

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 20, 2015

Item 13, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on October 20, 2015.

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**OFFICIAL PLAN AMENDMENT FILE OP.14.004
ZONING BY-LAW AMENDMENT FILE Z.14.025
DRAFT PLAN OF SUBDIVISION FILE 19T-14V006
SITE DEVELOPMENT FILE DA.15.034
PEBBLE CREEK DEVELOPMENTS INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development and Senior Manager of Development Planning, dated October 7, 2015, be approved;**
- 2) That the following deputations be received:**
 - 1. Mr. Guido Masutti, Riverview Avenue, Woodbridge; and**
 - 2. Mr. Ryan Gutter, Weston Consulting, Millway Avenue, Vaughan;**
- 3) That Communication C4 from Maria Ys, dated October 6, 2015, be received; and**
- 4) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning, Director of Development and Senior Manager of Development Planning recommend:

- 1. THAT Official Plan Amendment File OP.14.004 (Pebble Creek Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 respecting the subject lands shown on Attachments #2 and #3, specifically the policies of Section 9.1.2.2 regarding new development within an established Community Area to permit the development of 59 townhouse dwelling units on freehold lots fronting onto a private common element condominium road and 4 semi-detached dwelling units (freehold) fronting onto Ravine Court.**
- 2. THAT Zoning By-law Amendment File Z.14.025 (Pebble Creek Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (block townhouse dwellings), R5 Residential Zone (semi-detached dwellings) and OS1 Open Space Conservation 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.**
- 3. THAT Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) as shown on Attachment #4, BE APPROVED, subject to the following conditions and the Conditions of Approval set out in Attachment #1 of this report:**
 - a) that prior to the execution of the Subdivision Agreement:**
 - i) The Owner shall agree to redesign and reconstruct all works to complete the playground and associated works, including but not limited to any works of a temporary nature. The Owner shall provide a cost estimate for City assets**

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within the Park that may be affected including but not limited to geotechnical construction testing/reports, surveying, protection or replacement of site servicing, all required sediment controls, temporary fencing, tree hoarding, construction and alternative route signage, removals, walkway replacement, lighting, tree planting, and sodding costs to restore the park to existing or better condition to the satisfaction of the City;

- ii) The Owner shall provide the City with a Letter of Credit totaling the estimated costs for the redesign and reconstruction of all works to complete the playground and associated works within the park site which shall be held by the City until assumption of the site works;
- iii) The Owner shall submit a Tree Inventory and Assessment Report within and adjacent to the park including the areas affected by the proposed Ravine Court cul-de-sac, to the satisfaction of the City. The City's Parks Operations and Forestry Department will review and advise of the tree compensation value.
- iv) The Owner shall provide a Landscape Drawing package including but not limited to an existing conditions plan, layout plan, grading plan, tree preservation plan, and restoration plan of works within and adjacent to the park. The drawing package shall be completed by a certified Landscape Architect and provided for review to the satisfaction of the City and shall include the following:
 - All existing facilities and property lines shall be shown on all drawings.
 - A drawing that identifies the locations of the alternative route signage that will be installed for the pedestrian path of travel that will be maintained through the duration of the playground and associated works, including ample signage leading to both entrance access points of the Park pathway system.
 - A drawing that identifies all structures to be decommissioned and reconfigured, addressing servicing requirements.
 - A drawing that illustrates the reconfiguration of the park and associated works and appropriate setback requirements.
 - A drawing that illustrates a crossing to the Park with the redesign of Ravine Court.
 - A drawing to show and label tree protection fencing around existing trees and vegetation that are to be protected, and all trees and vegetation proposed to be removed. The drawing shall indicate the location of all existing trees including the limit of the drip line, tree conditions, trees to be removed and trees to be maintained within the park. Replacement trees and vegetation shall be supplied and installed in accordance with City requirements. All proposed tree removals required to complete these works include the removal of the entire tree off-site, including the stump.
 - A drawing identifying the overall site drainage and grading plan that will ensure positive flow and does not negatively affect the use of the Park. No grading is permitted within the drip line of existing trees that are to be preserved.

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- v) The Owner shall provide a timeline schedule of the works within the park as sodding, tree planting, and concrete works are weather dependent; and,
 - vi) The Owner shall agree to be responsible for the maintenance within all work areas during construction. Maintenance is required to be completed in accordance with City of Vaughan Quality Standards.
 - b) that upon execution of the Subdivision Agreement, the Owner will be granted permission to enter the City owned park to complete the playground and associated works, and is required to notify the City when works are scheduled to commence.
4. THAT Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 63 residential units (195 persons equivalent).
5. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) shall include the following clause:
- “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 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 of Parkland 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 Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
6. THAT Site Development File DA.15.034 (Pebble Creek Developments Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with 59 townhouse dwelling units (freehold) within 11 townhouse blocks on future freehold lots fronting onto a private common element condominium road, with 14 visitor parking spaces, sidewalk and a parkette, as shown on Attachments #4 to #10, subject to the following conditions:
- a) that prior to the execution of the Site Plan Agreement:
 - i) the final site plan, building elevations, landscape plan and landscape cost estimate shall be approved by the Vaughan Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment shall be approved by the Vaughan Development Engineering and Infrastructure Planning Services Department;
 - iii) the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
 - iv) the Tree Inventory Assessment and Preservation Study must address the long term preservation of the Walnut and Butternut trees (Trees 18 and 333) to the satisfaction of the Vaughan Development Planning Department, Urban Design Division; and,
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.

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Contribution to Sustainability

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

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan's watersheds

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- 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

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:

- Low flow water fixtures
- Upgraded roof shingles
- Energy Star Appliances
- Preservation and protection of existing trees within the valley area
- Additional planting of native species within the valley area to ensure a sustainable canopy and diversity of species
- Planting of drought tolerant species; and,
- Permeable pavers within all visitor parking spaces

Economic Impact

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

Communications Plan

On January 9, 2015, a Notice of Public Hearing was circulated to an extended polling area beyond 150 m (Attachment #2) and to the Vaughanwood Ratepayers Association and the East Woodbridge Community Association, which is no longer active. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol.

On February 3, 2015, a Public Hearing was held for Official Plan Amendment File OP.14.004, Zoning By-law Amendment File Z.14.025, and Draft Plan of Subdivision File 19T-14V006. At the Public Hearing, deputations and written submissions were received from the following:

- Mr. Domenic Rotundo, RQ Partners LLP, Regional Road 7, Woodbridge, on behalf of Anna Gabriele, Sylvadene Parkway and Mauro D'Addese and Anna Vinzi of Sylvadene Parkway, Woodbridge;
- Mr. Douglas Peng, Tayok Drive, Woodbridge;
- Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;

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- Mr. Guido Masutti, Riverview Avenue, Woodbridge;
- Mrs. Hana Radomil, Regional Road 7, Woodbridge, representing the residents of Ambria Residence Condominium;
- Mr. Takur Gangapersaud, Royal Garden Boulevard, Vaughan;
- Ms. Maria, Regional Road 7, Woodbridge;
- M. Gardino, Regional Road 7, Woodbridge;
- S. Delio, Ravine Court, Woodbridge; and,
- Ambria Residents Committee, Regional Road 7, Woodbridge

The following is a summary of the perceived concerns raised at the Public Hearing on February 3, 2015:

- i) Compatibility of the proposed townhouse units with the existing surrounding development;
- ii) The proposed townhouses are not conducive to the Ravine Court neighbourhood;
- iii) Development will increase traffic and noise;
- iv) Protection of existing green space;
- v) The removal of the existing basketball court located at the west limit of Ravine Court;
- vi) The proximity of the proposed development to the Ambria residential building;
- vii) Enhanced building elevations should be provided;
- viii) Privacy issues resulting from the proposed townhouses abutting onto the existing residential to the north;
- ix) Potential drainage issues;
- x) Safety concerns for children playing in the Sylvan Brook Parkette with the proposed driveways from Ravine Court; and,
- xi) the safety concerns regarding one non signalized exit onto Regional Road 7.

Responses

The Vaughan Planning Department offers the following responses to the above concerns:

- i) Compatibility, privacy issues and proximity to surrounding development: The proposed townhouse dwelling and semi-detached development is considered to be an appropriate transition between the existing detached development to the north and east and the condominium development to the south. The Owner originally proposed one townhouse block onto Ravine Court and revised their proposal to semi-detached units to address the concerns of the public. The proposed townhouse development is buffered from the existing condominium buildings by natural area and valley lands, therefore, the existing development will not have a significant impact onto the proposed townhouses. The proposed townhouse dwelling units are set back from the rear lot lines and will not impact the privacy of the larger lots located to the north of the subject lands.
- ii) Traffic and Noise: Traffic and Noise issues have been addressed in the Vaughan Development Engineering and Infrastructure Planning Services Department section of this report. The proposed development will not have significant impacts on traffic or noise issues.
- iii) Protection of Green Space: The Owner is proposing to significantly enhance the landscaping and provide for a 10 m buffer in the natural area and valley lands. These lands will be zoned OS1 Open Space Conservation Zone and will be conveyed to the Toronto and Region Conservation Authority. This issue is further discussed in the Subdivision Design, Site Plan and Toronto and Region Conservation Authority sections of this report.

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- iv) Removal of the Basketball Court: The removal of the existing basketball court located on Ravine Court has been reviewed and approved by the Vaughan Parks Development Department and is discussed in this report.
- v) Enhanced building elevations: The Owner is proposing enhanced building elevations consisting of a variety of materials including stucco, stone and red brick, and will vary in tones between each townhouse block.
- vi) Drainage: Drainage issues are addressed in the Vaughan Development Engineering and Infrastructure Planning Services Department section of this report. A final drainage plan must be approved by the City.
- vii) Safety concerns with proximity of development Sylvan Brooke Parkette: The Owner has agreed to reconfigure the existing Sylvan Brooke Parkette as the proposed permanent cul-de-sac boulevard is within the permitted setback to the existing parkette and the parkette will need to be revised to provide for a greater setback to the playground. The reconfiguration of the Sylvan Brooke Parkette is discussed in the Vaughan Parks Development Department section of this report.
- viii) Non-signalized exit: Regional Road 7 is under the jurisdiction of York Region. The Region has no objection to access being granted onto Regional Road 7 for this development. York Region has identified that Regional Road 7 is a Regional Rapid Transit Corridor and has a planned 45 m right-of-way and that the proposed driveway access onto Regional Road 7 will be restricted in the long term to a right-in/right-out access.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 3, 2015, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 17, 2015.

On September 24, 2015, the Vaughan Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence in regards to the files or requested notice of a future meeting regarding this development.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3, to facilitate the development of the subject lands with 59 townhouse dwelling units on freehold lots fronting onto a private common elements condominium road and served by 14 visitor parking spaces, sidewalk and a parkette and 4 semi-detached dwelling units fronting onto the extension of Ravine Court, as shown on Attachments #4 to #10:

1. Official Plan Amendment File OP.14.004 to amend the policies of Section 9.1.2.2 of Vaughan Official Plan 2010 (VOP 2010) regarding the compatibility of new development within an established Community Area.
2. Zoning By-law Amendment File Z.14.025 to amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (townhouse dwellings), R5 Residential Zone (semi-detached dwelling units) and OS1 Open Space Conservation Zone in the manner shown on Attachment #4, together with the following site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-14V006 to facilitate a proposed residential Draft Plan of Subdivision as shown of Attachment #6, consisting of the following:

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Blocks	Land Use	Area	Units
Lots 1 and 2	Residential Semi-detached Units	0.121 ha	4
Block 3	Residential Townhouse Units – Freehold on Condominium Road	1.153 ha	59
Blocks 4 and 5	Open Space Blocks	1.659 ha	
Block 6	Road Widening	0.083 ha	
Block 7	Public Road	0.21 ha	
	Total	3.045 ha	63

4. Site Development File DA.15.034 to permit the development of the subject lands with 59 townhouse dwelling units (freehold) within 11 townhouse blocks on a private common element condominium road, with 14 visitor parking spaces, sidewalk and a parkette as shown on Attachments #4, #5, and #7 to #10.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with 59 townhouse dwelling units on freehold lots within 11 townhouse blocks fronting on a private common element condominium road and 4 semi-detached dwelling units fronting onto Ravine Court, as shown on Attachment #4. The Vaughan Development Planning Department supports the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications as they will facilitate a development that it is compatible with the surrounding land uses and represents good planning.

Location

The subject lands shown on Attachments #2 and #3, are located on the north side of Regional Road 7, west of Pine Valley Drive, municipally known as 4650 Regional Road 7.

Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan Amendment Application to permit the proposed townhouse and semi-detached units on the subject lands, in consideration of the following policies:

a) Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS 2014) includes policies that focus growth and development to “Settlement Areas”. The subject lands are located within a settlement area as defined by the PPS. The policies in the Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns - Part V, states (in part):

“1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.”

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Section 1.1.3.2 states (in part):

“Land use patterns within a settlement area shall be based on densities and a mix of land uses which:

- Efficiently use land and resources;
- Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- Support active transportation where transit is planned, exists or may be developed.”

Section 1.1.3.3 and 1.1.3.4 states:

“Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

“Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.”

Section 1.4 includes the following policies:

“1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development.”

“1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed; and,
- Establishing development standards for residential intensification, redevelopment and new residential development which minimizes the cost of housing and facilitates compact form, while maintaining appropriate levels of public health and safety.”

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The proposed development is consistent with the intent of the intensification and housing policies of the PPS, promotes the efficient use of land, and supports a healthy community. The subject lands are located on Regional Road 7 and are in the vicinity of retail and service commercial uses, community services (e.g. Woodbridge Pool and Arena) and institutional uses. Also, as shown on Attachment #2, intensification has occurred in the vicinity of the subject lands in the form of two, 4 and 7-storey residential condominium buildings. The location of the development supports alternate modes of transportation such as transit, cycling and walking. The development maximizes the use of existing infrastructure and community facilities and minimizes land consumption. The proposed townhouse and semi-detached development contributes to the variety of housing types available for residents of the City of Vaughan.

b) Places to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The policies of the Growth Plan are intended to guide the development of land in the Greater Golden Horseshoe; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas as well as creating complete communities, stating (in part):

“...communities that are well designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to stores and services to meet daily needs.”

The Growth Plan states that a focus for transit and infrastructure investments to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types.

c) York Region Official Plan

The York Region Official Plan designates the subject lands as “Urban Area”, which fronts onto a “Regional Corridor”. The subject lands are located on the north side of Regional Road 7, west of Pine Valley Drive, and offers an alternative housing form (townhouse and semi-detached dwelling units) in close proximity to the Regional Corridor and public transit. On September 22, 2014, York Region exempted Official Plan Amendment File OP.14.004 (Pebble Creek Developments Inc.) from approval by Regional Planning Committee and Council. As a result, Vaughan Council will be the approval authority for File OP.14.004.

The Regional Plan encourages a broad range of housing types within efficient and mixed-use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region’s residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different households.

The Regional Plan further encourages pedestrian scales, safety, comfort and mobility, the enrichment of the existing area with an attractive building, landscaping and public streetscapes. The proposed townhouse development will diversify the range of housing types found in the community and create an urban interface and pedestrian connectivity to Regional Road 7. Furthermore, the Regional Plan recognizes that there is a strong

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relationship between transportation and urban form. A compact urban form encourages and supports a higher level of transit services while helping to reduce the overall parking demand and trip length required for work, shopping, school and other destinations. The proposed mixed-use development is consistent with the Regional Official Plan policies.

d) Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Low-Rise Residential” and “Natural Area” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” and a “Regional Intensification Corridor”.

VOP 2010 identifies that new development in “Community Areas” be designed to respect and reinforce the physical character of the surrounding area. In addition, proposed new development in “Community Areas” with established development shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks. “Community Areas” are generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes.

As the proposed townhouse and semi-detached development is located adjacent to an established detached dwelling neighbourhood, the proposal does not address the compatibility criteria for new development within existing “Community Areas”.

VOP 2010 states that new development shall be designed to respect and reinforce the existing physical character and uses in the surrounding area as they relate to lot configuration and size, built form and physical character of the surrounding development.

The Vaughan Development Planning Department is of the opinion that the proposed townhouse and semi-detached development provides a good transition from the surrounding existing established neighbourhoods consisting of a larger lot fabric to the north, east and west of the subject lands to the existing condominium buildings located to the southeast and southwest of the subject lands.

The subject lands are located on Regional Road 7, which is identified as a Regional Corridor where intensification is planned to occur. Regional Corridors are intended to be diverse places that support a range and mix of activities and land uses, while ensuring access to public transit. More specifically, these corridors are to function as urban main streets, with compact, mixed-use, well designed, pedestrian-friendly and transit oriented built form. The Vaughan Planning Department can support the development as it provides an appropriate transition in built form from a Regional Intensification Corridor where 4 and 7-storey condominium buildings currently exist to the low density residential development to the north.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit townhouse and semi-detached dwelling units. To facilitate the proposed townhouse development and semi-detached units, an amendment to Zoning By-law 1-88 is required to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (townhouse dwellings), R5 Residential Zone (semi-detached dwellings) and OS1 Open Space Conservation Zone, together with the following site-specific zoning exceptions:

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Table 1: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of RT1 Residential Townhouse Zone	Proposed Exceptions to the RT1 Residential Townhouse Zone
a.	Definition Street Townhouse Dwelling	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot fronts onto a private common elements condominium road
b.	Minimum Lot Area (Block 9, Units 43-46)	162 m ²	124.5 m ²
c.	Minimum Lot Frontage (All lots)	6 m	5.9 m
d.	Maximum Number of Townhouse Units in a Row (Blocks 3 and 11)	6 units	8 units
e.	Minimum Lot Depth (Block 10 – Unit 51)	27 m	18.6 m
f.	Minimum Front Yard (Blocks 3 and 4)	4.5 m	2.9 m
g.	Minimum Rear Yard	7.5 m	Blocks 1 to 5 and 11 - 5 m Block 6 - 4.8 m Block 7 - 4.5 m Blocks 8 and 9 - 4.4 m Block 10 - 4 m
h.	Minimum Rear Yard to Deck and Steps	5.7 m	Blocks 1, 2, 5, 8 and 11 - 3.2 m Blocks 3 and 4 - 3.1 m Block 6 - 3 m Block 7 - 2.7 m Block 9 - 2.6 m Block 10 - 2.2 m
i.	Minimum Interior Side Yard Abutting a Non-Residential Use (Open Space)	3.5 m	Blocks 4, 6, 8 (Unit 36), 10 and 11 - 1.2 m

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Table 1: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of RT1 Residential Townhouse Zone	Proposed Exceptions to the RT1 Residential Townhouse Zone
j.	Minimum Exterior Side Yard	4.5 m	Block 5 - 1.3 m Blocks 7 and 8 (Unit 41) - 1.1 m Block 9 - 2.5 m
k.	Maximum Building Height	11 m	13.1 m
	By-law Standard	By-law 1-88 Requirements of the R5 Residential Zone	Proposed Exceptions to the R5 Residential Zone
a.	Minimum Rear Yard	7.5 m	1.2 m (Lot 1A) 5 m (Lots 1B, 2A and 2B)
b.	Minimum Exterior Side Yard	4.5 m	1.2 m
c.	Maximum Lot Coverage	50%	55%

The Owner submitted a Zoning By-law Amendment Application to rezone the portion of the subject lands proposed for townhouse development from A Agricultural Zone to RM2 Multiple Residential Zone. The RM2 Zone is intended to implement block townhouse, apartment and multiple dwelling forms of development. The Zoning By-law Amendment Application was reviewed by the Vaughan Building Standards Department and was determined that the proposed RM2 Multiple Residential Zone is not an appropriate zone for a freehold townhouse development on a common element condominium road. The Vaughan Building Standards Department has recommended that the RT1 Residential Townhouse Zone is more appropriate and consistent with the surrounding existing area and the site-specific zoning exceptions required to facilitate the proposed development. The Owner has agreed to amend the Zoning By-law Amendment Application to reflect the RT1 Residential Townhouse Zone.

The proposed zoning exceptions would facilitate development that conforms to the Vaughan Official Plan 2010 regarding land use and is compatible with the existing and planned built form in the surrounding area, and therefore, are supported by the Vaughan Planning Department. The proposed 1.2 m rear yard setback for semi-detached unit Lot 1A is acceptable as the lot is an irregular triangular shape. The townhouse dwelling units fronting onto a private common elements condominium road and semi-detached dwelling units fronting onto a public road with the proposed development standards in Table 1 provide for the appropriate development standard to facilitate an appropriate urban form and represent a good transition from the surrounding development and responds to the site conditions.

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Subdivision Design and Site Plan

The proposed Draft Plan of Subdivision shown on Attachment #6 is comprised of 7 Blocks. The larger residential block, identified as Block 3, is proposed to be developed with 59 townhouse dwelling units with frontage onto a private common element condominium road as shown on Attachment #4. The easterly portion of the subject lands, identified as Block 2, is proposed to be developed with 4 semi-detached dwelling units fronting onto the cul-de-sac extension of Ravine Court. The site is divided by 1.153 ha of Natural Area and valley lands known as Jersey Creek, which is identified as Blocks 4 and 5, and will be zoned OS1 Open Space Conservation Zone and conveyed to the Toronto and Region Conservation Authority. The subject lands are accessed from a mutual private driveway from Regional Road 7 that is shared with the approved 7-storey condominium building to the southwest of the subject lands. In addition, the proposed Draft Plan of Subdivision includes a road widening (Block 6) along Regional Road 7.

The development of the lots for 4 semi-detached dwelling units requires that Ravine Court be extended and will require the relocation of the existing Sylvan Brook Parkette as shown on Attachment #4. This matter is discussed in detail in the Vaughan Parks Development Department's comments later in this report.

The proposed building elevations shown on Attachments #7 to #10 include a maximum building height of 13.1 m and 3-storeys. The building elevations will be constructed with a variety of materials including stucco, stone and red brick, and will vary in tones between each townhouse block. The proposed townhouse units are designed with mansard roofs and occasional peaked dormers, which creates a variety between elevations and less impact on building height. The final building elevations and materials will be to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

The proposed Landscape Plan is shown on Attachment #5. The Owner is proposing to significantly buffer the proposed and existing development from the existing natural area and valley lands blocks. The Owner has provided buffer areas along the open space lands as shown on Attachment #4, which have been reviewed and approved by the Toronto and Region Conservation Authority. The Owner is also proposing to significantly increase and preserve the landscaping within the natural areas, which will provide ample screening from the surrounding development. The Vaughan Planning Department requires that the Owner preserve two existing trees identified to be removed, including a Butternut Tree (Provincially significant) and a Walnut Tree, noted as Tree Nos. 333 and 18 respectively, as shown on Attachment #5. The Butternut Tree is a protected species and cannot be removed. The proposed driveway should be relocated away from this tree to increase its chance of survival.

The Owner will be required to submit a future Draft Plan of Condominium Application to establish the tenure for the common elements (e.g. private road, visitor parking, internal sidewalks and parkette) and a Part Lot Control Application to create the freehold lots for the townhouse units within the development.

The Vaughan Planning Department is satisfied with the proposed subdivision design and site plan design subject to the comments in this report and conditions of subdivision approval set-out in Attachment #1.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) has provided the following comments:

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a) Road Network

The site is divided by Jersey Creek into east and west segments, one access is proposed from Regional Road 7 for 59 units and a separate access from Ravine Court for the 4 semi-detached units. The private driveway access to Regional Road 7 will be shared with the 7-storey condominium building to the south. The east segment of the site is proposed to be accessed by means of the extension of Ravine Court to a cul-de-sac terminus.

b) Municipal Servicing

The Owner has submitted a Functional Servicing & Stormwater Management Report (FSR) prepared by Schaeffer & Associates Limited dated June 2015, in support of the applications. The report concludes that the proposed site development could be serviced by connections to the existing watermain and sanitary sewer on Ravine Court, watermain on Regional Road 7, and can outlet the storm drainage to Jersey Creek and Ravine Court, as described below.

c) Water Servicing

The FSR identifies that water supply for the semi-detached dwellings is proposed to connect to the existing 250 mm diameter watermain within the unopened road allowance of Sylvan Brooke Avenue. The existing watermain will be extended west within a proposed cul-de-sac, which will complete the west end of Ravine Court.

The townhouse units are proposed to be serviced by extending the existing 200 mm diameter watermain on Regional Road 7 that terminates approximately 80 metres west of the proposed driveway entrance. A private watermain internal to the site is proposed to service the proposed 59 units.

A flow and pressure test was performed on the nearest hydrants confirming that the existing infrastructure will meet the minimum requirements for both domestic and fire suppression requirements for the proposed development.

d) Sanitary Servicing

The existing sanitary infrastructure on Ravine Court and the un-opened road allowance of Sylvan Brooke Avenue consists of 200 mm diameter municipal sanitary sewers that convey flows south and outlet to the 675 mm diameter trunk sewer on Tall Grass Trail.

The FSR identifies that the site will be serviced internally by a private sanitary sewer system, including a sanitary pump station and forcemain, and pump sanitary flows from the west side to the east side of the valley lands. The forcemain is proposed to be constructed by directional drilling beneath the valley lands and the Owner is required to obtain approval from the TRCA. The forcemain will outlet to a proposed control manhole at the Ravine Court property line and a proposed gravity sanitary sewer will convey the sanitary flows to the above noted municipal system.

Surcharging in the sanitary sewer downstream of the Plan has been identified in the FSR at ultimate build-out of the contributing area. The Owner shall submit an updated downstream sanitary sewer analysis identifying the extent of surcharging and the required upgrades to the sanitary sewer system downstream of the Plan, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department.

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e) Storm Drainage

The Storm Water Management section of the FSR proposes to maintain the current drainage pattern and outlet the post-development storm drainage from the west segment of the site, including 1.02 ha of external lands, to the valley lands or more specifically Jersey Creek. This outlet shall be approved by the TRCA. The east segment of the site, which currently drains to Jersey Creek, is proposed to outlet to the existing storm sewer on Ravine Court and drain south through the unopened road allowance of Sylvan Brooke Avenue, to the storm sewer system on the south side of Regional Road 7. Private storm sewers are proposed internally to the site.

Quantity:

The east and west segments of the site will control flows, utilize underground storage and release to the pre-development release rate, as approved by the TRCA, in order to minimize earthworks in the west segment of the development including minimal uncontrolled flow directly to the valley lands.

Quality:

Storm water quality control will be provided by installing an oil/grit separator at both the east and west segments of the site to provide Level 1 (80% Total Suspended Solids Removal) quality control as required.

f) Sewage and Water 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. Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-14V006 is available and unrestricted.

g) Environmental Site Assessment

A Record of Site Condition (RSC) filed on the Ministry of the Environment and Climate Change (MOECC) Environmental Registry will be required for the lands within the plan given the proposed change in use to a more sensitive site (i.e., Cosmetic Hospital (commercial) to townhouse units (residential)). The Owner is required to submit the RSC and any updated ESA reports relied upon for filing of the RSC for our review and to our satisfaction prior to issuance of a Building Permit.

In addition, any parkland/open spaces that are to be conveyed to the TRCA will require a subsequent Phase Two ESA following rough grading but prior to placement of topsoil to confirm the quality of imported fill material.

h) Environmental Noise/Vibration Impact

The Owner submitted a Noise Control Study prepared by MMM Group Limited dated June 2014. The Development Engineering and Infrastructure Planning Services Department has reviewed the Noise Control Study update and finds that the traffic noise generated from Regional Road 7 does not pose any constraint to the development of the subject lands. The study concludes that as the future attenuated sound levels for the critical outdoor living areas will be below MOECC and City guidelines, no outdoor noise control measures will be required for the development.

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i) Pedestrian Access and Connectivity

Transportation Planning Staff recommends that a secondary/emergency pedestrian only access be provided to connect from the proposed east/west private lane within the townhouse development to the exiting pedestrian path to the east of Jersey Creek within the Sylvan Brook Parkette, as shown on Attachment #4. The secondary/emergency pedestrian only access shall be subject to the review and approval of the Toronto and Region Conservation Authority.

In addition, a complete network of sidewalks should be provided without any discontinuities. Transportation Planning Staff recommends that the Owner provide a sidewalk along the proposed cul-de-sac connecting to the existing municipal sidewalk on Ravine Court and along Blocks 5 and 6 (has now been provided as shown on Attachment #4) within the proposed townhouse development.

j) Streetlighting

Streetlighting shall meet City criteria within the Draft Plan of Subdivision, and match the existing adjacent conditions for the completion of Ravine Court.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department has reviewed the applications and advises that the subject lands is cleared of concern for archaeological resources and that the following conditions be included in the Site Plan Agreement:

- a) Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Development Planning Department's Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division, has advised that for residential development, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 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 of Parkland 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 Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in the recommendation of this report.

Vaughan Parks Development Department

The subject lands are located adjacent to the existing Sylvan Brook Parkette, as shown on Attachment #3, which is the only active parkland with a playground accessible to the local residents within a 500 metres radius (5-10 minute walk time). The Owner is proposing to

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complete Ravine Court by constructing a permanent cul-de-sac. The proposed cul-de-sac will require the removal of the existing basketball court and reconfiguration of the existing playground as the proposed right-of-way would overlap with the basketball court and encroach onto the playground area.

The Owner is required and has agreed to redesign and reconstruct all works to reinstate the playground, pedestrian walkway and associated landscape works in Sylvan Brook Parkette to the satisfaction and at no cost to the City. The proposed park redevelopment works are to be completed in conjunction with the cul-de-sac works. Due to the small size of the parkette, the existing basketball court cannot be reinstated. Based on the Parks Development Department's review of the available records for Sylvan Brook Parkette, the installation of the basketball court was to be temporary in nature. The construction of the basketball court commenced in 1992 following Vaughan Council's enactment of By-law 325-92 that allowed the closure of a portion of Sylvan Brook Avenue in order to allow for the development of a temporary basketball court within the road allowance. Therefore, the Parks Development Department has no objection to the removal of the temporary basketball court.

The Parks Development Department has reviewed the proposed development and has no objection to the approval of Draft Plan of Subdivision File 19T-14V006 and Site Development File DA.15.034, subject to the conditions set forth in the recommendation section of this report and Conditions of Approval in Attachment #1 of this report.

Vaughan Environmental Services Department, Waste Management

The Environmental Services Department, Waste Management Section has reviewed the Site Development Application and finds it to be acceptable. All garbage and recycling and snow plowing will be privately administered and the responsibility of the Condominium Corporation.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objections to Official Plan Amendment File OP.14.004 and Zoning By-law Amendment File Z.14.025. The Owner has made revisions to the development layout to account for the unique constraints associated with this site, while also improving the overall width and quality of habitat in the Jersey Creek corridor. The TRCA is satisfied with the limits of development as proposed. The Owner has demonstrated there is safe ingress and egress to the site for pedestrians, emergency vehicles and private vehicles during a Regional Storm flood event in accordance with the Ministry of Natural Resources and Forestry (MNRF)'s standards. The TRCA is satisfied in this regard. The Owner must successfully obtain a TRCA Permit under Ontario Regulation 166/06 prior to the issuance of a municipal Building Permit. The TRCA has no objection to the approval of Draft Plan of Subdivision File 19T-14V006, subject to the conditions of approval in Attachment #1 c) of this report.

School Boards

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Central Sud have no objections or conditions to the proposed development.

Canada Post

Canada Post has no objections to the proposed development, subject to their conditions regarding the installation of mail facilities and equipment included in Attachment #1 d).

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Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the proposed development, subject to their conditions of approval included in Attachment #1 e).

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report. The proposed landscape plan includes drought tolerant plant material to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii) Plan and Manage Growth & Economic Well-Being

The development facilitates intensification located on a designated Regional Intensification Corridor to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

Regional Implications

York Region has advised that the Draft Plan of Subdivision is located within the Pine Valley South wastewater area and will be serviced from Water Pressure District No. 4. York Region understands that this development will receive servicing allocation from the Vaughan Council. If the City does not grant the subject development the required allocation from the Region's existing capacity assignments, then this development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- Leslie Street Pumping Station - late 2014 expected completion,
- Southeast Collector - late 2014 expected commissioning,
- Duffin Creek WPCP Outfall - 2017 expected completion,
- Duffin Creek WPCP Stages 1 and 2 Upgrades - late 2017 expected completion, and,
- Other projects as may be identified in the 2015 Water and Wastewater Master Plan Update currently in progress

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.

Regional Road 7 in this area is identified as a Regional Rapid Transit Corridor, and has a planned right-of-way of 45 m. To facilitate the development of the rapidway, the Owner should be aware that long-term access to this site on Regional Road 7 will be restricted to right-in/right-out only. Also, in order to determine property requirements for the rapidway, York Region Rapid Transit Corporation (YRRTC) is currently undertaking survey work along Regional Road 7 in the vicinity of the subject lands. To assist with the work, the Owner is requested to provide survey information, including the right-of-way and lot lines to YRRTC.

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Furthermore, a culvert extension is planned as part of the rapidway construction. In addition to the property requirements during the construction phase, a permanent easement to permit the long term maintenance of the culvert structure, to the satisfaction of York Region, will be registered along the southern boundary of the property. The Owner should be aware that a retaining wall is proposed from the eastern edge of the driveway, eastwards across the entire frontage of the property.

York Region has no objection to the Draft Plan of Subdivision subject to the above comments and subject to their conditions included in Attachment #1 b).

Conclusion

The Vaughan Development Planning Department has reviewed Official Plan Amendment File OP.14.004, Zoning By-law Amendment File Z.14.025, Draft Plan of Subdivision File 19T-14V006 and Site Development File DA.15.036 in consideration of the applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, the public, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposed townhouse and semi-detached development is compatible with the surrounding area for the reasons set out in this report. On this basis, the Vaughan Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications, subject to the conditions contained in this report.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning & Site Plan
5. Landscape Plan
6. Draft Plan of Subdivision File 19T-14V006
7. Elevation Plan – Block 1
8. Elevation Plan – Block 2
9. Elevation Plan – Block 9
10. Elevation Plan (Perspectives)

Report prepared by:

Mary Caputo, Senior Planner - OMB, ext. 8215

(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.)

Magnifico, Rose

Subject: OP.14.004, Z.14.025, 19T-14V006 AND DA.15.034

c 4
Communication
CW: Oct 7/15
Item: 13

From: Maria YS [mailto:mariays30@hotmail.com]

Sent: October-06-15 6:50 PM

To: Caputo, Mary

Subject: RE: OP.14.004, Z.14.025, 19T-14V006 AND DA.15.034 - PEBBLE CREEK DEVELOPMENTS INC.

Hi Mary,

Is there an opportunity at the meeting on Oct 7th. for the public to provide comments? I am unable to attend the meeting but would like to inform the City/approval agencies of my concerns via this email. I am submitting my comments as a concerned resident at Ambria Residences 4620 Highway 7. If you can provide a response to my comments that would be appreciated as well.

Comment 1: The staff report posted on the City website, (page 14, item d) mentions that the FSR proposes a sanitary pump station to pump sewage across the creek to connect to the existing sanitary sewer along Sylvan Brook Avenue Easement. Why can't the sewage be pumped along the the driveway shared by Vista Parc?

Comment 2: What kind of noise levels are associated with the pumping station. Where is it located? Will i hear the pump station when it runs?

Comment 3: The staff report mentions that the FSR identified surcharging of sanitary sewer downstream of the Plan. How does that effect existing residences connected to the same sanitary sewer along Sylvan Brook Avenue easement. Does this have a potential affect on Ambria Residences at 4620 Highway 7. Is Ambria connected to the same sewer along Sylvan Brook?

Comment 4: The staff report mentions that the FSR proposes underground storage for quantity control(page 15 item e). I am concerned that the underground water will flow towards Ambria and create seepage/foundation issues for Ambria. Has this potential risk been assessed by the developer and TRCA? What type of underground storage is proposed and how will this be maintained if it is not indicated where it will be located.

Comment 5: I would just like to mention that currently, I have observed that Ambria receives runoff from the east segment of proposed development, Ravine Court and the medical center to the east of Ambria. Just a side note, I have seen runoff from the medical centre enter Ambria's shared driveway during heavy rainstorms. I hope that the proposed stormwater management plan corrects these drainage issues.

Regards,
Maria

COMMITTEE OF THE WHOLE OCTOBER 7, 2015

**OFFICIAL PLAN AMENDMENT FILE OP.14.004
ZONING BY-LAW AMENDMENT FILE Z.14.025
DRAFT PLAN OF SUBDIVISION FILE 19T-14V006
SITE DEVELOPMENT FILE DA.15.034
PEBBLE CREEK DEVELOPMENTS INC.
WARD 2 - VICINITY OF REGIONAL ROAD 7 AND PINE VALLEY DRIVE**

Recommendation

The Commissioner of Planning, Director of Development and Senior Manager of Development Planning recommend:

1. THAT Official Plan Amendment File OP.14.004 (Pebble Creek Developments Inc.) BE APPROVED, to amend Vaughan Official Plan 2010 respecting the subject lands shown on Attachments #2 and #3, specifically the policies of Section 9.1.2.2 regarding new development within an established Community Area to permit the development of 59 townhouse dwelling units on freehold lots fronting onto a private common element condominium road and 4 semi-detached dwelling units (freehold) fronting onto Ravine Court.
2. THAT Zoning By-law Amendment File Z.14.025 (Pebble Creek Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #2 and #3, specifically to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (block townhouse dwellings), R5 Residential Zone (semi-detached dwellings) and OS1 Open Space Conservation 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.
3. THAT Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) as shown on Attachment #4, BE APPROVED, subject to the following conditions and the Conditions of Approval set out in Attachment #1 of this report:
 - a) that prior to the execution of the Subdivision Agreement:
 - i) The Owner shall agree to redesign and reconstruct all works to complete the playground and associated works, including but not limited to any works of a temporary nature. The Owner shall provide a cost estimate for City assets within the Park that may be affected including but not limited to geotechnical construction testing/reports, surveying, protection or replacement of site servicing, all required sediment controls, temporary fencing, tree hoarding, construction and alternative route signage, removals, walkway replacement, lighting, tree planting, and sodding costs to restore the park to existing or better condition to the satisfaction of the City;
 - ii) The Owner shall provide the City with a Letter of Credit totaling the estimated costs for the redesign and reconstruction of all works to complete the playground and associated works within the park site which shall be held by the City until assumption of the site works;
 - iii) The Owner shall submit a Tree Inventory and Assessment Report within and adjacent to the park including the areas affected by the proposed Ravine Court cul-de-sac, to the satisfaction of the City. The City's Parks

Operations and Forestry Department will review and advise of the tree compensation value.

- iv) The Owner shall provide a Landscape Drawing package including but not limited to an existing conditions plan, layout plan, grading plan, tree preservation plan, and restoration plan of works within and adjacent to the park. The drawing package shall be completed by a certified Landscape Architect and provided for review to the satisfaction of the City and shall include the following:
 - All existing facilities and property lines shall be shown on all drawings.
 - A drawing that identifies the locations of the alternative route signage that will be installed for the pedestrian path of travel that will be maintained through the duration of the playground and associated works, including ample signage leading to both entrance access points of the Park pathway system.
 - A drawing that identifies all structures to be decommissioned and reconfigured, addressing servicing requirements.
 - A drawing that illustrates the reconfiguration of the park and associated works and appropriate setback requirements.
 - A drawing that illustrates a crossing to the Park with the redesign of Ravine Court.
 - A drawing to show and label tree protection fencing around existing trees and vegetation that are to be protected, and all trees and vegetation proposed to be removed. The drawing shall indicate the location of all existing trees including the limit of the drip line, tree conditions, trees to be removed and trees to be maintained within the park. Replacement trees and vegetation shall be supplied and installed in accordance with City requirements. All proposed tree removals required to complete these works include the removal of the entire tree off-site, including the stump.
 - A drawing identifying the overall site drainage and grading plan that will ensure positive flow and does not negatively affect the use of the Park. No grading is permitted within the drip line of existing trees that are to be preserved.
 - v) The Owner shall provide a timeline schedule of the works within the park as sodding, tree planting, and concrete works are weather dependent; and,
 - vi) The Owner shall agree to be responsible for the maintenance within all work areas during construction. Maintenance is required to be completed in accordance with City of Vaughan Quality Standards.
- b) that upon execution of the Subdivision Agreement, the Owner will be granted permission to enter the City owned park to complete the playground and

associated works, and is required to notify the City when works are scheduled to commence.

4. THAT Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 63 residential units (195 persons equivalent).
5. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-14V006 (Pebble Creek Developments Inc.) shall include the following clause:

“The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 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 of Parkland 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 Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

6. THAT Site Development File DA.15.034 (Pebble Creek Developments Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #2 and #3 with 59 townhouse dwelling units (freehold) within 11 townhouse blocks on future freehold lots fronting onto a private common element condominium road, with 14 visitor parking spaces, sidewalk and a parkette, as shown on Attachments #4 to #10, subject to the following conditions:

- a) that prior to the execution of the Site Plan Agreement:
 - i) the final site plan, building elevations, landscape plan and landscape cost estimate shall be approved by the Vaughan Planning Department;
 - ii) the final site grading and servicing plans, stormwater management report, functional servicing report, and Environmental Noise Assessment shall be approved by the Vaughan Development Engineering and Infrastructure Planning Services Department;
 - iii) the Owner shall satisfy all requirements of the York Region Transportation and Community Planning Department;
 - iv) the Tree Inventory Assessment and Preservation Study must address the long term preservation of the Walnut and Butternut trees (Trees 18 and 333) to the satisfaction of the Vaughan Development Planning Department, Urban Design Division; and,
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority.

Contribution to Sustainability

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

Goal 1: To significantly reduce our use of natural resources and the amount of waste we generate

- Objective 1.3: To support enhanced standards of stormwater management at the City and work with others to care for Vaughan’s watersheds

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- 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

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:

- Low flow water fixtures
- Upgraded roof shingles
- Energy Star Appliances
- Preservation and protection of existing trees within the valley area
- Additional planting of native species within the valley area to ensure a sustainable canopy and diversity of species
- Planting of drought tolerant species; and,
- Permeable pavers within all visitor parking spaces

Economic Impact

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

Communications Plan

On January 9, 2015, a Notice of Public Hearing was circulated to an extended polling area beyond 150 m (Attachment #2) and to the Vaughanwood Ratepayers Association and the East Woodbridge Community Association, which is no longer active. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the subject lands in accordance with the City's Notice Sign Procedures and Protocol.

On February 3, 2015, a Public Hearing was held for Official Plan Amendment File OP.14.004, Zoning By-law Amendment File Z.14.025, and Draft Plan of Subdivision File 19T-14V006. At the Public Hearing, deputations and written submissions were received from the following:

- Mr. Domenic Rotundo, RQ Partners LLP, Regional Road 7, Woodbridge, on behalf of Anna Gabriele, Sylvadene Parkway and Mauro D'Addese and Anna Vinzi of Sylvadene Parkway, Woodbridge;
- Mr. Douglas Peng, Tayok Drive, Woodbridge;
- Ms. Clara Astolfo, President, Vaughanwood Ratepayers' Association, Francis Street, Woodbridge;
- Mr. Guido Masutti, Riverview Avenue, Woodbridge;
- Mrs. Hana Radomil, Regional Road 7, Woodbridge, representing the residents of Ambria Residence Condominium;
- Mr. Takur Gangapersaud, Royal Garden Boulevard, Vaughan;
- Ms. Maria, Regional Road 7, Woodbridge;
- M. Gardino, Regional Road 7, Woodbridge;
- S. Delio, Ravine Court, Woodbridge; and,
- Ambria Residents Committee, Regional Road 7, Woodbridge

The following is a summary of the perceived concerns raised at the Public Hearing on February 3, 2015:

- i) Compatibility of the proposed townhouse units with the existing surrounding development;
- ii) The proposed townhouses are not conducive to the Ravine Court neighbourhood;
- iii) Development will increase traffic and noise;
- iv) Protection of existing green space;
- v) The removal of the existing basketball court located at the west limit of Ravine Court;
- vi) The proximity of the proposed development to the Ambria residential building;
- vii) Enhanced building elevations should be provided;
- viii) Privacy issues resulting from the proposed townhouses abutting onto the existing residential to the north;
- ix) Potential drainage issues;
- x) Safety concerns for children playing in the Sylvan Brook Parkette with the proposed driveways from Ravine Court; and,
- xi) the safety concerns regarding one non signalized exit onto Regional Road 7.

Responses

The Vaughan Planning Department offers the following responses to the above concerns:

- i) Compatibility, privacy issues and proximity to surrounding development: The proposed townhouse dwelling and semi-detached development is considered to be an appropriate transition between the existing detached development to the north and east and the condominium development to the south. The Owner originally proposed one townhouse block onto Ravine Court and revised their proposal to semi-detached units to address the concerns of the public. The proposed townhouse development is buffered from the existing condominium buildings by natural area and valley lands, therefore, the existing development will not have a significant impact onto the proposed townhouses. The proposed townhouse dwelling units are set back from the rear lot lines and will not impact the privacy of the larger lots located to the north of the subject lands.
- ii) Traffic and Noise: Traffic and Noise issues have been addressed in the Vaughan Development Engineering and Infrastructure Planning Services Department section of this report. The proposed development will not have significant impacts on traffic or noise issues.
- iii) Protection of Green Space: The Owner is proposing to significantly enhance the landscaping and provide for a 10 m buffer in the natural area and valley lands. These lands will be zoned OS1 Open Space Conservation Zone and will be conveyed to the Toronto and Region Conservation Authority. This issue is further discussed in the Subdivision Design, Site Plan and Toronto and Region Conservation Authority sections of this report.
- iv) Removal of the Basketball Court: The removal of the existing basketball court located on Ravine Court has been reviewed and approved by the Vaughan Parks Development Department and is discussed in this report.
- v) Enhanced building elevations: The Owner is proposing enhanced building elevations consisting of a variety of materials including stucco, stone and red brick, and will vary in tones between each townhouse block.
- vi) Drainage: Drainage issues are addressed in the Vaughan Development Engineering and Infrastructure Planning Services Department section of this report. A final drainage plan must be approved by the City.

- vii) Safety concerns with proximity of development Sylvan Brooke Parkette: The Owner has agreed to reconfigure the existing Sylvan Brooke Parkette as the proposed permanent cul-de-sac boulevard is within the permitted setback to the existing parkette and the parkette will need to be revised to provide for a greater setback to the playground. The reconfiguration of the Sylvan Brooke Parkette is discussed in the Vaughan Parks Development Department section of this report.
- viii) Non-signalized exit: Regional Road 7 is under the jurisdiction of York Region. The Region has no objection to access being granted onto Regional Road 7 for this development. York Region has identified that Regional Road 7 is a Regional Rapid Transit Corridor and has a planned 45 m right-of-way and that the proposed driveway access onto Regional Road 7 will be restricted in the long term to a right-in/right-out access.

The recommendation of the Committee of the Whole to receive the Public Hearing report of February 3, 2015, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on February 17, 2015.

On September 24, 2015, the Vaughan Planning Department mailed a courtesy notice of this Committee of the Whole meeting to all individuals that either made a deputation at the Public Hearing, submitted correspondence in regards to the files or requested notice of a future meeting regarding this development.

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #2 and #3, to facilitate the development of the subject lands with 59 townhouse dwelling units on freehold lots fronting onto a private common elements condominium road and served by 14 visitor parking spaces, sidewalk and a parkette and 4 semi-detached dwelling units fronting onto the extension of Ravine Court, as shown on Attachments #4 to #10:

1. Official Plan Amendment File OP.14.004 to amend the policies of Section 9.1.2.2 of Vaughan Official Plan 2010 (VOP 2010) regarding the compatibility of new development within an established Community Area.
2. Zoning By-law Amendment File Z.14.025 to amend Zoning By-law 1-88 to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (townhouse dwellings), R5 Residential Zone (semi-detached dwelling units) and OS1 Open Space Conservation Zone in the manner shown on Attachment #4, together with the following site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-14V006 to facilitate a proposed residential Draft Plan of Subdivision as shown of Attachment #6, consisting of the following:

Blocks	Land Use	Area	Units
Lots 1 and 2	Residential Semi-detached Units	0.121 ha	4
Block 3	Residential Townhouse Units – Freehold on Condominium Road	1.153 ha	59
Blocks 4 and 5	Open Space Blocks	1.659 ha	
Block 6	Road Widening	0.083 ha	
Block 7	Public Road	0.21 ha	
	Total	3.045 ha	63

4. Site Development File DA.15.034 to permit the development of the subject lands with 59 townhouse dwelling units (freehold) within 11 townhouse blocks on a private common element condominium road, with 14 visitor parking spaces, sidewalk and a parkette as shown on Attachments #4, #5, and #7 to #10.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands with 59 townhouse dwelling units on freehold lots within 11 townhouse blocks fronting on a private common element condominium road and 4 semi-detached dwelling units fronting onto Ravine Court, as shown on Attachment #4. The Vaughan Development Planning Department supports the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications as they will facilitate a development that it is compatible with the surrounding land uses and represents good planning.

Location

The subject lands shown on Attachments #2 and #3, are located on the north side of Regional Road 7, west of Pine Valley Drive, municipally known as 4650 Regional Road 7.

Land Use Policies/Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan Amendment Application to permit the proposed townhouse and semi-detached units on the subject lands, in consideration of the following policies:

a) Provincial Policy Statement (PPS)

The Provincial Policy Statement (PPS 2014) includes policies that focus growth and development to “Settlement Areas”. The subject lands are located within a settlement area as defined by the PPS. The policies in the Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns - Part V, states (in part):

“1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.”

Section 1.1.3.2 states (in part):

“Land use patterns within a settlement area shall be based on densities and a mix of land uses which:

- Efficiently use land and resources;
- Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- Support active transportation where transit is planned, exists or may be developed.”

Section 1.1.3.3 and 1.1.3.4 states:

“Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

“Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of public health and safety.”

Section 1.4 includes the following policies:

“1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and if necessary, lands which are designated and available for residential development.”

“1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently uses land, resources, infrastructure and public service facilities, and supports the use of active transportation and transit in areas where it exists or is to be developed; and,
- Establishing development standards for residential intensification, redevelopment and new residential development which minimizes the cost of housing and facilitates compact form, while maintaining appropriate levels of public health and safety.”

The proposed development is consistent with the intent of the intensification and housing policies of the PPS, promotes the efficient use of land, and supports a healthy community. The subject lands are located on Regional Road 7 and are in the vicinity of

retail and service commercial uses, community services (e.g. Woodbridge Pool and Arena) and institutional uses. Also, as shown on Attachment #2, intensification has occurred in the vicinity of the subject lands in the form of two, 4 and 7-storey residential condominium buildings. The location of the development supports alternate modes of transportation such as transit, cycling and walking. The development maximizes the use of existing infrastructure and community facilities and minimizes land consumption. The proposed townhouse and semi-detached development contributes to the variety of housing types available for residents of the City of Vaughan.

b) Places to Grow – Growth Plan for the Greater Golden Horseshoe (Growth Plan)

The policies of the Growth Plan are intended to guide the development of land in the Greater Golden Horseshoe; encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types; and, direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan outlines opportunities to make better use of land and infrastructure by directing growth to existing urban areas as well as creating complete communities, stating (in part):

“...communities that are well designed, offer transportation choices, accommodate people at all stages of life and have the right mix of housing, a good range of jobs and easy access to stores and services to meet daily needs.”

The Growth Plan states that a focus for transit and infrastructure investments to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types.

c) York Region Official Plan

The York Region Official Plan designates the subject lands as “Urban Area”, which fronts onto a “Regional Corridor”. The subject lands are located on the north side of Regional Road 7, west of Pine Valley Drive, and offers an alternative housing form (townhouse and semi-detached dwelling units) in close proximity to the Regional Corridor and public transit. On September 22, 2014, York Region exempted Official Plan Amendment File OP.14.004 (Pebble Creek Developments Inc.) from approval by Regional Planning Committee and Council. As a result, Vaughan Council will be the approval authority for File OP.14.004.

The Regional Plan encourages a broad range of housing types within efficient and mixed-use compact communities at an overall transit-supportive density. The range of housing includes different forms, types and tenures to satisfy the needs of the Region's residents. The Regional Plan identifies that the housing stock in the Region is primarily detached units. The housing market is faced with demands for a broader variety of housing forms to meet the needs of different households.

The Regional Plan further encourages pedestrian scales, safety, comfort and mobility, the enrichment of the existing area with an attractive building, landscaping and public streetscapes. The proposed townhouse development will diversify the range of housing types found in the community and create an urban interface and pedestrian connectivity to Regional Road 7. Furthermore, the Regional Plan recognizes that there is a strong relationship between transportation and urban form. A compact urban form encourages and supports a higher level of transit services while helping to reduce the overall parking demand and trip length required for work, shopping, school and other destinations. The proposed mixed-use development is consistent with the Regional Official Plan policies.

d) Vaughan Official Plan 2010 (VOP 2010)

The subject lands are designated “Low-Rise Residential” and “Natural Area” by Vaughan Official Plan 2010 (VOP 2010), and are located within a “Community Area” and a “Regional Intensification Corridor”.

VOP 2010 identifies that new development in “Community Areas” be designed to respect and reinforce the physical character of the surrounding area. In addition, proposed new development in “Community Areas” with established development shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks. “Community Areas” are generally established with a number of older, residential neighbourhoods that are characterized by large lots and/or historical, architectural, or landscape value. They are also characterized by their substantial rear, front and side yards and by lot coverages that contribute to expansive amenity areas, which provide opportunities for attractive landscape development and streetscapes.

As the proposed townhouse and semi-detached development is located adjacent to an established detached dwelling neighbourhood, the proposal does not address the compatibility criteria for new development within existing “Community Areas”.

VOP 2010 states that new development shall be designed to respect and reinforce the existing physical character and uses in the surrounding area as they relate to lot configuration and size, built form and physical character of the surrounding development.

The Vaughan Development Planning Department is of the opinion that the proposed townhouse and semi-detached development provides a good transition from the surrounding existing established neighbourhoods consisting of a larger lot fabric to the north, east and west of the subject lands to the existing condominium buildings located to the southeast and southwest of the subject lands.

The subject lands are located on Regional Road 7, which is identified as a Regional Corridor where intensification is planned to occur. Regional Corridors are intended to be diverse places that support a range and mix of activities and land uses, while ensuring access to public transit. More specifically, these corridors are to function as urban main streets, with compact, mixed-use, well designed, pedestrian-friendly and transit oriented built form. The Vaughan Planning Department can support the development as it provides an appropriate transition in built form from a Regional Intensification Corridor where 4 and 7-storey condominium buildings currently exist to the low density residential development to the north.

Zoning

The subject lands are zoned A Agricultural Zone by Zoning By-law 1-88, which does not permit townhouse and semi-detached dwelling units. To facilitate the proposed townhouse development and semi-detached units, an amendment to Zoning By-law 1-88 is required to rezone the subject lands from A Agricultural Zone to RT1 Residential Townhouse Zone (townhouse dwellings), R5 Residential Zone (semi-detached dwellings) and OS1 Open Space Conservation Zone, together with the following site-specific zoning exceptions:

Table 1: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of RT1 Residential Townhouse Zone	Proposed Exceptions to the RT1 Residential Townhouse Zone
a.	Definition Street Townhouse Dwelling	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot fronts onto a private common elements condominium road
b.	Minimum Lot Area (Block 9, Units 43-46)	162 m ²	124.5 m ²
c.	Minimum Lot Frontage (All lots)	6 m	5.9 m
d.	Maximum Number of Townhouse Units in a Row (Blocks 3 and 11)	6 units	8 units
e.	Minimum Lot Depth (Block 10 – Unit 51)	27 m	18.6 m
f.	Minimum Front Yard (Blocks 3 and 4)	4.5 m	2.9 m
g.	Minimum Rear Yard	7.5 m	Blocks 1 to 5 and 11 - 5 m Block 6 - 4.8 m Block 7 - 4.5 m Blocks 8 and 9 - 4.4 m Block 10 - 4 m
h.	Minimum Rear Yard to Deck and Steps	5.7 m	Blocks 1, 2, 5, 8 and 11 - 3.2 m Blocks 3 and 4 - 3.1 m Block 6 - 3 m Block 7 - 2.7 m Block 9 - 2.6 m Block 10 - 2.2 m
i.	Minimum Interior Side Yard Abutting a Non-Residential Use (Open Space)	3.5 m	Blocks 4, 6, 8 (Unit 36), 10 and 11 - 1.2 m

Table 1: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of RT1 Residential Townhouse Zone	Proposed Exceptions to the RT1 Residential Townhouse Zone
j.	Minimum Exterior Side Yard	4.5 m	Block 5 - 1.3 m Blocks 7 and 8 (Unit 41) - 1.1 m Block 9 - 2.5 m
k.	Maximum Building Height	11 m	13.1 m
	By-law Standard	By-law 1-88 Requirements of the R5 Residential Zone	Proposed Exceptions to the R5 Residential Zone
a.	Minimum Rear Yard	7.5 m	1.2 m (Lot 1A) 5 m (Lots 1B, 2A and 2B)
b.	Minimum Exterior Side Yard	4.5 m	1.2 m
c.	Maximum Lot Coverage	50%	55%

The Owner submitted a Zoning By-law Amendment Application to rezone the portion of the subject lands proposed for townhouse development from A Agricultural Zone to RM2 Multiple Residential Zone. The RM2 Zone is intended to implement block townhouse, apartment and multiple dwelling forms of development. The Zoning By-law Amendment Application was reviewed by the Vaughan Building Standards Department and was determined that the proposed RM2 Multiple Residential Zone is not an appropriate zone for a freehold townhouse development on a common element condominium road. The Vaughan Building Standards Department has recommended that the RT1 Residential Townhouse Zone is more appropriate and consistent with the surrounding existing area and the site-specific zoning exceptions required to facilitate the proposed development. The Owner has agreed to amend the Zoning By-law Amendment Application to reflect the RT1 Residential Townhouse Zone.

The proposed zoning exceptions would facilitate development that conforms to the Vaughan Official Plan 2010 regarding land use and is compatible with the existing and planned built form in the surrounding area, and therefore, are supported by the Vaughan Planning Department. The proposed 1.2 m rear yard setback for semi-detached unit Lot 1A is acceptable as the lot is an irregular triangular shape. The townhouse dwelling units fronting onto a private common elements condominium road and semi-detached dwelling units fronting onto a public road with the proposed development standards in Table 1 provide for the appropriate development standard to facilitate an appropriate urban form and represent a good transition from the surrounding development and responds to the site conditions.

Subdivision Design and Site Plan

The proposed Draft Plan of Subdivision shown on Attachment #6 is comprised of 7 Blocks. The larger residential block, identified as Block 3, is proposed to be developed with 59 townhouse dwelling units with frontage onto a private common element condominium road as shown on Attachment #4. The easterly portion of the subject lands, identified as Block 2, is proposed to be developed with 4 semi-detached dwelling units fronting onto the cul-de-sac extension of Ravine Court. The site is divided by 1.153 ha of Natural Area and valley lands known as Jersey Creek, which is identified as Blocks 4 and 5, and will be zoned OS1 Open Space Conservation Zone and conveyed to the Toronto and Region Conservation Authority. The subject lands are accessed from a mutual private driveway from Regional Road 7 that is shared with the approved 7-storey condominium building to the southwest of the subject lands. In addition, the proposed Draft Plan of Subdivision includes a road widening (Block 6) along Regional Road 7.

The development of the lots for 4 semi-detached dwelling units requires that Ravine Court be extended and will require the relocation of the existing Sylvan Brook Parkette as shown on Attachment #4. This matter is discussed in detail in the Vaughan Parks Development Department's comments later in this report.

The proposed building elevations shown on Attachments #7 to #10 include a maximum building height of 13.1 m and 3-storeys. The building elevations will be constructed with a variety of materials including stucco, stone and red brick, and will vary in tones between each townhouse block. The proposed townhouse units are designed with mansard roofs and occasional peaked dormers, which creates a variety between elevations and less impact on building height. The final building elevations and materials will be to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

The proposed Landscape Plan is shown on Attachment #5. The Owner is proposing to significantly buffer the proposed and existing development from the existing natural area and valley lands blocks. The Owner has provided buffer areas along the open space lands as shown on Attachment #4, which have been reviewed and approved by the Toronto and Region Conservation Authority. The Owner is also proposing to significantly increase and preserve the landscaping within the natural areas, which will provide ample screening from the surrounding development. The Vaughan Planning Department requires that the Owner preserve two existing trees identified to be removed, including a Butternut Tree (Provincially significant) and a Walnut Tree, noted as Tree Nos. 333 and 18 respectively, as shown on Attachment #5. The Butternut Tree is a protected species and cannot be removed. The proposed driveway should be relocated away from this tree to increase its chance of survival.

The Owner will be required to submit a future Draft Plan of Condominium Application to establish the tenure for the common elements (e.g. private road, visitor parking, internal sidewalks and parkette) and a Part Lot Control Application to create the freehold lots for the townhouse units within the development.

The Vaughan Planning Department is satisfied with the proposed subdivision design and site plan design subject to the comments in this report and conditions of subdivision approval set-out in Attachment #1.

Vaughan Development Engineering and Infrastructure Planning Services Department

The Vaughan Development Engineering and Infrastructure Planning Services Department (DEIPS) has provided the following comments:

a) Road Network

The site is divided by Jersey Creek into east and west segments, one access is proposed from Regional Road 7 for 59 units and a separate access from Ravine Court for the 4 semi-detached units. The private driveway access to Regional Road 7 will be shared with the 7-storey condominium building to the south. The east segment of the site is proposed to be accessed by means of the extension of Ravine Court to a cul-de-sac terminus.

b) Municipal Servicing

The Owner has submitted a Functional Servicing & Stormwater Management Report (FSR) prepared by Schaeffer & Associates Limited dated June 2015, in support of the applications. The report concludes that the proposed site development could be serviced by connections to the existing watermain and sanitary sewer on Ravine Court, watermain on Regional Road 7, and can outlet the storm drainage to Jersey Creek and Ravine Court, as described below.

c) Water Servicing

The FSR identifies that water supply for the semi-detached dwellings is proposed to connect to the existing 250 mm diameter watermain within the unopened road allowance of Sylvan Brooke Avenue. The existing watermain will be extended west within a proposed cul-de-sac, which will complete the west end of Ravine Court.

The townhouse units are proposed to be serviced by extending the existing 200 mm diameter watermain on Regional Road 7 that terminates approximately 80 metres west of the proposed driveway entrance. A private watermain internal to the site is proposed to service the proposed 59 units.

A flow and pressure test was performed on the nearest hydrants confirming that the existing infrastructure will meet the minimum requirements for both domestic and fire suppression requirements for the proposed development.

d) Sanitary Servicing

The existing sanitary infrastructure on Ravine Court and the un-opened road allowance of Sylvan Brooke Avenue consists of 200 mm diameter municipal sanitary sewers that convey flows south and outlet to the 675 mm diameter trunk sewer on Tall Grass Trail.

The FSR identifies that the site will be serviced internally by a private sanitary sewer system, including a sanitary pump station and forcemain, and pump sanitary flows from the west side to the east side of the valley lands. The forcemain is proposed to be constructed by directional drilling beneath the valley lands and the Owner is required to obtain approval from the TRCA. The forcemain will outlet to a proposed control manhole at the Ravine Court property line and a proposed gravity sanitary sewer will convey the sanitary flows to the above noted municipal system.

Surcharging in the sanitary sewer downstream of the Plan has been identified in the FSR at ultimate build-out of the contributing area. The Owner shall submit an updated downstream sanitary sewer analysis identifying the extent of surcharging and the required upgrades to the sanitary sewer system downstream of the Plan, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department.

e) Storm Drainage

The Storm Water Management section of the FSR proposes to maintain the current drainage pattern and outlet the post-development storm drainage from the west segment of the site, including 1.02 ha of external lands, to the valley lands or more specifically Jersey Creek. This outlet shall be approved by the TRCA. The east segment of the site, which currently drains to Jersey Creek, is proposed to outlet to the existing storm sewer on Ravine Court and drain south through the unopened road allowance of Sylvan Brooke Avenue, to the storm sewer system on the south side of Regional Road 7. Private storm sewers are proposed internally to the site.

Quantity:

The east and west segments of the site will control flows, utilize underground storage and release to the pre-development release rate, as approved by the TRCA, in order to minimize earthworks in the west segment of the development including minimal uncontrolled flow directly to the valley lands.

Quality:

Storm water quality control will be provided by installing an oil/grit separator at both the east and west segments of the site to provide Level 1 (80% Total Suspended Solids Removal) quality control as required.

f) Sewage and Water 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. Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-14V006 is available and unrestricted.

g) Environmental Site Assessment

A Record of Site Condition (RSC) filed on the Ministry of the Environment and Climate Change (MOECC) Environmental Registry will be required for the lands within the plan given the proposed change in use to a more sensitive site (i.e., Cosmetic Hospital (commercial) to townhouse units (residential)). The Owner is required to submit the RSC and any updated ESA reports relied upon for filing of the RSC for our review and to our satisfaction prior to issuance of a Building Permit.

In addition, any parkland/open spaces that are to be conveyed to the TRCA will require a subsequent Phase Two ESA following rough grading but prior to placement of topsoil to confirm the quality of imported fill material.

h) Environmental Noise/Vibration Impact

The Owner submitted a Noise Control Study prepared by MMM Group Limited dated June 2014. The Development Engineering and Infrastructure Planning Services Department has reviewed the Noise Control Study update and finds that the traffic noise generated from Regional Road 7 does not pose any constraint to the development of the subject lands. The study concludes that as the future attenuated sound levels for the critical outdoor living areas will be below MOECC and City guidelines, no outdoor noise control measures will be required for the development.

i) Pedestrian Access and Connectivity

Transportation Planning Staff recommends that a secondary/emergency pedestrian only access be provided to connect from the proposed east/west private lane within the townhouse development to the exiting pedestrian path to the east of Jersey Creek within the Sylvan Brook Parkette, as shown on Attachment #4. The secondary/emergency pedestrian only access shall be subject to the review and approval of the Toronto and Region Conservation Authority.

In addition, a complete network of sidewalks should be provided without any discontinuities. Transportation Planning Staff recommends that the Owner provide a sidewalk along the proposed cul-de-sac connecting to the existing municipal sidewalk on Ravine Court and along Blocks 5 and 6 (has now been provided as shown on Attachment #4) within the proposed townhouse development.

j) Streetlighting

Streetlighting shall meet City criteria within the Draft Plan of Subdivision, and match the existing adjacent conditions for the completion of Ravine Court.

Vaughan Development Planning Department, Urban Design and Cultural Heritage Division

The Urban Design and Cultural Heritage Division of the Vaughan Development Planning Department has reviewed the applications and advises that the subject lands is cleared of concern for archaeological resources and that the following conditions be included in the Site Plan Agreement:

- a) Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the Vaughan Development Planning Department's Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division, has advised that for residential development, the Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 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 of Parkland 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 Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. A condition to this effect is included in the recommendation of this report.

Vaughan Parks Development Department

The subject lands are located adjacent to the existing Sylvan Brook Parkette, as shown on Attachment #3, which is the only active parkland with a playground accessible to the local residents within a 500 metres radius (5-10 minute walk time). The Owner is proposing to complete Ravine Court by constructing a permanent cul-de-sac. The proposed cul-de-sac will

require the removal of the existing basketball court and reconfiguration of the existing playground as the proposed right-of-way would overlap with the basketball court and encroach onto the playground area.

The Owner is required and has agreed to redesign and reconstruct all works to reinstate the playground, pedestrian walkway and associated landscape works in Sylvan Brook Parkette to the satisfaction and at no cost to the City. The proposed park redevelopment works are to be completed in conjunction with the cul-de-sac works. Due to the small size of the parkette, the existing basketball court cannot be reinstated. Based on the Parks Development Department's review of the available records for Sylvan Brook Parkette, the installation of the basketball court was to be temporary in nature. The construction of the basketball court commenced in 1992 following Vaughan Council's enactment of By-law 325-92 that allowed the closure of a portion of Sylvan Brook Avenue in order to allow for the development of a temporary basketball court within the road allowance. Therefore, the Parks Development Department has no objection to the removal of the temporary basketball court.

The Parks Development Department has reviewed the proposed development and has no objection to the approval of Draft Plan of Subdivision File 19T-14V006 and Site Development File DA.15.034, subject to the conditions set forth in the recommendation section of this report and Conditions of Approval in Attachment #1 of this report.

Vaughan Environmental Services Department, Waste Management

The Environmental Services Department, Waste Management Section has reviewed the Site Development Application and finds it to be acceptable. All garbage and recycling and snow plowing will be privately administered and the responsibility of the Condominium Corporation.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has advised that they have no objections to Official Plan Amendment File OP.14.004 and Zoning By-law Amendment File Z.14.025. The Owner has made revisions to the development layout to account for the unique constraints associated with this site, while also improving the overall width and quality of habitat in the Jersey Creek corridor. The TRCA is satisfied with the limits of development as proposed. The Owner has demonstrated there is safe ingress and egress to the site for pedestrians, emergency vehicles and private vehicles during a Regional Storm flood event in accordance with the Ministry of Natural Resources and Forestry (MNRF)'s standards. The TRCA is satisfied in this regard. The Owner must successfully obtain a TRCA Permit under Ontario Regulation 166/06 prior to the issuance of a municipal Building Permit. The TRCA has no objection to the approval of Draft Plan of Subdivision File 19T-14V006, subject to the conditions of approval in Attachment #1 c) of this report.

School Boards

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Central Sud have no objections or conditions to the proposed development.

Canada Post

Canada Post has no objections to the proposed development, subject to their conditions regarding the installation of mail facilities and equipment included in Attachment #1 d).

Enbridge Gas Distribution

Enbridge Gas Distribution has no objection to the proposed development, subject to their conditions of approval included in Attachment #1 e).

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i) Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report. The proposed landscape plan includes drought tolerant plant material to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii) Plan and Manage Growth & Economic Well-Being

The development facilitates intensification located on a designated Regional Intensification Corridor to support the expansion of public transportation systems and alternative modes of transportation (e.g. cycling, walking, etc.).

Servicing for the proposed development has been identified in accordance with the annual servicing/allocation report approved by Vaughan Council.

Regional Implications

York Region has advised that the Draft Plan of Subdivision is located within the Pine Valley South wastewater area and will be serviced from Water Pressure District No. 4. York Region understands that this development will receive servicing allocation from the Vaughan Council. If the City does not grant the subject development the required allocation from the Region's existing capacity assignments, then this development may require additional infrastructure based on conditions of future capacity assignment, which may include:

- Leslie Street Pumping Station - late 2014 expected completion,
- Southeast Collector - late 2014 expected commissioning,
- Duffin Creek WPCP Outfall - 2017 expected completion,
- Duffin Creek WPCP Stages 1 and 2 Upgrades - late 2017 expected completion, and,
- Other projects as may be identified in the 2015 Water and Wastewater Master Plan Update currently in progress

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.

Regional Road 7 in this area is identified as a Regional Rapid Transit Corridor, and has a planned right-of-way of 45 m. To facilitate the development of the rapidway, the Owner should be aware that long-term access to this site on Regional Road 7 will be restricted to right-in/right-out only. Also, in order to determine property requirements for the rapidway, York Region Rapid Transit Corporation (YRRTC) is currently undertaking survey work along Regional Road 7 in the vicinity of the subject lands. To assist with the work, the Owner is requested to provide survey information, including the right-of-way and lot lines to YRRTC.

Furthermore, a culvert extension is planned as part of the rapidway construction. In addition to the property requirements during the construction phase, a permanent easement to permit the long term maintenance of the culvert structure, to the satisfaction of York Region, will be

registered along the southern boundary of the property. The Owner should be aware that a retaining wall is proposed from the eastern edge of the driveway, eastwards across the entire frontage of the property.

York Region has no objection to the Draft Plan of Subdivision subject to the above comments and subject to their conditions included in Attachment #1 b).

Conclusion

The Vaughan Development Planning Department has reviewed Official Plan Amendment File OP.14.004, Zoning By-law Amendment File Z.14.025, Draft Plan of Subdivision File 19T-14V006 and Site Development File DA.15.036 in consideration of the applicable Provincial policies, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, the public, and the surrounding area context. The Vaughan Development Planning Department is satisfied that the proposed townhouse and semi-detached development is compatible with the surrounding area for the reasons set out in this report. On this basis, the Vaughan Development Planning Department can support the approval of the Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Applications, subject to the conditions contained in this report.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Proposed Zoning & Site Plan
5. Landscape Plan
6. Draft Plan of Subdivision File 19T-14V006
7. Elevation Plan – Block 1
8. Elevation Plan – Block 2
9. Elevation Plan – Block 9
10. Elevation Plan (Perspectives)

Report prepared by:

Mary Caputo, Senior Planner - OMB, ext. 8215

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

MAURO PEVERINI
Senior Manager of Development Planning

/CM

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-14V006
PEBBLE CREEK DEVELOPMENTS INC. (OWNER)
LOT 6, CONCESSION 7, 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-14V006 (THE 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 the Region of York as set out on Attachment No. 1b) and dated November 5, 2014.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out on Attachment No. 1c) and dated August 14, 2015.
4. The Conditions of Approval of Canada Post as set out on Attachment No. 1d) and dated July 6, 2015.
5. The Conditions of Approval of Enbridge Gas as set out on Attachment No. 1e) and dated July 7, 2015.

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 Attachments Nos. 1a), 1b), 1c), 1d) and 1e), 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. The Toronto and Region Conservation Authority 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. Canada Post 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. Enbridge Gas Distribution 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.

ATTACHMENT NO. 1a)

CONDITIONS OF APPROVAL

City of Vaughan Conditions

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Weston Consulting Planning and Urban Design, Drawing #D4, dated August 14, 2015.
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 to satisfy all financial and other conditions, with regard to such matters as the City may consider necessary, including payment of development levies and the woodlot development charge, the provision of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
4. The Owner shall pay any and all outstanding application fees to the Vaughan Planning Department in accordance with the in-effect Tariff of Fees By-law.
5. The Owner shall agree to remove any driveways and buildings on site, which are not approved to be maintained as part of the Plan; any modification to off-site driveways required to accommodate this Plan shall be coordinated and completed at the cost of the Owner.
6. Prior to application for Building Permit, Site Plan Approval is required for the townhouse dwelling units under the City's Site Plan Control By-law.
7. Prior to final approval, the Owner shall prepare an Urban Design Brief. The document shall address, but not be limited to the following issues:
 - Architectural design guidelines and a landscape master plan;
 - Co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting
 - Edge restoration along the existing open space lands
 - The appropriate landscaping and remediation works within the natural area Blocks 4 and 5
 - The appropriate edge treatment along Regional Road 7
 - Trail system and network within the natural areas and open space lands.
8. Prior to final approval, the Owner shall provide a minimum 10m buffer block abutting the natural areas and open space lands in accordance with Toronto and Region Conservation Authority (TRCA) policies along residential lots and residential blocks.
9. 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.
10. The Owner shall agree to pay the City at the time of registration of the Plan, payment at the rate of \$1,000.00 per residential unit, plus \$500.00 per future unit on each part lot, as per Schedule "I", in accordance with the Special Area Woodlot Development Charge By-law.
11. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 metre zone inside the staked edges, and areas where the open space edges are disturbed,

assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.

- a) The Owner shall provide a report for a 20 metre zone within all staked valley edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision.
12. The Owner shall agree in the subdivision agreement to erect a permanent 1.5 metre high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut natural areas / open space lands and the associated buffer blocks.
13. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be co-ordinated with the environmental noise report and Architectural Control Design Guidelines.
14. The Owner shall convey the natural area blocks and associated buffer blocks to the TRCA or the City free of all cost and encumbrances.
15. Prior to registration of the Plan, the Owner shall redesign and reconstruct all works to complete the playground and associated works, including but not limited to any works of a temporary nature. The playground and associated works include but are not limited to hardscaping, seating components, trash and recycling components, fencing, tree planting, playground equipment, playground surfacing, curbing, armourstone retaining wall, 911 park sign, and all notices and signage required to notify the public of the temporary park closure. The Owner agrees that these works will be completed at no cost to the City following or in conjunction with the cul-de-sac works, based on the approved design, to existing condition or better to the satisfaction of the City for use of the residents in the community.
16. Prior to commencement of the site works within the park site:
 - a) The Owner shall notify the City seven (7) days in advance to obtain written permission prior to commencing works within the Park. The Owner shall coordinate a site meeting with Parks Development and Parks Operations and Forestry Departments, and the General Contractor to review site conditions prior to any work commencing.
 - b) The Owner shall construct, install and maintain erosion and sediment control facilities, satisfactory to the City prior to any grading or construction on City property in accordance with the Landscape Drawings that have been submitted to and approved by the City.
 - c) The Owner shall be responsible to award all contracts and shall supervise all construction and provide all necessary certification by its consultants that these works have been completed as per the approved drawings and specification and to the satisfaction of the City.
17. When the reconstruction of all works to complete the playground and associated works have been substantially completed to the satisfaction of the City, the Owner shall provide the City with the following information:
 - a) A certification from the Landscape Architectural consultant, certifying the satisfactory completion of the playground and associated works within and adjacent to the Park in accordance with the approved specifications and drawings. This certification must be signed and stamped by a member of the Ontario Association of Landscape Architects (O.A.L.A). Copies of the substantial completion of the works as approved and confirmed by

the project Landscape Architect and proof of publication of such in the Daily Commercial News by the Owner and/or his agent.

- b) A letter of approval from the Parks Development and Parks Operations and Forestry Departments indicating that all approved works have been completed and inspected to the satisfaction of the City.
 - c) A detailed breakdown of the final as-constructed costs of the park interface and associated landscape areas by the Landscape Architectural consultant to the satisfaction of the City.
 - d) A complete set of as-built construction drawings for the playground and associated works to the satisfaction of the City.
 - e) Copies of all quality assurance test results, supplementary geotechnical reports and construction related reports.
 - f) Canadian Safety Association (CSA) certification from the playground manufacturer for all playground equipment and associated safety surfacing in accordance with CAN/CSA Z614-03 Children's Playspaces and Equipment.
 - g) Canadian Safety Association (CSA) certification from a third party CSA Children's Playspaces inspector for all playground equipment and associated safety surfacing (including drop tests).
 - h) Electrical Safety Authority clearance letter for the pedestrian pathway lighting associated with the Park and a certificate from the electrical design consultant indicating the electrical load of the new pedestrian pathway lighting.
 - i) The Owner shall be responsible to maintain the playground and associated works until such time as the required storm sewer and associated landscape works are assumed by the City.
18. a) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division, the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
19. The road allowance included within this Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
20. The road allowance included within this Plan shall be named to the satisfaction of the City and the Regional Transportation and Community Planning Department.
21. The road allowance 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.
22. 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.

23. Prior to final approval, the Owner shall pay the proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the subject Plan.
24.
 - a) Prior to final approval, the Owner shall satisfy all technical, financial and other requirements of PowerStream Inc., its successors and assign regarding the design, installation, connection and/or expansion of electric distribution services, or any other related matters; the Owner shall enter into a development agreement with PowerStream Inc. which addresses the foregoing requirements.
 - b) The Owner shall agree to design, purchase materials, and install a buried hydro distribution system, compatible with the existing and/or proposed systems in surrounding Plans, all in accordance with the latest standards and specifications of PowerStream Distribution Inc. and the City.
25. The Owner shall agree to create easements for maintenance purposes for all lots providing less than 1.2 m side yards, or having roof encroachments, prior to transfer of land.
26. Final engineering design(s) may result in minor variations to the Plan (eg., in the configuration of road allowances and lotting, number of lots, etc.), which may be reflected in the final Plan to the satisfaction of the City.
27. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and York Region.
28. 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.
29. 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.
30. Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit a topsoil storage plan detailing the location, size, side slopes, stabilization methods and time period, for approval by the City. Topsoil storage shall be limited to the amount required for final grading, with the excess removed from the site, and shall not occur on either park or school blocks.
31. Prior to final approval, the Owner shall not remove any vegetation or topsoil or start any grading of the lands, without a Fill Permit issued by the City, and a development agreement, if necessary.
32. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) the location and description of all outlets and other facilities;

- c) storm water management techniques which may be required to control minor or major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

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

- 33. The Owner shall agree in the subdivision agreement that no Building Permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the Plan.
- 34. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost of any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
- 35. 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.
- 36. The Owner shall agree in the subdivision agreement to design, purchase material and install a street lighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative street lighting to the satisfaction of the City.
- 37. 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.
- 38. 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 as 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.
- 39.
 - a) Prior to the initiation of grading or stripping of topsoil and prior to final approval, the Owner shall submit environmental site assessment report(s) in accordance with the "Ministry of Environment and Energy's Guidelines for Use at Contaminated Sites in Ontario, June 1996", as amended, and shall reimburse the City for the cost of peer review of the reports.
 - b) Should site remediation be required to meet the applicable soil and ground water criteria set out in the above Guidelines, the Owner shall submit to the City prior to final approval, a copy of the Record of Site Condition acknowledged by a Provincial Officer of the Ministry of the Environment.
 - c) The Owner shall provide a certificate by a qualified professional that all lands within the Plan and any lands and easements external to the Plan to be dedicated to the City, meet the applicable soil and ground water criteria noted above.
 - d) Where lands are being conveyed to the City for parkland purposes, the Owner shall agree that prior to issuance of any Building Permits, the Owner shall submit a Phase 2 Environmental Site Assessment Report(s) addressing all park blocks in the Plan, in

accordance with the Ministry of Environment Guideline for Use at Contaminated Sites in Ontario (June 1996 as amended), to the satisfaction of the City. On-site sampling contained in the reports shall be conducted following completion and certification of the rough grading of the park block(s). Testing may include but not be limited to surface and subsurface soil, ground water, soil vapour, plant and aquatic species sampling and testing of building materials. The Owner shall reimburse the City for the cost of peer review of said report(s).

40. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:

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

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

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

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

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

- (d) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88, as amended, as follows:

- i) 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.
- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 - 6.99m ¹	3.5m
7.0 - 8.99m ¹	3.75m
9.0 – 11.99m ¹	6.0m
12.0m and greater ²	9.0m

¹The Front Yard for lots with Frontages between 6.0 – 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior Side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

²The Front Yard for lots with Frontages 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.”

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

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

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

- (j) "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."
- (k) "Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City's waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue."

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.

41. 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:
- (a) 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.
 - (b) 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.
 - (c) 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).
 - (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.

42. For park/open space block(s) that are being conveyed to the City, prior to final approval of the Plan, and/or conveyance, and/or release of applicable portion of the Municipal Services Letter of Credit, the Owner shall implement the following to the satisfaction of the City:
- (a) Submit a Phase Two Environmental Site Assessment (ESA) report in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) assessing all park/open space block(s) in the Plan for contaminants of concern to the satisfaction of the City. On-site sampling of the park/open space block(s) shall be conducted only after the City has certified the rough grading of the park/open space block(s), but prior to the placement of topsoil and landscaping. The sampling and analysis plan prepared as part of the Phase Two ESA shall be developed in consultation with the City, implemented, and completed to the satisfaction of the City.
 - (b) Should remediation of any portions of the park/open space block(s) 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 Remedial Action Plan (RAP) and 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 the remediated park/open space block(s) within the Plan.
 - (c) Submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Person/Professional (QP) stating that they covenant and agree that the park/open space block(s) to be dedicated to the City 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).
 - (d) Reimburse the City for the cost of the peer review of the ESA reports and RAP, as may be applicable.
43. Prior to final approval, an environmental noise impact study, prepared at the Owner's expense, shall be submitted to the City for review and approval. The preparation of the noise report shall include the ultimate traffic volumes associated with the surrounding road network. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in the approved noise report to the satisfaction of the City.
44. Prior to the issuance of a Building Permit for any Lot or Block on the Plan, the Owner shall construct the remaining portion of Ravine Court, in order to provide access and to complete the road network, to the satisfaction of the City.
45. The Owner shall agree in the subdivision agreement to pay its proportionate share of the cost of downstream sanitary sewer system improvements that are required to service the Plan and all benefiting areas.
46. Prior to final approval of Plan, the final site grading and servicing plan, stormwater management report, Environmental Noise and Vibration Report and downstream sanitary sewer analysis shall be submitted for review and approval, to the satisfaction of the Development Engineering and Infrastructure Planning Services Department.
47. The Owner shall, if/when required at the City's discretion, conduct sanitary sewer flow monitoring for a period of no less than eighteen (18) months, provide reports and analysis, and enter into a Servicing Agreement with the City to replace sanitary sewer lengths as determined by the downstream sanitary sewer analysis, all to the satisfaction of the City.

48. 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 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.]
49. Where the Owner proposes to proceed with the construction of a model home(s) prior to registration of the Plan, the Owner shall enter into an agreement with the City, setting out the conditions, and shall fulfill relevant conditions of that agreement prior to issuance of a Building Permit.
50. The Owner shall permit any telephone or telecommunications service provider to locate its plant in a common trench within the proposed Plan of Subdivision prior to release of the Plan for registration, provided such service provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the Plan as and when each dwelling unit is constructed.



November 5, 2014

Schedule of Conditions

**19T-14V006
Part of Lot 6, Concession 7
Pebble Creek Developments Inc.
4650 Highway 7
City of Vaughan**

Re: Weston Consulting File No. 6381, revised May 30, 2014

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 Regional Infrastructure Asset Management Branch for review and record.
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. Prior to final approval, the Owner shall provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments, as well as facilities on the site (e.g. convenient and secure bike racks near entrances) to promote the usage of non-auto travel modes. A drawing shall be provided to illustrate the locations of the pedestrian/cycling facilities and connections to adjacent developments and roadways.
7. Prior to final approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to the Transportation and Community Planning Department, Attention: Mrs. Eva Pulnicki, P.Eng.
8. Prior to final approval, the Owner shall provide a copy of the subdivision agreement to the Transportation and Community Planning Department, outlining all requirements of the Transportation and Community Planning Department.
9. Prior to final approval, the Owner shall engage the services of a consultant to prepare and submit for review and approval, a noise study to the satisfaction of the Transportation and Community Planning Department recommending noise attenuation features.
10. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Community Planning Department, to implement the noise attenuation features as recommended by the noise study and to the satisfaction of the Transportation and Community Planning Department.

11. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Community Planning Department, that where berm, noise wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a professional engineer to have been installed as specified by the approved Noise Study and in conformance with the Ministry of Environment guidelines and the York Region Noise Policy.
12. The following warning clause shall be included in a registered portion of the subdivision agreement with respect to the lots or blocks affected:

"Purchasers are advised that despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants".
13. Where noise attenuation features will abut a York Region right-of-way, the Owner shall agree in the subdivision agreement, in wording satisfactory to York Region's Transportation and Community Planning Department, as follows:
 - a) that no part of any noise attenuation feature shall be constructed on or within the York Region right-of-way;
 - b) that noise fences adjacent to York Region roads may be constructed on the private side of the 0.3 metre reserve and may be a maximum 2.5 metres in height, subject to the area municipality's concurrence;
 - c) that maintenance of the noise barriers and fences bordering on York Region right-of-ways shall not be the responsibility of York Region; and
 - d) that any landscaping provided on York Region right-of-way by the Owner or the area municipality for aesthetic purposes must be approved by the Transportation and Community Planning Department and shall be maintained by the area municipality with the exception of the usual grass maintenance.
14. Prior to final approval, the Owner shall agree that the following lands will be conveyed to York Region for public highway purposes, free of all costs and encumbrances, to the satisfaction of York Region Solicitor (the following dimensions shall be verified by YRRTC prior to the conveyance of the lands or the registration of the easements).
 - a. a road widening across the full frontage of Regional Road 7 of about 10.8 metres from the existing lot line
 - b. a 0.4 metre permanent easement adjacent to above mentioned road widening
 - c. a 23.1 metre temporary easements adjacent to the above permanent easement for a period of at least 5 years

The dimensions above must be verified with YRRTC prior to the conveyance of any lands or registration of any easements.
15. Prior to final approval, the Owner shall provide a solicitor's certificate of title in a form satisfactory to York Region Solicitor, at no cost to York Region with respect to the conveyance of the above noted lands to York Region.
16. The Region requires the Owner to submit, in general accordance with the requirements of the Environmental Protection Act and O. Reg. 153/04 Records of Site Condition Part XV.1 of the Act (as amended) ("O. Reg. 153/04"), a Phase I environmental site assessment ("Phase I ESA") of the Owner's lands that are the subject of the application, including the lands to be conveyed to the Region (the "Conveyance Lands"). The Phase I ESA cannot be more than 2 years old as of the actual date title to the Conveyance Lands is transferred to the Region. If the Phase I ESA is linked to different phases of

development and there will be multiple conveyances of lands, the Phase I ESA prepared in respect of a specific conveyance and phase of development cannot be more than two years old as of the actual date of transfer of title to the Region. If a Phase I ESA is or would be more than two years old as of the actual date of transfer of title to the Region, the Phase I ESA will need to be either updated or a new Phase I ESA obtained by the Owner in accordance with the requirements of this section. The Region, at its discretion, may require further study, investigation, assessment and delineation to determine whether any remedial or other action is required regardless of the findings or conclusions of the Phase I ESA. Any Phase II environmental site assessment required by or submitted to the Region must be prepared in general accordance with the requirements of O. Reg. 153/04 (as noted above). Reliance on the Phase I ESA and any subsequent environmental reports or other documentation prepared in respect of the environmental condition of the lands must be provided to the Region and: (i) will be addressed to "The Regional Municipality of York"; (ii) contain wording to the effect that the Region is entitled to rely on such reports or documentation in their entirety; and (iii) the terms and conditions of the reliance extended (including any wording seeking to limit liability) must be satisfactory to the Region.

The Owner shall also provide the Region's Transportation and Community Planning Department with a certified written statement from the Owner or the Owner's authorized representative that no contaminant, pollutant, waste of any nature, hazardous substance, toxic substance, dangerous goods, or other substance or material defined or regulated under applicable environmental laws is present at, on, in or under lands to be conveyed to the Region (including soils, substrata, surface water and groundwater, as applicable): (i) at the time of conveyance, at a level or concentration that exceeds the Environmental Protection Act O. Reg. 153/04 (as amended) full depth generic site condition standards applicable to the intended use of such lands by the Region or any other remediation standards published or administered by governmental authorities applicable to the intended land use; and (ii) in such a manner, condition or state, or is emanating or migrating from such lands in a way, that would contravene applicable environmental laws.

The preparation and delivery of the Phase I ESA, any subsequent environmental reports, other documentation, reliance and the Owner's certified written statement shall be provided at no cost to the Region.

17. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Community Planning Department, to be responsible to decommission any existing wells on the owner's lands in accordance with all applicable provincial legislation and guidelines and to the satisfaction of the area municipality.
18. The Owner shall agree in the subdivision agreement, in wording in wording satisfactory to the Transportation and Community Planning Department, that access to the subdivision to/from Regional Road 7 shall only be obtained from the existing access to the Vista Parc Ltd property, and nowhere else along Regional Road 7.
19. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Community Planning Department that the joint access to Highway 7 will be restricted to right-in/right-out movements only once the Region of York's *Vivanext* rapidway project is implemented on this section of Regional Road 7.
20. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Community Planning Department that it shall not initiate any action, suit, or any other proceeding against the Region before any court or tribunal, including but not limited to any action for injurious affection, as a result of the restriction of the access to and from the site as listed herein.
21. Prior to final approval, the Owner shall demonstrate, to the satisfaction of the Transportation and Community Planning Department, that all local underground services will be installed within the area of the development lands and not within York Region's road allowance. If a buffer or easement is needed to accommodate the local services adjacent to York Region's Right of Way, then the Owner shall provide a satisfactory buffer or easement to the Area Municipality, at no cost to the Region.

22. The Owner shall agree in the subdivision agreement, in wording satisfactory to the Transportation and Community Planning Department that the Owner will be responsible for determining the location of all utility plants within York Region right-of-way and for the cost of relocating, replacing, repairing and restoring any appurtenances damaged during construction of the proposed site works. The Owner must review, or ensure that any consultants retained by the Owner, review, at an early stage, the applicable authority's minimum vertical clearances for aerial cable systems and their minimum spacing and cover requirements. The Owner shall be entirely responsible for making any adjustments or relocations, if necessary, prior to the commencement of any construction.
23. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Transportation and Community Planning Department, outlining all requirements of the Transportation and Community Planning Department.
24. 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 the final approval in accordance with By-law #2012-36.
25. The Regional Transportation and Community Planning Department shall advise that Conditions 1 to 25 inclusive, have been satisfied.

ATTACHMENT NO. 1c)



August 14, 2015

CFN 51231

19T-14V006 - PEBBLE CREEK DEVELOPMENTS INC.

TRCA staff recommends approval of Draft Plan of Subdivision 19T-14V006 (Drawing No. D3), Part of Lot 6, Concession 7, City of Vaughan, Regional Municipality of York, prepared by Weston Consulting, Revision No. 5 dated March 11, 2015, subject to the following conditions:

1. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report (or reports) and plans to the satisfaction of TRCA and the City of Vaughan., which shall include:
 - i. A description of the storm drainage system (quantity and quality) for the proposed development;
 - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system;
 - iii. Appropriate stormwater management techniques which may be required to control minor and major flows;
 - iv. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural system, both aquatic and terrestrial;
 - v. Detailed plans and calculations for the proposed lot-level, conveyance, and end-of-pipe controls to be implemented on the site;
 - vi. Proposed measures to promote infiltration and maintain water balance for the plan area;
 - vii. Proposed measures to maintain feature-based water balance and to mitigate impacts to those natural features that have been assessed to be potentially impacted by the development;
 - viii. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation and any permitting requirements;
 - ix. Grading plans for the subject lands;
 - x. Cross-sections and details where grading is proposed in or adjacent to the Natural Areas (Blocks 4 and 5 inclusive);
 - xi. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction;

ATTACHMENT NO. 1c)

- xii. The location and description of all outlets and other facilities or works which may require permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended; and
 - xiii. A response indicating how TRCA's detailed comments dated August 14, 2015 on Official Plan Amendment Application OP.14.004, Zoning By-law Amendment Application Z.14.025 and Draft Plan of Subdivision Application 19T-14V006 have or will be addressed by the Owner to the satisfaction of TRCA.
2. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA.
 3. That prior to the registration of this plan or any phase thereof, the Owner prepare comprehensive edge management plans/restoration planting plans to the satisfaction of TRCA for the Natural Areas (Blocks 4 and 5 inclusive).
 4. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Natural Areas (Blocks 4 and 5 inclusive) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
 5. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
 6. That the Natural Areas (Blocks 4 and 5 inclusive) be dedicated to TRCA or the City of Vaughan, free of all charges and encumbrances, to the satisfaction of TRCA. It is TRCA's preference that there be an easement over all proposed public infrastructure within the Natural Areas (Blocks 4 and 5 inclusive) and that all private infrastructure be retained in private ownership. Further discussions and arrangements to accommodate TRCA's concerns should occur to the satisfaction of TRCA.
 7. That the implementing zoning by-law recognize the Natural Areas (Blocks 4 and 5 inclusive) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
 8. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
 9. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval (see TRCA's letter dated August 14, 2015);
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;
 - iii. To obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses*

ATTACHMENT NO. 1c)

Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;

- iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
 - v. To erect a permanent fence along all residential lots or blocks that abut the Natural Areas (Blocks 4 and 5 inclusive) to the satisfaction of TRCA;
 - vi. To prohibit grading works within the Natural Areas (Blocks 4 and 5 inclusive) unless approved by TRCA;
 - vii. To prohibit retaining walls in or adjacent to the Natural Areas (Blocks 4 and 5 inclusive) unless approved by TRCA;
 - viii. Prior to the issuance of any building permit within the Residential Condominium Block (Block 3), the Owner demonstrates to the satisfaction of TRCA that the works required to provide safe ingress and egress to the Residential Condominium Block (Block 3) during a Regulatory storm event have been implemented pursuant to the TRCA approved plans, i.e., road and culvert upgrades. This will include, but is not limited to the submission of as-built drawings, revised floodplain modeling, floodplain mapping, site photos, inspection/monitoring reports and written certification by the consulting engineer and/or other professionals as deemed necessary by TRCA to the satisfaction of TRCA; and
 - ix. Prior to the issuance of any building permit within the Residential Condominium Block (Block 3), the Owner demonstrates to the satisfaction of TRCA that the grading and stabilization of all disturbed areas on and adjacent to the Residential Condominium Block (Block 3), including the cut/fill balance within the floodplain, has been implemented pursuant to the TRCA approved plans. This will include, but is not limited to the submission of as-built drawings, revised floodplain modeling, floodplain mapping, site photos, inspection/monitoring reports and written certification by the consulting engineer, ecologist and/or other professionals as deemed necessary by TRCA to the satisfaction of TRCA.
10. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (see TRCA's letter dated August 14, 2015), if necessary, to the satisfaction of TRCA.
11. That the Owner provide a copy of the fully executed subdivision agreement to TRCA, when available, in order to expedite the clearance of conditions of draft plan approval.

July 6, 2015

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

Attention: Mary Caputo - Planner

Re: DA.15.034

RELATED FILES: 19T-14V006, Z.14.025 & OP.14.004

GABE DIMARTINO, PEBBLE CREEK DEVELOPMENTS INC.

PART OF LOT 6, CONCESSION 7 (4650 HIGHWAY NO. 7)

THE CITY OF VAUGHAN WARD 2 POSTAL DELIVERY AREA: WOODBRIDGE

Dear Sir/Madam:

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

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

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

ATTACHMENT NO. 1d)

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



ATTACHMENT NO. 1e)

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

July 7, 2015

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

Dear Mary Caputo,

Re: Site Plan Control
Gabe DiMartino, Pebble Creek Developments Inc.
4650 Highway 7
Part of Lot 6, Concession 7
City of Vaughan
File No.: DA.15.034 Related Files: 19T-14V006, Z.14.025 and OP.14.004

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

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

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

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

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

In the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department. For more details contact SalesArea30@enbridge.com.

ATTACHMENT NO. 1e)

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

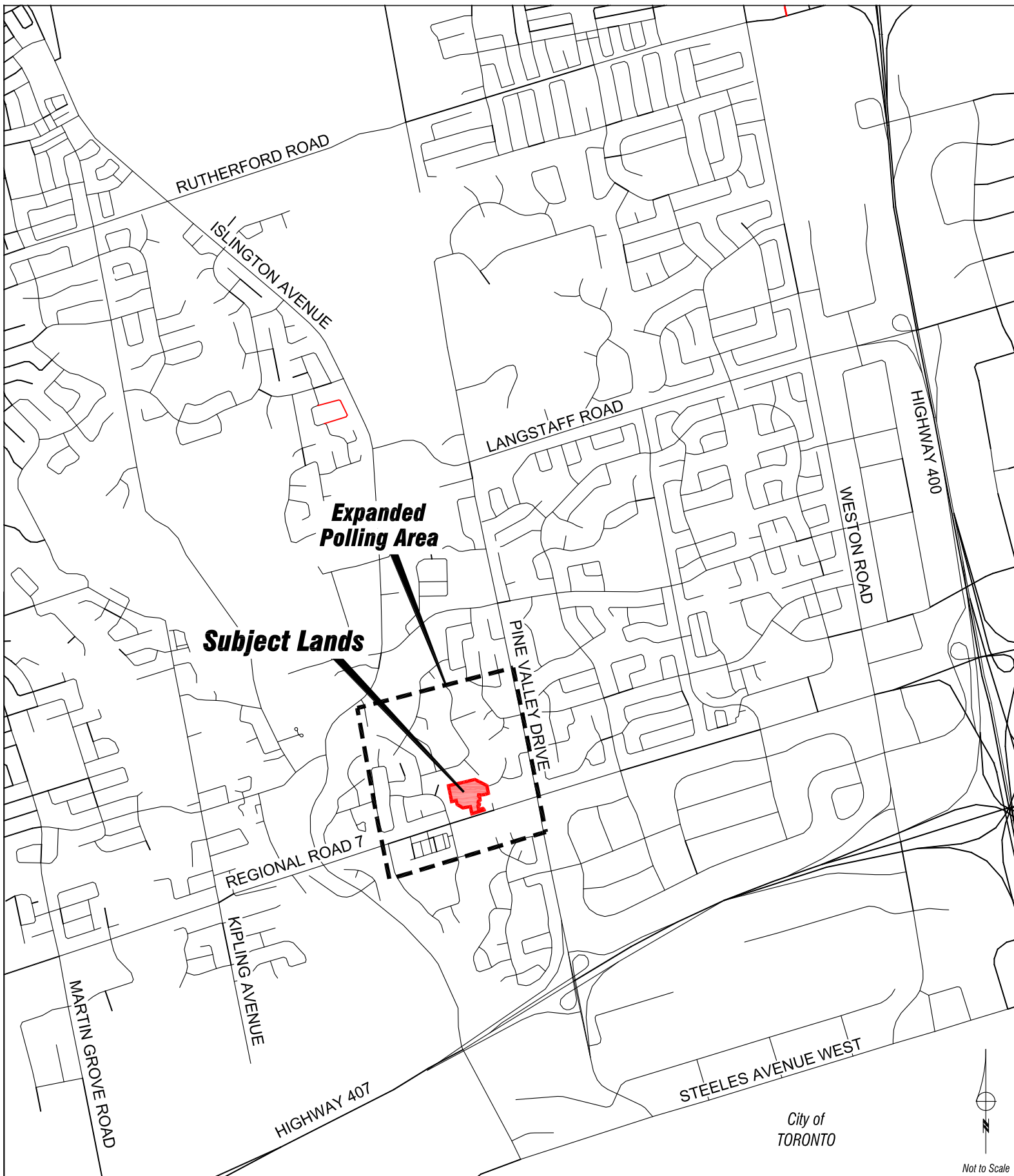
TEL: 416-758-4754

500 Consumers Road North York, Ontario M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

ND/se



Context Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Pebble Creek Developments Inc.

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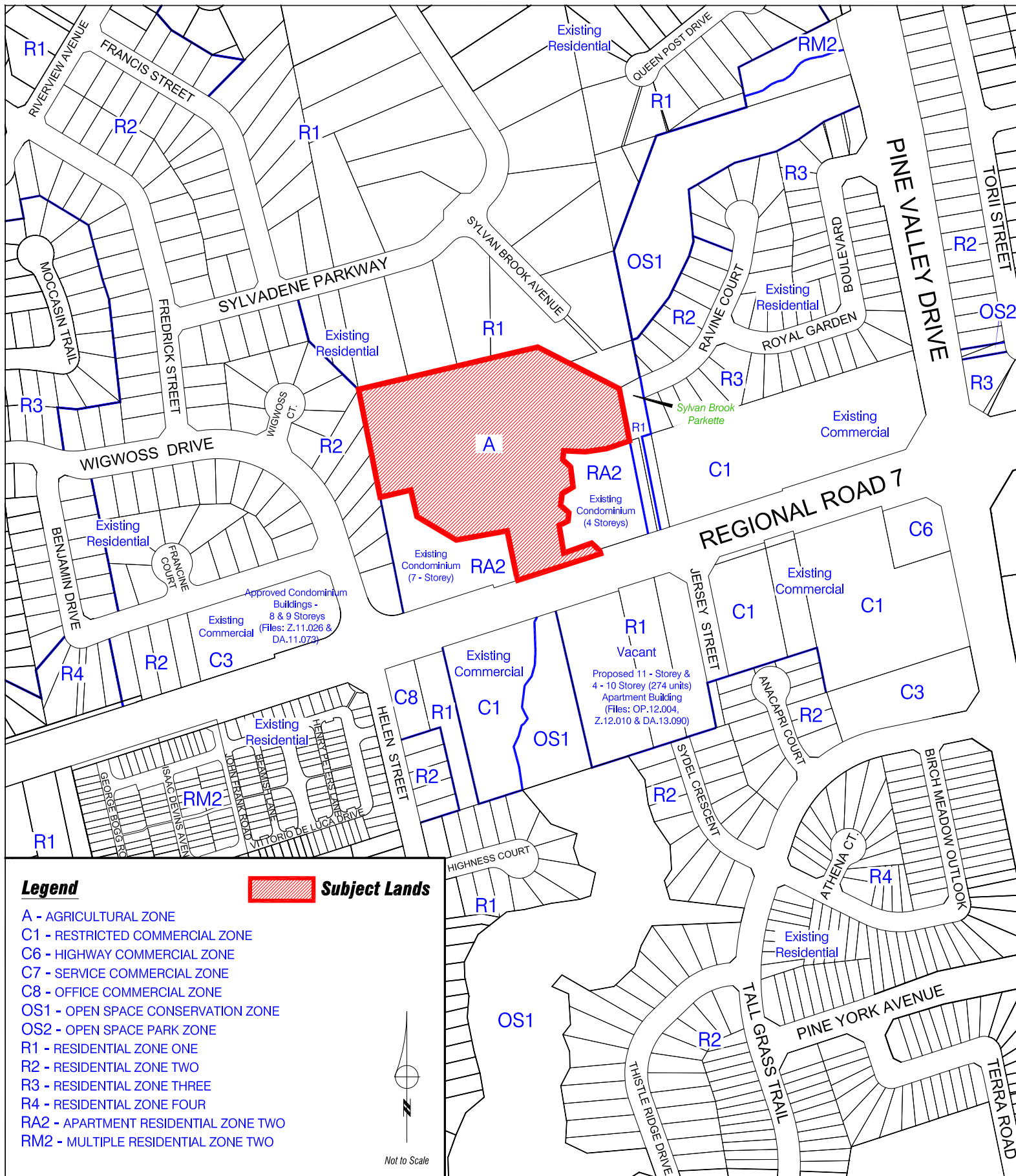


Attachment

FILES:
OP.14.004, Z.14.025,
19T-14V006, & DA.15.034

DATE:
October 7, 2015

2



Location Map

LOCATION:
Part of Lot 6, Concession 7

APPLICANT:
Pebble Creek Developments Inc.

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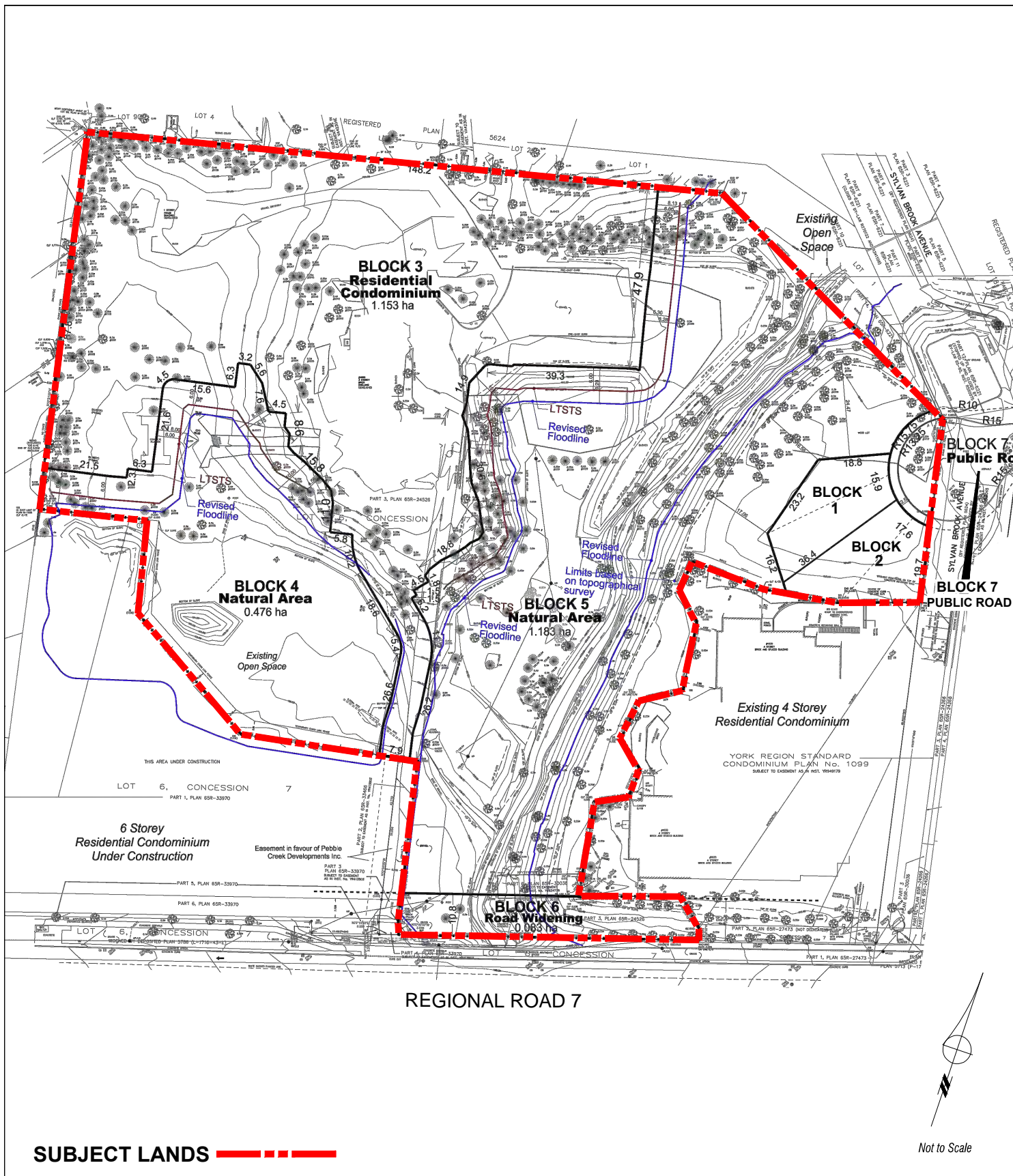


Attachment

FILES:
OP.14.004, Z.14.025,
19T-14V006, & DA.15.034

DATE:
October 7, 2015

3



Draft Plan of Subdivision - File 19T-14V006

APPLICANT: Pebble Creek Developments Inc.
LOCATION: Part of Lot 6, Concession 7



Attachment

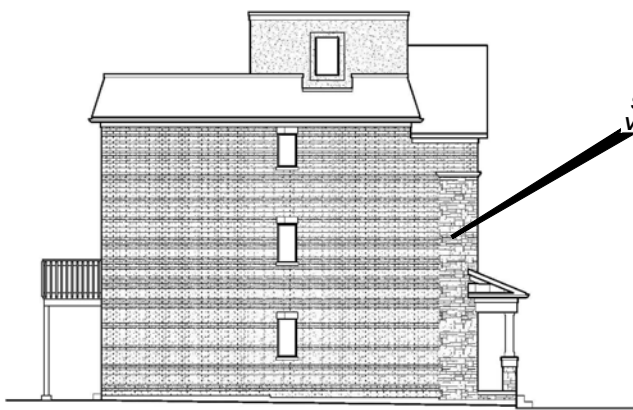
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OP.14.004, Z.14.025,
19T-14V006, & DA.15.034

DATE:
October 7, 2015

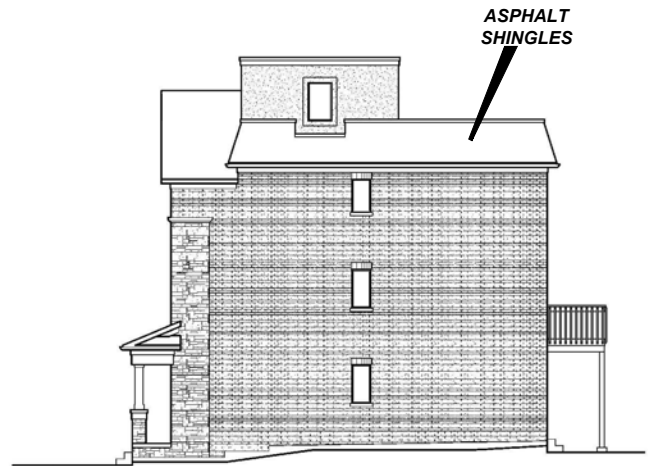
6



FRONT (SOUTH) ELEVATIONS



LEFT (WEST) ELEVATIONS



RIGHT (EAST) ELEVATIONS



REAR (NORTH) ELEVATIONS

Not to Scale

Elevation Plan - Block 1 on Site Plan

APPLICANT: Pebble Creek
Developments Inc.

LOCATION:
Part of Lot 6, Concession 7



Attachment

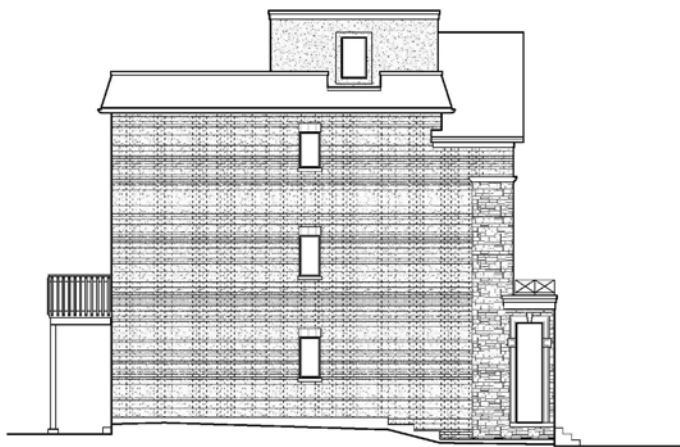
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DATE:
October 7, 2015

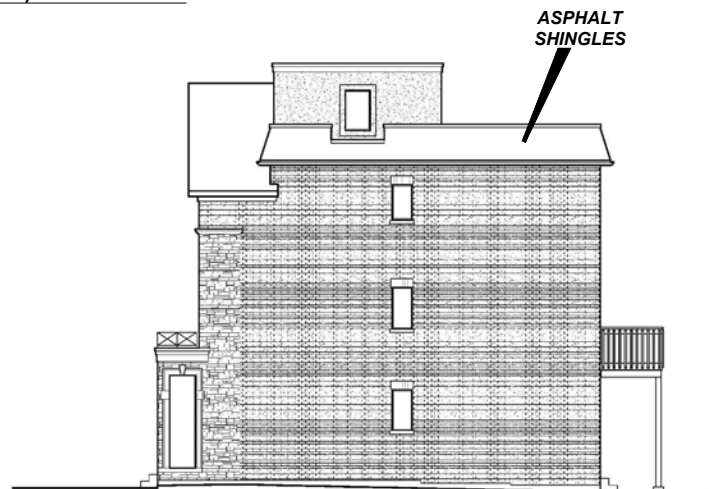
7



FRONT (SOUTH) ELEVATIONS



LEFT (WEST) ELEVATIONS



RIGHT (EAST) ELEVATIONS



REAR (NORTH) ELEVATIONS

Not to Scale

Elevation Plan - Block 2 on Site Plan

APPLICANT: Pebble Creek
Developments Inc.

LOCATION:
Part of Lot 6, Concession 7



Attachment

FILES:
OP.14.004, Z.14.025,
19T-14V006, & DA.15.034

DATE:
October 7, 2015

8



Elevation Plan - Block 9 on Site Plan

APPLICANT: Pebble Creek
Developments Inc.

LOCATION:
Part of Lot 6, Concession 7



Attachment

FILES:
OP.14.004, Z.14.025,
19T-14V006, & DA.15.034

DATE:
October 7, 2015

9



FRONT ELEVATIONS (STREETSCAPE BLOCK 1)



FRONT ELEVATIONS (STREETSCAPE BLOCK 2)



FRONT ELEVATIONS (STREETSCAPE BLOCK 9)

Not to Scale

Typical Elevation Plan (Perspectives)

APPLICANT: Pebble Creek
Developments Inc.

LOCATION:
Part of Lot 6, Concession 7



Attachment

FILES:
OP.14.004, Z.14.025,
19T-14V006, & DA.15.034

DATE:
October 7, 2015

10