

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

By approving the following:

- That the implementing Zoning By-law be amended to include a revised building height of 9.5 m for Lot 1.***

The Committee of the Whole recommends:

- ## Recommendation

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 20 residential units (72 persons equivalent)."

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4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) 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.”
5. THAT prior to the registration of the Subdivision Agreement, the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1,000.00 per dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement.
6. THAT Street “A” in Draft Plan of Subdivision File 19T-15V003 as shown on Attachment #4, be named “Hesperus Road” as an extension of an existing road to the north.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

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

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

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

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

- the proposed development and the Toronto Waldolf School Draft Plan of Subdivision application to the south connects Fraserwood Road to Bathurst Glen Drive with a sidewalk thus improving pedestrian connectivity and walkability;
- building materials include low volatile organic compound (VOC) paints, varnishes, stains and sealers; energy efficient appliances, windows and exhaust fans;
- upgraded building envelope with higher recycled insulation to increase air tightness, and upgraded roof shingles;
- low flow fixtures such as shower heads, faucets and toilets;
- large canopy trees will provide shade to both pedestrians and dwellings, creating a cooling effect; and,

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- hardy tree and shrub species which demonstrate resistance to various environmental stresses including low moisture conditions, disease, pests, road salt and vehicular emissions, and do not require applications of pesticides, fertilizers and other chemicals to survive.

Economic Impact

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

Communications Plan

On September 11, 2015, a Notice of Public Hearing was circulated to all property owners within the expanded polling area shown on Attachment #2, and to the Preserve Thornhill Woods Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 7, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on October 20, 2015.

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

- i) S. Roz and S. Boukova, and T. and Y. Shparber, Fraserwood Road, regarding Thornhill Woods Drive being already overbuilt, infrastructure is not ready for another housing project, and there is no space between the backyards of the existing houses on Fraserwood Road and the proposed dwelling on Lot 1. The proposed lots are narrow at 7.75 m wide and cannot accommodate trees. A cul-du-sac street design should be provided to avoid traffic related issues and compliance with the existing zoning by-law for lot frontage and building height.
- ii) H. and J. Ziba, Dewpoint Road, oppose all zoning exceptions to the RV4 Zone, and want the preservation of the existing trees and shrubs along the rear lot line and an additional 10-15 foot green belt along the existing residential lots to ensure privacy. They have indicated support for the idea of two cul-du-sacs instead of a through street for the new development.
- iii) N. Roz, Borjana Boulevard, concerned about the small lots with barely any space between the houses and yards. Higher standards should be sought by the City and the plan should conform to the rest of the Thornhill Woods community.
- iv) M. Ferrer, Dewpoint Road, concerned about the traffic on Thornhill Woods Drive, and that the proposed development and the Toronto Waldorf School Files Z.15.018 and 19T-15V004 would add to this problem. They would like the road to be altered to route directly to Bathurst Street as there are existing traffic problems and this project will put further pressure on the roads in Thornhill Woods.
- v) Hesperus Fellowship Village (HFV), Hesperus Road, is supportive of the development, however, requests that a 1.8 m high wood board privacy fence be constructed along the common boundary between the Cachet Summerhill Developments Inc. Lots 13-20 and the HFV, a 1.5 m high Eastern White Cedar hedge be planted on the north side of this fence on the HFV lands, and that a warning clause be included in the Purchase of Sale Agreement that the HFV may expand their retirement community in the future.

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The Vaughan Development Planning Department has reviewed the aforementioned concerns and provides the following response:

i) Impacts on Local Traffic

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has reviewed the updated Traffic Impact Study (TIS) prepared by BA Group and agree with the conclusions of the report as it pertains to the traffic analysis and addressing the concerns expressed at the October 7, 2015, Public Hearing. The DEIP Department concurs that the development proposal can be adequately accommodated by the local road network without causing adverse impacts to the surrounding community. Further detailed comments regarding the Block 10 traffic concerns heard at the Public Hearing are outlined in the DEIP Department section of this report.

ii) Impacts on Existing Trees

The existing trees have not been identified as a significant natural feature in VOP 2010. Prior to the registration of the subdivision agreement, the Owner will be required to pay a woodlot development charge at the rate of \$1,000.00 per dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement. A condition to this effect is included in the recommendation of this report.

iii) Hesperus Fellowship Village (HFV) Lands

The Owner has agreed to construct a 1.8 m high wood board privacy fence along the easterly lot line (rear yard) of Lots 13-20 and plant a 1.5 m high cedar hedge on the HFV lands along the wood board privacy fence. A condition/warning clause with respect to the HFV expanding in the future is included in Attachment #1a).

iv) Impacts on Existing Servicing Infrastructure

The Vaughan DEIP Department has reviewed the Functional Servicing Report prepared in support of the applications and have no objection to the proposed development. The DEIP Department has advised that servicing capacity is available and an allocation resolution is included in the recommendation of this report. The proposed development will be serviced for municipal water via connection to the existing watermain on the Hesperus Road terminus. The subject lands were accounted for in the design of the existing sanitary sewer system on Bathurst Glen Drive and can therefore be accommodated without local system improvements.

v) Impacts on Existing Homes

The proposed subdivision design with a side elevation flanking onto a rear yard is consistent with the surrounding lot patterns, and lot patterns throughout the city. The subdivision design and elevations are subject to architectural control and the façade will be reviewed by the Block 10 Control Architect; Watchorn Architects Inc. In addition, Attachment #1a) contains a condition to ensure compatibility.

vi) Higher Standard of Design and Compatibility within Thornhill Woods

The Owner is aware that the proposed Draft Plan of Subdivision must be consistent with the Vaughan Council approved Block 10 Architectural Design Guidelines, prepared by

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Watchorn Architect Inc. A condition to this effect is included in Attachment #1a) and no Building Permits will be issued until they have been reviewed and approved by the Control Architect.

On June 09, 2016, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the subject applications.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.15.016 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RV4 Residential Urban Village Zone Four and A Agricultural Zone in the manner shown on Attachment #4, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1.
2. Draft Plan of Subdivision File 19T-15V003 to facilitate the proposed residential plan of subdivision shown on Attachment #4, consisting of the following:

Lots 1-20 (minimum 7.75 m frontage lots for detached dwellings)	0.48 ha
Block 21 - Hesperus Block	0.37 ha
Block 22 - 0.3 m Reserve	0.00 ha
Road (Street "A" 17.5 m right-of-way width)	0.16 ha
Total Area	1.01 ha

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 20 lots for detached dwelling units and to maintain the remaining Agricultural zoned lands, as shown on Attachment #4. The Vaughan Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications since they implement Vaughan Official Plan 2010 (VOP 2010) and the development proposal is compatible with the surrounding existing and planned land uses.

Location

The 1.01 ha subject lands shown on Attachments #2 and #3 are located west of Bathurst Street and south of Rutherford Road, specifically south of the terminus of Hesperus Road, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan

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

Block 10 Plan

The Block 10 Plan was approved by Vaughan Council on January 11, 2001, and identifies the

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subject lands as Institutional given that the Toronto Waldorf School has historically owned and occupied the subject lands. The Block 10 Plan must be updated to include the proposed residential land use and the subject Draft Plan of Subdivision layout, should these applications be approved. A condition to this effect is included in Attachment #1a).

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88 as shown on Attachment #3, which does not permit the proposed 20 lot residential Draft Plan of Subdivision. To facilitate the development proposal shown on Attachment #4, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to RV4 Residential Urban Village Zone Four and maintain the A Agricultural Zone on Block 21, together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	By-law 1-88 RV4 Residential Urban Village Zone Four Requirements	Proposed Exceptions to the RV4 Residential Urban Village Zone Four Requirements
a.	Minimum Lot Frontage	9.75 m	7.75 m
b.	Minimum Lot Area	292 m ²	221 m ²
c.	Minimum Interior Side Yard Setback	1.2 m and 0.6 m on one side where it abuts a 1.2 m interior side yard setback	1.2 m and 0.4 m on one side where it abuts a 1.2 m interior side yard setback
d.	Minimum Lot Depth	30 m	28.5 m
e.	Maximum Building Height	9.5 m	11.5 m
	By-law Standard	By-law 1-88 A Agricultural Zone Requirement	Proposed Exception to the A Agricultural Zone Requirements
a.	Lot Frontage	100 m	31.6 m (Block 21 as shown on Attachment #4)
b.	Lot Area	10 ha	0.37 ha (Block 21 as shown on Attachment #4)

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

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a) Minimum Lot Frontage, Area, Yards and Lot Depth

The proposed 7.75 m minimum lot frontage for the development is generally consistent with the surrounding lot frontages. The reduction in lot area, interior side yard setbacks and lot depth are considered to be minor and consistent with the surrounding lot pattern and will result in development that is compatible with the neighbourhood.

The reduction in lot frontage and area for Block 21 (Hesperus A Agricultural Zone) shown on Attachment #4 is considered a technical variance. The City's Zoning By-law 1-88 minimum lot area and frontage requirements for a residential or farming use on a property zoned A Agricultural Zone is 100 m frontage on a 10 ha lot area. However, should the lands be used for institutional and/or recreational purposes the City's Zoning By-law requires a 20 m lot frontage and no lot area. If the block was determined to be used for institutional and/or recreational uses then no exception to the A Agricultural Zone would be required.

The Owner has advised that Block 21 will be deeded to the Hesperus Village Seniors Residence. Since no development application has been submitted to date for Block 21, and the Owner has not advised how the Block will be used, the Vaughan Building Standards Department has applied the zone requirements for the A Agricultural Zone, which will be reflected in the implementing zoning by-law, should the applications be approved. Therefore, this reduction can be supported, by Development Planning Staff.

b) Maximum Building Height

The Owner proposes to increase the maximum permitted building height by 2 m in order to accommodate a three-storey built form on Lots 1 to 20. The Vaughan Development Planning Department has no objection to the increased building height in consideration of the minimum 7.5 m rear yard being provided, which will provide for an adequate separation with existing abutting uses. The proposed building height will also contribute to the variety of housing styles within the neighbourhood.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 consists of 20 lots with a minimum frontage of 7.75 m for detached dwelling units served by a 17.5 m wide public road (Street "A"), which extends south from the current terminus of Hesperus Road and continues as Street "1" in the proposed adjacent Draft Plan of Subdivision (Toronto Waldolf School - File 19T-15V004) and ultimately connecting to Bathurst Glen Drive. The Owner is proposing a sidewalk on the east side of Street "A".

Block 21 (Hesperus Block) shown on Attachment #4, is proposed to be transferred to the Hesperus Fellowship Village (HFV) following registration of the Plan of Subdivision. Within this block is the existing Hesperus Village driveway entrance into the parking lot and sidewalk to Hesperus Road. A Condition of Approval is included requiring the Owner to transfer Block 21 to HFV prior to the issuance of any Building Permit on the subject lands to ensure the lands upon which the driveway and sidewalk are located are in the ownership of HFV, without the need for any easements to be created over Block 21 in favour of HFV. In addition, a warning clause is included in the Conditions of Approval in Attachment #1a) advising the purchasers of Lots 1-5 and Lot 20 of the existence of the existing driveway and sidewalk.

The Owner proposes to install a wood board privacy fence along the easterly lot line for Lots 13 to 20 and north of Lot 20 to address the privacy concerns raised by the neighbouring Hesperus Village Seniors Residence.

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

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

Developer's Group Agreement

A condition of approval is included in Attachment #1a) requiring the Owner to execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces for Block 10. The Owner must satisfy all requirements of the Block 10 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 10 Trustee and the City of Vaughan.

Street Naming

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

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has reviewed the proposed Draft Plan of Subdivision and supporting documents and provides the following comments:

i) Road Network and Transportation Planning

The subject lands are located south of the existing Hesperus Road terminus that intersects with Fraserwood Road. The Owner proposes to extend Hesperus Road south through the subject lands and the lands to the south and connect to the Bathurst Glen Drive terminus immediately north of its intersection with Serene Way.

ii) Block 10 Traffic Concerns

On October 7, 2015, a Public Hearing was held at the Vaughan City Hall regarding the subject applications. Listed below are the concerns raised by the residents and the respective response prepared by City staff after reviewing work conducted by BA Group, in their Updated Transportation Impact Study (TIS):

a) Exclusive Northbound Right-Turn Lane at Rutherford Road and Thornhill Woods Drive

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

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

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

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

The proposed extension of Hesperus Road through the subject site and connecting to Bathurst Glen Drive is consistent with the policies set out in VOP 2010, Transportation Network (Section 4.2.1.5), which states (in part) to:

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

The proposed road (Street “A”) supports convenient and efficient travel by all modes of transportation and discourages street types that disrupt the grid network, (i.e., two back-to-back cul-de-sacs). The extension of Hesperus Drive also implements the road network illustrated on Schedule 9 of VOP 2010.

d) Increased Traffic Volumes and Speeds

Apple Blossom Drive, Ner Israel Drive, Summeridge Drive, Pleasant Ridge Avenue, Thornhill Woods Drive and Bathurst Glen Drive are designated as minor collector roads on Schedule 9 in VOP 2010. These minor collector roads are designed to accommodate projected traffic volumes in the order of 5,000 vehicles per day and are considered potential transit routes. Surveys conducted by the City and the BA Group indicate observed volumes are well within the accepted daily range of 5,000 vehicles for minor collector roads in the City of Vaughan road classification criteria. The results indicate that there is currently significant reserve capacity along Ner Israel Drive and Apple Blossom Drive. All other roads within the block are designated in VOP 2010 as local roads and accommodate up to 2,500 vehicles per day. Peak hour turning movement counts at the collector road intersection indicate that daily volumes on local roads such as Fraserwood Road and Serene Way are less than 1,000 vehicles per day. Therefore, based on the foregoing, existing daily traffic volumes on local and collector roads within the block are well within the accepted environmental range for which they have been designed.

e) Request for Improved Pedestrian and Cycling Connectivity

A 1.5m wide sidewalk is proposed on the east boulevard for the full length of the Hesperus Road extension connecting to Fraserwood Road to the north. The adjacent development proposal to the south (Toronto Waldorf School - File 19T-15V004) includes a continuation of two sidewalks that will connect to Bathurst Glen Drive, thereby creating better pedestrian connectivity.

The DEIP Department is satisfied with the proposal from Toronto Waldorf School and Cachet Summerhill Developments Inc. to install a continuous sidewalk along the east and north sides of the proposed Hesperus Road extension from Fraserwood Road to Bathurst

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Glen Drive. The improved active transportation connection would not only provide better pedestrian connectivity for future residents of the subject site, but generally for all residents in the area.

f) Parking

Area residents have expressed concern with the lack of existing parking in Block 10, stating that the proposed development will only create more demand for parking. A minimum of 40 parking spaces will be provided for the 20-unit subdivision. Each dwelling will have two parking spaces in accordance with the City's Zoning By-law 1-88. Also, on-street parking on the proposed Hesperus Road extension will increase the available parking supply in Block 10. Therefore, the proposed development provides sufficient parking so that the future residents and visitors are unlikely to disrupt off-site roads and area parking facilities. The proposed parking supply provided on each lot satisfies the parking supply requirements set out in the City's Zoning By-law 1-88 and is consistent with subdivisions across the City.

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

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

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

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

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

h) Future Construction Causing Disturbance to Residents

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

The DEIP Department concurs with the conclusions of the updated TIS as it pertains to the traffic analysis and addressing concerns raised by residents at the Public Hearing. The subject development can adequately be accommodated by the proposed local road, without causing adverse impacts to the community.

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iii) Water Servicing

Existing water supply in the vicinity of the subject site include a 200mm diameter watermain on the east boulevard of Bathurst Glen Drive and a 200mm diameter watermain on the west boulevard of the existing Hesperus Road terminus. The proposed development will be serviced for municipal water via a connection to the existing watermain on the Hesperus Road terminus. The watermain will extend through the subject site along the east boulevard and terminate at the south limit of the development. A plug will be provided at this location to allow for the future connection to the municipal watermain within the development to the south.

The Owner submitted a Functional Servicing Report (FSR), prepared by Schaeffers Consulting Engineers, dated May 2015, that delineates the servicing layout and requirements for the subject development. A revised FSR shall be submitted to the DEIP Department in support of applications in accordance with the revisions to the servicing layout shown on drawing GP-S1, prepared by Schaeffers Consulting Engineers, dated February 2016.

iv) Sanitary Servicing

The proposed sanitary sewer will convey waste water south along the Hesperus Road extension for connection to the existing sewer on Bathurst Glen Drive. The subject lands were accounted for in the design of the existing sanitary sewer system on Bathurst Glen Drive and can therefore, be accommodated without local system improvements. It is noted that the proposed development requires completion and certification of the downstream sanitary sewer system to be constructed through the vacant lands to the south with a connection to existing infrastructure on Bathurst Glen Drive.

v) Servicing Capacity Allocation

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

"THAT Draft Plan of Subdivision File 19T-15V003 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 20 residential units (72 persons equivalent)."

vi) Storm Drainage

Stormwater management for the subject site consists of directing major and minor flows south to the existing stormwater management facility (Autumn Hill Pond) located west of Bathurst Street. The subject lands are tributary to this pond and were considered during the design stage of this facility. To meet Toronto Region Conservation Authority (TRCA) water balance objectives, Low Impact Development (LID) measures are proposed for the subject development to promote infiltration and groundwater recharge. The potential LID measures include disconnected downspouts, permeable driveways and increased topsoil depths. These measures will be further evaluated at the detailed design stage. It is noted that the proposed development requires completion and certification of the downstream storm sewer system to be constructed through the vacant lands to the south with connection to existing Bathurst Glen Drive infrastructure.

As part of the engineering design and prior to the initiation of any grading on the Draft Plan of Subdivision, the Owner shall provide an engineering report for the review and approval of the City that describes the proposed storm drainage system to develop the subject lands. This report

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shall describe the proposed 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 10 Plan and the Master Environmental and Servicing Plan (MESP).

vii) Environmental Noise

The Owner submitted a noise brief prepared by HGC Engineering, dated May 12, 2015. The noise brief concludes that there are no significant noise or vibrational sources within 200 m of the subject lands, including the roadways and therefore, the audible impacts from adjacent land uses are considered negligible and no mitigative measures are required.

The Vaughan Development Engineering and Infrastructure Planning Department has no objections to the development proposal, subject to the Conditions of Approval in Attachment #1a).

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has no objection to the development proposal. The Division has advised that an archaeological assessment will not be required, however, standard clauses with respect to archaeological resources or human remains being located during construction are included as conditions in Attachment #1a).

Office of the City Solicitor, Real Estate Department

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

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed Draft Plan of Subdivision and have advised that the subject lands are located outside of their area of interest and is less than 5 ha in size. As such, they have no comments on the applications and defer technical review to the City of Vaughan.

Hydro One

Hydro One has no objections to the applications. Hydro advises that the Owner must contact the

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Hydro subdivision group for proposals affecting 'Low Voltage Distribution Facilities'. This requirement is included in the Conditions of Approval in Attachment #1c).

PowerStream

PowerStream has no objections to the applications. The Owner is required to contact Powerstream to discuss all aspects of the proposal. This requirement is included in the Conditions of Approval in Attachment #1d).

Bell Canada

Bell Canada has no objections to the applications. Bell advises that the Owner must confirm that sufficient communication/ telecommunication is available and that an easement may be required. This requirement is included in the Conditions of Approval in Attachment #1e).

Enbridge Gas Distribution

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

Canada Post

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

School Boards

The York Region District School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision.

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

This report supports the following priorities 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
- Re-establish the urban tree canopy

Regional Implications

The development proposal is located within the Bathurst Trunk Wastewater Service Area and will be serviced by Water Pressure District No. 6. York Region requests that the City of Vaughan apply a lapsing provision to the Draft Plan of Subdivision, pursuant to Section 51(32) of the Ontario *Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 9, CW Report No. 27 – Page 14

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

Conclusion

Zoning By-law Amendment File Z.15.016 and Draft Plan of Subdivision File 19T-15V003, if approved, would facilitate the development of the subject lands with lots for 20 detached dwelling units. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #4, and the proposed zoning and site-specific exceptions will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and the Draft Plan of Subdivision applications, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-15V003 and Proposed Zoning

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483

(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.)

c	<u>2</u>
Communication	
cw:	<u>JUNE 21/16</u>
Item:	<u>9</u>

From: Sergey Roz [mailto:rozserg@gmail.com]

Sent: Tuesday, June 14, 2016 11:48 AM

To: Racco, Sandra

Cc: Holyday, Margaret

Subject: Re: Cachet Summerhill Developments Inc. Files Z.15.016 & 19T-15V003

Sandra,

We were notified about the upcoming Committee of the Whole meeting for the Cachet Summerhill Developments file for files Z.15.016 & 19T-15V003 on June 21.

We were able to check the new proposed plan and want to point to the 2 major issues here.

It was addressed already on the public meeting in October 2015 by many people in our neighbourhood.

1. Hesperus Senior house residents road security.

We can see in the proposal plan that the sidewalks were added to the east side of the Hesperus Road, but we cannot see how it can change the road security for the senior house residents as there is absolutely no sidewalks on Fraserwood Road. We want the proposed solution to be changed to implement 'Cul-De-Sac' streets to avoid potentially dangerous high traffic on Fraserwood Rd and Hesperus Rd intersection.

2. Current By-laws compliance.

We want builders to follow the current By-laws without any exception for lot frontage and/or building height, specifically we don't want the proposed 3 storey buildings. We cannot see that it was addressed anywhere in the new proposed plan. We want to mention it again that all houses in our closed neighbourhood are 2 storey only.

Thank you again.

Yours faithfully

Sergey Roz
Svetlana Baukova
69 Fraserwood Rd,
Vaughan, ON, L4J 9C8
Ph.: 905-889-6279

C 2.2

On Tue, Jun 14, 2016 at 10:13 AM, Holyday, Margaret <Margaret.Holyday@vaughan.ca> wrote:

Hi Sergey,

Attached is the latest draft plan. I've checked our website and the report is not yet up. I believe it should be up in the afternoon, please try again later.

Margaret Holyday, MCIP RPP

Planner

905-832-8585, ext. 8216 | margaret.holyday@vaughan.ca

City of Vaughan | Development Planning Department
2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1
vaughan.ca



From: Sergey Roz [<mailto:rozserg@gmail.com>]

Sent: June-14-16 9:10 AM

To: Holyday, Margaret

Subject: Re: Cachet Summerhill Developments Inc. Files Z.15.016 & 19T-15V003

Hi Margaret,

As discussed yesterday, can you please provide us with the new proposed plan for files Z.15.016 & 19T-15V003.

If you can give us a link to this document it will be perfect, I cannot find it online.

Thanks

Sergey Roz

On Mon, Jun 13, 2016 at 1:45 PM, Holyday, Margaret <Margaret.Holyday@vaughan.ca> wrote:

Good Afternoon,

Attached is a notice of the upcoming Committee of the Whole meeting for the Cachet Summerhill Developments file. You either wrote to the Development Planning Department and/or attended the previous public hearing meeting in which you provided your information for future updates.

Please be advised that this is a courtesy notice. Should you have any questions, please contact me at the undersigned.

Thank you,

C 2.3

Margaret Holyday, MCIP RPP

Planner

905-832-8585, ext. 8216 | margaret.holyday@vaughan.ca

City of Vaughan | Development Planning Department

2141 Major Mackenzie Dr., Vaughan, ON L6A 1T1

vaughan.ca



This e-mail, including any attachment(s), may be confidential and is intended solely for the attention and information of the named addressee(s). If you are not the intended recipient or have received this message in error, please notify me immediately by return e-mail and permanently delete the original transmission from your computer, including any attachment(s). Any unauthorized distribution, disclosure or copying of this message and attachment(s) by anyone other than the recipient is strictly prohibited.

C 2.4

From: Sergey Roz [<mailto:rozserg@gmail.com>]

Sent: Tuesday, June 14, 2016 12:56 PM

To: Racco, Sandra

Cc: Holyday, Margaret; Uyeyama, Grant; Peverini, Mauro; MacKenzie, John; Furfaro, Cindy

Subject: Re: Cachet Summerhill Developments Inc. Files Z.15.016 & 19T-15V003

Hi Sandra,

You have my permission to forward this note to the City Clerk office.
I am not sure at the moment that I can be on the meeting in person.

Thanks

Sergey Roz

Svetlana Baukova

69 Fraserwood Rd,

Vaughan, ON, L4J 9C8

Ph.: 905-889-6279

On Tue, Jun 14, 2016 at 12:46 PM, Racco, Sandra <Sandra.Racco@vaughan.ca> wrote:

Thank you Mr. Roz for your e-mail.

I totally understand your concerns and I noted staff are aware of them as well.

I will encourage that you come out, if possible, at the upcoming Committee of the Whole to speak on those points in front of Council and if you are not able to, with your permission, I can forward this e-mail to the City Clerk to add as a communication for this item.

I will also speak with staff to get an understanding of your concerns and see what we can do to alleviate some of those concerns.

Thank you and have a good day!!!

Sandra Peung Racco, B. Mus.Ed., A.R.C.T.

Councillor, Concord/North Thornhill

City of Vaughan

"For the Community"

To subscribe to Councillor Racco's e-newsletter, please click [here](#).

Visit Racco's Community Forum on Facebook.

Please visit my new website www.4myCommunity.ca



VAUGHAN

"Don't be distracted by criticism. Remember that the only taste of success some people have is when they take a bite out of you"

COMMITTEE OF THE WHOLE JUNE 21, 2016

**ZONING BY-LAW AMENDMENT FILE Z.15.016
DRAFT PLAN OF SUBDIVISION FILE 19T-15V003
CACHET SUMMERHILL DEVELOPMENTS INC.
WARD 4 - VICINITY OF RUTHERFORD ROAD AND BATHURST STREET**

Recommendation

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

1. THAT Zoning By-law Amendment File Z.15.016 (Cachet Summerhill Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3, from A Agricultural Zone to RV4 Residential Urban Village Zone Four and A Agricultural Zone, in the manner shown on Attachment #4, together with the site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision for 20 lots for detached dwellings as shown on Attachment #4, subject to the Conditions of Approval set out in Attachment #1.
3. THAT Vaughan Council adopt the following resolution with regard to the allocation of sewage capacity from the York Sewage Servicing/Water Supply System in accordance with the approved Servicing Capacity Distribution Protocol dated May 19, 2015:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 20 residential units (72 persons equivalent).”

4. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-15V003 (Cachet Summerhill Developments Inc.) 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.”
5. THAT prior to the registration of the Subdivision Agreement, the Owner shall pay to the City of Vaughan, a woodlot development charge at the rate of \$1,000.00 per dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement.
6. THAT Street “A” in Draft Plan of Subdivision File 19T-15V003 as shown on Attachment #4, be named “Hesperus Road” as an extension of an existing road to the north.

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

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

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

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

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

- the proposed development and the Toronto Waldorf School Draft Plan of Subdivision application to the south connects Fraserwood Road to Bathurst Glen Drive with a sidewalk thus improving pedestrian connectivity and walkability;
- building materials include low volatile organic compound (VOC) paints, varnishes, stains and sealers; energy efficient appliances, windows and exhaust fans;
- upgraded building envelope with higher recycled insulation to increase air tightness, and upgraded roof shingles;
- low flow fixtures such as shower heads, faucets and toilets;
- large canopy trees will provide shade to both pedestrians and dwellings, creating a cooling effect; and,
- hardy tree and shrub species which demonstrate resistance to various environmental stresses including low moisture conditions, disease, pests, road salt and vehicular emissions, and do not require applications of pesticides, fertilizers and other chemicals to survive.

Economic Impact

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

Communications Plan

On September 11, 2015, a Notice of Public Hearing was circulated to all property owners within the expanded polling area shown on Attachment #2, and to the Preserve Thornhill Woods Ratepayers Association. A copy of the Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocol. The recommendation of the Committee of the Whole to receive the Public Hearing report of October 7, 2015, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on October 20, 2015.

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

- i) S. Roz and S. Boukova, and T. and Y. Shparber, Fraserwood Road, regarding Thornhill Woods Drive being already overbuilt, infrastructure is not ready for another housing project, and there is no space between the backyards of the existing houses on Fraserwood Road and the proposed dwelling on Lot 1. The proposed lots are narrow at 7.75 m wide and cannot accommodate trees. A cul-du-sac street design should be provided to avoid traffic related issues and compliance with the existing zoning by-law for lot frontage and building height.
- ii) H. and J. Ziba, Dewpoint Road, oppose all zoning exceptions to the RV4 Zone, and want the preservation of the existing trees and shrubs along the rear lot line and an additional 10-15 foot green belt along the existing residential lots to ensure privacy. They have indicated support for the idea of two cul-du-sacs instead of a through street for the new development.
- iii) N. Roz, Borjana Boulevard, concerned about the small lots with barely any space between the houses and yards. Higher standards should be sought by the City and the plan should conform to the rest of the Thornhill Woods community.
- iv) M. Ferrer, Dewpoint Road, concerned about the traffic on Thornhill Woods Drive, and that the proposed development and the Toronto Waldorf School Files Z.15.018 and 19T-15V004 would add to this problem. They would like the road to be altered to route directly to Bathurst Street as there are existing traffic problems and this project will put further pressure on the roads in Thornhill Woods.
- v) Hesperus Fellowship Village (HFV), Hesperus Road, is supportive of the development, however, requests that a 1.8 m high wood board privacy fence be constructed along the common boundary between the Cachet Summerhill Developments Inc. Lots 13-20 and the HFV, a 1.5 m high Eastern White Cedar hedge be planted on the north side of this fence on the HFV lands, and that a warning clause be included in the Purchase of Sale Agreement that the HFV may expand their retirement community in the future.

The Vaughan Development Planning Department has reviewed the aforementioned concerns and provides the following response:

i) Impacts on Local Traffic

The Vaughan Development Engineering and Infrastructure Planning (DEIP) Department has reviewed the updated Traffic Impact Study (TIS) prepared by BA Group and agree with the conclusions of the report as it pertains to the traffic analysis and addressing the concerns expressed at the October 7, 2015, Public Hearing. The DEIP Department concurs that the development proposal can be adequately accommodated by the local road network without causing adverse impacts to the surrounding community. Further detailed comments regarding the Block 10 traffic concerns heard at the Public Hearing are outlined in the DEIP Department section of this report.

ii) Impacts on Existing Trees

The existing trees have not been identified as a significant natural feature in VOP 2010. Prior to the registration of the subdivision agreement, the Owner will be required to pay a woodlot development charge at the rate of \$1,000.00 per dwelling unit in accordance with the Special Area Woodlot Development Charge By-law and the City of Vaughan Woodlot Acquisition Front-end Agreement. A condition to this effect is included in the recommendation of this report.

iii) Hesperus Fellowship Village (HFV) Lands

The Owner has agreed to construct a 1.8 m high wood board privacy fence along the easterly lot line (rear yard) of Lots 13-20 and plant a 1.5 m high cedar hedge on the HFV lands along the wood board privacy fence. A condition/warning clause with respect to the HFV expanding in the future is included in Attachment #1a).

iv) Impacts on Existing Servicing Infrastructure

The Vaughan DEIP Department has reviewed the Functional Servicing Report prepared in support of the applications and have no objection to the proposed development. The DEIP Department has advised that servicing capacity is available and an allocation resolution is included in the recommendation of this report. The proposed development will be serviced for municipal water via connection to the existing watermain on the Hesperus Road terminus. The subject lands were accounted for in the design of the existing sanitary sewer system on Bathurst Glen Drive and can therefore be accommodated without local system improvements.

v) Impacts on Existing Homes

The proposed subdivision design with a side elevation flanking onto a rear yard is consistent with the surrounding lot patterns, and lot patterns throughout the city. The subdivision design and elevations are subject to architectural control and the façade will be reviewed by the Block 10 Control Architect; Watchorn Architects Inc. In addition, Attachment #1a) contains a condition to ensure compatibility.

vi) Higher Standard of Design and Compatibility within Thornhill Woods

The Owner is aware that the proposed Draft Plan of Subdivision must be consistent with the Vaughan Council approved Block 10 Architectural Design Guidelines, prepared by Watchorn Architect Inc. A condition to this effect is included in Attachment #1a) and no Building Permits will be issued until they have been reviewed and approved by the Control Architect.

On June 09, 2016, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the subject applications.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3:

1. Zoning By-law Amendment File Z.15.016 to amend Zoning By-law 1-88, specifically to rezone the subject lands from A Agricultural Zone to RV4 Residential Urban Village Zone Four and A Agricultural Zone in the manner shown on Attachment #4, together with the site-specific zoning exceptions to Zoning By-law 1-88 identified in Table 1.
2. Draft Plan of Subdivision File 19T-15V003 to facilitate the proposed residential plan of subdivision shown on Attachment #4, consisting of the following:

Lots 1-20 (minimum 7.75 m frontage lots for detached dwellings)	0.48 ha
Block 21 - Hesperus Block	0.37 ha
Block 22 - 0.3 m Reserve	0.00 ha
Road (Street "A" 17.5 m right-of-way width)	0.16 ha
Total Area	1.01 ha

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands for a residential plan of subdivision consisting of 20 lots for detached dwelling units and to maintain the remaining Agricultural zoned lands, as shown on Attachment #4. The Vaughan Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision applications since they implement Vaughan Official Plan 2010 (VOP 2010) and the development proposal is compatible with the surrounding existing and planned land uses.

Location

The 1.01 ha subject lands shown on Attachments #2 and #3 are located west of Bathurst Street and south of Rutherford Road, specifically south of the terminus of Hesperus Road, City of Vaughan. The surrounding land uses are shown on Attachment #3.

Official Plan

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

Block 10 Plan

The Block 10 Plan was approved by Vaughan Council on January 11, 2001, and identifies the subject lands as Institutional given that the Toronto Waldolf School has historically owned and occupied the subject lands. The Block 10 Plan must be updated to include the proposed residential land use and the subject Draft Plan of Subdivision layout, should these applications be approved. A condition to this effect is included in Attachment #1a).

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88 as shown on Attachment #3, which does not permit the proposed 20 lot residential Draft Plan of Subdivision. To facilitate the development proposal shown on Attachment #4, an amendment to Zoning By-law 1-88 is required to rezone the subject lands to RV4 Residential Urban Village Zone Four and maintain the A Agricultural Zone on Block 21, together with the following site-specific zoning exceptions:

Table 1:

	By-law Standard	By-law 1-88 RV4 Residential Urban Village Zone Four Requirements	Proposed Exceptions to the RV4 Residential Urban Village Zone Four Requirements
a.	Minimum Lot Frontage	9.75 m	7.75 m
b.	Minimum Lot Area	292 m ²	221 m ²
c.	Minimum Interior Side Yard Setback	1.2 m and 0.6 m on one side where it abuts a 1.2 m interior side yard setback	1.2 m and 0.4 m on one side where it abuts a 1.2 m interior side yard setback
d.	Minimum Lot Depth	30 m	28.5 m
e.	Maximum Building Height	9.5 m	11.5 m
	By-law Standard	By-law 1-88 A Agricultural Zone Requirement	Proposed Exception to the A Agricultural Zone Requirements
a.	Lot Frontage	100 m	31.6 m (Block 21 as shown on Attachment #4)
b.	Lot Area	10 ha	0.37 ha (Block 21 as shown on Attachment #4)

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

a) Minimum Lot Frontage, Area, Yards and Lot Depth

The proposed 7.75 m minimum lot frontage for the development is generally consistent with the surrounding lot frontages. The reduction in lot area, interior side yard setbacks and lot depth are considered to be minor and consistent with the surrounding lot pattern and will result in development that is compatible with the neighbourhood.

The reduction in lot frontage and area for Block 21 (Hesperus A Agricultural Zone) shown on Attachment #4 is considered a technical variance. The City's Zoning By-law 1-88 minimum lot area and frontage requirements for a residential or farming use on a property zoned A Agricultural Zone is 100 m frontage on a 10 ha lot area. However, should the lands be used for institutional and/or recreational purposes the City's Zoning By-law requires a 20 m lot frontage and no lot

area. If the block was determined to be used for institutional and/or recreational uses then no exception to the A Agricultural Zone would be required.

The Owner has advised that Block 21 will be deeded to the Hesperus Village Seniors Residence. Since no development application has been submitted to date for Block 21, and the Owner has not advised how the Block will be used, the Vaughan Building Standards Department has applied the zone requirements for the A Agricultural Zone, which will be reflected in the implementing zoning by-law, should the applications be approved. Therefore, this reduction can be supported, by Development Planning Staff.

b) Maximum Building Height

The Owner proposes to increase the maximum permitted building height by 2 m in order to accommodate a three-storey built form on Lots 1 to 20. The Vaughan Development Planning Department has no objection to the increased building height in consideration of the minimum 7.5 m rear yard being provided, which will provide for an adequate separation with existing abutting uses. The proposed building height will also contribute to the variety of housing styles within the neighbourhood.

Subdivision Design

The proposed Draft Plan of Subdivision shown on Attachment #4 consists of 20 lots with a minimum frontage of 7.75 m for detached dwelling units served by a 17.5 m wide public road (Street "A"), which extends south from the current terminus of Hesperus Road and continues as Street "1" in the proposed adjacent Draft Plan of Subdivision (Toronto Waldolf School - File 19T-15V004) and ultimately connecting to Bathurst Glen Drive. The Owner is proposing a sidewalk on the east side of Street "A".

Block 21 (Hesperus Block) shown on Attachment #4, is proposed to be transferred to the Hesperus Fellowship Village (HFV) following registration of the Plan of Subdivision. Within this block is the existing Hesperus Village driveway entrance into the parking lot and sidewalk to Hesperus Road. A Condition of Approval is included requiring the Owner to transfer Block 21 to HFV prior to the issuance of any Building Permit on the subject lands to ensure the lands upon which the driveway and sidewalk are located are in the ownership of HFV, without the need for any easements to be created over Block 21 in favour of HFV. In addition, a warning clause is included in the Conditions of Approval in Attachment #1a) advising the purchasers of Lots 1-5 and Lot 20 of the existence of the existing driveway and sidewalk.

The Owner proposes to install a wood board privacy fence along the easterly lot line for Lots 13 to 20 and north of Lot 20 to address the privacy concerns raised by the neighbouring Hesperus Village Seniors Residence.

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

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

Developer's Group Agreement

A condition of approval is included in Attachment #1a) requiring the Owner to execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces for Block 10. The Owner must satisfy all requirements of the Block 10

Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 10 Trustee and the City of Vaughan.

Street Naming

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

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has reviewed the proposed Draft Plan of Subdivision and supporting documents and provides the following comments:

i) Road Network and Transportation Planning

The subject lands are located south of the existing Hesperus Road terminus that intersects with Fraserwood Road. The Owner proposes to extend Hesperus Road south through the subject lands and the lands to the south and connect to the Bathurst Glen Drive terminus immediately north of its intersection with Serene Way.

ii) Block 10 Traffic Concerns

On October 7, 2015, a Public Hearing was held at the Vaughan City Hall regarding the subject applications. Listed below are the concerns raised by the residents and the respective response prepared by City staff after reviewing work conducted by BA Group, in their Updated Transportation Impact Study (TIS):

a) Exclusive Northbound Right-Turn Lane at Rutherford Road and Thornhill Woods Drive

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

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

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

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

The proposed extension of Hesperus Road through the subject site and connecting to Bathurst Glen Drive is consistent with the policies set out in VOP 2010, Transportation Network (Section 4.2.1.5), which states (in part) to:

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

The proposed road (Street “A”) supports convenient and efficient travel by all modes of transportation and discourages street types that disrupt the grid network, (i.e., two back-to-back cul-de-sacs). The extension of Hesperus Drive also implements the road network illustrated on Schedule 9 of VOP 2010.

d) Increased Traffic Volumes and Speeds

Apple Blossom Drive, Ner Israel Drive, Summeridge Drive, Pleasant Ridge Avenue, Thornhill Woods Drive and Bathurst Glen Drive are designated as minor collector roads on Schedule 9 in VOP 2010. These minor collector roads are designed to accommodate projected traffic volumes in the order of 5,000 vehicles per day and are considered potential transit routes. Surveys conducted by the City and the BA Group indicate observed volumes are well within the accepted daily range of 5,000 vehicles for minor collector roads in the City of Vaughan road classification criteria. The results indicate that there is currently significant reserve capacity along Ner Israel Drive and Apple Blossom Drive. All other roads within the block are designated in VOP 2010 as local roads and accommodate up to 2,500 vehicles per day. Peak hour turning movement counts at the collector road intersection indicate that daily volumes on local roads such as Fraserwood Road and Serene Way are less than 1,000 vehicles per day. Therefore, based on the foregoing, existing daily traffic volumes on local and collector roads within the block are well within the accepted environmental range for which they have been designed.

e) Request for Improved Pedestrian and Cycling Connectivity

A 1.5m wide sidewalk is proposed on the east boulevard for the full length of the Hesperus Road extension connecting to Fraserwood Road to the north. The adjacent development proposal to the south (Toronto Waldorf School - File 19T-15V004) includes a continuation of two sidewalks that will connect to Bathurst Glen Drive, thereby creating better pedestrian connectivity.

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

f) Parking

Area residents have expressed concern with the lack of existing parking in Block 10, stating that the proposed development will only create more demand for parking. A minimum of 40 parking spaces will be provided for the 20-unit subdivision. Each dwelling will have two parking spaces in accordance with the City's Zoning By-law 1-88. Also, on-street parking on the proposed Hesperus Road extension will increase the available parking supply in Block 10. Therefore, the proposed development provides sufficient parking so that the future residents and visitors are unlikely to disrupt off-site roads and area parking facilities. The proposed parking supply provided on each lot satisfies the parking supply requirements set out in the City's Zoning By-law 1-88 and is consistent with subdivisions across the City.

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

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

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

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

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

h) Future Construction Causing Disturbance to Residents

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

The DEIP Department concurs with the conclusions of the updated TIS as it pertains to the traffic analysis and addressing concerns raised by residents at the Public Hearing. The subject development can adequately be accommodated by the proposed local road, without causing adverse impacts to the community.

iii) Water Servicing

Existing water supply in the vicinity of the subject site include a 200mm diameter watermain on the east boulevard of Bathurst Glen Drive and a 200mm diameter watermain on the west boulevard of the existing Hesperus Road terminus. The proposed development will be serviced for municipal water via a connection to the existing watermain on the Hesperus Road terminus. The watermain will extend through the subject site along the east boulevard and terminate at the south limit of the development. A plug will be provided at this location to allow for the future connection to the municipal watermain within the development to the south.

The Owner submitted a Functional Servicing Report (FSR), prepared by Schaeffers Consulting Engineers, dated May 2015, that delineates the servicing layout and requirements for the subject development. A revised FSR shall be submitted to the DEIP Department in support of applications in accordance with the revisions to the servicing layout shown on drawing GP-S1, prepared by Schaeffers Consulting Engineers, dated February 2016.

iv) Sanitary Servicing

The proposed sanitary sewer will convey waste water south along the Hesperus Road extension for connection to the existing sewer on Bathurst Glen Drive. The subject lands were accounted for in the design of the existing sanitary sewer system on Bathurst Glen Drive and can therefore, be accommodated without local system improvements. It is noted that the proposed development requires completion and certification of the downstream sanitary sewer system to be constructed through the vacant lands to the south with a connection to existing infrastructure on Bathurst Glen Drive.

v) Servicing Capacity Allocation

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

"THAT Draft Plan of Subdivision File 19T-15V003 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 20 residential units (72 persons equivalent)."

vi) Storm Drainage

Stormwater management for the subject site consists of directing major and minor flows south to the existing stormwater management facility (Autumn Hill Pond) located west of Bathurst Street. The subject lands are tributary to this pond and were considered during the design stage of this facility. To meet Toronto Region Conservation Authority (TRCA) water balance objectives, Low Impact Development (LID) measures are proposed for the subject development to promote infiltration and groundwater recharge. The potential LID measures include disconnected downspouts, permeable driveways and increased topsoil depths. These measures will be further evaluated at the detailed design stage. It is noted that the proposed development requires completion and certification of the downstream storm sewer system to be constructed through the vacant lands to the south with connection to existing Bathurst Glen Drive infrastructure.

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

- (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 10 Plan and the Master Environmental and Servicing Plan (MESP).

vii) Environmental Noise

The Owner submitted a noise brief prepared by HGC Engineering, dated May 12, 2015. The noise brief concludes that there are no significant noise or vibrational sources within 200 m of the subject lands, including the roadways and therefore, the audible impacts from adjacent land uses are considered negligible and no mitigative measures are required.

The Vaughan Development Engineering and Infrastructure Planning Department has no objections to the development proposal, subject to the Conditions of Approval in Attachment #1a).

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has no objection to the development proposal. The Division has advised that an archaeological assessment will not be required, however, standard clauses with respect to archaeological resources or human remains being located during construction are included as conditions in Attachment #1a).

Office of the City Solicitor, Real Estate Department

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

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed Draft Plan of Subdivision and have advised that the subject lands are located outside of their area of interest and is less than 5 ha in size. As such, they have no comments on the applications and defer technical review to the City of Vaughan.

Hydro One

Hydro One has no objections to the applications. Hydro advises that the Owner must contact the Hydro subdivision group for proposals affecting 'Low Voltage Distribution Facilities'. This requirement is included in the Conditions of Approval in Attachment #1c).

PowerStream

PowerStream has no objections to the applications. The Owner is required to contact Powerstream to discuss all aspects of the proposal. This requirement is included in the Conditions of Approval in Attachment #1d).

Bell Canada

Bell Canada has no objections to the applications. Bell advises that the Owner must confirm that sufficient communication/ telecommunication is available and that an easement may be required. This requirement is included in the Conditions of Approval in Attachment #1e).

Enbridge Gas Distribution

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

Canada Post

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

School Boards

The York Region District School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the proposal and have no conditions of approval for the Draft Plan of Subdivision.

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

This report supports the following priorities 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
- Re-establish the urban tree canopy

Regional Implications

The development proposal is located within the Bathurst Trunk Wastewater Service Area and will be serviced by Water Pressure District No. 6. York Region requests that the City of Vaughan apply a lapsing provision to the Draft Plan of Subdivision, pursuant to Section 51(32) of the Ontario *Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

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

Conclusion

Zoning By-law Amendment File Z.15.016 and Draft Plan of Subdivision File 19T-15V003, if approved, would facilitate the development of the subject lands with lots for 20 detached dwelling units. The proposed Draft Plan of Subdivision conforms to York Region and City of Vaughan approved Official Plan policies.

The Vaughan Development Planning Department is satisfied that the proposed Draft Plan of Subdivision shown on Attachment #4, and the proposed zoning and site-specific exceptions will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. The Vaughan Development Planning Department can support the approval of the Zoning By-law Amendment and the Draft Plan of Subdivision

applications, subject to the recommendations in this report, and the Conditions of Approval set out in Attachment #1.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision File 19T-15V003 and Proposed Zoning

Report prepared by:

Margaret Holyday, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-15V003 (PLAN)
CACHET SUMMERHILL DEVELOPMENTS INC. (OWNER)
PART OF LOT 15, CONCESSION 2, CITY OF VAUGHAN**

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-15V003 (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 October 20, 2015.
3. The Conditions of Approval from Hydro One as set out on Attachment No. 1c) and dated September 18, 2015.
4. The Conditions of Approval from PowerStream as set out on Attachment No. 1d) and dated August 21, 2015.
5. The Conditions of Approval from Bell Canada as set out on Attachment No. 1e) and dated September 9, 2015.
6. The Conditions of Approval from Enbridge Gas Distribution as set out on Attachment No. 1f) and dated August 28, 2015.
7. The Conditions of Approval from Canada Post as set out on Attachment No. 1g) and dated April 8, 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), 1f) and 1g) for each phase proposed for registration; and furthermore, the required clearances may relate to lands not located within the phase sought to be registered.
2. The City shall advise that the Conditions on Attachment No. 1a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
3. York Region shall advise that the Conditions on Attachment No. 1b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

4. Hydro One 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. PowerStream 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. Enbridge Gas Distribution 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.
8. Canada Post shall advise that the Conditions on Attachment No. 1g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT NO. 1a)

CITY OF VAUGHAN

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Glen Schnarr & Associates Inc., drawing dated April 21, 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 and landscape review and inspection fees to the Vaughan Development Planning Department in accordance with the in-effect Tariff of Fees By-law. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with By-law 200-2015, as may be amended.
5. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modifications to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
6. The Subdivision Agreement shall include the following clauses regarding archaeological reviews:
 - i) 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.
 - ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
7. Prior to final approval of any part of the Plan, the Owner shall submit a revised Block Plan, to reflect any alterations resulting from this Plan. The revised Block Plan shall be displayed in the sales office.
8. Prior to final approval of the Plan, and/or conveyance of land, and/or any initiation of grading or construction, the Owner shall implement the following to the satisfaction of the City:
 - i) Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Phase Three ESA report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) for the lands within the Plan. The sampling and analysis plan prepared as part of the Phase Two ESA, Phase Three ESA, and RAP shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.

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

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

 - i) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;

- ii) the location and description of all outlets and other facilities;
- iii) storm water management techniques which may be required to control minor or major flows; and
- iv) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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.
- 20. The Owner shall cause the following warning clauses to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:
 - i) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the Subdivision Agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

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

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

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this Subdivision Agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."

- iii) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

- iv) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan Zoning By-law 1-88, as amended, as follows:
- a) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
 - b) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

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

¹The Lot Frontage for Lots between 6m - 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

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

- v) "Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the Community Plan provided by the Owner in its Sales Office."
- vi) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants."
- vii) "Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of lots and blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this Subdivision Agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3m reserve, as shown on the Construction Drawings."
- viii) "The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement."
- ix) "Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 metre reserve, as shown on the Construction Drawings."

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

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

- 21. The Owner shall agree to relocate the existing 200mm diameter water service double check valve assembly in chamber in accordance with the approved engineering drawings and to the satisfaction of the City.
- 22. The Owner shall agree to realign the access driveway to the existing retirement home facility to suit the Hesperus Road extension in accordance with the approved engineering drawings and to the satisfaction of the City. The Owner shall also agree to maintain vehicular and pedestrian access to and from the retirement home facility during the course of construction works.
- 23. The Owner shall agree to make arrangements with the Owner of the adjacent development to the south (Toronto Waldorf School - Draft Plan of Subdivision File 19T-15V004) to construct storm sewer and sanitary sewer services through the lands to the south for connection to existing services on Bathurst Glen Drive in accordance with the approved engineering drawings and to the satisfaction of the City should the lands to the south not be serviced prior to the issuance of a Building Permit.
- 24. The Owner shall agree to construct 1.5m wide sidewalk on the east boulevard of the proposed Hesperus Road extension with connection to Fraserwood Road.

25. The Owner shall agree to construct an appropriate right-of-way cross-section for the Hesperus Road extension to maintain a consistent 17.5m right-of-way width.
26. The Owner shall agree to construct a temporary cul-de-sac at the south end of the proposed development in accordance with City standards should the lands to the south not complete the extension of Hesperus Road prior to the issuance of a Building Permit. The construction of the temporary cul-de-sac may impact the development of Lots 9 to 16, inclusive.
27. The Owner shall agree to satisfy the requirements of the Block 10 Land Owners Group via approval of the requirements set forth by the Block 10 Trustee.
28. The Owner shall agree in the Subdivision Agreement to maintain adequate chlorine residuals in the watermain 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.
29. The Owner shall construct a 1.8 m high wood board privacy fence along the common boundary between the Cachet Summerhill Developments Inc. lands respecting Lots 13-20 and the Hesperus Fellowship Village ("HFV").
30. The Owner shall plant an Eastern White Cedar hedge on the east side of the 1.8 m high wood board privacy fence that will be constructed along the common boundary between the Cachet Summerhill Developments Inc. lands, Lots 13-20 and the Hesperus Fellowship Village.
31. The Owner shall cause the following warning clause to be included in a schedule to all Offers of Purchase and Sale, or Lease for all lots/blocks within the entire Plan:

"The Hesperus Fellowship Village intend to expand the existing retirement community on their property at some time in the future."
32. Prior to final approval, the Owner shall agree in the Subdivision Agreement to the following:
 - All development shall proceed in accordance with the approved Block 10 Thornhill Woods Landscape Masterplan prepared by Landscape Planning Limited.
33. Prior to final approval, the Owner shall prepare an urban design brief. The document shall address, but not be limited to Architectural Design Guidelines.
34. Prior to final approval, the Owner shall provide a tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation. The Owner shall not remove trees without written approval by the City.
35. The Owner shall include the following clause in all Agreements of Purchase and Sale or Lease for Lots 1 – 5 inclusive and Lot 20:

"The Owner is advised of the existing vehicular driveway and sidewalk on the adjacent Hesperus Fellowship Village lands that will connect to Street "A" in this Draft Plan of Subdivision."
36. The Owner shall cause the following to be displayed on the interior wall of the sales office, information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City. No Building Permit shall be issued for sale, to be monitored periodically

by the City. 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 Block 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 singles, semis, multiples, and apartment units.
- 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, L6A 1T1; (905) 832-8585."

"For detailed grading and berming 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.]

37. The following condition shall be included in the Subdivision Agreement:

"Prior to the issuance of a Building Permit in the Plan, the Owner shall convey Block 21 on the Plan to the Owner of the Hesperus Village Fellowship, municipally known as 1 Hesperus Road and provide proof of the conveyance to the satisfaction of the Vaughan Development Planning Department."



Attachment #1b)

Corporate Services

File No.: 19T-15V03 (Revised)

Refer To: Justin Wong

April 21, 2016

Mr. Grant Uyeyama
Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Margaret Holyday, M.C.I.P., R.P.P.

**Re: Revised Draft Plan of Subdivision 19T-15V03
Part of Lots 14 & 15, Concession 2 & Part 4
Reference Plan No. 65R-31449
(Cachet Summerhill Developments Inc.)
City of Vaughan**

York Region has now completed its review of the above noted revised draft plan of subdivision prepared by Glen Schnarr & Associates Inc., Project No. 777-003, dated February 29, 2016. The proposed development is located south of Rutherford Road and east of Thornhill Woods Drive, in the City of Vaughan. The proposed draft plan of subdivision consists of 20 single detached units and blocks for a 0.3m reserve and roads, within a 1.01 ha site.

York Region has no objection to draft plan approval of the revised plan of subdivision subject to the comments and conditions of draft plan approval in the Region's letter dated October 20, 2015. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner at extension 71577 or through electronic mail at justin.wong@york.ca.

Yours truly,

Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning

JW/

Attachment (1)

Regional Conditions of Draft Approval dated October 20, 2015



Corporate Services

File No.: 19T-15V03
Refer To: Janai De Lima
Tiffany Wong

October 20, 2015

Mr. Grant Uyeyama
Director of Development Planning
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, Ontario
L6A 1T1

Attention: Margaret Holyday, Planner

**Re: Draft Plan of Subdivision 19T-15V03
Part of Lots 14 & 15, Concession 2 & Part 4
Reference Plan No. 65R-31449
(Cachet Summerhill Developments Inc.)
City of Vaughan**

The Regional Municipality of York has now completed its review of the above noted draft plan of subdivision prepared by Glen Schnarr & Associates Inc., Project No. 777-003, last revised June 2, 2015.

The proposed development is located at the south end of Hesperus Road, which is southeast of Rutherford Road and Thornhill Woods Drive in Block 10 in the City of Vaughan. The proposed draft plan of subdivision consists of 20 single detached units and a 0.3m reserve, within 0.64 ha site.

Sanitary Sewage and Water Supply

This development is located within the Bathurst Trunk Wastewater Service Area and will be serviced by Water Pressure District No. 6.

It is our understanding that the subject development does not have City of Vaughan Council committed water and wastewater servicing capacity allocation. If the City does not grant the subject development the required allocation from the Region's existing capacity assignments to date, then the development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Outfall Modification –pending the outcome of the Class EA
- Duffin Creek WPCP Stages 1 and 2 Upgrades – late 2017 expected completion
- Other projects as may be identified in future Master Plan Update and/ or studies

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

In accordance with York Region's servicing protocol respecting draft plans receiving approval prior to servicing allocation being available, staff are requesting that all residential lands be subject to various restrictions (i.e., Holding 'H' zone) to ensure that the water and wastewater servicing are available prior to occupancy. These restrictions are found within the attached schedule of conditions. In addition, York Region requests that the City of Vaughan apply a lapsing provision to the draft plan, pursuant to Section 51(32) of the *Ontario Planning Act*, and that York Region be provided an opportunity to comment on any proposed extensions of approval.

Summary

York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Pre-Conditions and Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Janai De Lima at extension 71516 or through electronic mail at Janai.DeLima@york.ca.

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning

TW/jd
Attachments (2) Schedule of Pre-Conditions
 Schedule of Draft Plan Conditions

Cc: Brenda MacDonald (Brenda.macdonald@vaughan.ca)

Consultant: Jim Levac (jiml@gsai.ca)

Schedule of Pre-Conditions
19T-15V03
Part of Lots 14 & 15, Concession 2 & Part 4
Reference Plan No. 65R-31449
(Cachet Summerhill Developments Inc.)
City of Vaughan

Re:Glen Schnarr & Associates Inc., Project No.777-003, last revised June 2, 2015

1. Prior to or concurrent with draft plan approval, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the owner to:
 - A. Not enter into any agreements of purchase and sale with end users (*) for the subject lands until such time as:
 - a. i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,
 - ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the City of Vaughan allocation used for the subject development;or,
 - b. The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of infrastructure;or,
 - c. The Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.

AND
 - B. Not enter into any agreements of purchase and sale with non-end users for the subject lands unless the agreement of purchase and sale contains a condition that requires the purchaser and any subsequent purchasers to enter into a separate agreement with the City of Vaughan. This agreement shall be registered on title, committing the owner to the same terms as set out in item "A" above.
2. Prior to draft plan approval, the Owner shall enter into an indemnity agreement with York Region. The agreement shall be registered on title, agreeing to save harmless York Region from any claim or action as a result of York Region releasing conditions and pre-conditions of draft approval as part of the draft approval of Plan of Subdivision 19T-15V03 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.

(*) 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.

Schedule of Draft Plan Conditions
19T-15V03
Part of Lots 14 & 15, Concession 2 & Part 4
Reference Plan No. 65R-31449
(Cachet Summerhill Developments Inc.)
City of Vaughan

Re: Glen Schnarr & Associates Inc., Project No.777-003, last revised June 2, 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.

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

ATTACHMENT NO. 1c)

HYDRO ONE CONDITIONS

September 18, 2015

Draft Plan of Subdivision No. 19T-15V003

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application and have no comments or concerns at this time.

Our preliminary review considers issues affecting Hydro One's 'High Voltage Facilities and Corridor Lands' only.

For proposals affecting 'Low Voltage Distribution Facilities' the Owner/Applicant should consult their local area Distribution Supplier.

Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at subdivision@Hydroone.com or call 1-866-272-3330.

If you have any questions please call me at the number below.

Thank you.

Dennis De Rango

Specialized Services Team Lead

905-946-6237

Please note that Hydro One accepts planning circulations by email at landuseplanning@Hydroone.com



COMMENTS:

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

PowerStream has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or the agent, for this plan is required to contact PowerStream to discuss all aspects of the above project. PowerStream will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Service Application Information Form (SAIF). PowerStream will then use this information to determine the type of available service in the area to supply this project and determine the charges for the subdivision or development.

Once PowerStream has received all proposed details and are satisfied with the design, PowerStream will provide the customer with an *Offer to Connect* which will specify all the details and the responsibilities of each party. Once the *Offer to Connect* is signed and full payment is received by PowerStream, PowerStream will start the final design and state and/or obtain the required approvals from the local municipality.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

If there are any existing components of PowerStream's electrical distribution system on the proposed project site, they will have to be relocated by PowerStream at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by PowerStream at the Developer's cost.

We trust this information is adequate for your files.

Regards,
Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
E-mail: tony.donofrio@powerstream.ca

Subdivision Application Information Form is available by calling 905-417-6900 ext. 31297

Development & Municipal Services Control Centre
Floor 5, 100 Borough Drive
Scarborough, Ontario
M1P 4W2
Tel: 416-296-6291 Toll-Free: 1-800-748-6284
Fax: 416-296-0520



Attachment No. 1e)

September 9, 2015

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

Attention: Margaret Holyday

RE: Draft Plan of Subdivision
West of 1 Hesperus Rd.
Your File No: 19T-95V003
Bell File No: 51554

A detailed review of the Draft Plan of Subdivision has been completed.

The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. A blanket easement may be required.

Should you have any questions please contact Sushannah Spataro at 416-296-6214.

Yours truly

A handwritten signature in black ink, appearing to read "Lina Raffoul".

Lina Raffoul,
Manager - Development & Municipal Services, ON

August 28, 2015

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

Dear Margaret Holyday,

Re: Draft Plan of Subdivision and Zoning By-law Amendment
Cachet Summerhill Developments Inc.
West of 1 Hesperus Road, with access from Hesperus Road,
Part of Lots 14 & 15, concession 2 & Part 4
Reference Plan No. 65R-31449
City of Vaughan
File No.: 19T-15V003 Related: Z.15.016

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.

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

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

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,

A handwritten signature in black ink, appearing to read 'Nikki DeGroot', with a stylized flourish at the end.

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/rv



October 14, 2015

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

Attention: Margaret Holyday - Planner

Re: 19T-15V003

RELATED FILES: Z.15.016

CHACHET SUMMERHILL DEVELOPMENTS INC.

**WEST OF 1 HESPERUS ROAD, WITH ACCESS FROM HESPERUS RD, PART OF LOT 14 & 15,
CONCESSION 2 & PART 4, REFERENCE PLAN NO.: 65R-31449**

THE CITY OF VAUGHAN WARD 4 POSTAL DELIVERY AREA: THORNHILL

Dear Sir/Madam:

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

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

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

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

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

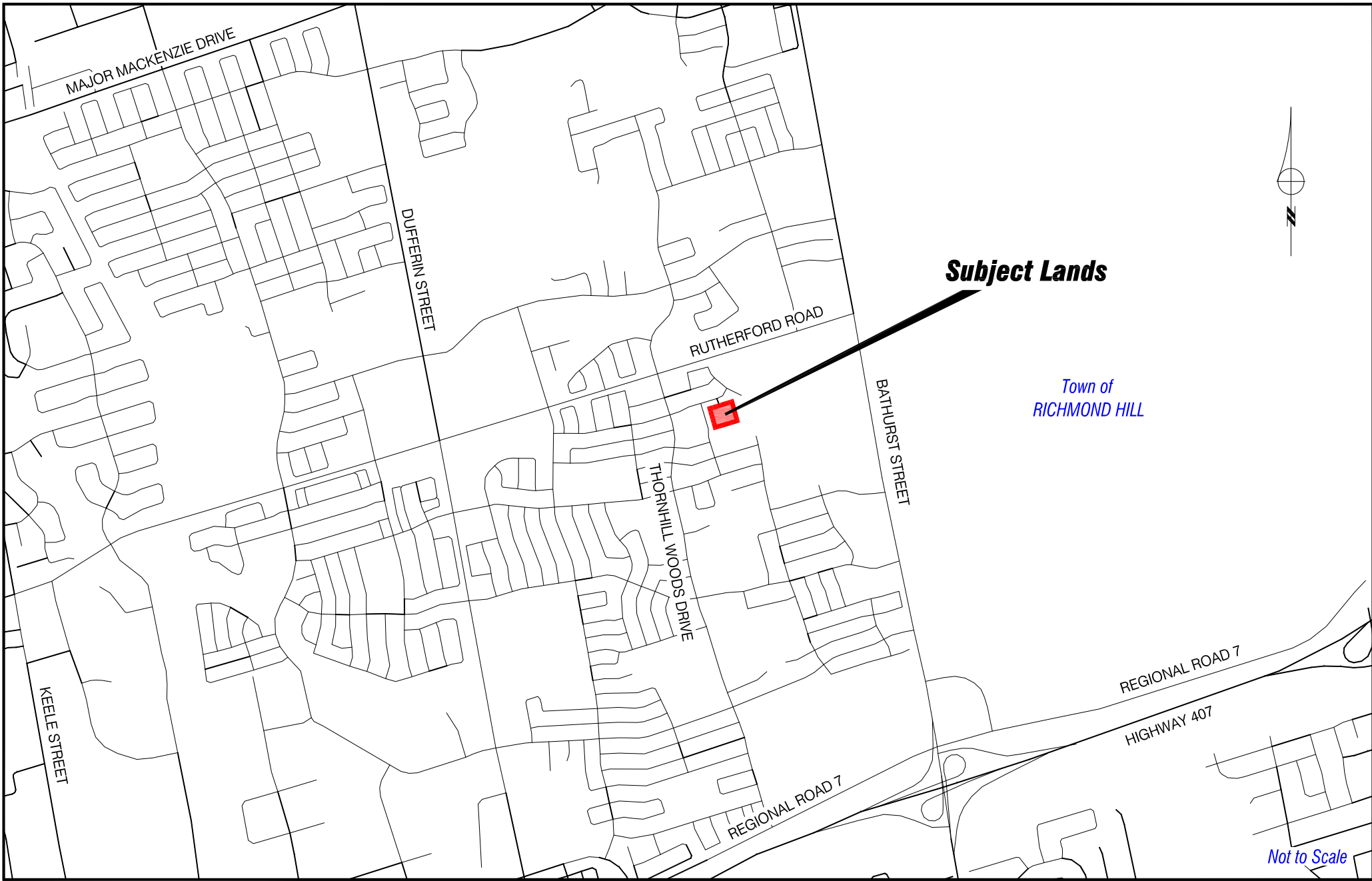
The owner/developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail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

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

Sincerely,

Patrick Brown

Patrick Brown
Delivery Planning Officer
Canada Post
1860 Midland Ave 2nd Fl
Scarborough On M1P 5A1
416-751-0160 Ext 2019
Patrick.brown@canadapost.ca



Context Location Map

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Cachet Summerhill Developments Inc.

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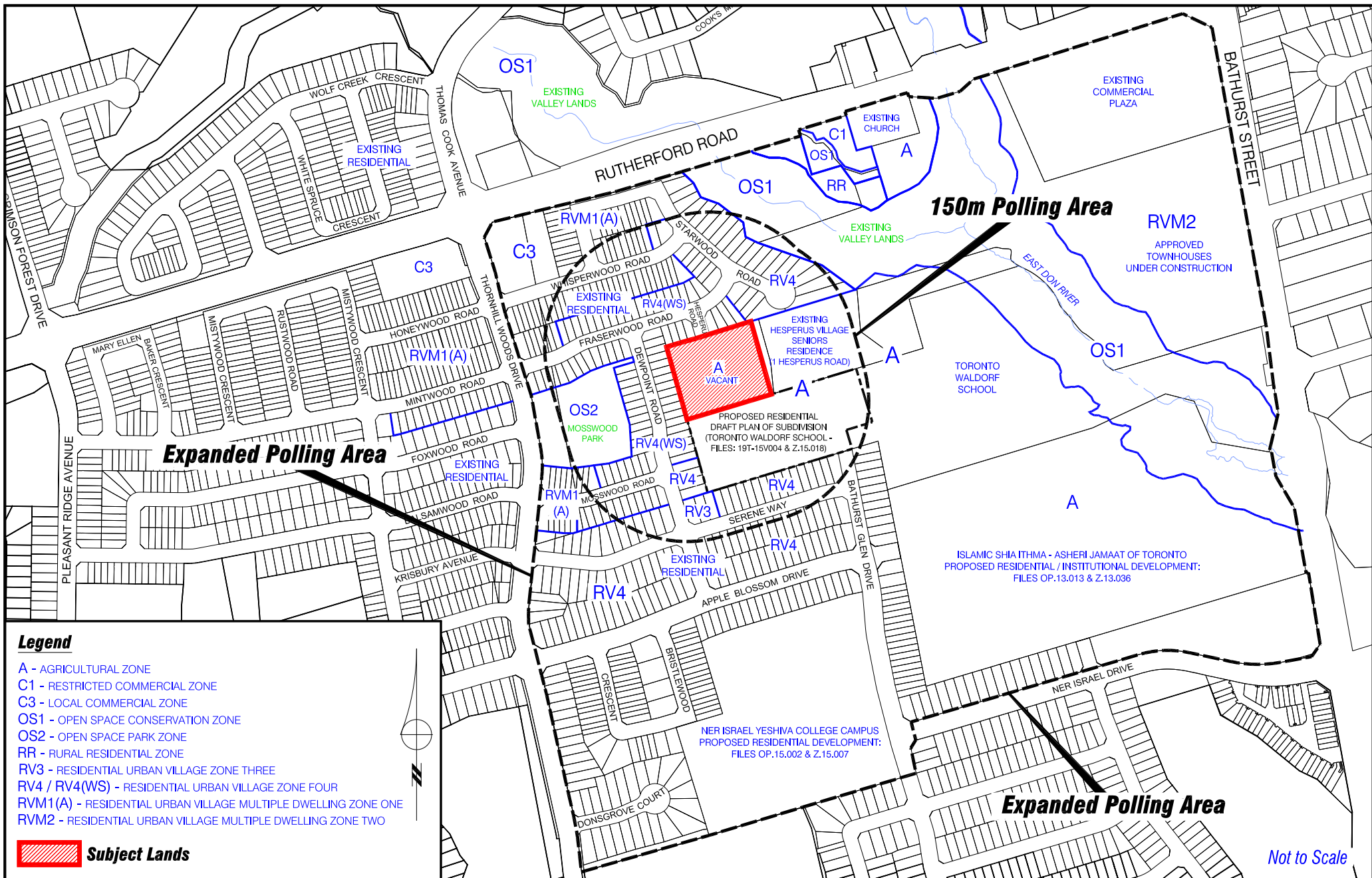


Attachment

FILES:
Z.15.016 & 19T-15V003

DATE:
June 21, 2016

2



Location Map

LOCATION:
Part of Lot 15, Concession 2

APPLICANT:
Cachet Summerhill Developments Inc.

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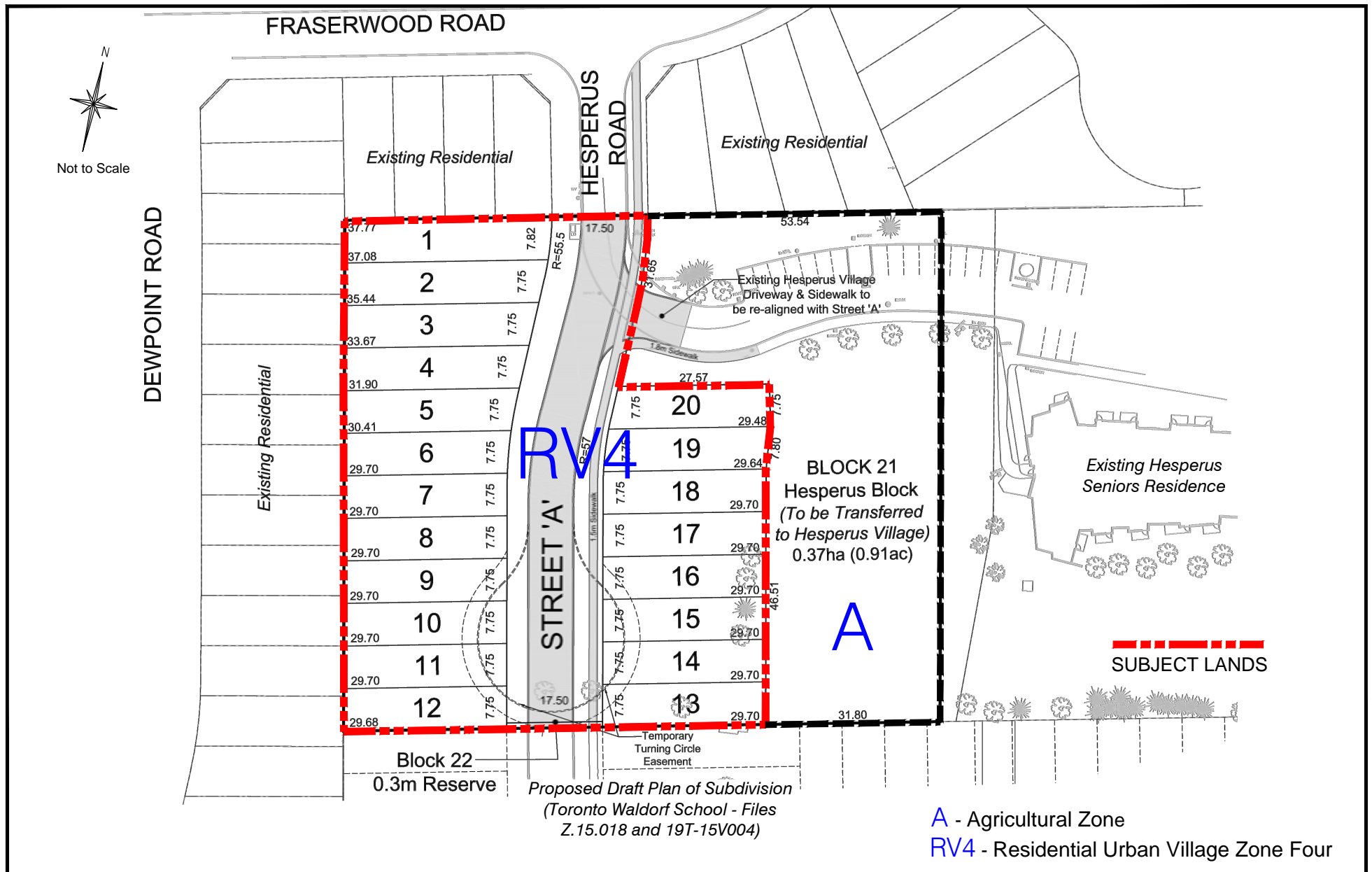


Attachment

FILES:
Z.15.016 & 19T-15V003

DATE:
June 21, 2016

3



Draft Plan of Subdivision File 19T-15V003 & Proposed Zoning

APPLICANT:
Cachet Summerhill Developments Inc.

LOCATION:
Part of Lot 15, Concession 2



Attachment

FILES:
Z.15.016 & 19T-15V003

DATE:
June 21, 2016

4

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 117-2016

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 RV4 Residential Urban Village Zone Four, in the manner shown on the said Schedule “1”.
 - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1437) Notwithstanding the provisions of:

 - a) Subsection 4.15 and Schedule “A1” respecting the zone standards in the RV4 Residential Urban Village Zone Four;
 - b) Subsection 8.0 and Schedule “A” respecting the zone standards in the A Agricultural Zone;

the following provisions shall apply to the lands shown as “Subject Lands” on Schedule “E-1567”:

 - ai) RV4 Residential Urban Village Zone Four
 - the minimum lot frontage shall be 7.75 m
 - the minimum lot area shall be 221 m²
 - the minimum interior side yard setback shall be 1.2 m. The minimum interior side yard on one side can be reduced to 0.4 m, where it abuts any yard of 1.2 m.
 - the minimum lot depth shall be 28.5 m
 - the maximum building height for Lots 2-20, as shown on “E-1567” shall be 11.5 m
 - bi) A Agricultural Zone
 - the minimum lot frontage shall be 31.6 m
 - the minimum lot area shall be 0.37 ha

- c) Adding Schedule "E-1567" attached hereto as Schedule "1".
- d) Deleting Key Map 2C and substituting therefor the Key Map 2C attached hereto as Schedule "2".

2. Schedules "1" and "2" shall be and hereby 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 117-2016

The lands subject to this By-law are located southwest of Bathurst Street and Rutherford Road, specifically south of the terminus of Hesperus Road, being Part of Lot 15, Concession 2, City of Vaughan.

The purpose of this by-law is to rezone the lands subject to this By-law from A Agricultural Zone to RV4 Residential Urban Village Zone Four to facilitate the development of Draft Plan of Subdivision File 19T-15V003 for 20 detached dwelling units with site-specific zoning exceptions respecting lot frontages, lot area, lot depth, setbacks and building height and to maintain the A zone on Block 21 which will be deeded and conveyed to the Hesperus Fellowship Village to the east.