a review of the revised technical documents and note the following comments:

Water Management Engineering Comments:

As noted in Appendix II below, TRCA Water Management Engineering staff have remaining issues relating to the water balance and infiltration trench details. We ask the applicant address these remaining issues as part of the detailed design for the associated site plan application.

Ecology Comments:

TRCA Ecology staff has reviewed the revised submission and has no outstanding concerns.

Recommendation:

In light of the minor outstanding comments, TRCA staff has **no issues** with the approval of Zoning Amendment Application Z.15.026.

Furthermore, TRCA staff has **no objections** to the approval of Draft Plan of Subdivision Application 19T-15V008, Draft Plan of Condominium Application 19CDM-15V004 and Site Plan Application DA.15.055, subject to the following conditions:

ATTACHMENT NO. 1f)

Draft Plan of Subdivision Application 19T-15V008:

1. That prior to the initiation of grading and prior to the registration of this plan or any phase thereof, the applicant shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing Report for Madison Legacy Limited, prepared by Schaeffers Consulting Engineers, revise dated September 2015. This report shall include:
 - plans illustrating how this drainage system will tie into the surrounding drainage systems (*i.e.*, is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?;
 - stormwater management techniques which may be required to control minor or major flows;
 - appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's Regulation (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses);
 - overall grading plans for the subject lands; and
 - supplementary measures including additional source and conveyance measures to enhance infiltration and reduce runoff volumes.
2. That the draft plan of subdivision be red-line revised in order to meet the requirements of Condition 1 and/or 3, if necessary.
3. That the applicant submit a technical submission package to address the outstanding TRCA Water Management Engineering comments noted in the TRCA letter of March 24, 2014, Appendix II, to the satisfaction of the TRCA.
4. The applicant successfully obtain permits under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) from the TRCA for site grading and development on the subject property.
5. That the applicant submit detailed and comprehensive Erosion and Sediment Control plans, which complies with the TRCA's Erosion and Sediment Control Guidelines for Urban Construction (www.sustainabletechnologies.ca).
6. That the implementing zoning by-law recognize Open Space Block 6 in an open space, or other suitable zoning category, which has the effect of prohibiting development, but will permit the use of gardens and accessory structures for the Shores Kavanagh Gardens, to the satisfaction of the City and the TRCA.
7. That a copy of the implementing zoning by-law be provided to the TRCA, when available, to facilitate the clearance of conditions of draft approval.
8. That the owner agree in the subdivision agreement, in wording acceptable to the TRCA:

ATTACHMENT NO. 1f)

- a. to carry out, or cause to be carried out, to the satisfaction of the TRCA, the recommendations of the technical report referenced in Condition Nos. 1 and/or 3;
 - b. to maintain all stormwater management and erosion and sediment control structures operating and in good repair during the construction period, in a manner satisfactory to the TRCA;
 - c. to obtain all necessary permits pursuant to Ontario Regulation 166/06 from the TRCA;
 - d. to erect a permanent fence to the satisfaction of the TRCA for any Blocks abutting Open Space Block 6.
 - e. that no grading works will take place within Open Space Block 6;
 - f. that the applicant provide a suitable warning clause in future Agreements of Purchase and Sale advising prospective purchasers that Shoreside Kavanagh Gardens leases lands from the TRCA to operate a community garden facility on Open Space Block 6. Noise and/or odour emissions associated with the garden use may occur.
9. That a copy of the fully executed subdivision agreement be provided to the TRCA when available, in order to expedite the clearance of condition of draft approval.
10. That the applicant submit a detailed assessment of how each TRCA condition of draft plan approval has been satisfied, in order to expedite the clearance of conditions of draft plan approval.

Site Plan Application DA.15.055:

1. That prior to the initiation of grading and prior to the issuance of a Letter of Undertaking or execution of site plan agreement, the applicant shall submit a detailed engineering report for the review and approval of the TRCA that describes the storm drainage system (quantity and quality), in accordance with the Functional Servicing Report for Madison Legacy Limited, prepared by Schaeffers Consulting Engineers, revised dated September 2015. This report shall include:
 - plans illustrating how this drainage system will tie into the surrounding drainage systems (*i.e.*, is it part of an overall drainage scheme? How will external flows be accommodated? What is the design capacity of the receiving system?);
 - stormwater management techniques which may be required to control minor or major flows;
 - appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to fish and their habitat;
 - proposed method for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;
 - location and description of all outlets and other facilities which may require a permit pursuant to Ontario Regulation 166/06, the TRCA's Regulation (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses);
 - overall grading plans for the subject lands; and
 - supplementary measures including additional source and conveyance measures to enhance infiltration and reduce runoff volumes.

ATTACHMENT NO. 1f)

2. That the applicant submit a technical submission package to address the outstanding TRCA Water Management Engineering comments noted in the TRCA letter of March 24, 2014, Appendix II, to the satisfaction of the TRCA.
3. The applicant successfully obtain permits under Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) from the TRCA for site grading and development on the subject property.

We trust these comments are of assistance. Should you have any questions, please feel free to contact the undersigned.

Yours truly,

Kevin Huang, MES, MCIP, RPP
Senior Planner
Planning and Development
Extension 5307

/KH

c.c.: Ryan Mino, KLM Planning Partners
Christian Lamanna, Madison Legacy
George Leja, Jae Truesdell, TRCA

ATTACHMENT NO. 1f)

Appendix I

March 10, 2016 Submission:

- Response to TRCA Comments on Zoning Amendment (Z.15.026) and Draft Plan of Subdivision (19T-15V008) Applications, prepared by Schaeffers Consulting Engineers, dated February 5, 2016;
- Stormwater Management Report – Proposed Madison Legacy, prepared by Schaeffers Consulting Engineers, revise dated September 2015;
- General Notes, Drawing No. GN-1, prepared by Schaeffers Consulting Engineers, dated September 2015;
- Site Servicing Plan, Drawing No. SS-1, prepared by Schaeffers Consulting Engineers, dated September 2015;
- Storm and Sanitary Tributary Areas, Drawing Nos. TA-1 & TA-2, prepared by Schaeffers Consulting Engineers, dated September 2015;
- Grading Plan, Drawing No. SG-1, prepared by Schaeffers Consulting Engineers, dated December 2015;
- Plan and Profile Drawings, Drawing Nos. PP-1 to PP-3, prepared by Schaeffers Consulting Engineers, dated September 2015;
- Erosion and Sediment Control Plans, Drawing Nos. SC-1 to SC-3, prepared by Schaeffers Consulting Engineers, dated September 2015;
- Detail Drawings, Drawing Nos. DS-1, D-2 to D5, prepared by Schaeffers Consulting Engineers, dated September 2015;
- Sections 1 to 4, Drawing Nos. SEC-1, prepared by Schaeffers Consulting Engineers, dated September 2015;
- Second Submission Cover Letter, prepared by Cosburn Nabouris Landscape Architects, dated February 5, 2016;
- Landscape Cost Estimate, prepared by Cosburn Nabouris Landscape Architects, dated February 4, 2016;
- Draft Plan of Subdivision – Part of Lot 17, Concession 2, prepared by KLM Planning Partners, dated February 4, 2016;
- Proposed Freehold and Common Element Freehold Townhouse Development, prepared by Flanagan Beresford & Patteson Architects, revise dated February 5, 2016;

ATTACHMENT NO. 1f)

Appendix II

Water Management Engineering Comments:

The following comments mirror the numerical sequence utilized in our previous letter of January 18, 2016.

1. Functional Servicing Report:

a) **Quantity Control:** This comment has been satisfactorily addressed.

b) **Quality Control:** This comment has been addressed.

c) Water Balance:

A hydrogeological report was completed by Dillon Consulting Ltd. as part of the Block 11 MESP in 2001. However, no borehole information was obtained for this site specific location. Please discuss in the report and provide borehole, infiltration rate (mm/hr), and groundwater elevations to ensure that the proposed location for infiltration trench will satisfy TRCA criteria.

3. Stormwater Management Report:

Comment No. 3 a & b have been addressed. With respect to 3 c), the configuration of the infiltration trench detail needs to be modified (storage considered below overflow pipe). The current location of the infiltration trench is only capturing a small area.

Ecology Comments:

All previous TRCA ecology comments have been satisfactorily addressed.

ATTACHMENT NO. 2

CONDITIONS OF APPROVAL

DRAFT PLAN OF CONDOMINIUM FILE 19CDM-15V004 (COMMON ELEMENTS) MADISON LEGACY LIMITED (OWNER) BEING PART OF LOT 17, 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 CONDOMINIUM FILE 19CDM-15V004, ARE AS FOLLOWS:

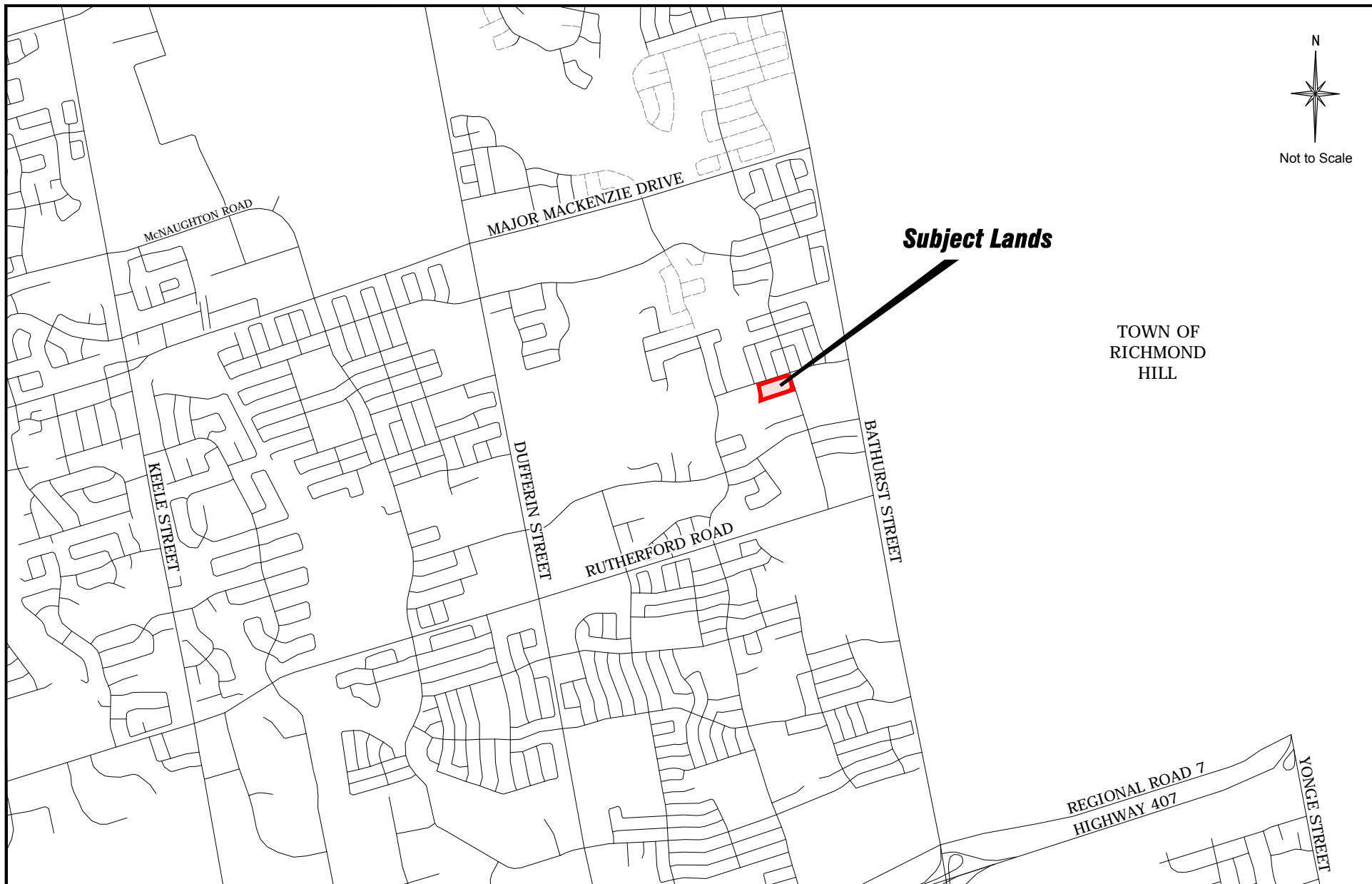
City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Schaeffer Dzaldov Bennet Ltd., Job No. 03-597-02B, dated March 23, 2016.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Vaughan Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan, and shall agree to satisfy any conditions of Site Development File DA.15.055 with regard to such matters as landscaping and site development and any other matters that the City may consider necessary.
4. The following provisions shall be included in the Condominium Agreement and all Agreements of Purchase and Sale or Lease:
 - a) the Owner/Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Owner/Condominium Corporation;
 - c) Madison Legacy Limited (Owner) covenants and agrees to provide the City of Vaughan with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved engineering design drawings for the approved Draft Plan of Subdivision, at the time of sidewalk and/or curb installation. Madison Legacy Limited further covenants and agrees to provide notice to prospective purchasers of the locations of the CMB and that home delivery will be provided via CMB, provided Madison Legacy Limited has paid for the activation and equipment installation of the CMBs.
5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as-built" survey of the common elements to the satisfaction of the Vaughan Building Standards Department.
7. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.

8. Prior to final approval, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Vaughan Financial Planning and Development Finance Department.

Clearances

9. The City (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 8 have been satisfied.



Context Location Map

LOCATION:
Part of Lot 17, Concession 2

APPLICANT:
Madison Legacy Limited

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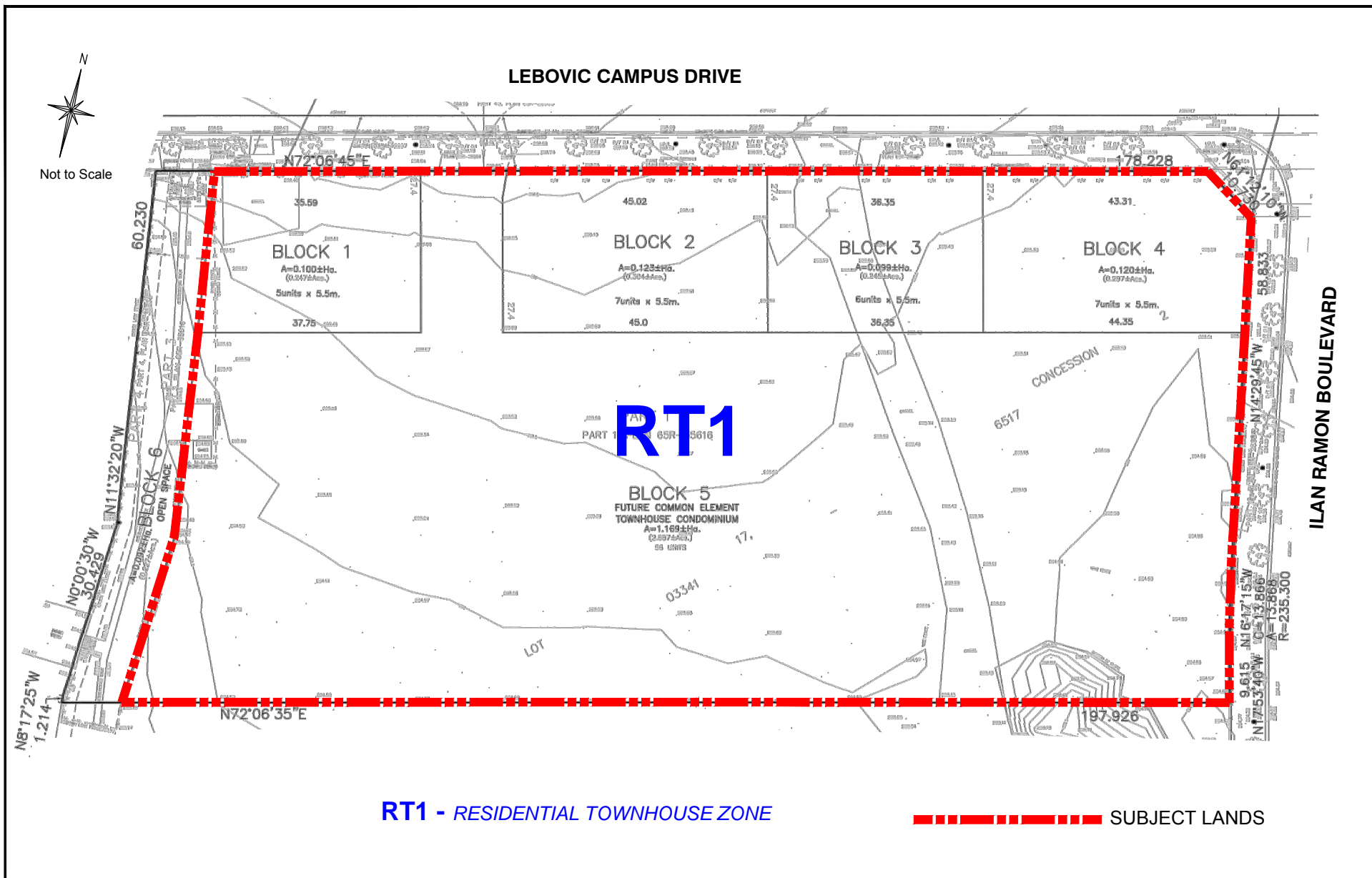


Attachment

FILES:
Z.15.026, 19T-15V008,
DA.15.055 & 19CDM-15V004

DATE: June 21, 2016

3

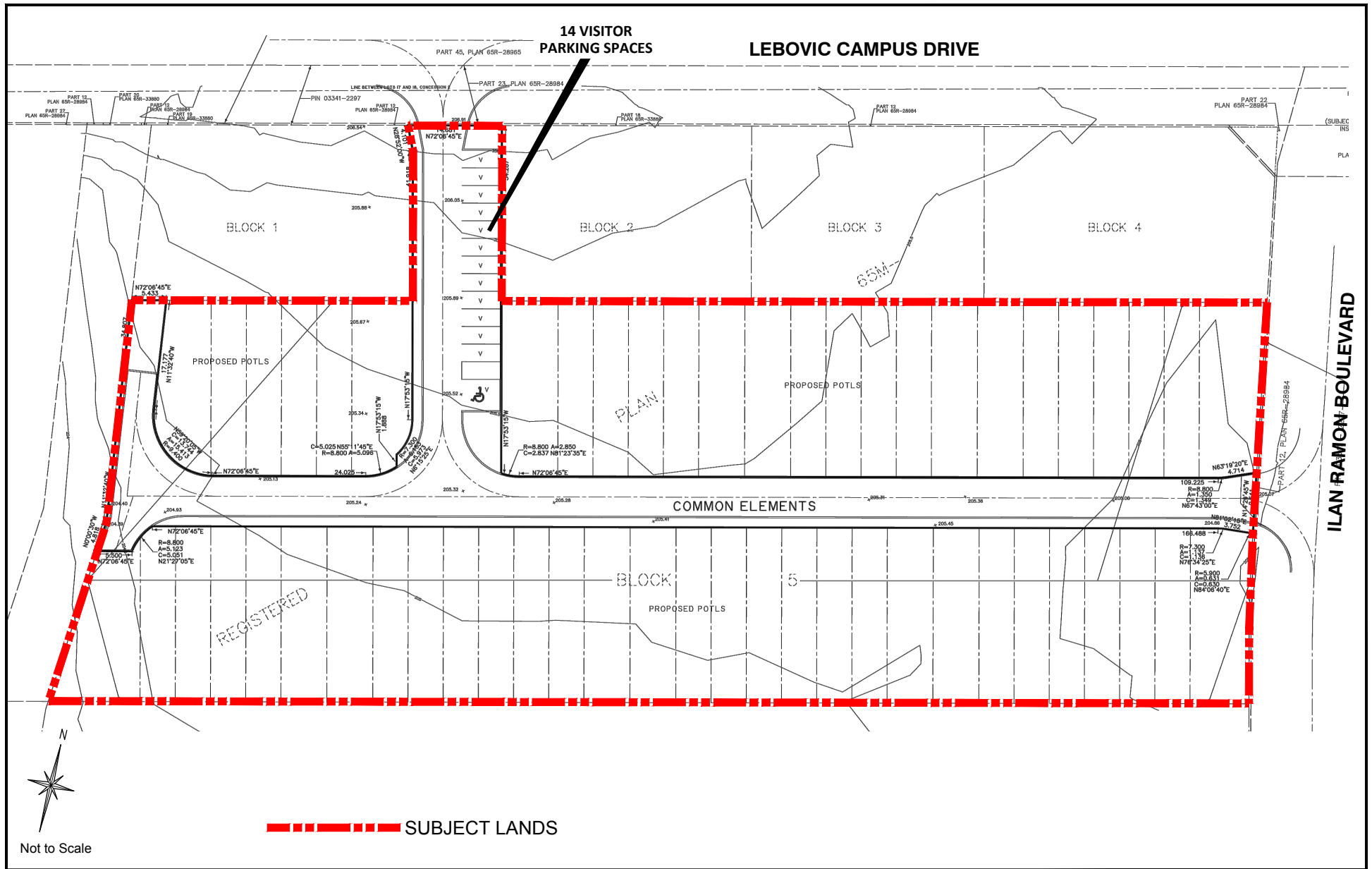


Proposed Zoning (File Z.15.026) & Draft Plan of Subdivision (File 19T-15V008)

APPLICANT: Madison Legacy Limited
LOCATION: Part of Lot 17, Concession 2



Attachment
5
FILES:
Z.15.026, 19T-15V008,
DA.15.055 & 19CDM-15V004
DATE: June 21, 2016



Draft Plan of Condominium (Common Elements) File 19CDM-15V004

APPLICANT: Madison Legacy Limited
LOCATION: Part of Lot 17, Concession 2

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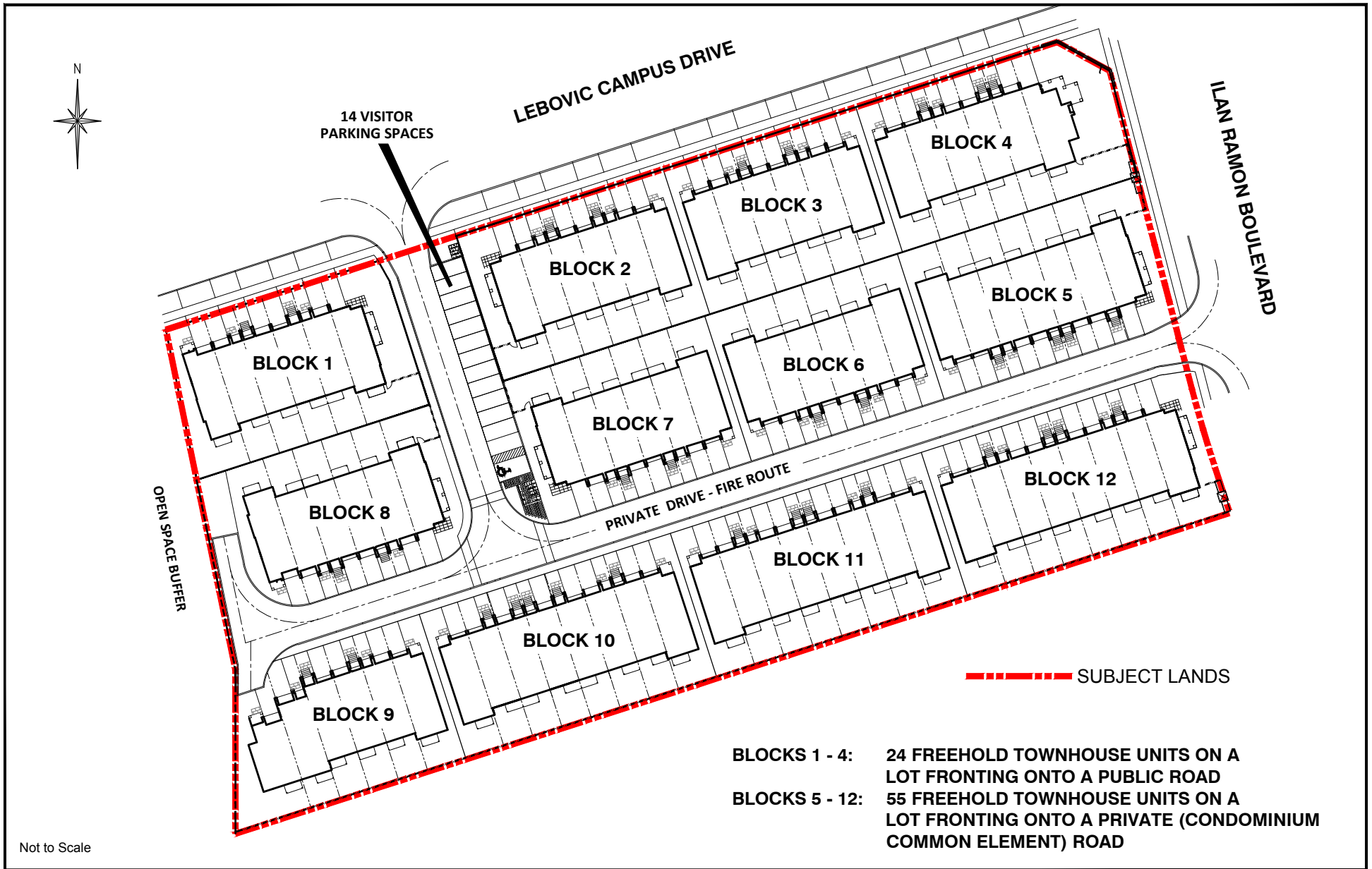


Attachment

FILES:
 Z.15.026, 19T-15V008,
 DA.15.055 & 19CDM-15V004

DATE: June 21, 2016

6



Site Plan

LOCATION:
Part of Lot 17, Concession 2

APPLICANT:
Madison Legacy Limited

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Attachment

FILES:
Z.15.026, 19T-15V008,
DA.15.055 & 19CDM-15V004

DATE: June 21, 2016

7



NORTH (FRONT) ELEVATION - FACING LEBOVIC CAMPUS DRIVE



EAST (SIDE) ELEVATION

Not to Scale

Typical Building Elevations (Street Townhouse Units On a Public Road)

APPLICANT: *Madison Legacy Limited* LOCATION: *Part of Lot 17, Concession 2*



Attachment

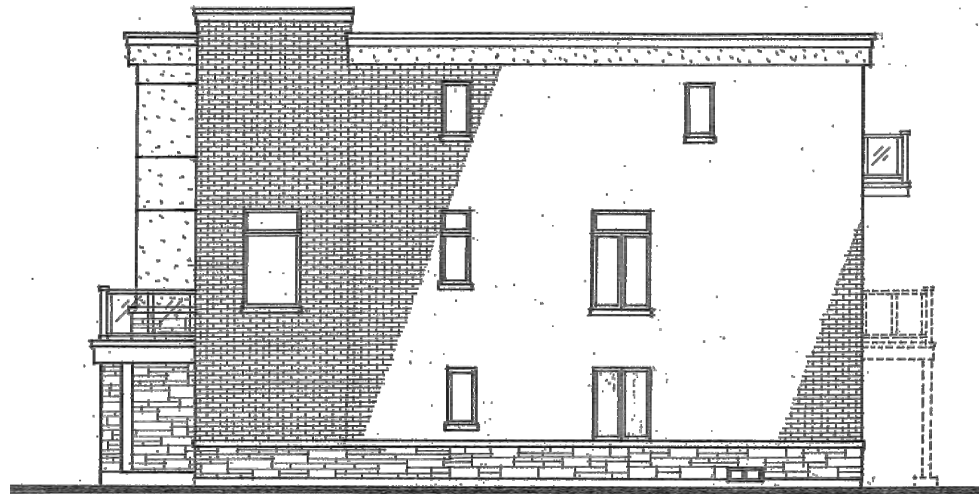
FILES:
Z.15.026, 19T-15V008,
DA.15.055 & 19CDM-15V004

DATE: June 21, 2016

8



FRONT (SOUTH) ELEVATION - FACING INTERIOR ROAD



SIDE (EAST) ELEVATION

Not to Scale

Typical Building Elevations (Townhouse Units On A Private Condominium Common Element Road)

APPLICANT:

Madison Legacy Limited

LOCATION:

Part of Lot 17, Concession 2



Attachment

FILES:

Z.15.026, 19T-15V008,
DA.15.055 & 19CDM-15V004

DATE: June 21, 2016

9

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 100-2016

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 not 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 RT1 Residential Townhouse Zone in the manner shown on the said Schedule “1”

b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1435) Notwithstanding the provisions of:

- a) Subsection 2.0 respecting the Definition of a Lot, Porch Unenclosed (covered or uncovered), Street, Street Line, and Street Townhouse Dwelling;
- b) Subsection 3.13 respecting Minimum Landscape Area;
- c) Subsection 3.21 respecting Frontage on a Public Street;
- d) Subsection 4.1.4 f) respecting Dimensions of Driveways;
- e) Subsection 4.22.3 and Schedule “A3” respecting the zone standards in the RT1 Residential Townhouse Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1565”:

- ai) For the purposes of this By-law, the following definitions shall apply:
 - i) LOT – Means a parcel of land fronting on a public or private street;
 - ii) PORCH, UNENCLOSED (COVERED OR UNCOVERED) – Means a platform with or without a foundation and with at least one side open which is uncovered or covered by either a roof, balcony or enclosed space or room, with or without a foundation;
 - iii) STREET – Means a street or private road under the jurisdiction

of, or assumed by the City, or being constructed as a private road owned and maintained by a Condominium Corporation on behalf of the unit Owners under an Agreement with the City;

- iv) STREET LINE - Means the dividing line between a lot and a street or private road or the dividing line between a lot and a reserve abutting a street or private road;
- v) STREET TOWNHOUSE DWELLING - Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public or private street or abuts a public street;
- bi) The minimum landscape strip width abutting a sight triangle shall be 2.0 m;
- ci) No person shall erect or construct a building or structure unless such building or structure has access to a private road or driveway that provides access to a Street;
- di) Where a lot has a minimum frontage of 5.5 m the maximum driveway width shall be 3 m;
- ei) The minimum lot frontage shall be 5.5 m;
- eii) The minimum lot area shall be 148 m²/unit
- eiii) The minimum rear yard shall be:
 - i) Block 8, Unit 1 – 5.3 m;
 - ii) Block 9, Units 1 and 2 – 5.5 m;
 - iii) All other Blocks (Units) 6.0 m;
- eiv) The minimum exterior side yard shall be 3 m;
- ev) The maximum building height shall be 12 m;
- evi) The minimum interior side yard shall be 1.5 m on a lot abutting a non-residential use (buffer block) Townhouse Blocks 1, 8, and 9;
- evii) the minimum lot depth shall be 23.5 m for Block 9 and 26 m for Block 8;
- eviii) The minimum front yard shall be 2.2 m for Block 8, Unit 1;
- eix) A maximum of 8 townhouse units may be constructed in a row in Blocks 10, 11, and 12;
- ex) A maximum of 7 townhouse units may be constructed in a row for Block 5.
- exi) For the purpose of this exception, a “standard lot” includes all lots.
- c) Adding Schedule “E-1565” attached hereto as Schedule “2”.
- d) Deleting Key Map 2D and substituting therefor the Key Map 2D attached hereto as Schedule “3”.

2. Schedules “1”, “2”, and “3” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 28th day of June, 2016.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 100-2016

The lands subject to this By-law are located on the southwest corner of Ilan Ramon Boulevard and Lebovic Campus Drive, being Part of Lot 17, Concession 2, City of Vaughan.

The purpose of this By-law is to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone and to permit site-specific exceptions to the RT1 Zone to facilitate the development of 79 freehold townhouse units, 55 of which are served by a private common element condominium road, and visitor parking spaces.