

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 15, 2015**

Item 6, Report No. 44, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 15, 2015.

**6**

**OFFICIAL PLAN AMENDMENT FILE OP.14.003  
ZONING BY-LAW AMENDMENT FILE Z.14.024  
WOODBIDGE PARK LIMITED  
WARD 2 - VICINITY OF STEELES AVENUE WEST & MARTIN GROVE ROAD**

**The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated December 1, 2015:**

**Recommendation**

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

1. THAT Official Plan Amendment File OP.14.003 (Woodbridge Park Limited) BE APPROVED, to amend Vaughan Official Plan VOP 2010 for the subject lands shown on Attachments #1 and #2, specifically to amend the policies of Sections 9.2.2.8 "Community Commercial Mixed-Use" and 9.2.3.2 "Townhouses" as identified in Table 1 of this report to facilitate the development of the subject lands with 249, 3-storey Townhouse Dwelling units (comprised of 89 conventional townhouse units (with front and rear yards) and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings with 868 m<sup>2</sup> of at-grade commercial uses with 26 rental apartment units located within the 2<sup>nd</sup> and 3<sup>rd</sup> floors, a 2,100 m<sup>2</sup> public park, and private amenity areas, visitor parking, walkways, and internal roads as shown on Attachments #3 to #6.
2. THAT Zoning By-law Amendment File Z.14.024 (Woodbridge Park Limited) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)", OS1 Open Space Conservation Zone (buffer) and OS2 Open Space Park Zone (park) in the manner shown on Attachment #3, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 2 of this report.
3. THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned RM2(H) Multiple Residential Zone until the following condition is addressed for the subject lands, to the satisfaction of the City of Vaughan:
  - a) The Owner shall carry out the Environmental Site Assessment (ESA) clearance to completion, up to and including the satisfactory registration of a Record of Site Condition (RSC) for the lands within the plan, the proof of which requires two (2) documents: a hard copy of the RSC signed by a Qualified Person; and an Acknowledgement Letter from the Ministry of the Environment and Climate Change confirming the filing of the RSC on the Environmental Site Registry. The ESA clearance shall also include submission of all ESA reports relied upon for the filing of the RSC.
  - b) The approval of a Site Development Application for the Townhouse Units and Mixed-Use Buildings.

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4. a) THAT York Region and the City of Toronto be advised that the City of Vaughan consents to the provision of water and sanitary service connections from the existing City of Toronto watermain and sanitary sewer on Gihon Spring Drive, south of Steeles Avenue West, to the proposed development (Woodbridge Park Limited) located on the north side of Steeles Avenue West, between Martin Grove Road and Kipling Avenue.
- b) THAT the Mayor and Clerk be authorized to execute the necessary agreements among York Region, the City of Toronto and the City of Vaughan such that the necessary water and sanitary service connections can be constructed and implemented including the water meter and billing mechanism.
5. THAT prior to the enactment of the implementing amendments to the Official Plan and Zoning By-law, the Owner shall:
  - a) Amend the proposed site plan and landscape plans to relocate the proposed privately owned 2 m walkways adjacent to the proposed park to be a minimum of 0.3 m from the property line to ensure that all subgrade requirements are solely within private property;
  - b) The park block located adjacent to Thackery Park (274.52 sq.m) shall be renamed as a vista or amenity space and shall not to be considered as Parkland Dedication;
  - c) Agree to provide a facility fit plan within the public park that includes the following to the satisfaction of the City of Vaughan:
    - i) one dominant 3 m path that connects to the adjacent privately owned walkway;
    - ii) a mix of active and passive areas;
    - iii) a minimum 715 m<sup>2</sup> playground with a 15 m setback from residential use and any road including Steeles Avenue West and the private common element condominium road;
    - iv) a covered shade structure;
    - v) trash and recycling bins (1-2 pairs) where necessary;
    - vi) seating in the form of picnic benches and/or standard park benches where necessary (2-3 pieces);
    - vii) bike racks where necessary (1-2 sets);
    - viii) lighting fixtures where necessary;
    - ix) a 911 emergency sign;
    - x) allow for maintenance access with removable bollards where necessary;
    - xi) the grading shall allow for the development of a 3 m wide walkway with slopes that do not exceed 5% and cross slopes that do not exceed 2% and all slopes on the walkway shall be labelled on the appropriate plans. All walkways must comply with the Accessibility for Ontarians with Disabilities (AODA) standards. Accessibility shall include physical access and visual access and integration of public spaces; and,
    - xii) grading within the park block cannot exceed 4:1 (25%) slopes. The proposed park block shall be graded with a flat topography (2% slope) for at least 75% of the proposed block area.

#### **Contribution to Sustainability**

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

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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:

- provide high efficiency heating and ventilation systems to reduce energy consumption
- efficient water consumption, including rain water harvesting and the recirculation of water for irrigation purposes
- enhanced indoor air quality
- use environmentally preferable building materials, high-renewable and recycled content building products, and certified sustainably harvested lumber
- provide water efficient and drought resistant landscaping, which include the use of native plants and xeriscaping

#### **Economic Impact**

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

#### **Communications Plan**

On February 6, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, the West Woodbridge Homeowners' Association and the City of Toronto. A Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://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 March 3, 2015, a Public Hearing was held for Official Plan Amendment File OP.14.003, and Zoning By-law Amendment File Z.14.024. At the Public Hearing, deputations and written submissions were received from the following:

- Ms. Marianne Kline, Executive Director, Leisureworld Vaughan, Steeles Avenue West, Woodbridge.
- Vincent Crisanti, Ward 1 City of Toronto Councillor, City of Toronto, who formally requested that the Owner and City of Vaughan Staff host consultation meetings with the residents of Ward 1, City of Toronto, on the proposed development.

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

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- i) The proposal includes only one access, and the development should provide for an emergency access;
- ii) The potential 407 interchange at Kipling Avenue by the Ministry of Transportation (MTO) will affect the development limits of the subject lands;
- iii) The development will increase the traffic and parking on the development to the west of the subject lands (Leisureworld) and will restrict the shared driveway access onto Steeles Avenue West.

On May 13, 2015, a public consultation meeting was held at St. Angela Catholic School (City of Toronto) with the City of Toronto Ward 1 Councillor Vincent Crisanti, City of Toronto residents, the Owner and their representative, Weston Consulting Group, where the following concerns were raised:

- i) The proposed development will increase traffic in area;
- ii) The possibility of providing a secondary/emergency access should be reviewed; and,
- iii) The residents do not want future residents to use nearby facilities in the City of Toronto.

#### Responses

The Vaughan Development Planning Department has reviewed these concerns and provides the following comments:

- i) Emergency Access: The proposed development has been revised to include an emergency access from Street "E" onto Steeles Avenue West with removable bollards, as shown on Attachment #3.
- ii) Potential 407 Kipling Interchange: The Owner and the Vaughan Development Planning Department have confirmed with the Ministry of Transportation Ontario (MTO) that the MTO does not object to the proposal and is aware that the Transportation Plans for the City of Vaughan and York Region no longer support an interchange oriented at Kipling Avenue. This issue is further discussed in the Ministry of Transportation Ontario section of this report.
- iii) Increased Traffic and Use of the Shared Driveway: Traffic issues are addressed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report. The proposed development will not have a significant impact on traffic. The existing shared driveway is actually located on the Owner's land holdings and an easement has been granted to the adjacent land owners (Leisureworld) for access onto Steeles Avenue West.
- iv) Use of City of Toronto Community Facilities: The future residents of the proposed development would be classed as non-residents by the City of Toronto. Non-residents are required to pay higher fees and would also have to wait approximately ten days after the initial registration date to register for any programming. Due to the requirement of wait times before non-residents can register and the additional fees, it is anticipated that residents from the proposed development will primarily use City of Vaughan facilities.

The recommendation of the Committee of the Whole to receive the Public Hearing report of March 3, 2015, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 24, 2015.

On November 20, 2015, the Vaughan Development 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 regard to these files or requested a notice of future meetings regarding this development.

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### Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of 249, 3-storey Townhouse Dwelling units (freehold and comprised of 89 conventional townhouse units (with front and rear yards) and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings with 868 m<sup>2</sup> of at-grade commercial uses and 26 rental apartment units located within the 2nd and 3rd floors, a 2,100 m<sup>2</sup> public park, and private internal roads, amenity areas, visitors parking, and walkways, as shown on Attachments #3 to #6, as follows:

1. Official Plan Amendment File OP.14.003 to amend VOP 2010, specifically the policies of Sections 9.2.2.8 “Community Commercial Mixed-Use” and 9.2.3.2 “Townhouses” as follows:

**Table 1: Proposed Official Plan Amendments**

	<b>Vaughan Official Plan 2010 (VOP 2010)</b>	<b>Proposed Amendments to VOP 2010</b>
a.	<p>“Community Commercial Mixed-Use”, Section 9.2.2.8:</p> <p>The subject lands are designated “Community Commercial Mixed-Use”, which permits Office Uses, Cultural and Entertainment Uses, Retail Uses and Gas Stations.</p> <p>“Community Commercial Mixed-Use” areas are appropriate for non-residential intensification.</p>	<p>Add the following exceptions to the “Community Commercial Mixed-Use” designation to site-specific policy 13.17 for the subject lands:</p> <p>i. The following uses are permitted:</p> <p>a. Low-Rise Residential uses in the form of the following building types: Low-Rise buildings, townhouses, and back-to-back townhouses;</p> <p>b. Retail, restaurant and service commercial uses.</p>
b.	<p>“Townhouses”, Section 9.2.3.2:</p> <p>A Townhouse is a Low-Rise Residential building, up to three-storeys in height, situated on a single parcel and part of a row of at least three but no more than six attached residential units.</p>	<p>Add the following exceptions to “Townhouses” building type policy 9.2.3.2 to site-specific policy 13.17 for the subject lands:</p> <p>i. Back-to-back townhouses are Low-Rise Residential buildings, up to three-storeys in height, and part of a row or block of residential units. A block of back-to-back townhouse units shall consist of two rows sharing a common back wall. A block of back-to-back townhouses must contain at least four units (i.e. two units on each row forming a block) but no more than twelve attached residential units (i.e. six units on each row forming a block).</p>

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		Each unit shall be accessed from the outside ground level and share three above ground party walls with abutting units. Units located at the end of each townhouse dwelling block shall share only two above ground party walls.
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2. Zoning By-law Amendment File Z.14.024 to amend Zoning By-law 1-88 on the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)", OS1 Open Space Conservation Zone (buffer) and OS2 Open Space Park Zone (public park) in the manner shown on Attachment #3, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 2 of this report.

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

##### Synopsis:

*The Owner is proposing to develop the subject lands with 249, 3-storey Townhouse Dwelling units (comprised of 89 conventional townhouse units (with front and rear yards) and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings comprised with 868 m<sup>2</sup> of at-grade commercial uses and 26 rental apartments units located within the 2nd and 3rd floors, a 2,100 m<sup>2</sup> public park, and private internal roads, amenity areas, visitors parking, and walkways. The Vaughan Development Planning Department supports the Official Plan and Zoning By-law Amendment Applications as they will facilitate a development that it is appropriate and compatible with the surrounding land uses.*

##### Location

The subject lands shown on Attachments #1 and #2, are located on the north side of Steeles Avenue West, east of Martin Grove Road. The subject lands are currently vacant and have a total lot area of 5.99 ha. The surrounding land uses are shown on Attachment #2.

##### Land Use Policies and Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment Applications to permit the proposed development, 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 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns - Part V policies, 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:

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- 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:

“1.4.3 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 provides for a mix of housing forms and uses. The subject lands are located on Steeles Avenue West and are in the vicinity of retail and service commercial uses, community services and institutional uses. 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 minimizes land consumption. The proposed mixed-use buildings and townhouse units contributes to the variety of housing types available for residents of the City of Vaughan.

b) Places to Grow – Provincial 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

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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. The proposed development is consistent with the Growth Plan.

c) Parkway Belt West Plan

The subject lands was previously part of the Provincial Parkway Belt West Plan (PBWP), which was originally implemented in 1978 to create a multi-purpose land use corridor for utility, buffering, and open space uses. On April 16, 1998, the Municipal Affairs and Housing passed an Amendment No. 133 to the PBWP to remove certain lands, including the subject lands, from the PBWP.

d) York Region Official Plan

The York Region Official Plan designates the subject lands as “Urban Area”. The subject lands are located on the north side of Steeles Avenue West, east of Martin Grove, and offers an alternative housing form (mixed-use buildings and townhouses) in close proximity to public transit. 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 attractive buildings, 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 Steeles Avenue West. 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.

York Region does not have any objection to the proposed development and approval of the proposed Official Plan Amendment application. The development will be serviced from the City of Toronto’s water and wastewater system, and therefore has cross boundary impacts. The Official Plan Amendment has not been granted Regional exemption and the implementing Amendment will require final approval from York Region.



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##### e) Vaughan Official Plan 2010

The subject lands are identified as “Community Area” within the Urban Structure of the City of Vaughan.

The subject lands are designated “Community Commercial Mixed-Use” and “Natural Areas” by Vaughan Official Plan 2010 (VOP 2010). The “Community Commercial Mixed-Use” designation is intended for predominantly commercial areas appropriate for non-residential intensification and making efficient use of existing or planned rapid transit and transit investments. The “Community Commercial Mixed-Use” designation permits Office uses, Cultural and Entertainment uses, Retail uses and Gas Stations. Low-rise buildings, mid-rise buildings, public and private institutional buildings and gas stations are permitted. The “Natural Areas” designation is located along the north limit of the property, abutting the CN Rail line, and identifies lands that primarily include the “Core Features” of the Vaughan Natural Heritage Network, as shown on Schedule 2 of VOP 2010. “Core Features” primarily prohibits development and/or site alteration.

The lands are further subject to site-specific Policy 13.17 of Volume 2 of VOP 2010. Any proposed residential development presents a number of challenges and would need to be carefully considered, such as the requirements of on-site facilities for parks, recreation and community services and some level of retail service. The preparation of a secondary plan/official plan amendment would determine the ultimate use, height and densities for the site. Policy 13.17 requires specific studies to be submitted for review by the City to determine if it fulfills the requirements and is considered to be appropriate for the development of a “Complete Community”, including, but not limited to:

- overall capacity for development including projections for residential units and/or jobs
- street and block patterns
- land use designations, building heights and densities
- built form urban design and public realm policies
- parks and open space requirements
- housing mix and strategies, including, where appropriate, opportunities for affordable housing
- employment mix and strategies, including, where appropriate, the provision of retail uses
- the transportation network, including provision for transit, walking and cycling within the plan area and connections to City-wide networks
- servicing requirements for the area
- protection and enhancement of the Natural Heritage Network including any environmental reporting required through Section 3.3.4 of Volume 1
- cultural heritage features of the area, including built heritage and potential archaeological resource
- provision of community services, including schools, libraries and community centres
- consideration of Human Service’s needs, including educational, social, health, arts, culture and recreation facilities
- sustainable development requirements consistent with Subsection 9.1.3 of this plan
- phasing of development

Policy 13.17 was adopted by Vaughan Council, but has not been approved by the Ontario Municipal Board, and therefore, is not in-effect at this time. The following is a summary of the documentation submitted in support of the applications considering the appropriateness of how the development contributes to being a “Complete Community”:

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a) Overall Capacity For Development, Including Projections for Residential Units and/or Jobs

The Community Services and Facilities Study (May 15, 2014), prepared by urbanMetrics Inc. demonstrates that the development will generate an estimated 840 people and 19 jobs. Based on this projection, the material prepared by Valdor Engineering demonstrates that the site can be adequately serviced with municipal infrastructure (i.e. sanitary, water, and stormwater). Servicing for the subject lands will be granted through the City of Toronto water and wastewater system.

The Community Services and Facility Study demonstrates that the future residents of the proposed development will be well serviced in terms of community and social services in the surrounding area, whether in Vaughan, or in Toronto as discussed earlier.

b) Street and Block Patterns

The street and block patterns are identified on the Conceptual Site Plan as shown on Attachment #3. The development proposes private internal 6 m wide roads. Access to the proposed development will be provided from the existing signalized intersection at Steeles Avenue West and Gihon Springs Drive. Minor improvements are required to this intersection to accommodate the proposed development. Internal streets will form part of the proposed common element condominium and the proposed buildings will meet the minimum spacing requirements of the City's Official Plan (18 metres) between the face of opposing townhouse blocks. A secondary emergency access has been included east of the proposed public park with removable bollards that will connect Steeles Avenue West to the private common element road being Street "E", as shown on Attachment #3.

c) Land-Use Designations, Building Heights And Densities

The proposed townhouse units and low rise mixed-use residential buildings are consistent with the Community Areas designation. Proposed building heights and low rise form are consistent with the objective for accommodating low-rise residential housing stock in community areas while still achieving intensification within the built up area of the City.

d) Built Form, Urban Design and Public Realm Policies

An Urban Design and Sustainable Development Report prepared by Weston Consulting; Architectural Site Plan, Conceptual Elevations, Rendering and massing model prepared by Kirkor; and, a Landscape Plan prepared by Strybos Barron King Ltd. have been submitted in support of the proposed development. These reports together with other supporting materials, illustrates how the proposed development is consistent with the built form, urban design and public realm policies of the Official Plan.

The mixed-use apartment buildings and townhouse development will be further reviewed in consideration of building and site design, access, internal pedestrian and traffic circulation, universal accessibility, parking, landscaping, servicing and grading, stormwater management, and private amenity areas at the Site Development Application stage.

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e) Parks and Open Space Requirements

The Community Services and Facilities Study (May 15, 2014) prepared by urbanMetrics Inc. demonstrates that the future residents of the proposed development will be well serviced by municipal parks and private amenity areas. The proposed development includes a 2,100 m<sup>2</sup> public park fronting onto Steeles Avenue West and a private amenity area in the east side of the site adjacent to the Toronto and Region Conservation Authority's (TRCA) lands that has an extensive trail network for active recreation opportunities. Parks development is further discussed within the Vaughan Parks Development Department section of this report.

The City's Pedestrian and Bicycle Master Plan includes plans to further improve the nearby multi-use recreational pathway that will provide greater connectivity between the subject lands and nearby parks and open spaces.

f) Housing Mix and Strategies, including, Where Appropriate, Opportunities For Affordable Housing

The proposed development will include a total of 249 townhouse units with 89 units (approximately 36%) being conventional townhouse units and 160 units (approximately 64%) being back-to-back townhouse units. The Owner has advised that at this time, it is anticipated that the back-to-back townhomes will start at \$329,900 and the conventional townhomes will start at \$399,900. The Owner has advised that the development will be a part of a standard condominium development. This will provide more affordable housing options in an area that is predominantly single detached dwellings. In addition, the low rise mixed-use residential buildings consisting of 26 residential apartment units have been identified as rental units, offering an alternative affordable housing form within the development.

g) Employment Mix and Strategies, Where Appropriate, the Provision of Retail Uses

The proposed development includes 870 m<sup>2</sup> of local retail/commercial gross floor area (GFA) within the ground floor of Buildings "A" and "B", as shown on Attachment #3. The proposed buildings are oriented towards the street at the corner of Steeles Avenue West and Gihon Springs Drive. These commercial retail uses will result in approximately 19 jobs and are intended to serve the proposed development and surrounding residential population.

h) The Transportation Network, including Provisions for Transit, Walking and Cycling within the Secondary Plan Area and Connections to City-Wide Networks

A Traffic Impact Study, prepared by URS Canada Inc., and submitted in support of the applications, provides further direction on transit, walking and cycling infrastructure. The proposed development will not have dedicated bike routes. It is anticipated that cyclist will use the local private condominium roads to access Steeles Avenue West to connect with existing and proposed bike lanes and multi-use recreational trails nearby.

Pedestrian walkways are proposed along the perimeter of the subject property and within the development along the proposed internal private roads. The Traffic Impact Study is further discussed within the Vaughan Development Engineering and Infrastructure Planning Department section of this report.

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The area is well serviced by existing Toronto Transit Commission (TTC) transit routes servicing the City of Toronto (TTC) and York Region Transit (YRT). An existing TTC bus stop is located on the southwest corner of Gihon Spring Drive and Steeles Avenue West.

i) Servicing Requirements for the Secondary Plan Area

The reports prepared by Valdor Engineering demonstrate that the site can be adequately serviced with municipal infrastructure (i.e. sanitary, water and stormwater). The subject lands will be serviced from the City of Toronto water and wastewater system. The City of Vaughan, York Region, the Owner and the City of Toronto are required to enter into a Servicing Agreement for the subject lands. A condition to this effect is included in the recommendation of this report and further discussed within the Vaughan Development Engineering and Infrastructure Planning Development section of this report.

j) Protection and Enhancement of the Natural Heritage Network including any Environmental Reporting Required Through Section 3.3.4 of Volume 1 Of VOP 2010

A scoped Environmental Impact Study has been prepared by Beacon Environmental and investigates the natural heritage characteristics on the subject property. The report concludes that the subject property does not support any significant natural heritage features or functions and that the proposed development will not adversely impact any significant natural heritage features or ecological functions on the adjacent lands.

k) Cultural Heritage Features of the Area, including Built Heritage and Potential Archaeological Resource

Archaeological Assessments Ltd. completed a Stage 1 Archaeological Assessment for the subject property. This assessment supports the proposed development and concludes that the subject property no longer has any archaeological potential and does not require a Stage 2 assessment. There are no cultural heritage features of interest on or nearby the subject property. This has been reviewed by Vaughan Cultural Heritage staff and is further discussed within the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division section of this report.

l) Provision of Community Services, including Schools, Libraries and Community Centres

The Community Services and Facilities Study prepared by urbanMetrics Inc. demonstrates that the future residents of the proposed development will be well serviced in terms of community services in the surrounding area. The study concludes that the future residents of the proposed development will have above average rates of access to parklands, community centres, libraries and community meeting spaces provided by the City of Vaughan. It is expected that future students will be accommodated at the existing school facilities located in York Region. There is a high number of childcare providers in the area that are available, which can cater to childcare needs. Health care, emergency services, long term-care facilities, places of worship, arts and culture facilities are all well represented in the study area being the immediate area and in the City of Vaughan, and will provide residents with a diverse range of community services

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they require, including those that cater to younger families and diverse cultural backgrounds. The proposed development is not expected to generate a level of demand that would result in any negative impact to the supply of existing community facilities.

m) Consideration of Human Service Needs, including Educational, Social, Health, Arts, Culture and Recreation Facilities

The Community Services and Facilities Study prepared by urbanMetrics Inc. demonstrates that the future residents of the proposed development will be well serviced in terms of human services in the surrounding area and in the City of Vaughan. The proposed development is not expected to generate a level of demand that would result in any negative impact to the supply of existing community facilities.

n) Sustainable Development Requirements Consistent with Subsection 9.1.3 of VOP 2010

In accordance with Section 9.1.3 of VOP 2020, an Urban Design and Sustainable Development Report was submitted. The proposed design includes substantial enhancements to the Steeles Avenue West streetscape by providing a park, a commercial block and a tree-lined sidewalk edge, as shown on Attachments #3 and #4. These features will create an active streetscape and an environment comfortable and attractive for pedestrians. The proposed sustainable design features will ensure both York Region's and the City of Vaughan's commitment towards environmental stewardship.

o) Phasing of development;

The proposed development will be built in a single phase.

In consideration of the above, the Owner has demonstrated that the proposed mixed-use development meets the policy intent to achieve a "Complete Community" as outlined in site-specific Policy 13.17 of Volume 2 of VOP 2010. The Vaughan Development Planning Department can support the proposed development as it provides a low rise mixed-use residential/commercial development, with a range of housing forms that is appropriate and compatible with the surrounding development and will have no adverse impact on the adjacent lands. Further, as the intent of Policy 13.17 has been met, the unapproved policy can be amended to replace the existing text with the site-specific exceptions referenced in Table 1 of this report should Council approve the Official Plan and Zoning By-law Amendment applications.

#### Zoning

The subject lands are zoned PB1 Parkway Belt Open Space Zone by Zoning By-law 1-88, which does not permit mixed-use low rise buildings and townhouse dwelling units. To facilitate the proposed development, an amendment to Zoning By-law 1-88 is required to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RM2 Multiple Residential Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, together with the following site-specific zoning exceptions:

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Table 2: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of RM2 Multiple Residential Zone	Proposed Exceptions to the RM2 Multiple Residential Zone
a.	Definitions	<p>a) Zoning By-law 1-88 defines a “Lot” as follows:</p> <p>Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent (severance) contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance.</p> <p>b) Zoning By-law 1-88 does not include a definition for “Back-to-Back Townhouse Dwelling”</p>	<p>a) Define a “Lot” as follows:</p> <p>Means a parcel of land, being approximately 6 ha in size, that is deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easement or restrictions that are given.</p> <p>b) Define a “Back-to-Back Townhouse Dwelling” as follows:</p> <p>Back-to-back townhouses are Low-Rise Residential buildings, up to three-storeys in height, and part of a row or block of residential units. A block of back-to-back townhouse units shall consist of two rows sharing a common back wall. A block of back-to-back townhouses must contain at least four units (i.e. two units on each row forming a block) but no more than twelve attached residential units (i.e. six units on each row forming a block). Each unit shall be accessed from the outside ground level and share three above ground party walls with abutting units. Units located at the end of each townhouse dwelling block shall share only two above ground party walls.</p>

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b.	Residential Parking Requirements for Apartment Dwelling Units	1.5 spaces per dwelling unit  (26 apartment dwelling units @ 1.5 spaces per unit = 39 spaces)	1.0 space per dwelling unit  (26 apartment dwelling units @ 1.0 space per unit = 26 spaces)
c.	Minimum Visitor Parking Requirements for Residential Uses	0.25 visitor parking spaces per dwelling unit  (249 townhouse dwelling units @ 0.25 spaces per unit = 63 visitor spaces + 26 apartment dwelling unit @ 0.25 spaces per unit = 7 visitor spaces)  Total visitor parking spaces = 70 spaces	0.15 visitor parking spaces per dwelling unit  (249 townhouse dwelling units @ 0.15 spaces per unit = 37 spaces + 26 apartment dwelling units @ 0.15 spaces per unit = 4 spaces)  Total visitor parking spaces = 41 spaces
d.	Parking Requirements for Commercial Uses	6.0 parking spaces per 100m <sup>2</sup> of Gross Floor Area (GFA)  (868.58 m <sup>2</sup> commercial GFA @ 6.0 spaces/100 m <sup>2</sup> = 52 spaces)	4.5 parking spaces per 100 m <sup>2</sup> of GFA  (868.58 m <sup>2</sup> commercial GFA @ 4.5 spaces/100 m <sup>2</sup> = 39 spaces)
e.	Minimum Width of Landscaping Around an Outdoor Parking Area	3 m	0 m (shall not apply)
f.	Minimum Amenity Area	Bachelor Unit - 15 m <sup>2</sup> One Bedroom Unit - 20m <sup>2</sup> Two Bedroom Unit - 55m <sup>2</sup> Three Bedroom Unit - 90m <sup>2</sup> Four Bedroom Unit or larger - 110 m <sup>2</sup>	The total minimum combined Amenity Area for the development shall be 6,850 m <sup>2</sup>
g.	Permitted Uses in an RM2 Zone	Apartment Dwelling Multiple Family Dwelling Block Townhouse Dwelling Day Nursery	Permit only the following uses in an RM2 Zone: <ul style="list-style-type: none"> <li>• Townhouse Dwelling with a maximum of 6 dwelling units in a row</li> <li>• Back-to-Back Townhouse Dwelling with a maximum of 12 dwelling units in a block and a maximum of 6 dwelling units in a row</li> </ul>

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			<p>Permit the following uses in Buildings “A” and “B” on the Ground Floor only:</p> <ul style="list-style-type: none"> <li>• Bank or Financial Institution</li> <li>• Business or Professional Office</li> <li>• Club or Health Centre</li> <li>• Eating Establishment; Eating Establishment, Convenience; and, Eating Establishment, Take-Out; all limited to 20% of the total commercial GFA</li> <li>• Personal Service Shop</li> <li>• Pet Grooming Establishment, to be contained within a wholly enclosed building</li> <li>• Pharmacy</li> <li>• Photography Studio</li> <li>• Retail Store</li> <li>• Veterinary Clinic</li> <li>• Video Store</li> </ul>
h.	Minimum Lot Area	64,440 m <sup>2</sup> (230 m <sup>2</sup> per unit x 280 units)	59,973.36 m <sup>2</sup> for the entire development
i.	Minimum Front Yard Setback (Steeles Avenue West)	4.5 m	<p>Building A - 2.0 m</p> <p>Buildings 1, 6, 7, 12 and 13 – 3.5 m</p> <p>Building 16 - 1.6 m</p>
j.	Maximum Building Height (Buildings A and B)	11 m	12 m

The proposed zoning exceptions would facilitate a development that conforms to Vaughan Official Plan 2010 regarding land use and is compatible with the existing built form in the surrounding area, and therefore, can be supported by the Vaughan Development Planning Department. The proposed minimum parking requirements are acceptable and is further discussed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report. The proposed commercial uses will service the proposed development and surrounding residential development. The townhouse dwelling units fronting onto a private condominium road and the mixed-use residential buildings with the proposed development standards in Table 2, will provide an appropriate development and urban form and facilitate a complete community.



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Site Design

The proposed mixed-use development consists of 249 townhouse residential dwelling units (160 conventional 3-storey townhouse units and 89 back-to-back townhouse units), 2 rental apartment buildings with 26 residential dwelling units and 868 m<sup>2</sup> of ground floor commercial uses and a 2,100 m<sup>2</sup> public park fronting onto Steeles Avenue West as shown on Attachments #3 to #6. The proposed apartment buildings are located on the west side of the subject lands, fronting onto Steeles Avenue and existing driveway access. The development provides for a series of walkway connections and private amenity areas for residents. The development also provides a connection to the Thackery Park Cricket Field located to the east of the subject lands as shown on Attachment #3.

The proposed public park fronts onto Steeles Avenue West which provides for ease of access and visibility. The park will include passive and active recreational facilities as well as landscape treatments.

Buffering is proposed along the entire northern edge of the property to ensure noise mitigation and visual screening from the CN railway lands. This will include an engineered berm with an acoustical fence and additional landscaping on either side. The proposal will include a 27.2 m setback to the CN Railway lands to the north. Additional landscape buffers will be provided between the Thackery Cricket Field and the easterly portion of the subject lands as shown on Attachment #4.

Access to the site is provided through an existing signalized intersection of Steeles Avenue West and Gihon Spring Drive. The existing driveway access is currently shared with the adjacent seniors' residence development to the west (Leisureworld), but is located on the applicant's lands with an easement granted to Leisureworld.

The Owner has advised that the proposed development will have a full standard condominium tenure, which will require the submission of a future Draft Plan of (Standard) Condominium Application. A Site Development Application will be required for approval of the building and site design, access, internal pedestrian and traffic circulation, universal accessibility, parking, landscaping, stormwater management, servicing and grading, internal sidewalks and private amenity areas.

The Vaughan Development Planning Department is satisfied with the proposed development subject to the comments in this report and conditions of approval set out in the recommendation of this report.

Vaughan Development Engineering and Infrastructure Planning Department

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

a) Road Network

The subject lands are located on the north side of Steeles Avenue West, east of Gihon Spring Drive (that street being within the City of Toronto). Steeles Avenue West is under the jurisdiction of the City of Toronto. Vehicular access to the subject development is accommodated via the existing driveway forming the Steeles Avenue West and Gihon Spring Drive signalized intersection, and will be shared with the existing Leisureworld Retirement Homes. The proposed development will utilize private condominium roads. To the east of the subject lands is an unopened Kipling Avenue road allowance and the former Thackery landfill site. The road allowance of Steeles Avenue West and untraveled portion of Old Steeles Avenue form the south limits of the subject lands.

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Steeles Avenue West and Old Steeles Avenue also represent the municipal boundary between the City of Toronto and the City of Vaughan. There is no connection to any other road services to the north. All vehicles will use the exit to Steeles Avenue West.

A secondary emergency access with removable bollards has been provided fronting onto Steeles Avenue West.

b) Municipal Servicing

The Owner has submitted a Revised Functional Servicing (FSR) Report dated April 2015 in support of the proposed Official Plan and Zoning By-law Amendment Applications.

c) Sanitary Servicing

The subject site is located within the City of Vaughan's Rainbow Collector service area. This 600 mm diameter trunk sewer system is located in the valley lands and drains easterly, between Highway 407 and the Canadian National Railway (CNR) tracks and then drains southerly to the Humber Pumping Station. The Humber Pumping Station was constructed as part of the York-Durham Sewage System; however, it now pumps sewage westerly to the Region of Peel's wastewater system.

An additional trunk sewer is located on the north side of the CNR embankment and based on its location in the valley, it is not accessible to service the subject site. The subject site will therefore discharge to the City of Toronto's sanitary sewer system, similar to the servicing of the adjacent Leisureworld site. In this regard, there is a 200 mm diameter sanitary sewer at the Steeles Avenue West/Gihon Spring Drive intersection and a 200 mm diameter sanitary sewer at the Steeles Avenue West/Kipling Avenue intersection. Both of these local sewers drain to the existing 1,050 mm diameter Humber Thistletown trunk sanitary sewer which is located in the valley east of Kipling Avenue.

Based on the invert elevations of these local sewers, the Gihon Spring Drive sewer is too high to service the entire property but will be utilized for the proposed mixed-use apartment buildings. The Kipling Avenue sewer is to be extended north from the Steeles Avenue West/Kipling Avenue intersection to Old Steeles Avenue and then westerly along this road allowance to the southeast corner of the subject site to service the residential component of the development. Approval from the City of Toronto is required to facilitate sanitary servicing for the subject lands through the future Site Development Application.

Each townhouse unit will be provided with either a 100 mm diameter single connection or a 125mm diameter double sanitary service connection in accordance with the City of Vaughan's standards. The mixed-use apartment building will be served by a separate 200 mm diameter service connection with a control manhole at the property line.

d) Inter-Regional Servicing Agreement

Similar to water servicing, given that the subject development is to be serviced by the City of Toronto's sanitary sewer system, an inter-regional servicing agreement will be required. This agreement will be between the City of Vaughan, Region of York, the City of Toronto and the Owner, to facilitate the sanitary servicing of the subject site.

e) Water Distribution System

Water is supplied to the City of Vaughan from the City of Toronto and the Region of Peel that both treat water from Lake Ontario for domestic consumption. York Region purchases water from the City of Toronto and Peel Region and the City of Vaughan is the retail supplier of the water to the consumer.

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The subject lands are located within Pressure District 4 (PD4) of the York Water System. The site is geographically isolated from the rest of the City of Vaughan because of Highway 407 and the CNR tracks to the north and the disconnected road pattern of Kipling Avenue. There are no City of Vaughan watermains in the vicinity of the subject site. Therefore the proposed development is to connect to the City of Toronto water distribution system similar to the adjacent Leisureworld site. In this regard, there is a 300 mm diameter watermain located at the Steeles Avenue West / Gihon Spring Drive intersection and a 300 mm diameter watermain which terminates approximately 115 metres west of the Steeles Avenue West / Kipling Avenue intersection to the east. It is proposed to connect these two municipal watermains to complete a loop of the water distribution system. The approval from the City of Toronto is required at the Site Development Application stage.

f) Stormwater Management (SWM)

An updated Functional Servicing Report shall be submitted in conjunction with the Site Development Application approval for the final approval. Toronto and Region Conservation Authority (TRCA) approval is required to discharge the storm water to the valley at the Site Development Application stage.

g) Lot Grading

Detailed grading plans showing existing and proposed grades shall be submitted in conjunction with Site Development Application approval. The final grading plans must be reviewed and approved to the satisfaction of the Development Engineering and Infrastructure Planning Department.

h) Environmental Site Assessment

The applicant has submitted a site screening questionnaire and Environmental Site Assessment Reports.

Phase One and Two Environmental Site Assessment (ESA) reports were completed in 2014 and 2015 respectively. The findings of the ESA reports identified soil impacts at the northeast corner of the property and ground water impacts at the southwest corner of the property. A delineation program was undertaken subsequently in 2015 to determine the extent of soil and ground water impacts and found the impacts to be localized. A Remedial Action Plan (RAP) was prepared by the Owner's environmental consultant and proposed excavation of the areas of localized soil and ground water impacts along with confirmatory sampling and post ground water monitoring. Given that contamination was identified on the Subject Property and remediation is required, the Holding Symbol "(H)" shall be applied to the implementing zoning by-law, if the applications are approved, with removal conditional upon the City's receipt of a Record of Site Condition (RSC) for the lands within the plan, filed on the environmental site registry and acknowledged by the Ministry of the Environment and Climate Change. A condition to this effect is included in the recommendation of this report.

i) Traffic/Transportation

The existing level of service conditions have been estimated for the study area using existing traffic volumes, existing signal timings and Synchro traffic analysis software. The analysis indicates that under existing conditions, the site driveway and signalized intersection at Steeles Avenue West and Gihon Spring Drive are operating at an acceptable level of service.

The future level of service conditions were determined for the study area intersections utilizing future background total traffic volumes plus subject development for the planning horizon years of

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2019. Future background traffic consists of traffic growth from outside of the study area and traffic generated by other developments within the study area. The traffic consultant utilized the Regional model to estimate background traffic growth. As per the analysis, the above mentioned intersection will operate below capacity with an overall Level of Service (LOS) 'C' or better during both peak periods

The traffic study concludes that the traffic volumes generated by the proposed development is a small component of total traffic passing through the intersections of the study area during the peak hours and therefore is a minor factor in intersection operation and determination of improvements. DEIP staff concur with the overall study and methodology and accept its conclusions and recommendation.

#### j) Parking Study

The total required parking for the proposed townhouse, apartment and commercial uses is 664 spaces. The Owner has request reduced parking ratios to the visitor, apartment and retail uses which results in a total required parking for the site of 610 spaces. The submitted parking study concludes that the proposed parking ratios and parking supplied is sufficient for the development's specific requirements since the proposed ratios are justified based on the following studies:

- City of Vaughan's Draft Parking Standard Review by IBI,
- Published parking ratio for residential development in North York (City of Toronto)

According to the study report, the parking supply for the residential townhomes meets By-law 1-88 parking requirements; however, the parking supply for the residential visitors and retail uses is slightly less than the By-law 1-88 parking requirement (the overall shortfall of 54 spaces or 8.12 %).

The report concludes that the visitor parking rate of 0.15 spaces / unit is sufficient to serve the proposed development. Furthermore, the study also looks at the shared parking spaces to provide opportunities to take advantage of the different peaking characteristics between residential and retail components. The commercial uses are expected to be ancillary to the development or be used extensively by those who already live in the proposed development. Commercial parking demands are typically peaking during the noon hour, when residential visitor parking demands are low.

#### k) Noise

A Noise Feasibility Study Report shall be submitted at the Site Development Application stage.

#### 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 at the Site Development Application stage:

- 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.

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- 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 Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department, has advised that should the subject applications be approved, and the future Site Development Application be approved, 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Vaughan Parks Development Department

The proposed development includes a 2,100 m<sup>2</sup> public park fronting onto Steeles Avenue West, and will be dedicated over to the City of Vaughan for public use. A Facility Fit Plan shall be provided to illustrate the design and layout of the proposed public park and shall be to the satisfaction of the Parks Development Department. The Parks Development Department has reviewed the proposed development and has no objection to the approval of the public park subject to the conditions set forth in the recommendation of this report.

Vaughan Environmental Services Department, Waste Management

The Environmental Services Department, Waste Management Section has reviewed the Official Plan and Zoning By-law Amendment Applications and has no objection. All garbage and recycling and snow plowing will be privately administered and the responsibility of the Condominium Corporation and will be further reviewed at the Site Development Application stage.

Ministry of Transportation (MTO)

The MTO has advised to the City and to the Region of York that they have no objection to the proposed development and that the interchange is not required and the applications to facilitate the development of the subject lands can proceed.

Canadian National Railway (CN)

CN has advised that the proposed 27.2 m setback to the rail lands and the 1.5 m encroachment of rear balconies into the proposed setback is acceptable, provided that the Owner enter into an agreement with the proponent to satisfy CN's requirements as well as for the registration of an easement at the Site Development Application stage.

Toronto and Region Conservation Authority (TRCA)

The TRCA has advised that they have no objections to the approval of Official Plan Amendment File OP.14.003 and Zoning By-law Amendment File Z.14.024. The Owner must successfully obtain a TRCA Permit under Ontario Regulation 166/06, prior to the issuance of a municipal Building Permit.

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##### City of Toronto

The City of Toronto has reviewed the Official Plan Amendment and Zoning By-law Amendment Applications and has no objection to the development of the subject lands. The City of Toronto acknowledges the requirement of the servicing agreement. The City of Toronto, York Region, the Owner and the City of Vaughan continue to work towards executing the quad-party servicing agreement. The City of Toronto will offer further comment at the Site Development Application Stage.

##### 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.

##### Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the proposed development.

##### **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/grey water irrigation/xeriscaping to promote water efficiency and to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

##### **ii) Enhance and Ensure Community Safety/Health and Wellness**

The proposed development includes a public park, private amenity space, connections to bicycle trails, and bicycle parking areas to enhance the City's existing inventory of public amenity space.

##### **Regional Implications**

The subject lands are designated "Urban Area" by the York Region Official Plan, which permits a wide range of residential, commercial, industrial and institutional uses. The proposed Official Plan Amendment generally conforms with the Regional Official Plan, as it will enable a development project that is designed to ensure accessibility to people of all ages, cultures, and abilities (Policy 5.2.7) and will assist in ensuring that by the year 2015 and for each year thereafter, a minimum of 40% of all residential development will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe (Policy 5.4.5). The Official Plan Amendment has not been granted Regional exemption and the implementing Amendment will require final approval from York Region.

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The subject lands front onto Steeles Avenue West, which is under the jurisdiction of the City of Toronto. York Region has been working diligently with the City of Toronto, the Owner and the City of Vaughan in executing a quad-party servicing agreement for servicing to the subject lands from the City of Toronto's water and wastewater system.

The Region does not have any further comments on the Official Plan Amendment and Zoning By-law Amendment Application at this time. However, the Region will provide further comment and conditions at the Site Development Application stage.

#### **Conclusion**

The Vaughan Development Planning Department has reviewed Official Plan Amendment File OP.14.003 and Zoning By-law Amendment File Z.14.024 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 mixed-use residential development contributes to a "Complete Community", and 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 Applications subject to the conditions contained in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Townhouse Elevations
6. Conceptual Mixed-Use Apartment Buildings A & B Elevations

#### **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.)

**COMMITTEE OF THE WHOLE    DECEMBER 1, 2015**

**OFFICIAL PLAN AMENDMENT FILE OP.14.003**

**ZONING BY-LAW AMENDMENT FILE Z.14.024**

**WOODBIDGE PARK LIMITED**

**WARD 2 - VICINITY OF STEELES AVENUE WEST & MARTIN GROVE ROAD**

**Recommendation**

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

1. THAT Official Plan Amendment File OP.14.003 (Woodbridge Park Limited) BE APPROVED, to amend Vaughan Official Plan VOP 2010 for the subject lands shown on Attachments #1 and #2, specifically to amend the policies of Sections 9.2.2.8 "Community Commercial Mixed-Use" and 9.2.3.2 "Townhouses" as identified in Table 1 of this report to facilitate the development of the subject lands with 249, 3-storey Townhouse Dwelling units (comprised of 89 conventional townhouse units (with front and rear yards) and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings with 868 m<sup>2</sup> of at-grade commercial uses with 26 rental apartment units located within the 2<sup>nd</sup> and 3<sup>rd</sup> floors, a 2,100 m<sup>2</sup> public park, and private amenity areas, visitor parking, walkways, and internal roads as shown on Attachments #3 to #6.
2. THAT Zoning By-law Amendment File Z.14.024 (Woodbridge Park Limited) BE APPROVED, to amend Zoning By-law 1-88 on the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)", OS1 Open Space Conservation Zone (buffer) and OS2 Open Space Park Zone (park) in the manner shown on Attachment #3, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 2 of this report.
3. THAT the Holding Symbol "(H)" shall not be removed from the subject lands zoned RM2(H) Multiple Residential Zone until the following condition is addressed for the subject lands, to the satisfaction of the City of Vaughan:
  - a) The Owner shall carry out the Environmental Site Assessment (ESA) clearance to completion, up to and including the satisfactory registration of a Record of Site Condition (RSC) for the lands within the plan, the proof of which requires two (2) documents: a hard copy of the RSC signed by a Qualified Person; and an Acknowledgement Letter from the Ministry of the Environment and Climate Change confirming the filing of the RSC on the Environmental Site Registry. The ESA clearance shall also include submission of all ESA reports relied upon for the filing of the RSC.
  - b) The approval of a Site Development Application for the Townhouse Units and Mixed-Use Buildings.
4.
  - a) THAT York Region and the City of Toronto be advised that the City of Vaughan consents to the provision of water and sanitary service connections from the existing City of Toronto watermain and sanitary sewer on Gihon Spring Drive, south of Steeles Avenue West, to the proposed development (Woodbridge Park Limited) located on the north side of Steeles Avenue West, between Martin Grove Road and Kipling Avenue.
  - b) THAT the Mayor and Clerk be authorized to execute the necessary agreements among York Region, the City of Toronto and the City of Vaughan such that the



necessary water and sanitary service connections can be constructed and implemented including the water meter and billing mechanism.

5. THAT prior to the enactment of the implementing amendments to the Official Plan and Zoning By-law, the Owner shall:
- a) Amend the proposed site plan and landscape plans to relocate the proposed privately owned 2 m walkways adjacent to the proposed park to be a minimum of 0.3 m from the property line to ensure that all subgrade requirements are solely within private property;
  - b) The park block located adjacent to Thackery Park (274.52 sq.m) shall be renamed as a vista or amenity space and shall not to be considered as Parkland Dedication;
  - c) Agree to provide a facility fit plan within the public park that includes the following to the satisfaction of the City of Vaughan:
    - i) one dominant 3 m path that connects to the adjacent privately owned walkway;
    - ii) a mix of active and passive areas;
    - iii) a minimum 715 m<sup>2</sup> playground with a 15 m setback from residential use and any road including Steeles Avenue West and the private common element condominium road;
    - iv) a covered shade structure;
    - v) trash and recycling bins (1-2 pairs) where necessary;
    - vi) seating in the form of picnic benches and/or standard park benches where necessary (2-3 pieces);
    - vii) bike racks where necessary (1-2 sets);
    - viii) lighting fixtures where necessary;
    - ix) a 911 emergency sign;
    - x) allow for maintenance access with removable bollards where necessary;
    - xi) the grading shall allow for the development of a 3 m wide walkway with slopes that do not exceed 5% and cross slopes that do not exceed 2% and all slopes on the walkway shall be labelled on the appropriate plans. All walkways must comply with the Accessibility for Ontarians with Disabilities (AODA) standards. Accessibility shall include physical access and visual access and integration of public spaces; and,
    - xii) grading within the park block cannot exceed 4:1 (25%) slopes. The proposed park block shall be graded with a flat topography (2% slope) for at least 75% of the proposed block area.

### **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:

- provide high efficiency heating and ventilation systems to reduce energy consumption
- efficient water consumption, including rain water harvesting and the recirculation of water for irrigation purposes
- enhanced indoor air quality
- use environmentally preferable building materials, high-renewable and recycled content building products, and certified sustainably harvested lumber
- provide water efficient and drought resistant landscaping, which include the use of native plants and xeriscaping

### **Economic Impact**

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

### **Communications Plan**

On February 6, 2015, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands, the West Woodbridge Homeowners' Association and the City of Toronto. A Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://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 March 3, 2015, a Public Hearing was held for Official Plan Amendment File OP.14.003, and Zoning By-law Amendment File Z.14.024. At the Public Hearing, deputations and written submissions were received from the following:

- Ms. Marianne Kline, Executive Director, Leisureworld Vaughan, Steeles Avenue West, Woodbridge.
- Vincent Crisanti, Ward 1 City of Toronto Councillor, City of Toronto, who formally requested that the Owner and City of Vaughan Staff host consultation meetings with the residents of Ward 1, City of Toronto, on the proposed development.

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

- i) The proposal includes only one access, and the development should provide for an emergency access;
- ii) The potential 407 interchange at Kipling Avenue by the Ministry of Transportation (MTO) will affect the development limits of the subject lands;
- iii) The development will increase the traffic and parking on the development to the west of the subject lands (Leisureworld) and will restrict the shared driveway access onto Steeles Avenue West.

On May 13, 2015, a public consultation meeting was held at St. Angela Catholic School (City of Toronto) with the City of Toronto Ward 1 Councillor Vincent Crisanti, City of Toronto residents, the Owner and their representative, Weston Consulting Group, where the following concerns were raised:

- i) The proposed development will increase traffic in area;
- ii) The possibility of providing a secondary/emergency access should be reviewed; and,
- iii) The residents do not want future residents to use nearby facilities in the City of Toronto.

### Responses

The Vaughan Development Planning Department has reviewed these concerns and provides the following comments:

- i) Emergency Access: The proposed development has been revised to include an emergency access from Street "E" onto Steeles Avenue West with removable bollards, as shown on Attachment #3.
- ii) Potential 407 Kipling Interchange: The Owner and the Vaughan Development Planning Department have confirmed with the Ministry of Transportation Ontario (MTO) that the MTO does not object to the proposal and is aware that the Transportation Plans for the City of Vaughan and York Region no longer support an interchange oriented at Kipling Avenue. This issue is further discussed in the Ministry of Transportation Ontario section of this report.
- iii) Increased Traffic and Use of the Shared Driveway: Traffic issues are addressed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report. The proposed development will not have a significant impact on traffic. The existing shared driveway is actually located on the Owner's land holdings and an easement has been granted to the adjacent land owners (Leisureworld) for access onto Steeles Avenue West.
- iv) Use of City of Toronto Community Facilities: The future residents of the proposed development would be classed as non-residents by the City of Toronto. Non-residents are required to pay higher fees and would also have to wait approximately ten days after the initial registration date to register for any programming. Due to the requirement of wait times before non-residents can register and the additional fees, it is anticipated that residents from the proposed development will primarily use City of Vaughan facilities.

The recommendation of the Committee of the Whole to receive the Public Hearing report of March 3, 2015, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on March 24, 2015.

On November 20, 2015, the Vaughan Development 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 regard to these files or requested a notice of future meetings regarding this development.

### Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of 249, 3-storey Townhouse Dwelling units (freehold and comprised of 89 conventional townhouse units (with front and rear yards) and 160 "back-to-back" townhouse units), two 3-storey mixed-use buildings with 868 m<sup>2</sup> of at-grade commercial uses and 26 rental apartment units located within the 2nd and 3rd floors, a 2,100 m<sup>2</sup> public park, and private internal roads, amenity areas, visitors parking, and walkways, as shown on Attachments #3 to #6, as follows:

- 1. Official Plan Amendment File OP.14.003 to amend VOP 2010, specifically the policies of Sections 9.2.2.8 "Community Commercial Mixed-Use" and 9.2.3.2 "Townhouses" as follows:

**Table 1: Proposed Official Plan Amendments**

	<b>Vaughan Official Plan 2010 (VOP 2010)</b>	<b>Proposed Amendments to VOP 2010</b>
a.	<p>"Community Commercial Mixed-Use", Section 9.2.2.8:</p> <p>The subject lands are designated "Community Commercial Mixed-Use", which permits Office Uses, Cultural and Entertainment Uses, Retail Uses and Gas Stations.</p> <p>"Community Commercial Mixed-Use" areas are appropriate for non-residential intensification.</p>	<p>Add the following exceptions to the "Community Commercial Mixed-Use" designation to site-specific policy 13.17 for the subject lands:</p> <p>i. The following uses are permitted:</p> <p>a. Low-Rise Residential uses in the form of the following building types: Low-Rise buildings, townhouses, and back-to-back townhouses;</p> <p>b. Retail, restaurant and service commercial uses.</p>
b.	<p>"Townhouses", Section 9.2.3.2:</p> <p>A Townhouse is a Low-Rise Residential building, up to three-storeys in height, situated on a single parcel and part of a row of at least three but no more than six attached residential units.</p>	<p>Add the following exceptions to "Townhouses" building type policy 9.2.3.2 to site-specific policy 13.17 for the subject lands:</p> <p>i. Back-to-back townhouses are Low-Rise Residential buildings, up to three-storeys in height, and part of a row or block of residential units. A block of back-to-back townhouse units shall consist of two rows sharing a common back wall. A block of back-to-back townhouses must contain at least four units (i.e. two units on each row forming a block) but no more than twelve attached residential units (i.e. six units on each row forming a block). Each unit shall be accessed from the outside ground level and share three above ground party walls with abutting units. Units located at the end of each townhouse dwelling block shall share only two above ground party walls.</p>

2. Zoning By-law Amendment File Z.14.024 to amend Zoning By-law 1-88 on the subject lands shown on Attachments #1 and #2, specifically to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RM2(H) Multiple Residential Zone with the Holding Symbol "(H)", OS1 Open Space Conservation Zone (buffer) and OS2 Open Space Park

Zone (public park) in the manner shown on Attachment #3, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 2 of this report.

## **Background - Analysis and Options**

### *Synopsis:*

*The Owner is proposing to develop the subject lands with 249, 3-storey Townhouse Dwelling units (comprised of 89 conventional townhouse units (with front and rear yards) and 160 “back-to-back” townhouse units), two 3-storey mixed-use buildings comprised with 868 m<sup>2</sup> of at-grade commercial uses and 26 rental apartments units located within the 2nd and 3rd floors, a 2,100 m<sup>2</sup> public park, and private internal roads, amenity areas, visitors parking, and walkways. The Vaughan Development Planning Department supports the Official Plan and Zoning By-law Amendment Applications as they will facilitate a development that it is appropriate and compatible with the surrounding land uses.*

### Location

The subject lands shown on Attachments #1 and #2, are located on the north side of Steeles Avenue West, east of Martin Grove Road. The subject lands are currently vacant and have a total lot area of 5.99 ha. The surrounding land uses are shown on Attachment #2.

### Land Use Policies and Planning Considerations

The Vaughan Development Planning Department has reviewed the Official Plan and Zoning By-law Amendment Applications to permit the proposed development, 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 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns - Part V policies, 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:

“1.4.3 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 provides for a mix of housing forms and uses. The subject lands are located on Steeles Avenue West and are in the vicinity of retail and service commercial uses, community services and institutional uses. 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 minimizes land consumption. The proposed mixed-use buildings and townhouse units contributes to the variety of housing types available for residents of the City of Vaughan.

b) Places to Grow – Provincial 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. The proposed development is consistent with the Growth Plan.

c) Parkway Belt West Plan

The subject lands was previously part of the Provincial Parkway Belt West Plan (PBWP), which was originally implemented in 1978 to create a multi-purpose land use corridor for utility, buffering, and open space uses. On April 16, 1998, the Municipal Affairs and Housing passed an Amendment No. 133 to the PBWP to remove certain lands, including the subject lands, from the PBWP.

d) York Region Official Plan

The York Region Official Plan designates the subject lands as “Urban Area”. The subject lands are located on the north side of Steeles Avenue West, east of Martin Grove, and offers an alternative housing form (mixed-use buildings and townhouses) in close proximity to public transit. 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 attractive buildings, 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 Steeles Avenue West. 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.

York Region does not have any objection to the proposed development and approval of the proposed Official Plan Amendment application. The development will be serviced from the City of Toronto’s water and wastewater system, and therefore has cross boundary impacts. The Official Plan Amendment has not been granted Regional exemption and the implementing Amendment will require final approval from York Region.

e) Vaughan Official Plan 2010

The subject lands are identified as “Community Area” within the Urban Structure of the City of Vaughan.

The subject lands are designated “Community Commercial Mixed-Use” and “Natural Areas” by Vaughan Official Plan 2010 (VOP 2010). The “Community Commercial Mixed-Use” designation is intended for predominantly commercial areas appropriate for non-residential intensification and making efficient use of existing or planned rapid transit and transit investments. The “Community Commercial Mixed-Use” designation permits Office uses, Cultural and Entertainment uses, Retail uses and Gas Stations. Low-rise buildings, mid-rise buildings, public and private institutional buildings and gas stations are permitted. The “Natural Areas” designation is located along the north limit of the property, abutting the CN Rail line, and identifies lands that primarily include the “Core Features” of the

Vaughan Natural Heritage Network, as shown on Schedule 2 of VOP 2010. “Core Features” primarily prohibits development and/or site alteration.

The lands are further subject to site-specific Policy 13.17 of Volume 2 of VOP 2010. Any proposed residential development presents a number of challenges and would need to be carefully considered, such as the requirements of on-site facilities for parks, recreation and community services and some level of retail service. The preparation of a secondary plan/official plan amendment would determine the ultimate use, height and densities for the site. Policy 13.17 requires specific studies to be submitted for review by the City to determine if it fulfills the requirements and is considered to be appropriate for the development of a “Complete Community”, including, but not limited to:

- overall capacity for development including projections for residential units and/or jobs
- street and block patterns
- land use designations, building heights and densities
- built form urban design and public realm policies
- parks and open space requirements
- housing mix and strategies, including, where appropriate, opportunities for affordable housing
- employment mix and strategies, including, where appropriate, the provision of retail uses
- the transportation network, including provision for transit, walking and cycling within the plan area and connections to City-wide networks
- servicing requirements for the area
- protection and enhancement of the Natural Heritage Network including any environmental reporting required through Section 3.3.4 of Volume 1
- cultural heritage features of the area, including built heritage and potential archaeological resource
- provision of community services, including schools, libraries and community centres
- consideration of Human Service’s needs, including educational, social, health, arts, culture and recreation facilities
- sustainable development requirements consistent with Subsection 9.1.3 of this plan
- phasing of development

Policy 13.17 was adopted by Vaughan Council, but has not been approved by the Ontario Municipal Board, and therefore, is not in-effect at this time. The following is a summary of the documentation submitted in support of the applications considering the appropriateness of how the development contributes to being a “Complete Community”:

a) Overall Capacity For Development, Including Projections for Residential Units and/or Jobs

The Community Services and Facilities Study (May 15, 2014), prepared by urbanMetrics Inc. demonstrates that the development will generate an estimated 840 people and 19 jobs. Based on this projection, the material prepared by Valdor Engineering demonstrates that the site can be adequately serviced with municipal infrastructure (i.e. sanitary, water, and stormwater). Servicing for the subject lands will be granted through the City of Toronto water and wastewater system.

The Community Services and Facility Study demonstrates that the future residents of the proposed development will be well serviced in terms of community and social services in the surrounding area, whether in Vaughan, or in Toronto as discussed earlier.



b) Street and Block Patterns

The street and block patterns are identified on the Conceptual Site Plan as shown on Attachment #3. The development proposes private internal 6 m wide roads. Access to the proposed development will be provided from the existing signalized intersection at Steeles Avenue West and Gihon Springs Drive. Minor improvements are required to this intersection to accommodate the proposed development. Internal streets will form part of the proposed common element condominium and the proposed buildings will meet the minimum spacing requirements of the City's Official Plan (18 metres) between the face of opposing townhouse blocks. A secondary emergency access has been included east of the proposed public park with removable bollards that will connect Steeles Avenue West to the private common element road being Street "E", as shown on Attachment #3.

c) Land-Use Designations, Building Heights And Densities

The proposed townhouse units and low rise mixed-use residential buildings are consistent with the Community Areas designation. Proposed building heights and low rise form are consistent with the objective for accommodating low-rise residential housing stock in community areas while still achieving intensification within the built up area of the City.

d) Built Form, Urban Design and Public Realm Policies

An Urban Design and Sustainable Development Report prepared by Weston Consulting; Architectural Site Plan, Conceptual Elevations, Rendering and massing model prepared by Kirkor; and, a Landscape Plan prepared by Strybos Barron King Ltd. have been submitted in support of the proposed development. These reports together with other supporting materials, illustrates how the proposed development is consistent with the built form, urban design and public realm policies of the Official Plan.

The mixed-use apartment buildings and townhouse development will be further reviewed in consideration of building and site design, access, internal pedestrian and traffic circulation, universal accessibility, parking, landscaping, servicing and grading, stormwater management, and private amenity areas at the Site Development Application stage.

e) Parks and Open Space Requirements

The Community Services and Facilities Study (May 15, 2014) prepared by urbanMetrics Inc. demonstrates that the future residents of the proposed development will be well serviced by municipal parks and private amenity areas. The proposed development includes a 2,100 m<sup>2</sup> public park fronting onto Steeles Avenue West and a private amenity area in the east side of the site adjacent to the Toronto and Region Conservation Authority's (TRCA) lands that has an extensive trail network for active recreation opportunities. Parks development is further discussed within the Vaughan Parks Development Department section of this report.

The City's Pedestrian and Bicycle Master Plan includes plans to further improve the nearby multi-use recreational pathway that will provide greater connectivity between the subject lands and nearby parks and open spaces.

f) Housing Mix and Strategies, including, Where Appropriate, Opportunities For Affordable Housing

The proposed development will include a total of 249 townhouse units with 89 units (approximately 36%) being conventional townhouse units and 160 units (approximately 64%) being back-to-back townhouse units. The Owner has advised that at this time, it is anticipated that the back-to-back townhomes will start at \$329,900 and the conventional townhomes will start at \$399,900. The Owner has advised that the development will be a part of a standard condominium development. This will provide more affordable housing options in an area that is predominantly single detached dwellings. In addition, the low rise mixed-use residential buildings consisting of 26 residential apartment units have been identified as rental units, offering an alternative affordable housing form within the development.

g) Employment Mix and Strategies, Where Appropriate, the Provision of Retail Uses

The proposed development includes 870 m<sup>2</sup> of local retail/commercial gross floor area (GFA) within the ground floor of Buildings "A" and "B", as shown on Attachment #3. The proposed buildings are oriented towards the street at the corner of Steeles Avenue West and Gihon Springs Drive. These commercial retail uses will result in approximately 19 jobs and are intended to serve the proposed development and surrounding residential population.

h) The Transportation Network, including Provisions for Transit, Walking and Cycling within the Secondary Plan Area and Connections to City-Wide Networks

A Traffic Impact Study, prepared by URS Canada Inc., and submitted in support of the applications, provides further direction on transit, walking and cycling infrastructure. The proposed development will not have dedicated bike routes. It is anticipated that cyclist will use the local private condominium roads to access Steeles Avenue West to connect with existing and proposed bike lanes and multi-use recreational trails nearby.

Pedestrian walkways are proposed along the perimeter of the subject property and within the development along the proposed internal private roads. The Traffic Impact Study is further discussed within the Vaughan Development Engineering and Infrastructure Planning Department section of this report.

The area is well serviced by existing Toronto Transit Commission (TTC) transit routes servicing the City of Toronto (TTC) and York Region Transit (YRT). An existing TTC bus stop is located on the southwest corner of Gihon Spring Drive and Steeles Avenue West.

i) Servicing Requirements for the Secondary Plan Area

The reports prepared by Valdor Engineering demonstrate that the site can be adequately serviced with municipal infrastructure (i.e. sanitary, water and stormwater). The subject lands will be serviced from the City of Toronto water and wastewater system. The City of Vaughan, York Region, the Owner and the City of Toronto are required to enter into a Servicing Agreement for the subject lands. A condition to this effect is included in the recommendation of this report and further discussed within the Vaughan Development Engineering and Infrastructure Planning Development section of this report.

j) Protection and Enhancement of the Natural Heritage Network including any Environmental Reporting Required Through Section 3.3.4 of Volume 1 Of VOP 2010

A scoped Environmental Impact Study has been prepared by Beacon Environmental and investigates the natural heritage characteristics on the subject property. The report concludes that the subject property does not support any significant natural heritage features or functions and that the proposed development will not adversely impact any significant natural heritage features or ecological functions on the adjacent lands.

k) Cultural Heritage Features of the Area, including Built Heritage and Potential Archaeological Resource

Archaeological Assessments Ltd. completed a Stage 1 Archaeological Assessment for the subject property. This assessment supports the proposed development and concludes that the subject property no longer has any archaeological potential and does not require a Stage 2 assessment. There are no cultural heritage features of interest on or nearby the subject property. This has been reviewed by Vaughan Cultural Heritage staff and is further discussed within the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division section of this report.

l) Provision of Community Services, including Schools, Libraries and Community Centres

The Community Services and Facilities Study prepared by urbanMetrics Inc. demonstrates that the future residents of the proposed development will be well serviced in terms of community services in the surrounding area. The study concludes that the future residents of the proposed development will have above average rates of access to parklands, community centres, libraries and community meeting spaces provided by the City of Vaughan. It is expected that future students will be accommodated at the existing school facilities located in York Region. There is a high number of childcare providers in the area that are available, which can cater to childcare needs. Health care, emergency services, long term-care facilities, places of worship, arts and culture facilities are all well represented in the study area being the immediate area and in the City of Vaughan, and will provide residents with a diverse range of community services they require, including those that cater to younger families and diverse cultural backgrounds. The proposed development is not expected to generate a level of demand that would result in any negative impact to the supply of existing community facilities.

m) Consideration of Human Service Needs, including Educational, Social, Health, Arts, Culture and Recreation Facilities

The Community Services and Facilities Study prepared by urbanMetrics Inc. demonstrates that the future residents of the proposed development will be well serviced in terms of human services in the surrounding area and in the City of Vaughan. The proposed development is not expected to generate a level of demand that would result in any negative impact to the supply of existing community facilities.

n) Sustainable Development Requirements Consistent with Subsection 9.1.3 of VOP 2010

In accordance with Section 9.1.3 of VOP 2020, an Urban Design and Sustainable Development Report was submitted. The proposed design includes substantial enhancements to the Steeles Avenue West streetscape by providing a park, a commercial block and a tree-lined sidewalk edge, as shown on Attachments #3 and #4. These features will create an active streetscape and an environment comfortable and attractive for pedestrians. The proposed sustainable design features will ensure both York Region's and the City of Vaughan's commitment towards environmental stewardship.

o) Phasing of development;

The proposed development will be built in a single phase.

In consideration of the above, the Owner has demonstrated that the proposed mixed-use development meets the policy intent to achieve a "Complete Community" as outlined in site-specific Policy 13.17 of Volume 2 of VOP 2010. The Vaughan Development Planning Department can support the proposed development as it provides a low rise mixed-use residential/commercial development, with a range of housing forms that is appropriate and compatible with the surrounding development and will have no adverse impact on the adjacent lands. Further, as the intent of Policy 13.17 has been met, the unapproved policy can be amended to replace the existing text with the site-specific exceptions referenced in Table 1 of this report should Council approve the Official Plan and Zoning By-law Amendment applications.

Zoning

The subject lands are zoned PB1 Parkway Belt Open Space Zone by Zoning By-law 1-88, which does not permit mixed-use low rise buildings and townhouse dwelling units. To facilitate the proposed development, an amendment to Zoning By-law 1-88 is required to rezone the subject lands from PB1 Parkway Belt Open Space Zone to RM2 Multiple Residential Zone, OS1 Open Space Conservation Zone and OS2 Open Space Park Zone, together with the following site-specific zoning exceptions:

Table 2: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of RM2 Multiple Residential Zone	Proposed Exceptions to the RM2 Multiple Residential Zone
a.	Definitions	<p>a) Zoning By-law 1-88 defines a "Lot" as follows:</p> <p>Means a parcel of land fronting on a street separate from any abutting land to the extent that a Consent (severance) contemplated by Section 49 of the Planning Act, R.S.O. 1983 would not be required for its conveyance.</p> <p>b) Zoning By-law 1-88 does not include a definition for "Back-to-</p>	<p>a) Define a "Lot" as follows:</p> <p>Means a parcel of land, being approximately 6 ha in size, that is deemed to be one lot, regardless of the number of buildings and units, and the creation of any new lot by plan of subdivision, plan of condominium, part lot control, consent and any easement or restrictions that are given.</p>

Table 2: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of RM2 Multiple Residential Zone	Proposed Exceptions to the RM2 Multiple Residential Zone
		Back Townhouse Dwelling”	<p>b) Define a “Back-to-Back Townhouse Dwelling” as follows:</p> <p>Back-to-back townhouses are Low-Rise Residential buildings, up to three-storeys in height, and part of a row or block of residential units. A block of back-to-back townhouse units shall consist of two rows sharing a common back wall. A block of back-to-back townhouses must contain at least four units (i.e. two units on each row forming a block) but no more than twelve attached residential units (i.e. six units on each row forming a block). Each unit shall be accessed from the outside ground level and share three above ground party walls with abutting units. Units located at the end of each townhouse dwelling block shall share only two above ground party walls.</p>
b.	Residential Parking Requirements for Apartment Dwelling Units	<p>1.5 spaces per dwelling unit</p> <p>(26 apartment dwelling units @ 1.5 spaces per unit = 39 spaces)</p>	<p>1.0 space per dwelling unit</p> <p>(26 apartment dwelling units @ 1.0 space per unit = 26 spaces)</p>
c.	Minimum Visitor Parking Requirements for Residential Uses	<p>0.25 visitor parking spaces per dwelling unit</p> <p>(249 townhouse dwelling units @ 0.25 spaces per unit = 63 visitor spaces</p> <p>+ 26 apartment dwelling unit @ 0.25 spaces per unit = 7 visitor spaces)</p>	<p>0.15 visitor parking spaces per dwelling unit</p> <p>(249 townhouse dwelling units @ 0.15 spaces per unit = 37 spaces</p> <p>+ 26 apartment dwelling units @ 0.15 spaces per unit = 4 spaces)</p>

Table 2: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of RM2 Multiple Residential Zone	Proposed Exceptions to the RM2 Multiple Residential Zone
		Total visitor parking spaces = 70 spaces	Total visitor parking spaces = 41 spaces
d.	Parking Requirements for Commercial Uses	6.0 parking spaces per 100m <sup>2</sup> of Gross Floor Area (GFA)  (868.58 m <sup>2</sup> commercial GFA @ 6.0 spaces/100 m <sup>2</sup> = 52 spaces)	4.5 parking spaces per 100 m <sup>2</sup> of GFA  (868.58 m <sup>2</sup> commercial GFA @ 4.5 spaces/100 m <sup>2</sup> = 39 spaces)
e.	Minimum Width of Landscaping Around an Outdoor Parking Area	3 m	0 m (shall not apply)
f.	Minimum Amenity Area	i. Bachelor Unit - 15 m <sup>2</sup> ii. One Bedroom Unit - 20m <sup>2</sup> iii. Two Bedroom Unit - 55m <sup>2</sup> iv. Three Bedroom Unit - 90m <sup>2</sup> v. Four Bedroom Unit or larger - 110 m <sup>2</sup>	The total minimum combined Amenity Area for the development shall be 6,850 m <sup>2</sup>
g.	Permitted Uses in an RM2 Zone	<ul style="list-style-type: none"> <li>Apartment Dwelling</li> <li>Multiple Family Dwelling</li> <li>Block Townhouse Dwelling</li> <li>Day Nursery</li> </ul>	<p>Permit only the following uses in an RM2 Zone:</p> <ul style="list-style-type: none"> <li>Townhouse Dwelling with a maximum of 6 dwelling units in a row</li> <li>Back-to-Back Townhouse Dwelling with a maximum of 12 dwelling units in a block and a maximum of 6 dwelling units in a row</li> </ul> <p>Permit the following uses in Buildings "A" and "B" on the Ground Floor only:</p> <ul style="list-style-type: none"> <li>Bank or Financial Institution</li> <li>Business or Professional Office</li> <li>Club or Health Centre</li> <li>Eating Establishment; Eating Establishment, Convenience; and, Eating</li> </ul>

Table 2: Proposed Zoning Exceptions			
	By-law Standard	By-law 1-88 Requirements of RM2 Multiple Residential Zone	Proposed Exceptions to the RM2 Multiple Residential Zone
			Establishment, Take-Out; all limited to 20% of the total commercial GFA <ul style="list-style-type: none"> <li>• Personal Service Shop</li> <li>• Pet Grooming</li> </ul> Establishment, to be contained within a wholly enclosed building <ul style="list-style-type: none"> <li>• Pharmacy</li> <li>• Photography Studio</li> <li>• Retail Store</li> <li>• Veterinary Clinic</li> <li>• Video Store</li> </ul>
h.	Minimum Lot Area	64,440 m <sup>2</sup> (230 m <sup>2</sup> per unit x 280 units)	59,973.36 m <sup>2</sup> for the entire development
i.	Minimum Front Yard Setback (Steeles Avenue West)	4.5 m	Building A - 2.0 m Buildings 1, 6, 7, 12 and 13 – 3.5 m Building 16 - 1.6 m
j.	Maximum Building Height (Buildings A and B)	11 m	12 m

The proposed zoning exceptions would facilitate a development that conforms to Vaughan Official Plan 2010 regarding land use and is compatible with the existing built form in the surrounding area, and therefore, can be supported by the Vaughan Development Planning Department. The proposed minimum parking requirements are acceptable and is further discussed in the Vaughan Development Engineering and Infrastructure Planning Department section of this report. The proposed commercial uses will service the proposed development and surrounding residential development. The townhouse dwelling units fronting onto a private condominium road and the mixed-use residential buildings with the proposed development standards in Table 2, will provide an appropriate development and urban form and facilitate a complete community.

#### Site Design

The proposed mixed-use development consists of 249 townhouse residential dwelling units (160 conventional 3-storey townhouse units and 89 back-to-back townhouse units), 2 rental apartment buildings with 26 residential dwelling units and 868 m<sup>2</sup> of ground floor commercial uses and a 2,100 m<sup>2</sup> public park fronting onto Steeles Avenue West as shown on Attachments #3 to #6. The proposed apartment buildings are located on the west side of the subject lands, fronting onto

Steeles Avenue and existing driveway access. The development provides for a series of walkway connections and private amenity areas for residents. The development also provides a connection to the Thackery Park Cricket Field located to the east of the subject lands as shown on Attachment #3.

The proposed public park fronts onto Steeles Avenue West which provides for ease of access and visibility. The park will include passive and active recreational facilities as well as landscape treatments.

Buffering is proposed along the entire northern edge of the property to ensure noise mitigation and visual screening from the CN railway lands. This will include an engineered berm with an acoustical fence and additional landscaping on either side. The proposal will include a 27.2 m setback to the CN Railway lands to the north. Additional landscape buffers will be provided between the Thackery Cricket Field and the easterly portion of the subject lands as shown on Attachment #4.

Access to the site is provided through an existing signalized intersection of Steeles Avenue West and Gihon Spring Drive. The existing driveway access is currently shared with the adjacent seniors' residence development to the west (Leisureworld), but is located on the applicant's lands with an easement granted to Leisureworld.

The Owner has advised that the proposed development will have a full standard condominium tenure, which will require the submission of a future Draft Plan of (Standard) Condominium Application. A Site Development Application will be required for approval of the building and site design, access, internal pedestrian and traffic circulation, universal accessibility, parking, landscaping, stormwater management, servicing and grading, internal sidewalks and private amenity areas.

The Vaughan Development Planning Department is satisfied with the proposed development subject to the comments in this report and conditions of approval set out in the recommendation of this report.

#### Vaughan Development Engineering and Infrastructure Planning Department

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

##### a) Road Network

The subject lands are located on the north side of Steeles Avenue West, east of Gihon Spring Drive (that street being within the City of Toronto). Steeles Avenue West is under the jurisdiction of the City of Toronto. Vehicular access to the subject development is accommodated via the existing driveway forming the Steeles Avenue West and Gihon Spring Drive signalized intersection, and will be shared with the existing Leisureworld Retirement Homes. The proposed development will utilize private condominium roads. To the east of the subject lands is an unopened Kipling Avenue road allowance and the former Thackery landfill site. The road allowance of Steeles Avenue West and untraveled portion of Old Steeles Avenue form the south limits of the subject lands.

Steeles Avenue West and Old Steeles Avenue also represent the municipal boundary between the City of Toronto and the City of Vaughan. There is no connection to any other road services to the north. All vehicles will use the exit to Steeles Avenue West.

A secondary emergency access with removable bollards has been provided fronting onto Steeles Avenue West.



b) Municipal Servicing

The Owner has submitted a Revised Functional Servicing (FSR) Report dated April 2015 in support of the proposed Official Plan and Zoning By-law Amendment Applications.

c) Sanitary Servicing

The subject site is located within the City of Vaughan's Rainbow Collector service area. This 600 mm diameter trunk sewer system is located in the valley lands and drains easterly, between Highway 407 and the Canadian National Railway (CNR) tracks and then drains southerly to the Humber Pumping Station. The Humber Pumping Station was constructed as part of the York-Durham Sewage System; however, it now pumps sewage westerly to the Region of Peel's wastewater system.

An additional trunk sewer is located on the north side of the CNR embankment and based on its location in the valley, it is not accessible to service the subject site. The subject site will therefore discharge to the City of Toronto's sanitary sewer system, similar to the servicing of the adjacent Leisureworld site. In this regard, there is a 200 mm diameter sanitary sewer at the Steeles Avenue West/Gihon Spring Drive intersection and a 200 mm diameter sanitary sewer at the Steeles Avenue West/Kipling Avenue intersection. Both of these local sewers drain to the existing 1,050 mm diameter Humber Thistletown trunk sanitary sewer which is located in the valley east of Kipling Avenue.

Based on the invert elevations of these local sewers, the Gihon Spring Drive sewer is too high to service the entire property but will be utilized for the proposed mixed-use apartment buildings. The Kipling Avenue sewer is to be extended north from the Steeles Avenue West/Kipling Avenue intersection to Old Steeles Avenue and then westerly along this road allowance to the southeast corner of the subject site to service the residential component of the development. Approval from the City of Toronto is required to facilitate sanitary servicing for the subject lands through the future Site Development Application.

Each townhouse unit will be provided with either a 100 mm diameter single connection or a 125mm diameter double sanitary service connection in accordance with the City of Vaughan's standards. The mixed-use apartment building will be served by a separate 200 mm diameter service connection with a control manhole at the property line.

d) Inter-Regional Servicing Agreement

Similar to water servicing, given that the subject development is to be serviced by the City of Toronto's sanitary sewer system, an inter-regional servicing agreement will be required. This agreement will be between the City of Vaughan, Region of York, the City of Toronto and the Owner, to facilitate the sanitary servicing of the subject site.

e) Water Distribution System

Water is supplied to the City of Vaughan from the City of Toronto and the Region of Peel that both treat water from Lake Ontario for domestic consumption. York Region purchases water from the City of Toronto and Peel Region and the City of Vaughan is the retail supplier of the water to the consumer.

The subject lands are located within Pressure District 4 (PD4) of the York Water System. The site is geographically isolated from the rest of the City of Vaughan because of Highway 407 and the CNR tracks to the north and the disconnected road pattern of Kipling Avenue. There are no City of Vaughan watermain in the vicinity of the subject site. Therefore the proposed development is to connect to the City of Toronto water distribution system similar to the adjacent Leisureworld site. In this regard, there is a 300 mm diameter watermain located at the Steeles Avenue West /

Gihon Spring Drive intersection and a 300 mm diameter watermain which terminates approximately 115 metres west of the Steeles Avenue West / Kipling Avenue intersection to the east. It is proposed to connect these two municipal watermains to complete a loop of the water distribution system. The approval from the City of Toronto is required at the Site Development Application stage.

f) Stormwater Management (SWM)

An updated Functional Servicing Report shall be submitted in conjunction with the Site Development Application approval for the final approval. Toronto and Region Conservation Authority (TRCA) approval is required to discharge the storm water to the valley at the Site Development Application stage.

g) Lot Grading

Detailed grading plans showing existing and proposed grades shall be submitted in conjunction with Site Development Application approval. The final grading plans must be reviewed and approved to the satisfaction of the Development Engineering and Infrastructure Planning Department.

h) Environmental Site Assessment

The applicant has submitted a site screening questionnaire and Environmental Site Assessment Reports.

Phase One and Two Environmental Site Assessment (ESA) reports were completed in 2014 and 2015 respectively. The findings of the ESA reports identified soil impacts at the northeast corner of the property and ground water impacts at the southwest corner of the property. A delineation program was undertaken subsequently in 2015 to determine the extent of soil and ground water impacts and found the impacts to be localized. A Remedial Action Plan (RAP) was prepared by the Owner's environmental consultant and proposed excavation of the areas of localized soil and ground water impacts along with confirmatory sampling and post ground water monitoring. Given that contamination was identified on the Subject Property and remediation is required, the Holding Symbol "(H)" shall be applied to the implementing zoning by-law, if the applications are approved, with removal conditional upon the City's receipt of a Record of Site Condition (RSC) for the lands within the plan, filed on the environmental site registry and acknowledged by the Ministry of the Environment and Climate Change. A condition to this effect is included in the recommendation of this report.

i) Traffic/Transportation

The existing level of service conditions have been estimated for the study area using existing traffic volumes, existing signal timings and Synchro traffic analysis software. The analysis indicates that under existing conditions, the site driveway and signalized intersection at Steeles Avenue West and Gihon Spring Drive are operating at an acceptable level of service.

The future level of service conditions were determined for the study area intersections utilizing future background total traffic volumes plus subject development for the planning horizon years of 2019. Future background traffic consists of traffic growth from outside of the study area and traffic generated by other developments within the study area. The traffic consultant utilized the Regional model to estimate background traffic growth. As per the analysis, the above mentioned intersection will operate below capacity with an overall Level of Service (LOS) 'C' or better during both peak periods

The traffic study concludes that the traffic volumes generated by the proposed development is a small component of total traffic passing through the intersections of the study area during the

peak hours and therefore is a minor factor in intersection operation and determination of improvements. DEIP staff concur with the overall study and methodology and accept its conclusions and recommendation.

j) Parking Study

The total required parking for the proposed townhouse, apartment and commercial uses is 664 spaces. The Owner has request reduced parking ratios to the visitor, apartment and retail uses which results in a total required parking for the site of 610 spaces. The submitted parking study concludes that the proposed parking ratios and parking supplied is sufficient for the development's specific requirements since the proposed ratios are justified based on the following studies:

- City of Vaughan's Draft Parking Standard Review by IBI,
- Published parking ratio for residential development in North York (City of Toronto)

According to the study report, the parking supply for the residential townhomes meets By-law 1-88 parking requirements; however, the parking supply for the residential visitors and retail uses is slightly less than the By-law 1-88 parking requirement (the overall shortfall of 54 spaces or 8.12 %).

The report concludes that the visitor parking rate of 0.15 spaces / unit is sufficient to serve the proposed development. Furthermore, the study also looks at the shared parking spaces to provide opportunities to take advantage of the different peaking characteristics between residential and retail components. The commercial uses are expected to be ancillary to the development or be used extensively by those who already live in the proposed development. Commercial parking demands are typically peaking during the noon hour, when residential visitor parking demands are low.

k) Noise

A Noise Feasibility Study Report shall be submitted at the Site Development Application stage.

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 at the Site Development Application stage:

- 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 Office of the City Solicitor, Real Estate Department

The Office of the City Solicitor, Real Estate Department, has advised that should the subject applications be approved, and the future Site Development Application be approved, 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

#### Vaughan Parks Development Department

The proposed development includes a 2,100 m<sup>2</sup> public park fronting onto Steeles Avenue West, and will be dedicated over to the City of Vaughan for public use. A Facility Fit Plan shall be provided to illustrate the design and layout of the proposed public park and shall be to the satisfaction of the Parks Development Department. The Parks Development Department has reviewed the proposed development and has no objection to the approval of the public park subject to the conditions set forth in the recommendation of this report.

#### Vaughan Environmental Services Department, Waste Management

The Environmental Services Department, Waste Management Section has reviewed the Official Plan and Zoning By-law Amendment Applications and has no objection. All garbage and recycling and snow plowing will be privately administered and the responsibility of the Condominium Corporation and will be further reviewed at the Site Development Application stage.

#### Ministry of Transportation (MTO)

The MTO has advised to the City and to the Region of York that they have no objection to the proposed development and that the interchange is not required and the applications to facilitate the development of the subject lands can proceed.

#### Canadian National Railway (CN)

CN has advised that the proposed 27.2 m setback to the rail lands and the 1.5 m encroachment of rear balconies into the proposed setback is acceptable, provided that the Owner enter into an agreement with the proponent to satisfy CN's requirements as well as for the registration of an easement at the Site Development Application stage.

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

The TRCA has advised that they have no objections to the approval of Official Plan Amendment File OP.14.003 and Zoning By-law Amendment File Z.14.024. The Owner must successfully obtain a TRCA Permit under Ontario Regulation 166/06, prior to the issuance of a municipal Building Permit.

#### City of Toronto

The City of Toronto has reviewed the Official Plan Amendment and Zoning By-law Amendment Applications and has no objection to the development of the subject lands. The City of Toronto acknowledges the requirement of the servicing agreement. The City of Toronto, York Region, the Owner and the City of Vaughan continue to work towards executing the quad-party servicing agreement. The City of Toronto will offer further comment at the Site Development Application Stage.

### 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.

### Enbridge Gas Distribution

Enbridge Gas Distribution has no objections to the proposed development.

### **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/grey water irrigation/xeriscaping to promote water efficiency and to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

#### ii) Enhance and Ensure Community Safety/Health and Wellness

The proposed development includes a public park, private amenity space, connections to bicycle trails, and bicycle parking areas to enhance the City's existing inventory of public amenity space.

### **Regional Implications**

The subject lands are designated "Urban Area" by the York Region Official Plan, which permits a wide range of residential, commercial, industrial and institutional uses. The proposed Official Plan Amendment generally conforms with the Regional Official Plan, as it will enable a development project that is designed to ensure accessibility to people of all ages, cultures, and abilities (Policy 5.2.7) and will assist in ensuring that by the year 2015 and for each year thereafter, a minimum of 40% of all residential development will occur within the built-up area as defined by the Province's Built Boundary in Places to Grow: Growth Plan for the Greater Golden Horseshoe (Policy 5.4.5). The Official Plan Amendment has not been granted Regional exemption and the implementing Amendment will require final approval from York Region.

The subject lands front onto Steeles Avenue West, which is under the jurisdiction of the City of Toronto. York Region has been working diligently with the City of Toronto, the Owner and the City of Vaughan in executing a quad-party servicing agreement for servicing to the subject lands from the City of Toronto's water and wastewater system.

The Region does not have any further comments on the Official Plan Amendment and Zoning By-law Amendment Application at this time. However, the Region will provide further comment and conditions at the Site Development Application stage.

## **Conclusion**

The Vaughan Development Planning Department has reviewed Official Plan Amendment File OP.14.003 and Zoning By-law Amendment File Z.14.024 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 mixed-use residential development contributes to a "Complete Community", and 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 Applications subject to the conditions contained in this report.

## **Attachments**

1. Context Location Map
2. Location Map
3. Conceptual Site Plan and Proposed Zoning
4. Conceptual Landscape Plan
5. Conceptual Townhouse Elevations
6. Conceptual Mixed-Use Apartment Buildings A & B Elevations

## **Report prepared by:**

Mary Caputo, Senior Planner - OMB ext. 8215

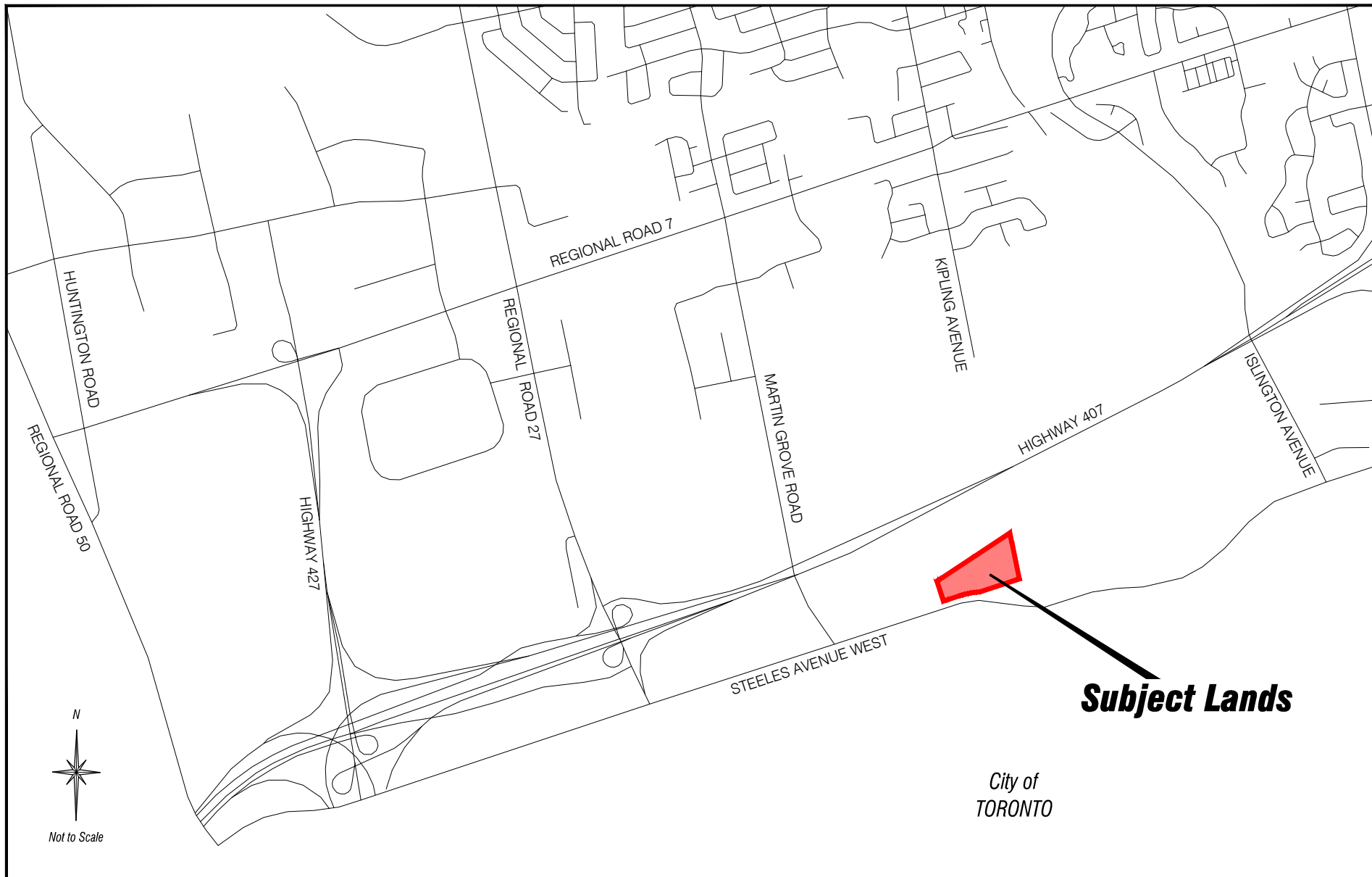
Respectfully submitted,

JOHN MACKENZIE  
Deputy City Manager  
Planning & Growth Management

GRANT UYEYAMA  
Director of Development Planning

MAURO PEVERINI  
Senior Manager of Development Planning

/CM



## Context Location Map

LOCATION:  
Part of Lot 1, Concession 8

APPLICANT:  
Woodbridge Park Limited

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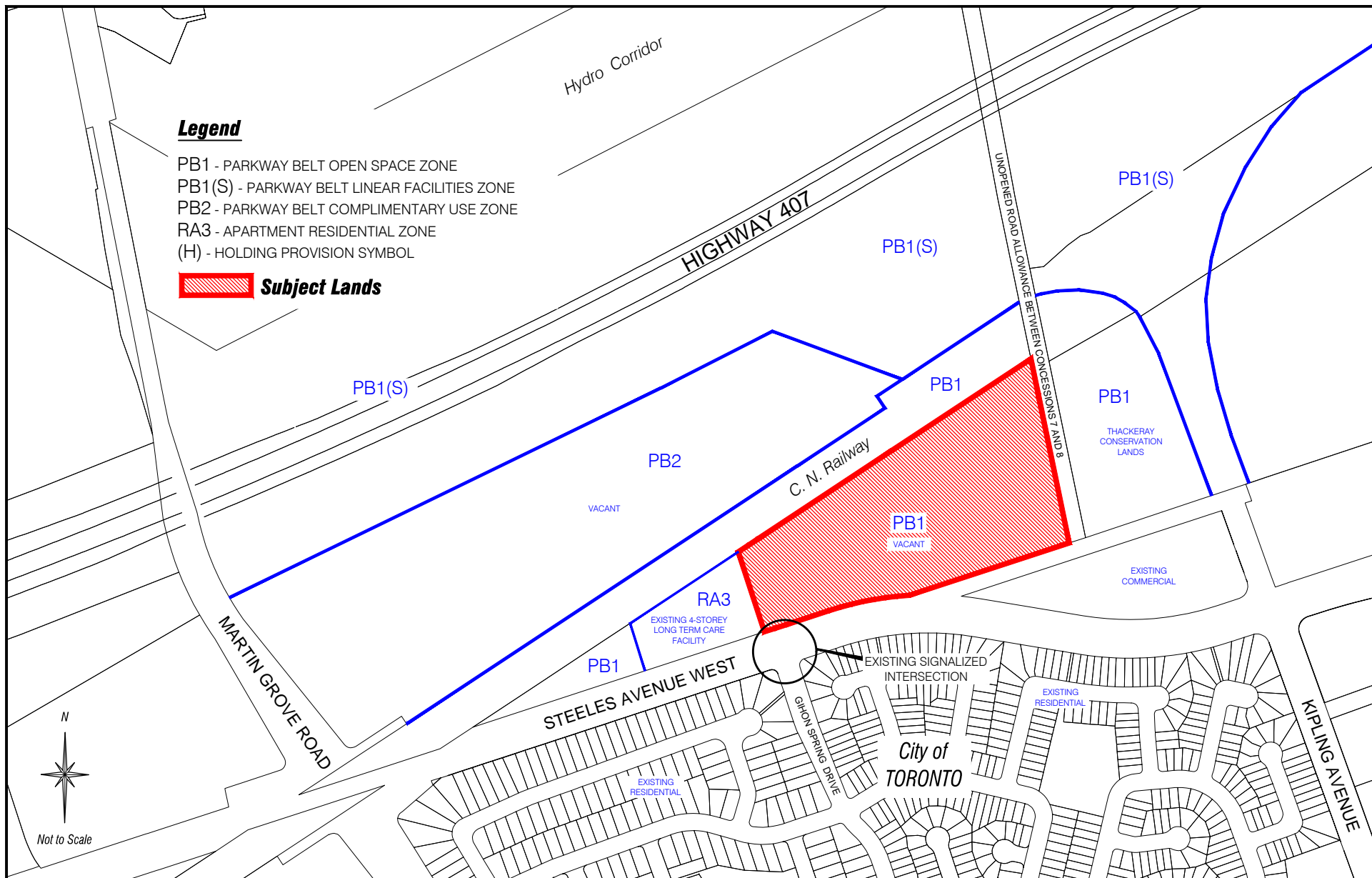


## Attachment

FILE(S):  
OP.14.003, Z.14.024

DATE:  
December 1, 2015

1



## Location Map

LOCATION:  
Part of Lot 1, Concession 8

APPLICANT:  
Woodbridge Park Limited

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## Attachment

FILE(S):  
OP.14.003, Z.14.024

DATE:  
December 1, 2015

2











FRONT (EAST) ELEVATION - BACK-TO-BACK TOWNHOUSES



FRONT (WEST) ELEVATION - TOWNHOUSE BLOCK (BLOCK TOWNHOUSE DWELLING  
WITH BASEMENT WALK-OUT)



FRONT (SOUTH) ELEVATION - TOWNHOUSE BLOCK (BLOCK TOWNHOUSE  
DWELLING WITH BASEMENT WALK-OUT)

*Not to Scale*

# Conceptual Townhouse Elevations



LOCATION:  
Part of Lot 1, Concession 8

APPLICANT:  
Woodbridge Park Limited

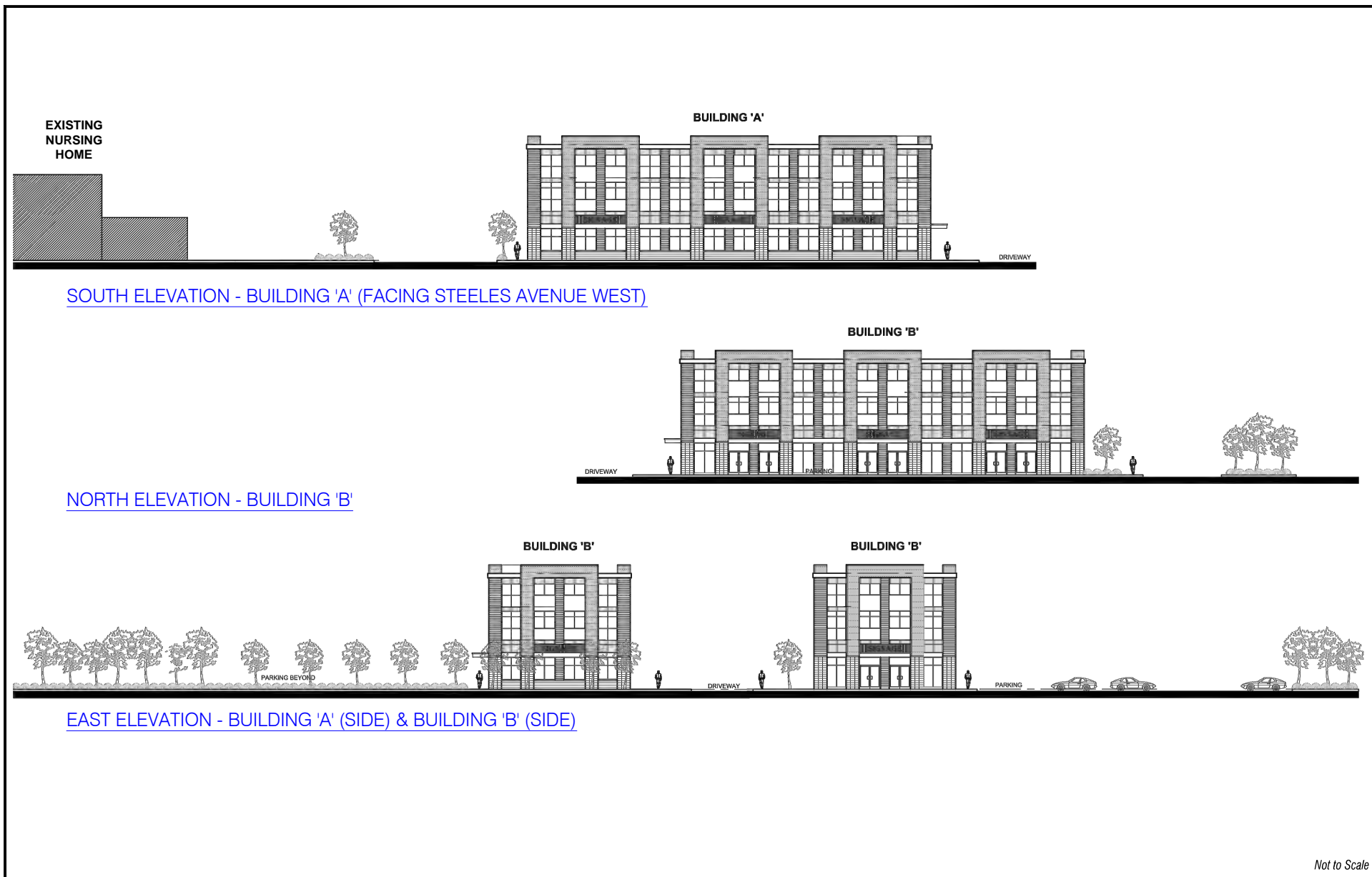
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## Attachment

FILE(S):  
OP.14.003, Z.14.024

DATE:  
December 1, 2015

# 5



## Conceptual Mixed-Use Apartment Buildings 'A' & 'B' Elevations



LOCATION:  
Part of Lot 1, Concession 8

APPLICANT:  
Woodbridge Park Limited

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# Attachment

FILE(S):  
OP.14.003, Z.14.024

DATE:  
December 1, 2015

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