

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

Item 3, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2018.

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**ZONING BY-LAW AMENDMENT FILE Z.16.037
DRAFT PLAN OF SUBDIVISION FILE 19T-16V008
SITE DEVELOPMENT FILE DA.16.079
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)
FILE 19CDM-16V005
WYCLIFFE CLARK LIMITED
VICINITY OF CLARK AVENUE WEST AND BATHURST STREET**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated February 6, 2018, be approved; and
- 2) That the deputation by Ms. Gail Blackman and Communication C5, dated February 6, 2018, be received.

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment, Draft Plan of Subdivision, Site Development and Draft Plan of Condominium (Common Element) Files Z.16.037, 19T-16V008, DA.16.079, and 19CDM-16V005 (Wycliffe Clark Limited) to permit the development of the subject lands shown on Attachments #3 and #4, with 82, three-storey townhouse units, as shown on Attachments #6 to #8.

Recommendations

1. THAT Zoning By-law Amendment File Z.16.037 (Wycliffe Clark Limited) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands (shown on Attachments #3 and #4) from A Agricultural Zone, as shown on Attachment #4, to RT1 Residential Townhouse Zone, in the manner shown on Attachment #5, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-16V008 (Wycliffe Clark Limited) BE APPROVED, to create one development block, in the manner shown on Attachment #5, subject to the Conditions of Approval set out in Attachment #1 of this report.

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3. THAT Site Development File DA.16.079 (Wycliffe Clark Limited) BE APPROVED, to permit the development of 82 townhouse units, serviced by a private common element condominium road, as shown on Attachments #6 to #9, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
 - ii) The Owner shall improve the City's existing walkway, which is located west of the subject lands at Tansley Road and connected to Clark Avenue West, as shown on Attachment # 4, to the satisfaction of the City of Vaughan;
 - iii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion control plan, functional servicing and stormwater management report and drawings, geotechnical and hydrogeological assessment, external lighting plan, the utility coordination plan, environmental noise assessment, Transportation Impact Study, and the Transportation Demand Management Plan;
 - iv) the Owner shall satisfy all requirements of the Development Engineering Department, including the posting of a Letter of Credit with the City in the amount of \$85,000.00 for the improvements to the existing signalized intersection at South Promenade and Clark Avenue West;
 - v) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
 - vi) the Owner shall satisfy all requirements of York Region; and
 - vii) Draft Plan of Subdivision File 19T-16V008 shall be registered.
 - b) the Site Plan Letter of Undertaking shall include the following clauses:
 - i) "Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division."

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- ii) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”
- iii) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-In-Lieu 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

- c) Prior to the issuance of a Building Permit, the Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board.
- 4. THAT Draft Plan of Condominium (Common Element) File 19CDM-16V005 (Wycliffe Clark Limited) BE APPROVED, to facilitate the condominium tenure of the common elements that will include the internal private roads, 20 visitor parking spaces, and landscaped areas and sidewalks, as shown on Attachment #9, subject to the Conditions of Approval set out in Attachment #2.
 - 5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V008 and Site Development Application File DA.16.079 (Wycliffe Clark Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 82 residential units (251 persons equivalent)."
 - 6. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-16V008 (Wycliffe Clark Limited) shall include the following clause:

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

Report Highlights

- The Owner proposes an 82-unit common element condominium townhouse development.
- The proposed development includes freehold lots with frontage on a common element private road and accessed by a single driveway from Clark Avenue West.
- The Development Planning Department supports the approval of the proposed development as it conforms to the Official Plan and is consistent with the existing and planned land uses in the surrounding area.

Background

The 1.79 ha subject lands are located on the south side of Clark Avenue West, west of Bathurst Street. The surrounding land uses are shown on Attachment #4.

On December 16, 2016, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed on the Clark Avenue West street frontage, in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on January 17, 2017, to receive comments from the public and the Committee of the Whole. The recommendation of the Committee of the Whole to receive the Public Hearing report of January 17, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on January 24, 2017.

The following individuals made a deputation at the Public Hearing on January 17, 2017, or submitted written correspondence regarding the proposed development:

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- a) Mr. Kurt Franklin, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the Owner;
- b) Mr. Joseph Goldstein, Tansley Road, Thornhill;
- c) Ms. Daniela Palma, Golden Orchard Road, Maple;
- d) Mr. Eddy Bi, McMorran Crescent, Thornhill;
- e) Mr. Leslie Fluxgold, FIJ Law LLP, West Pearce Street, Richmond Hill, representing Reena and Batay Reena;
- f) Ms. Sarah Robbins, McMorran Crescent, Thornhill;
- g) Mr. Avi Moyal, McMorran Crescent, Thornhill;
- h) Ms. Gail Blackman, Eddy Green Court, Thornhill;
- i) Mr. Miles Robbins, McMorran Crescent, Thornhill; and
- j) Mr. Jeffery Stone (via email).

The following issues were identified by the community through the written submissions received by the Development Planning Department and by deputations at the Public Hearing on January 17, 2017. The Development Planning Department offers the following responses to the concerns raised by the community below and in the relevant sections throughout the report.

- i) The community wants to maintain the current pedestrian linkages through the subject lands

Over time, the existing pedestrian paths that traverse over private property have been established across the subject lands by residents of the local area. These ad hoc paths originate at the terminus of Mullen Drive, as shown on Attachment #4, and connect to a bus stop and the signalized intersection of Clark Avenue West and South Promenade. The subject lands, and the other lands owned by applicant, do not connect to the terminus of Mullen Drive as they are bounded by privately-owned existing residential dwellings to the south and the lands municipally known as 927 Clark Avenue West to the west, as shown on Attachment #4. As such, a pedestrian connection cannot be provided over the subject lands and would require the consent of the land owner to the west.

When the subdivisions for this area were created in 1979 and 1983, two pedestrian connections were established to allow the surrounding community direct access to Clark Avenue West (at Tansley Road) and Bathurst Street (at McMorran Crescent), as shown on Attachment #4.

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In June 19, 2015, the City sold a portion of the Mullen Drive right-of-way to the abutting landowner (Rena) to the west. An opportunity to establish a pedestrian connection from the surrounding community to Clark Avenue West will be considered by staff should the abutting lands to the west be developed.

- ii) The subject lands, which are currently vacant, should be maintained as an open space

The subject lands are privately owned and do not form part of the City's open space or parkland system and are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits townhouse dwellings. The subject lands are also identified to be located within a stable community area in the City of Vaughan Urban Design Guidelines for Community Areas and Low-Rise Residential Areas. As the subject lands are currently zoned A Agricultural by Zoning By-law 1-88, the Owner has submitted to the City a Zoning By-law Amendment application to rezone the subject lands to permit the proposed development, which conforms to VOP 2010.

- iii) Will the lay-by parking for the proposed development have an impact on existing and future rapid transit?

The original development concept included lay-by parking along Clark Avenue West, but it has been removed to respond to York Region's operational and safety concerns. This is reflected on the site plan as shown on Attachment #6.

- iv) The community wants to know what the construction timing is for the proposed development

The timing of the commencement of any construction activity is unknown at this time. Construction timing is at the discretion of the Owner and cannot occur until all required approvals are in place. The City will require the Owner to provide a construction management plan prior to the commencement of construction activity.

On January 25, 2018, a notice of this Committee of the Whole Meeting was sent to those individuals who submitted written correspondence to the Development Planning Department, made deputation at the Public Hearing, or requested notification regarding these applications.

Previous Reports/Authority
[Committee of the Whole Public Hearing](#)

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Analysis and Options

The proposed development conforms to Vaughan Official Plan 2010

The subject lands are designated “Low-Rise Residential” by Vaughan Official Plan 2010 (VOP 2010) and are located within a “Community Area”, as identified on Schedule “1” - Urban Structure of VOP 2010. The “Low-Rise Residential” designation permits townhouse dwellings subject to the compatibility criteria in Section 9.1.2.2 of VOP 2010 and there is no maximum density provision associated with this designation.

Section 9.1.2.2 of VOP 2010 states that, “new developments be designed to respect and reinforce the existing physical character and uses of the surrounding area”. The proposed development is considered to be compatible for the following reasons:

- a) The location of the driveway into the proposed development has been aligned with the existing signalized intersection at South Promenade and Clark Avenue West taking into account the local street pattern. Traffic signal upgrades will be required which will have to be provided by the Owner.
- b) The proposed development includes townhouse units that front onto Clark Avenue West with elevations that provide a “front door” to the public realm.
- c) The road pattern and landscape strip widths within the townhouse development provide a 15 m separation distance from the rear property line to the townhouse built form which provides a buffer and transition to the existing detached residential homes to the south.

Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods

Council in October 2015, directed Staff to undertake a policy review of the Low-Rise Residential designation of VOP 2010 in recognition of the increased development pressure in stable residential neighbourhoods. The Policy Planning and Environmental Sustainability Department subsequently initiated the Community Area Policy Review for Low-Rise Residential Designations, which resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (“Guidelines”) and the Community Area Policy Review for Low-Rise Residential Designations Study (“Study”). The Guidelines were approved by Vaughan Council on October 19, 2016. The Study was approved by Vaughan Council on April 19, 2017, and

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an Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date.

The subject development applications were deemed “Complete” on September 9, 2016, prior to the Vaughan Guidelines approved by Council however, the proposed development has regard to the following Guidelines:

- a) Eight of the sixteen townhouse Blocks front onto Clark Avenue West;
- b) Blocks A through G, and Block Z provide a front façade on both the Clark Avenue West (north) elevation and the internal (south) elevation so that the internal Blocks H through K, do not front onto a rear elevation;
- c) Townhouse units in Blocks H through O have private rear yards; and
- d) Townhouse units in Blocks A through G and Block Z have private front yard and balcony amenity space.

The proposed site-specific zoning exceptions would permit a development that is compatible with the existing and planned built form in the area

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

Table 1:

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition of “Gross Floor Area”	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the area of any cellar, or car parking area above or below grade within the building or within a separate structure, or mechanical penthouse or rooftop laundry room.

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	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
b.	Definition of a "Lot"	Means a parcel of land fronting on a public street.	Means a parcel of land fronting on a public or a private street.
c.	Definition of a "Street Line"	Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street.	Means the dividing line between a lot and a public or private street
d.	Visitor Parking Requirements	82 units @ 0.25 spaces/unit = 21 spaces	82 units @ 0.24 spaces/unit = 20 spaces
e.	Minimum Landscape Strip Width (Along Clark Avenue)	6 m	1.2 m
f.	Maximum Yard Encroachments	<p><u>Exterior stairways</u></p> <p>Maximum 0.3 m into a required interior side yard</p> <p><u>Porches and balconies</u> (uncovered, unexcavated and unenclosed)</p> <p>Maximum 1.8 m into a required rear yard</p>	<p><u>Exterior stairways</u></p> <p>Maximum 0.9 to 0.95 m encroachment for stairs into a required interior side yard (Blocks A, B, C, D, E, F, and Z)</p> <p><u>Porches and balconies</u> (uncovered, unexcavated and unenclosed)</p> <p>Maximum 4.4 m into a required rear yard</p>

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	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
		<u>Minimum Encroachments of Unenclosed Porches</u> Minimum 1.5 m no encroachment zone The maximum finished floor elevation of an unenclosed porch shall not exceed 1.2 m above finished grade.	A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade.
g.	Frontage on a Public Street	A building or structure shall front on a public street.	A building or structure shall have access to a private road or driveway that provides access to a public street.
h.	Minimum Soft Landscaped Area	60%	58.4%
i.	Maximum Width of a Driveway	3.75 m	5.9 m (main driveway from Clark Avenue West)
j.	Minimum Lot Frontage	6 m	5.5 m (Blocks H, I, J, K, L, M, N, O) 5.9 m (Blocks A, B, C, D, E, F, G, Z)
k.	Minimum Lot Area	162 m ²	Ranging from 117 m ² per to 129 m ²

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m.	Minimum Front Yard	4.5 m	2.55 m (Block G) 2.61 m (Block F) 3.35 m (Blocks A, B, C, D, E, Z)
n.	Minimum Front Yard Setback to the Stairs	4.5 m	0 m (Blocks A, B, C, D, E, F, G, and Z)
o.	Minimum Rear Yard Setback	7.5 m	5.65 m (Blocks H and L) 6.0 m (Blocks B, C, G, I, J, K, M, N, O) 6.6 m (Blocks A, D, E, F, Z)
p.	Minimum Interior Side Yard Setback (End Unit)	1.2 m	0.9 m (Blocks D, E, F and G) 0.95 m (Blocks A, B, C, Z)
q.	Minimum Exterior Side Yard Setback	4.5 m 3 m (abutting a sight triangle)	0.875 m 0 m (abutting a site triangle)
r.	Minimum Lot Depth	27 m	19 m (Block G) 20.35 m (Block F) 21 m (Blocks A, B, C, D, E, Z) 23.5 m (Blocks H, I, J, K, L, M, N, O)

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s.	Maximum Building Height	11 m	14.1 m (Blocks A, B, C, D, E, F, G) 12.82 m (Blocks H, I, J, K, L, M, N, O)
t.	Maximum Number of Townhouse Units in a Row	6 units	7 units (Blocks H, I, J, L, M and N)
u.	Maximum Interior Garage Width	3 m	5.5 m (All Blocks)

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

a) Definitions

The proposal to amend the definition of “Gross Floor Area” is being requested so that the laundry room can be located on the roof top, within the mechanical room.

The proposal to amend the definition of a “Lot” and “Street Line” is technical in nature as the development proposal will contain freehold lots having access from a private common element condominium road. This will ensure zoning compliance for the future freehold lots.

b) Minimum Yard Setbacks, Encroachments, Landscape Width Frontages, and Lot Depths

The proposed yard setbacks, encroachments and landscape strip widths will enable the development to be designed in an urban contemporary form consistent with other townhouse developments. The proposed lot depth and frontages are consistent with other approved common element condominium townhouse developments that have been approved across the City.

c) Building Height

The proposed townhouse designs are 3-storeys and a maximum 14.1m in height, whereas the RT1 Residential Townhouse Zone of Zoning By-law 1-88 permits a maximum 11 m building height. The lands abutting the subject site to the south

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are zoned R4 Residential Zone, which permits a maximum building height of 9.5m.

The subject lands are located along Clark Avenue West, which is a major arterial road and across the road from higher density developments. In addition, the land uses surrounding the subject lands include a private community centre to the west, and a fire hall to the east.

A common element road is proposed along the rear (south) property line, which will provide a greater separation distance between the proposed townhouse units and the existing detached homes. The homes located south of the subject lands are constructed with a minimum 7.5 m rear yard setback. The proposed 17.2 m setback of the most southerly units of the proposed development together with the existing 7.5 m rear yard condition results in a separation distance of 24.7 m between the buildings. Staff have assessed the relationship between the proposed development and existing community utilizing a 45 degree angular plane in order to determine any potential impacts associated with height, shadow and privacy concerns. The proposed development is within a 45 degree angular plane measured from the rear property line of the subject lands. In addition, within the 24.7 m setback a 1.8 m privacy fence and a 3.12 m landscape strip are also proposed along the south property line in order to mitigate any potential impacts of the proposed development.

Based on the existing surrounding lands uses and the inclusion of a separation buffer and landscaping strip, staff can support the increased building height.

d) Garage and Driveway Widths

The proposed modifications to the garage widths and driveway widths will allow for the provision of two car garages for the proposed development thereby accommodating more on-site parking.

In consideration of the above, the Development Planning Department is satisfied that the proposed amendments to Zoning By-law 1-88 will facilitate a development that maintains the intent of the Official Plan and permit a residential development that is compatible with the existing and planned land uses in the surrounding area.

The Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision, subject to the Conditions of Approval

The proposed Draft Plan of Subdivision shown on Attachment #5 will create one residential block to facilitate the proposed site plan, the future common element condominium, and the creation of 82 individual freehold lots for each townhouse unit through a future Part Lot Control Application. The Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision shown on

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Attachment #5, subject to the Conditions of Approval included in Attachment #1.

The Development Planning Department has no objection to the proposed Draft Plan of Condominium, subject to the Conditions of Approval

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-16V005, to facilitate the proposed condominium tenure of the common elements. The common elements will be privately-owned and maintained by a future Condominium Corporation and will include the private roads, landscaped areas, the 20 visitor parking spaces, and internal sidewalks, as shown on Attachment #9.

The Development Planning Department is satisfied with the proposed site plan and building elevations, subject to the comments and recommendations in this report

Site Layout

The proposed site plan and building elevations are shown on Attachments #6 to #8. The site plan includes 16 townhouse blocks, ranging from 3 to 7 units per block, for a total of 82 townhouse units. Access to the proposed units will be provided by a private common element road.

A total of 20 visitor parking spaces are proposed along the common element road, which are located on the east and west sides of the proposed development. The common element road, together with the 1.8 m high privacy fence and the 3.12 m wide landscape strip is located along the rear property line, will provide noise and visual mitigation measures and an increased separation distance between the proposed development and the existing detached homes located south of the subject lands.

Access to the subject lands is proposed from a full move signalized intersection located at Clark Avenue West and South Promenade. The Development Engineering Department is currently working with the Owner to finalize the design details for this intersection. A condition is included in the recommendation section of this report requiring the Owner to satisfy all requirements of the Development Engineering Department.

Two pedestrian walkways are included along the east and west sides of the proposed development in order to provide connections to Clark Avenue West. The Owner proposes additional improvements and enhancements, such as planting beds and benches, to the existing City walkway, which is located west of the subject lands at Tansley Road and connected to Clark Avenue West, which must be designed and coordinated to the satisfaction of the City, prior to the execution of the Site Plan Agreement the Owner must post a Letter of Credit to secure the walkway improvements. A condition to this effect is included in the recommendation of this report.

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Building Elevations

The typical building elevations for the proposed townhouse dwelling units are shown on Attachments #7 and #8. The townhouse dwellings are proposed to be constructed with brick and stucco, there will be a variation of brick colours, and include a square rectangular flat roof design and private amenity spaces in the form of balconies, roof top decks, and rear yards. Garages are provided for each unit and access will be provided by the internal private road. In Blocks H, I, J, K, L, M, N, and O, the stone veneer proposed for the main building elevation of the ground floor should also wrap around the front porches, to the satisfaction of the Development Planning Department.

The Development Engineering Department supports the proposed development subject to the comments and conditions of this report

Environmental

Based on the review of the Phase One and Phase Two Environmental Site Assessment reports and the Reliance Letter, the Environmental Engineering Division is satisfied with the submitted documents and have no further concerns.

Transportation

The proposed access on Clark Avenue West will add a fourth section to an existing signalized intersection located at Clark Avenue West and South Promenade, thereby requiring the installation of additional traffic signal equipment and upgrades. The City requires all associated design and construction costs to be entirely incurred by the Owner with respect to the new installations, such as, but not limited to traffic signal and pedestrian countdown heads, pedestrian push-buttons, signal timing plan modifications, pedestrian crosswalks and ramps. The Traffic Impact Study (TIS) shall include an analysis of the required intersection improvements and the City will require a Letter of Credit for the amount of \$85,000.00 to ensure the above noted works are completed to the satisfaction of the City. A condition to this effect is included in the recommendation of this report.

The review of the Clark Avenue West and South Promenade signal design, Transportation Demand Management (TDM) Plan measures, the revised TIS and pedestrian connectivity are still under review by Transportation staff. Notwithstanding the continued review, the Development Engineering Department is generally satisfied with the overall site design and will continue to work with the Owner to finalize the site plan and approval of the reports submitted in support of the development applications. A condition to this effect is included in the recommendation of this report.

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Allocation of Sewage and Water Capacity

The proposed water connection for the development will be provided from an existing Regional watermain located on the south side of Clark Avenue West. The proposed development site area has been accounted for in the sanitary sewer design, in accordance with the “As-Constructed – July 1989” drawing prepared by Fred Schaeffer and Associates Limited. As such, a connection to the existing municipal sewer on Clark Avenue West is proposed to service the lands, which is acceptable to staff.

On December 13, 2016, the City’s latest annual servicing capacity allocation strategy report was endorsed by Vaughan City Council. It confirmed servicing capacity is available to support continued urban growth throughout the City over the next three years. Therefore, servicing capacity for the proposed development is available and unrestricted. Accordingly, staff are recommending that Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V008 and Site Development File DA.16.079 (Wycliffe Clark Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 82 residential units (251 persons equivalent).”

Environmental Noise/Vibration Impact

The Owner submitted an Environmental Noise and Vibration Impact Report to address potential noise sources and their impacts on the proposed development. The report recommends the following Noise Warning Clauses to be included as part of the relevant legal documents, including all Offers of Purchase/Sale or Lease:

Blocks K and O:

- Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the noise criteria of the Municipality and the Ministry of the Environment and Climate Change.
- This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.
- Purchases are advised that due to the proximity of the nearby fire station, sound levels from these locations may at time be audible.

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Blocks A to G, Z

- Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.
- This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of Environment and Climate Change.
- Purchases are advised that due to the proximity of the nearby fire station, sound levels from these locations may at time be audible.

Blocks H to J, L to N

- Purchases are advised that due to the proximity of the nearby fire station, sound levels from these locations may at time be audible.

The Development Engineering Department has no objections to the proposed development and will continue to work with the Owner to finalize all plans and reports, subject to the conditions of approval contained in Attachment #1c).

The Environmental Services Department, Solid Waste Management Division, has no objection to the proposed development

The Environmental Services Department, Solid Waste Management Division has reviewed the proposed development. The final waste management plan and waste collection design standards submission must be approved to the satisfaction of the Vaughan Environmental Services Department, Solid Waste Management Division. A condition to this effect is included in the recommendation of this report.

Office of the City Solicitor, Real Estate Department requires conditions to be included in the Site Plan Letter of Undertaking

The Real Estate Department has provided the following conditions for approval:

“The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-In-Lieu of Parkland Policy.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

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The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

The Financial Planning and Development Finance Department has no objection to the proposed development subject to the condition below

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including Development Charges. The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A condition to this effect is included in the recommendation of this report.

The Parks Development Department has no objection to the approval of the proposed development

The Parks Development Department have reviewed a revised Community Services and Facilities Impact Study, dated December 2017, and have no further comments.

The School Boards have no objection to the proposed development

The York Region District School Board and York District Catholic School Board have reviewed the proposed development and advised that they have no objection to or any conditions of approval for the proposed development.

Canada Post has no objection to the proposed development

Canada Post has no objection to the proposed development, subject to the Owner installing mail box facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment #1d) of this report.

Enbridge Gas Distribution Inc. has no objection to the proposed development

Enbridge Gas Distribution Inc. has no objection to the development applications subject to the conditions included in Attachment #1e) of this report.

Bell Canada requires the Owner to confirm that sufficient wire-line communications and telecommunications infrastructure is available

The Owner is required to confirm that sufficient wire-line communications and telecommunications infrastructure is available within the proposed development. In the

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

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event that such infrastructure is not available, the Owner is advised that the Owner may be required to pay for the connection to and/or extension of the existing communication and telecommunication infrastructure. The Owner will also be required to grant any easements that may be required for telecommunication services. A condition to this effect is included in Attachment #1f) of this report.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has reviewed the proposed development and has advised that the proposed development is located within the Maple South wastewater area and will be serviced from Water Pressure District 5Y. Residential development requires servicing capacity allocation prior to final approval. The City's Development Engineering Department has confirmed that servicing capacity is available to support continued urban growth throughout the City over the next three years. Accordingly, servicing capacity for the subject development is available and unrestricted.

York Region is generally satisfied with the site plan design and continues to work with the Owner to finalize the plans and reports. York Region has no objection to draft approval of the Draft Plan of Subdivision and Draft Plan of Condominium (Common Elements) subject to the Schedule of Pre-Conditions and Schedule of Conditions contained in Attachment #1a) and #1b) of this report.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.16.037, Draft Plan of Subdivision File 19T-16V008, Draft Plan of Condominium (Common Elements) File 19CDM-16V005, and Site Development File DA.16.079, in consideration of with the policies of Vaughan Official Plan 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Owner seeks approval of an 82-unit freehold residential townhouse development on lots fronting onto a private common element condominium road. The development proposal conforms to the Official Plan and is compatible with the existing and planned uses in the surrounding area.

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

This report has been prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact: Carol Birch, Planner, extension 8485

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2018

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Attachments

1. Conditions of Draft Plan of Subdivision Approval File 19T-16V008
2. Conditions of Draft Plan of Condominium Approval File 19CDM-16V005
3. Context Location Map
4. Location Map
5. Proposed Zoning and Draft Plan of Subdivision
6. Site Plan
7. Building Elevations Fronting Clark Avenue West
8. Building Elevations Fronting Internal Road
9. Draft Plan of Condominium (Common Elements) File 19CDM-16V005

Prepared by

Carol Birch, Planner, extension 8485

Stephen Lue, Senior Planner, extension 8210

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)

Britto, John

C	5
COMMUNICATION	
CW -	FEB 6/18
ITEM -	3

From: Lawrence and Gail Blackman [REDACTED]
Sent: Tuesday, February 6, 2018 10:47 AM
To: Clerks@vaughan.ca
Cc: Birch, Carol; Britto, John; blackmanfamily@rogers.com
Subject: Committee of the Whole Meeting re Wycliffe Development Clark Avenue west of Bathurst
Attachments: Vaughan Committee of the Whole Meeting Blackman Feb 6 2018 Meeting.docx

It would appear that there has been a problem with my previous e-mails to you due to the size of the files attached (e-mails returned undeliverable)

Please find attached my comments regarding the Wycliffe Development at Clark Avenue West with the photos embedded into the Word Document:

ZONING BY-LAW AMENDMENT FILE Z.16.037
DRAFT PLAN OF SUBDIVISION FILE 19T-16V008
WYCLIFFE CLARK LIMITED
WARD 5 - VICINITY OF BATHURST STREET AND CLARK AVENUE WEST

Although I will make every effort to attend this afternoon's meeting, I would appreciate your sharing them with Council.

Please confirm that you have successfully received my comments with photos.

Thank you,

Gail Blackman
[REDACTED] Eddy Green Court
Thornhill, Ontario
L4J 2S5

My name is Gail Blackman and I am a resident of the Westminster Green neighbourhood south of Clark Avenue West. Last January, I shared my concerns regarding the proposed Wycliffe development, both in a detailed written submission to the Planning Department and orally at the Public Committee of the Whole Meeting. As Council is reaching a point where it is about to decide on the proposal, I wish to comment further on the notes provided by the Planning Department as they pertain to Pedestrian Linkages, specifically via the former Mullen Drive Right-of-Way.

In its report posted online, the Development Planning Department states that the “existing pedestrian paths that traverse over private property have been established across the subject lines by residents of the local area.” Although this may be true, I take exception to the claim that the paths are “ad hoc.” That a *formal* pedestrian walkway was not built in this location, but rather farther west along Tansley Road, does not mean that it wasn’t planned. As a member of the former Westminster Green Ratepayers Association, I can attest to the fact that we were all fully aware of the reserved Mullen Drive Right-of-Way adjacent to the undeveloped lands south of Clark. Quite possibly, the lack of a *formal* pedestrian linkage at the T-intersection of Mullen Drive, McMorran Crescent and Tansley Road could be attributed to the fact that a roadway was expected to eventually be constructed there, most likely with sidewalks on both sides of the road, as on the rest of Mullen Drive. Moreover, that the City of Vaughan included a “Neighbourhood Signed Bike Route” through the Mullen Drive Right-of-Way in the final draft of its 2007 *Pedestrian and Bicycle Master Plan Study* would seem to further support its planned intention to continue to allow access through this area for residents.

To a great extent it has been the lack of transparency regarding the pedestrian linkage to our community that has been particularly distressing to many of us. As previously noted, the Notice Sign regarding the proposed Wycliffe Development, posted in the fall of 2016 on the south side of Clark at the intersection of Clark and the south entrance road leading into the Promenade Mall, did not in any way suggest that the existing pedestrian access routes through the former Mullen Drive Right-of-Way may be affected. With only residents living within 150 metres of the development site being notified of the Public Meeting, this sign represented the primary and probably *only notice* for most of the pedestrians who have been using the Right-of-Way as their means of accessing Clark Avenue and especially, the Bathurst Clark Resource Library, the Promenade Mall and the bus stop on the north side of Clark, for so many years.

That the City of Vaughan had in fact sold off a portion of the Mullen Drive right-of-way that had benefitted community residents for over 35 years to Reena in June 2015 without first publicizing its intention to do so is extremely disconcerting. To recently find out via a Councillor’s newsletter that Reena had organized a meeting this past fall of which residents such as myself were not aware until weeks after the fact is not at all conciliatory to many of us affected. To now be told that the pedestrian linkage will require the consent of Reena, the landowner of 927 Clark Avenue West to the west of the subject lands is even more frustrating as perhaps this could have been avoided had Wycliffe, Reena and the City of Vaughan (who owns

the land at the north end of Mullen Drive) been more open with the community involved. Together we may have been able to explore more options.

In its report posted online prior to today's meeting, the Planning Department seems to offer some hope that the opportunity for a pedestrian connection from the surrounding community to Clark Avenue could be considered by Staff in the future should the abutting lands to the west of the subject lands, namely Reena lands, be developed. However, if the matter of providing a pedestrian linkage through the former Mullen Drive Right-of-Way is not dealt with now, I believe it may prove to be too late in the future. As part of Wycliffe's application, it has revealed its intention to sub-divide its property so that it can convey land to Reena who intend to construct a second building on its site. Presumably, Reena and Wycliffe have already collaborated on this and Wycliffe will only be conveying the portion of land that Reena would require to be able to construct this building. Once the Wycliffe application is approved, any future discussions about a pedestrian connection at Mullen Drive would rest with Reena who would most likely only have enough land for a building and the City of Vaughan who owns the land to the south. Contrary to the glimmer of hope offered by the Planning Department, Councillor Alan Shefman appeared to extinguish any chance for reconsideration for a pedestrian connection in his February 2017 interview with The Thornhill Post when he unequivocally stated that Wycliffe's and Reena's plans would not allow for the pedestrian access to be continued. If the City of Vaughan, Wycliffe, Reena *and* the neighbouring community collaborate together *now*, there may still be some flexibility in Wycliffe's, Reena's and the City of Vaughan's plans to include consideration for continued pedestrian access for residents from their neighbourhood through to Clark Avenue West and its "key destinations."

According to Vaughan's recently approved ***Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods***, "where there are opportunities, infill development should expand the network of sidewalks, pathways and trails in the larger neighbourhood." Furthermore, as put forward in ***Centre Street Urban Design Streetscape*** document, when considering mid-block pedestrian connections, "where blocks exceed 160 metres, mid-block pedestrian connections should be provided." If the pedestrian linkage at the "former" Mullen Right-of-Way is taken away from residents living in the neighbourhood to the south, there would be a distance of approximately 550 metres between the two existing access points on Tansley west of Aish Hatorah Synagogue and on Bathurst at the north end of McMorran.

In his interview with the **Thornill Post** shortly after the Committee of the Whole meeting last January, Councillor Shefman claimed that the distance from Mullen Drive to the existing pedestrian walkway is only 50 metres. However, at my request, the Planning Department measured the distance, confirming it to be 150 metres as I'd estimated it to be. So by removing access to what is now being referred to as the "former" Mullen Right-of-Way, residents in the area south of the development will now have to use the pedestrian connection that is located about 150 metres to the west. If they want to go to the library or Promenade Mall, they will then

have to return about 150 metres to the east just to arrive back at end of what would have been Mullen Drive. To *safely* arrive at a bus stop on the north side of Clark Avenue West, they would need to walk about 200 metres west to cross at the New Westminster intersection or walk about 300 m east to the traffic lights at the entrance to the Promenade Mall, east of the Bathurst Clark Library. Children living in the new townhouse development would have to walk an extra 150 metres along busy Clark Avenue and then back another extra 150 metres along Tansley Road to arrive safely at their local public school. As stated in so many Vaughan publications, our communities should be more pedestrian-friendly, not less so.

Regarding the undeveloped lot to the south of Reena's land on the north side of the T-intersection at Mullen Drive, Tansley Road and McMorran Crescent that is presently owned by the City of Vaughan, I would respectfully ask the City of Vaughan to reconsider its intentions to divide this lot into two properties that the City would then sell to two buyers. In accordance with the Vaughan's **Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods**, regarding lot frontage, "in the case of lot creation, new lots should be equal to or exceed the frontages of the adjacent nearby and facing lots. The frontage of the city-owned lot is approximately 75 ft. The frontage of the property at 219 McMorran Crescent east of the lot is about 53 ft; the frontage of the property at 266 Tansley Road west of the lot is about 44 ft. If the City were to sub-divide its one lot, the resulting frontage of the two new lots would be considerably less than the frontage of the adjacent lots. I would, therefore, strongly suggest that the City of Vaughan consider either one house and a pedestrian walkway, or perhaps more fittingly, a parkette and a pedestrian walkway. Given that the City will be receiving "cash-in-lieu of parkland dedication" from the developers, these funds could then benefit the very residents of the neighbourhood who have helped this community thrive for so many years.

With regard to the City's stipulation that the developer contribute to additional improvements and enhancements to the existing walkway on Tansley Road west of the Mullen T-intersection, I would respectfully ask that planners in consultation with York Regional Police experts carefully consider the safety of the walkway as it presently exists. With an opening on the east side of the stone wall about halfway between Tansley Road and Clark Avenue, leading into the parking lot of the Aish Hatorah Synagogue (three photos attached), there exists a risk for someone to lurk behind the wall on either side of the opening, a situation that would be even more dangerous when the building and its surrounding parking lot are unlit. An endangered pedestrian would be far from the entrance/exit points so might not be heard or seen if s/he were attacked.

As noted in the City of Vaughan's *Centre Street Urban Design Streetscape* document,

"Connections are the potential aspects ... that serve to strengthen and enhance the physical linkages within and between Urban Character Areas, as well as to the surrounding neighbourhoods. Although vehicular movement is accommodated, the emphasis of the Urban Design Framework and supporting Guidelines is on greatly improving the pedestrian experience, with respect to convenience, safety, comfort

and visual appeal. In doing so, a culture of walking can be encouraged and nurtured so as to support transit use, stimulate foot traffic within and from surrounding areas, and create a vibrant street life ... while enhancing the sense of safety and security."

After reading through so many of the documents that the City of Vaughan has published and posted on its website, it is evident that Vaughan has a clear vision for *our* future. As we continue to move through this process together, I would hope that the City truly takes into the consideration the needs of *all* of its residents and follows the guidelines that it has put into place after careful thought and investigation by its professionals.

Respectfully Submitted by:

Gail Blackman

██████ Eddy Green Court

Thornhill, Ontario

L4J 2S5

████████████████████

██

Photos: Walkway between Tansley Road and Clark Avenue:



Walkway looking north



Walkway looking south



Opening in Walkway walk adjacent to Aish Hatorah

Item:



Committee of the Whole Report

DATE: Tuesday, February 06, 2018

WARD: 5

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.16.037
DRAFT PLAN OF SUBDIVISION FILE 19T-16V008
SITE DEVELOPMENT FILE DA.16.079
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT)
FILE 19CDM-16V005
WYCLIFFE CLARK LIMITED
VICINITY OF CLARK AVENUE WEST AND BATHURST STREET**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment, Draft Plan of Subdivision, Site Development and Draft Plan of Condominium (Common Element) Files Z.16.037, 19T-16V008, DA.16.079, and 19CDM-16V005 (Wycliffe Clark Limited) to permit the development of the subject lands shown on Attachments #3 and #4, with 82, three-storey townhouse units, as shown on Attachments #6 to #8.

Recommendations

1. THAT Zoning By-law Amendment File Z.16.037 (Wycliffe Clark Limited) BE APPROVED, to amend Zoning By-law 1-88, to rezone the subject lands (shown on Attachments #3 and #4) from A Agricultural Zone, as shown on Attachment #4, to RT1 Residential Townhouse Zone, in the manner shown on Attachment #5, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. THAT Draft Plan of Subdivision File 19T-16V008 (Wycliffe Clark Limited) BE APPROVED, to create one development block, in the manner shown on Attachment #5, subject to the Conditions of Approval set out in Attachment #1 of this report.
3. THAT Site Development File DA.16.079 (Wycliffe Clark Limited) BE APPROVED, to permit the development of 82 townhouse units, serviced by a private common element condominium road, as shown on Attachments #6 to #9, subject to the following conditions:
 - a) prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
 - ii) The Owner shall improve the City's existing walkway, which is located west of the subject lands at Tansley Road and connected to Clark Avenue West, as shown on Attachment # 4, to the satisfaction of the City of Vaughan;
 - iii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion control plan, functional servicing and stormwater management report and drawings, geotechnical and hydrogeological assessment, external lighting plan, the utility coordination plan, environmental noise assessment, Transportation Impact Study, and the Transportation Demand Management Plan;
 - iv) the Owner shall satisfy all requirements of the Development Engineering Department, including the posting of a Letter of Credit with the City in the amount of \$85,000.00 for the improvements to the existing signalized intersection at South Promenade and Clark Avenue West;
 - v) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
 - vi) the Owner shall satisfy all requirements of York Region; and
 - vii) Draft Plan of Subdivision File 19T-16V008 shall be registered.
 - b) the Site Plan Letter of Undertaking shall include the following clauses:
 - i) "Should archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism,

Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”

- ii) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”
- iii) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-In-Lieu 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

- c) Prior to the issuance of a Building Permit, the Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board.
- 4. THAT Draft Plan of Condominium (Common Element) File 19CDM-16V005 (Wycliffe Clark Limited) BE APPROVED, to facilitate the condominium tenure of the common elements that will include the internal private roads, 20 visitor parking spaces, and landscaped areas and sidewalks, as shown on Attachment #9, subject to the Conditions of Approval set out in Attachment #2.
 - 5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V008 and Site Development Application File DA.16.079 (Wycliffe Clark Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 82 residential units (251 persons equivalent)."
 - 6. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-16V008 (Wycliffe Clark Limited) shall include the following clause:

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

Report Highlights

- The Owner proposes an 82-unit common element condominium townhouse development.
- The proposed development includes freehold lots with frontage on a common element private road and accessed by a single driveway from Clark Avenue West.
- The Development Planning Department supports the approval of the proposed development as it conforms to the Official Plan and is consistent with the existing and planned land uses in the surrounding area.

Background

The 1.79 ha subject lands are located on the south side of Clark Avenue West, west of Bathurst Street. The surrounding land uses are shown on Attachment #4.

On December 16, 2016, a Notice of Public Hearing was circulated to all property owners within 150 m of the subject lands. A copy of the Notice of Public Hearing was also posted on the City’s website at www.vaughan.ca and a Notice Sign was installed on the Clark Avenue West street frontage, in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on January 17, 2017, to receive comments from the public and the Committee of the Whole. The recommendation of the Committee of the Whole to receive the Public Hearing report of January 17, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on January 24, 2017.

The following individuals made a deputation at the Public Hearing on January 17, 2017, or submitted written correspondence regarding the proposed development:

- a) Mr. Kurt Franklin, Weston Consulting Group, Millway Avenue, Vaughan, on behalf of the Owner;

- b) Mr. Joseph Goldstein, Tansley Road, Thornhill;
- c) Ms. Daniela Palma, Golden Orchard Road, Maple;
- d) Mr. Eddy Bi, McMorran Crescent, Thornhill;
- e) Mr. Leslie Fluxgold, FIJ Law LLP, West Pearce Street, Richmond Hill, representing Reena and Batay Reena;
- f) Ms. Sarah Robbins, McMorran Crescent, Thornhill;
- g) Mr. Avi Moyal, McMorran Crescent, Thornhill;
- h) Ms. Gail Blackman, Eddy Green Court, Thornhill;
- i) Mr. Miles Robbins, McMorran Crescent, Thornhill; and
- j) Mr. Jeffery Stone (via email).

The following issues were identified by the community through the written submissions received by the Development Planning Department and by deputations at the Public Hearing on January 17, 2017. The Development Planning Department offers the following responses to the concerns raised by the community below and in the relevant sections throughout the report.

i) The community wants to maintain the current pedestrian linkages through the subject lands

Over time, the existing pedestrian paths that traverse over private property have been established across the subject lands by residents of the local area. These ad hoc paths originate at the terminus of Mullen Drive, as shown on Attachment #4, and connect to a bus stop and the signalized intersection of Clark Avenue West and South Promenade. The subject lands, and the other lands owned by applicant, do not connect to the terminus of Mullen Drive as they are bounded by privately-owned existing residential dwellings to the south and the lands municipally known as 927 Clark Avenue West to the west, as shown on Attachment #4. As such, a pedestrian connection cannot be provided over the subject lands and would require the consent of the land owner to the west.

When the subdivisions for this area were created in 1979 and 1983, two pedestrian connections were established to allow the surrounding community direct access to Clark Avenue West (at Tansley Road) and Bathurst Street (at McMorran Crescent), as shown on Attachment #4.

In June 19, 2015, the City sold a portion of the Mullen Drive right-of-way to the abutting landowner (Rena) to the west. An opportunity to establish a pedestrian connection from the surrounding community to Clark Avenue West will be considered by staff should the abutting lands to the west be developed.

- ii) The subject lands, which are currently vacant, should be maintained as an open space

The subject lands are privately owned and do not form part of the City's open space or parkland system and are designated "Low-Rise Residential" by Vaughan Official Plan 2010 (VOP 2010), which permits townhouse dwellings. The subject lands are also identified to be located within a stable community area in the City of Vaughan Urban Design Guidelines for Community Areas and Low-Rise Residential Areas. As the subject lands are currently zoned A Agricultural by Zoning By-law 1-88, the Owner has submitted to the City a Zoning By-law Amendment application to rezone the subject lands to permit the proposed development, which conforms to VOP 2010.

- iii) Will the lay-by parking for the proposed development have an impact on existing and future rapid transit?

The original development concept included lay-by parking along Clark Avenue West, but it has been removed to respond to York Region's operational and safety concerns. This is reflected on the site plan as shown on Attachment #6.

- iv) The community wants to know what the construction timing is for the proposed development

The timing of the commencement of any construction activity is unknown at this time. Construction timing is at the discretion of the Owner and cannot occur until all required approvals are in place. The City will require the Owner to provide a construction management plan prior to the commencement of construction activity.

On January 25, 2018, a notice of this Committee of the Whole Meeting was sent to those individuals who submitted written correspondence to the Development Planning Department, made deputation at the Public Hearing, or requested notification regarding these applications.

Previous Reports/Authority [Committee of the Whole Public Hearing](#)

Analysis and Options

The proposed development conforms to Vaughan Official Plan 2010

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

townhouse dwellings subject to the compatibility criteria in Section 9.1.2.2 of VOP 2010 and there is no maximum density provision associated with this designation.

Section 9.1.2.2 of VOP 2010 states that, “new developments be designed to respect and reinforce the existing physical character and uses of the surrounding area”. The proposed development is considered to be compatible for the following reasons:

- a) The location of the driveway into the proposed development has been aligned with the existing signalized intersection at South Promenade and Clark Avenue West taking into account the local street pattern. Traffic signal upgrades will be required which will have to be provided by the Owner.
- b) The proposed development includes townhouse units that front onto Clark Avenue West with elevations that provide a “front door” to the public realm.
- c) The road pattern and landscape strip widths within the townhouse development provide a 15 m separation distance from the rear property line to the townhouse built form which provides a buffer and transition to the existing detached residential homes to the south.

Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods

Council in October 2015, directed Staff to undertake a policy review of the Low-Rise Residential designation of VOP 2010 in recognition of the increased development pressure in stable residential neighbourhoods. The Policy Planning and Environmental Sustainability Department subsequently initiated the Community Area Policy Review for Low-Rise Residential Designations, which resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (“Guidelines”) and the Community Area Policy Review for Low-Rise Residential Designations Study (“Study”). The Guidelines were approved by Vaughan Council on October 19, 2016. The Study was approved by Vaughan Council on April 19, 2017, and an Official Plan Amendment to implement the Study recommendations will be forwarded to Vaughan Council for adoption at a future date.

The subject development applications were deemed “Complete” on September 9, 2016, prior to the Vaughan Guidelines approved by Council however, the proposed development has regard to the following Guidelines:

- a) Eight of the sixteen townhouse Blocks front onto Clark Avenue West;
- b) Blocks A through G, and Block Z provide a front façade on both the Clark Avenue West (north) elevation and the internal (south) elevation so that the internal Blocks H through K, do not front onto a rear elevation;
- c) Townhouse units in Blocks H through O have private rear yards; and
- d) Townhouse units in Blocks A through G and Block Z have private front yard and balcony amenity space.

The proposed site-specific zoning exceptions would permit a development that is compatible with the existing and planned built form in the area

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

Table 1:

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Definition of "Gross Floor Area"	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the areas of any cellar, or car parking area above or below grade within the building or within a separate structure.	Means the aggregate of the floor areas of all storeys of a building, measured to the exterior of the outside walls, but not including the area of any cellar, or car parking area above or below grade within the building or within a separate structure, or mechanical penthouse or rooftop laundry room.
b.	Definition of a "Lot"	Means a parcel of land fronting on a public street.	Means a parcel of land fronting on a public or a private street.
c.	Definition of a "Street Line"	Means the dividing line between a lot and a street or the dividing line between a lot and a reserve abutting a street.	Means the dividing line between a lot and a public or private street

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
d.	Visitor Parking Requirements	82 units @ 0.25 spaces/unit = 21 spaces	82 units @ 0.24 spaces/unit = 20 spaces
e.	Minimum Landscape Strip Width (Along Clark Avenue)	6 m	1.2 m
f.	Maximum Yard Encroachments	<p><u>Exterior stairways</u></p> <p>Maximum 0.3 m into a required interior side yard</p> <p><u>Porches and balconies</u> (uncovered, unexcavated and unenclosed)</p> <p>Maximum 1.8 m into a required rear yard</p> <p><u>Minimum Encroachments of Unenclosed Porches</u></p> <p>Minimum 1.5 m no encroachment zone</p> <p>The maximum finished floor elevation of an unenclosed porch shall not exceed 1.2 m above finished grade.</p>	<p><u>Exterior stairways</u></p> <p>Maximum 0.9 to 0.95 m encroachment for stairs into a required interior side yard (Blocks A, B, C, D, E, F, and Z)</p> <p><u>Porches and balconies</u> (uncovered, unexcavated and unenclosed)</p> <p>Maximum 4.4 m into a required rear yard</p> <p>A 0 m no encroachment zone shall be maintained within the front yard and exterior side yards and within the interior side yard abutting a walkway</p> <p>The maximum finished floor elevation of an unenclosed porch shall not exceed 1.75 m above finished grade.</p>
g.	Frontage on a Public Street	A building or structure shall front on a public street.	A building or structure shall have access to a private road or driveway that provides access to a public street.

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
h.	Minimum Soft Landscaped Area	60%	58.4%
i.	Maximum Width of a Driveway	3.75 m	5.9 m (main driveway from Clark Avenue West)
j.	Minimum Lot Frontage	6 m	5.5 m (Blocks H, I, J, K, L, M, N, O) 5.9 m (Blocks A, B, C, D, E, F, G, Z)
k.	Minimum Lot Area	162 m ²	Ranging from 117 m ² per to 129 m ²
m.	Minimum Front Yard	4.5 m	2.55 m (Block G) 2.61 m (Block F) 3.35 m (Blocks A, B, C, D, E, Z)
n.	Minimum Front Yard Setback to the Stairs	4.5 m	0 m (Blocks A, B, C, D, E, F, G, and Z)
o.	Minimum Rear Yard Setback	7.5m	5.65 m (Blocks H and L) 6.0 m (Blocks B, C, G, I, J, K, M, N, O) 6.6 m (Blocks A, D, E, F, Z)
p.	Minimum Interior Side Yard Setback (End Unit)	1.2 m	0.9 m (Blocks D, E, F and G) 0.95 m (Blocks A, B, C, Z)

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
q.	Minimum Exterior Side Yard Setback	4.5 m 3 m (abutting a sight triangle)	0.875 m 0 m (abutting a site triangle)
r.	Minimum Lot Depth	27 m	19 m (Block G) 20.35 m (Block F) 21 m (Blocks A, B, C, D, E, Z) 23.5 m (Blocks H, I, J, K, L, M, N, O)
s.	Maximum Building Height	11 m	14.1 m (Blocks A, B, C, D, E, F, G) 12.82 m (Blocks H, I, J, K, L, M, N, O)
t.	Maximum Number of Townhouse Units in a Row	6 units	7 units (Blocks H, I, J, L, M and N)
u.	Maximum Interior Garage Width	3 m	5.5 m (All Blocks)

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

a) Definitions

The proposal to amend the definition of “Gross Floor Area” is being requested so that the laundry room can be located on the roof top, within the mechanical room.

The proposal to amend the definition of a “Lot” and “Street Line” is technical in nature as the development proposal will contain freehold lots having access from a private common element condominium road. This will ensure zoning compliance for the future freehold lots.

b) Minimum Yard Setbacks, Encroachments, Landscape Width Frontages, and Lot Depths

The proposed yard setbacks, encroachments and landscape strip widths will enable the development to be designed in an urban contemporary form consistent with other townhouse developments. The proposed lot depth and frontages are consistent with other approved common element condominium townhouse developments that have been approved across the City.

c) Building Height

The proposed townhouse designs are 3-storeys and a maximum 14.1m in height, whereas the RT1 Residential Townhouse Zone of Zoning By-law 1-88 permits a maximum 11 m building height. The lands abutting the subject site to the south are zoned R4 Residential Zone, which permits a maximum building height of 9.5m.

The subject lands are located along Clark Avenue West, which is a major arterial road and across the road from higher density developments. In addition, the land uses surrounding the subject lands include a private community centre to the west, and a fire hall to the east.

A common element road is proposed along the rear (south) property line, which will provide a greater separation distance between the proposed townhouse units and the existing detached homes. The homes located south of the subject lands are constructed with a minimum 7.5 m rear yard setback. The proposed 17.2 m setback of the most southerly units of the proposed development together with the existing 7.5 m rear yard condition results in a separation distance of 24.7 m between the buildings. Staff have assessed the relationship between the proposed development and existing community utilizing a 45 degree angular plane in order to determine any potential impacts associated with height, shadow and privacy concerns. The proposed development is within a 45 degree angular plane measured from the rear property line of the subject lands. In addition, within the 24.7 m setback a 1.8 m privacy fence and a 3.12 m landscape strip are also proposed along the south property line in order to mitigate any potential impacts of the proposed development.

Based on the existing surrounding lands uses and the inclusion of a separation buffer and landscaping strip, staff can support the increased building height.

d) Garage and Driveway Widths

The proposed modifications to the garage widths and driveway widths will allow for the provision of two car garages for the proposed development thereby accommodating more on-site parking.

In consideration of the above, the Development Planning Department is satisfied that the proposed amendments to Zoning By-law 1-88 will facilitate a development that maintains the intent of the Official Plan and permit a residential development that is compatible with the existing and planned land uses in the surrounding area.

The Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision, subject to the Conditions of Approval

The proposed Draft Plan of Subdivision shown on Attachment #5 will create one residential block to facilitate the proposed site plan, the future common element condominium, and the creation of 82 individual freehold lots for each townhouse unit through a future Part Lot Control Application. The Development Planning Department has no objection to the approval of the proposed Draft Plan of Subdivision shown on Attachment #5, subject to the Conditions of Approval included in Attachment #1.

The Development Planning Department has no objection to the proposed Draft Plan of Condominium, subject to the Conditions of Approval

The Owner has submitted Draft Plan of Condominium (Common Elements) File 19CDM-16V005, to facilitate the proposed condominium tenure of the common elements. The common elements will be privately-owned and maintained by a future Condominium Corporation and will include the private roads, landscaped areas, the 20 visitor parking spaces, and internal sidewalks, as shown on Attachment #9.

The Development Planning Department is satisfied with the proposed site plan and building elevations, subject to the comments and recommendations in this report

Site Layout

The proposed site plan and building elevations are shown on Attachments #6 to #8. The site plan includes 16 townhouse blocks, ranging from 3 to 7 units per block, for a total of 82 townhouse units. Access to the proposed units will be provided by a private common element road.

A total of 20 visitor parking spaces are proposed along the common element road, which are located on the east and west sides of the proposed development. The common element road, together with the 1.8 m high privacy fence and the 3.12 m wide landscape strip is located along the rear property line, will provide noise and visual mitigation measures and an increased separation distance between the proposed development and the existing detached homes located south of the subject lands.

Access to the subject lands is proposed from a full move signalized intersection located at Clark Avenue West and South Promenade. The Development Engineering Department is currently working with the Owner to finalize the design details for this intersection. A condition is included in the recommendation section of this report requiring the Owner to satisfy all requirements of the Development Engineering Department.

Two pedestrian walkways are included along the east and west sides of the proposed development in order to provide connections to Clark Avenue West. The Owner proposes additional improvements and enhancements, such as planting beds and benches, to the existing City walkway, which is located west of the subject lands at Tansley Road and connected to Clark Avenue West, which must be designed and coordinated to the satisfaction of the City, prior to the execution of the Site Plan Agreement the Owner must post a Letter of Credit to secure the walkway improvements. A condition to this effect is included in the recommendation of this report.

Building Elevations

The typical building elevations for the proposed townhouse dwelling units are shown on Attachments #7 and #8. The townhouse dwellings are proposed to be constructed with brick and stucco, there will be a variation of brick colours, and include a square rectangular flat roof design and private amenity spaces in the form of balconies, roof top decks, and rear yards. Garages are provided for each unit and access will be provided by the internal private road. In Blocks H, I, J, K, L, M, N, and O, the stone veneer proposed for the main building elevation of the ground floor should also wrap around the front porches, to the satisfaction of the Development Planning Department.

The Development Engineering Department supports the proposed development subject to the comments and conditions of this report

Environmental

Based on the review of the Phase One and Phase Two Environmental Site Assessment reports and the Reliance Letter, the Environmental Engineering Division is satisfied with the submitted documents and have no further concerns.

Transportation

The proposed access on Clark Avenue West will add a fourth section to an existing signalized intersection located at Clark Avenue West and South Promenade, thereby requiring the installation of additional traffic signal equipment and upgrades. The City requires all associated design and construction costs to be entirely incurred by the Owner with respect to the new installations, such as, but not limited to traffic signal and pedestrian countdown heads, pedestrian push-buttons, signal timing plan modifications, pedestrian crosswalks and ramps. The Traffic Impact Study (TIS) shall include an analysis of the required intersection improvements and the City will require a Letter of

Credit for the amount of \$85,000.00 to ensure the above noted works are completed to the satisfaction of the City. A condition to this effect is included in the recommendation of this report.

The review of the Clark Avenue West and South Promenade signal design, Transportation Demand Management (TDM) Plan measures, the revised TIS and pedestrian connectivity are still under review by Transportation staff. Notwithstanding the continued review, the Development Engineering Department is generally satisfied with the overall site design and will continue to work with the Owner to finalize the site plan and approval of the reports submitted in support of the development applications. A condition to this effect is included in the recommendation of this report.

Allocation of Sewage and Water Capacity

The proposed water connection for the development will be provided from an existing Regional watermain located on the south side of Clark Avenue West. The proposed development site area has been accounted for in the sanitary sewer design, in accordance with the “As-Constructed – July 1989” drawing prepared by Fred Schaeffer and Associates Limited. As such, a connection to the existing municipal sewer on Clark Avenue West is proposed to service the lands, which is acceptable to staff.

On December 13, 2016, the City’s latest annual servicing capacity allocation strategy report was endorsed by Vaughan City Council. It confirmed servicing capacity is available to support continued urban growth throughout the City over the next three years. Therefore, servicing capacity for the proposed development is available and unrestricted. Accordingly, staff are recommending that Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V008 and Site Development File DA.16.079 (Wycliffe Clark Limited) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 82 residential units (251 persons equivalent).”

Environmental Noise/Vibration Impact

The Owner submitted an Environmental Noise and Vibration Impact Report to address potential noise sources and their impacts on the proposed development. The report recommends the following Noise Warning Clauses to be included as part of the relevant legal documents, including all Offers of Purchase/Sale or Lease:

Blocks K and O:

- Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the noise criteria of the Municipality and the Ministry of the Environment and Climate Change.
- This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning

by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.

- Purchasers are advised that due to the proximity of the nearby fire station, sound levels from these locations may at time be audible.

Blocks A to G, Z

- Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.
- This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of Environment and Climate Change.
- Purchasers are advised that due to the proximity of the nearby fire station, sound levels from these locations may at time be audible.

Blocks H to J, L to N

- Purchasers are advised that due to the proximity of the nearby fire station, sound levels from these locations may at time be audible.

The Development Engineering Department has no objections to the proposed development and will continue to work with the Owner to finalize all plans and reports, subject to the conditions of approval contained in Attachment #1c).

The Environmental Services Department, Solid Waste Management Division, has no objection to the proposed development

The Environmental Services Department, Solid Waste Management Division has reviewed the proposed development. The final waste management plan and waste collection design standards submission must be approved to the satisfaction of the Vaughan Environmental Services Department, Solid Waste Management Division. A condition to this effect is included in the recommendation of this report.

Office of the City Solicitor, Real Estate Department requires conditions to be included in the Site Plan Letter of Undertaking

The Real Estate Department has provided the following conditions for approval:

“The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands, prior to the issuance of a Building

Permit, in accordance with the *Planning Act* and the City's Cash-In-Lieu 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 Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

The Financial Planning and Development Finance Department has no objection to the proposed development subject to the condition below

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including Development Charges. The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A condition to this effect is included in the recommendation of this report.

The Parks Development Department has no objection to the approval of the proposed development

The Parks Development Department have reviewed a revised Community Services and Facilities Impact Study, dated December 2017, and have no further comments.

The School Boards have no objection to the proposed development

The York Region District School Board and York District Catholic School Board have reviewed the proposed development and advised that they have no objection to or any conditions of approval for the proposed development.

Canada Post has no objection to the proposed development

Canada Post has no objection to the proposed development, subject to the Owner installing mail box facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment #1d) of this report.

Enbridge Gas Distribution Inc. has no objection to the proposed development

Enbridge Gas Distribution Inc. has no objection to the development applications subject to the conditions included in Attachment #1e) of this report.

Bell Canada requires the Owner to confirm that sufficient wire-line communications and telecommunications infrastructure is available

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

Financial Impact

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

Broader Regional Impacts/Considerations

York Region has reviewed the proposed development and has advised that the proposed development is located within the Maple South wastewater area and will be serviced from Water Pressure District 5Y. Residential development requires servicing capacity allocation prior to final approval. The City's Development Engineering Department has confirmed that servicing capacity is available to support continued urban growth throughout the City over the next three years. Accordingly, servicing capacity for the subject development is available and unrestricted.

York Region is generally satisfied with the site plan design and continues to work with the Owner to finalize the plans and reports. York Region has no objection to draft approval of the Draft Plan of Subdivision and Draft Plan of Condominium (Common Elements) subject to the Schedule of Pre-Conditions and Schedule of Conditions contained in Attachment #1a) and #1b) of this report.

Conclusion

The Development Planning Department has reviewed Zoning By-law Amendment File Z.16.037, Draft Plan of Subdivision File 19T-16V008, Draft Plan of Condominium (Common Elements) File 19CDM-16V005, and Site Development File DA.16.079, in consideration of with the policies of Vaughan Official Plan 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Owner seeks approval of an 82-unit freehold residential townhouse development on lots fronting onto a private common element condominium road. The development proposal conforms to the Official Plan and is compatible with the existing and planned uses in the surrounding area.

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

This report has been prepared in consultation with the Director of Development Planning and Senior Manager of Development Planning. For more information, please contact: Carol Birch, Planner, extension 8485

Attachments

1. Conditions of Draft Plan of Subdivision Approval File 19T-16V008
2. Conditions of Draft Plan of Condominium Approval File 19CDM-16V005
3. Context Location Map
4. Location Map
5. Proposed Zoning and Draft Plan of Subdivision
6. Site Plan
7. Building Elevations Fronting Clark Avenue West
8. Building Elevations Fronting Internal Road
9. Draft Plan of Condominium (Common Elements) File 19CDM-16V005

Prepared by

Carol Birch, Planner, extension 8485

Stephen Lue, Senior Planner, extension 8210

/LG

ATTACHMENT NO. 1

CONDITIONS OF APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-16V008 (THE PLAN) WYCLIFFE CLARK LTD. (OWNER) PART OF LOT 3, CONCESSION 2, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-16V008 (THE PLAN), ARE AS FOLLOWS:

The Owner shall satisfy the following conditions:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 1a).
2. The Conditions of Approval of York Region as set out in Attachment No. 1b) and dated December 5, 2016.
3. The Conditions of Approval of Canada Post as set out in Attachment No. 1c) and dated December 5, 2017.
4. The Conditions of Approval of Bell Canada as set out in Attachment No. 1d) and dated September 22, 2016.
5. The Conditions of Approval of Enbridge Gas as set out in Attachment No. 1e) and dated September 22, 2016.

Clearances

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

ATTACHMENT NO. 1a)

CONDITIONS OF DRAFT PLAN APPROVAL

DRAFT PLAN OF SUBDIVISION FILE 19T-16V008 ("PLAN") WYCLIFFE CLARK LTD. ("OWNER") PART LOT 3, CONCESSION 2, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ("CITY") THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE 19T-16V008, ARE AS FOLLOWS:

1. The Owner shall enter into a subdivision agreement, if required, with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
2. The road allowances included within this Plan shall be named to the satisfaction of the City and the Regional Planning Department, if required.
3. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 metre reserves. The pattern of streets and the layout of lots and blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.
4. Any dead ends or open sides of road allowances created by this Plan shall be terminated in 0.3 metre reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
5. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the York Region.
6. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
7. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.

8. Prior to the initiation of grading, and prior to the registration of this Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

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

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

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

9. The Owner shall agree in the subdivision agreement that no Building Permit(s) will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
10. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the Plan.
11. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
12. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.

13. The Owner shall agree that all Lots or Blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
14. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermains within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
15. The Owner shall cause the following warning clauses to be included in a schedule to all offers of purchase and sale, or lease for all lots/blocks within the entire Plan:
 - a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."
 - b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.
 - c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the CRTC authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."
 - d) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-law 1-88, as amended, as follows:

- i) The maximum width of a driveway shall be 6 metres measured at the street curb, provided circular driveways shall have a maximum combined width of 9 metres measured at the street curb.
- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0m - 6.99m ¹	3.5m
7.0m - 8.99m ¹	3.75m
9.0m - 11.99m ¹	6m
12m and greater ²	9m

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

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

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

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

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

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

- j) “Purchasers and/or tenants are advised that this plan of subdivision is designed to include rear lot catchbasins. The rear lot catchbasin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catchbasin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catchbasin. The rear lot catchbasins are shown on the Construction Drawings and the location is subject to change without notice.”
- k) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has made a contribution towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and

obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”



Corporate Services

File No.: 19T-16V08

Related File: 19CDM-16V05

Refer To: Justin Wong

December 5, 2016

Mr. Mauro Peverini
Interim Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Carol Birch, Planner

**Re: Draft Plan of Subdivision 19T-16V08
Part of Lot 3, Concession 2
(Wycliffe Clark Ltd.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Weston Consulting Group Inc., File No. 7531, dated June 21, 2016. The proposed development is located on the south side of Clark Avenue West and west of Bathurst Street, in the City of Vaughan. The proposed draft plan of subdivision will create a development block which will facilitate the development of 84 townhouse units, within a 1.95 ha site.

Development Engineering

Technical comments including future site plan requirements are provided in a memorandum dated November 8, 2016, attached hereto.

Sanitary Sewage and Water Supply

This development is within the Maple South wastewater area and will be serviced from Water Pressure District 5Y.

Residential development requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

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

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

Based on our understanding of the Functional Servicing Report, the wastewater and water servicing for the proposed development are outlined below.

Wastewater Servicing

Wastewater servicing is provided by a connection to the City of Vaughan sanitary sewer in the Clarke Avenue West right-of-way. The Owner is advised that the Region's Dufferin Clark Bathurst Watermain is located in the south side of Clark Avenue West and the integrity of the aforementioned pipe is to be maintained at all times during the grading and construction activities of the proposed development.

Engineering drawings showing details of the crossing shall be submitted to the Regional Corporate Services Department, Development Engineering section. The review and approval of the crossing is done by the Regional Environmental Services Department, Infrastructure Asset Management branch. The Owner is further advised that York Region requires two (2) weeks advanced notice prior to the connection and/or crossing of Regional infrastructure. The Region reserves the right to inspect the site during the connection and/or crossing.

Water Servicing

Water servicing for the proposed development will be provided by a connection to the City of Vaughan's existing watermain in the Mullen Drive right-of-way. The Owner is advised that direct connection of new development to a Regional water and/or wastewater system is discouraged. It is the Region's mandate to service new development through the local municipal system. Should this not be feasible, a direct connection to or the crossing of a Regional water or wastewater system requires Regional approval prior to construction. Engineering drawings showing details of the connection(s) and/or crossing (s) shall be submitted to the Community Planning and Development Services branch for review and approval. The Owner is further advised that York Region requires two (2) weeks advanced notice prior to the connection and/or crossing of Regional infrastructure. The Region reserves the right to inspect the site during the connection and/or crossing.

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

Summary

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

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

ATTACHMENT NO.1b)

19T-16V08
(Wychffe Clark Ltd.)

Page 3 of 11

Yours truly,



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

JW/

Attachments (3)

Schedule of Pre-Conditions

Schedule of Conditions

Development Engineering Memorandum, dated November 8, 2016

YORK-#7126080-v1-19T-16V08_-_Regional_Condition_Letter

**Schedule of Pre-Conditions
19T-16V08
Part of Lot 3, Concession 2
(Wycliffe Clark Ltd.)
City of Vaughan**

Re: Weston Consulting Group Inc., File No. 7531, dated June 21, 2016

1. Prior to or concurrent with draft plan approval, the Owner shall enter into an agreement with the City of Vaughan, which agreement shall be registered on title, committing the Owner to:
 - A. Not enter into any agreements of purchase and sale with end users¹ for the subject lands until such time as:
 - a. The City of Vaughan approves a transfer of servicing allocation to this development that is not dependent upon the construction of the infrastructure;

OR

 - b.
 - i. The Council of the City of Vaughan has allocated, within the limit of the Regional capacity assignment, adequate available water and wastewater servicing capacities to the subject development; and,
 - ii. York Region has advised in writing that it is no earlier than twelve (12) months prior to the expected completion of all water and wastewater infrastructure required to support the Region's capacity assignment pertaining to the City of Vaughan allocation used for the subject development;

OR

 - c. The Regional Commissioner of Environmental Services and the City of Vaughan confirm servicing capacity for this development by a suitable alternative method and the City of Vaughan allocates the capacity to this development.

AND

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

ATTACHMENT NO.1b)

19T-16V08
(Wycliffe Clark Ltd.)

Page 5 of 11

approval of Plan of Subdivision 19T-16V08, or any phase thereof, including, but not limited to claims or actions resulting from, water or sanitary sewer service not being available when anticipated. The agreement shall include a provision that requires all subsequent purchasers of the subject lands, to enter into a separate agreement with York Region as a condition of the agreement of purchase and sale, agreeing to indemnify York Region on the same terms and conditions as the Owner.

¹ the term 'end users', for the purpose of the above-noted pre-conditions, is defined as the eventual homeowner who is purchasing an individual lot containing a dwelling for the purpose of occupancy.

**Schedule of Conditions
19T-16V08
Part of Lot 3, Concession 2
(Wycliffe Clark Ltd.)
City of Vaughan**

Re: Weston Consulting Group Inc., File No. 7531, dated June 21, 2016

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

ATTACHMENT NO.1b)

19T-16V08
(Wycliffe Clark Ltd.)

Page 7 of 11

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



Community Planning and Development Services Branch

MEMORANDUM

TO: Justin Wong, Development Planning

FROM: Mauricio Saya, Development Engineering

DATE: November 8, 2016

RE: **Draft Plan Approval Comments**
Plan of Subdivision
Wycliffe Clark Limited
City of Vaughan
Our File No.: 19T-16008.V
Related File: SP-V-099-16 and 19CDM-16005.V

Development Engineering has reviewed the above noted draft plan of subdivision, prepared by Weston Consulting, dated June 21, 2016. Below is a coordinated response that includes Development Engineering, Transit, and Transportation Planning comments which shall be satisfied through the site plan application:

General Comments

1. Clark Avenue West is under the jurisdiction of City of Vaughan and is also part of the Regional Rapid Transit Corridor with buses to be operated in the curb lane.
2. The Development is proposing lay-by parking on Clark Avenue West. This will result in operational and safety concerns especially with rapid transit in the curb lane. Region does not support the lay-by parking.
3. The proposed access onto Clark Avenue West will add the fourth leg to the signalized intersection. The development will be proposing a one lane exit and which may satisfy municipal standards, however, the Region will require a separate left turn lane and a combined through and right lane to minimize the signal timing for the approach.

4. The Development is proposing pedestrian connections on the northeast and northwest corners of the development. Similar connections shall be provided at the southeast and southwest corner of the development.
5. The Owner is prohibited from erecting structures on top of the existing 450mm Regional watermain located along the south side of Clark Avenue West.

Future Site Plan Requirements

6. Prior to final site plan approval, the Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both sides of Clark Avenue, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto Clark Avenue. Existing York Region Transit (YRT) and VIVA Rapid Transit Services (Viva) operate on Clark Avenue, in the vicinity of the proposed development.
7. Prior to final site plan approval, the Owner shall advise all potential purchasers of the existing and future introduction of transit services in this development. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT/Viva route maps, Future Plan maps & providing YRT/Viva website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT/Viva route maps and the Future Plan maps are available from YRT/Viva upon request.
8. There is an existing bus stop and shelter located on Clark Avenue, at the south-east corner of South Promenade, adjacent to the property. Prior to construction and during any construction activities, the owner/consultant shall work with YRT/Viva to mitigate the impact to the bus stop, shelter, and transit customers. The Owner/consultant is to contact YRT/Viva Facilities Supervisor at 905-830-4444 extension 77760 to confirm final details.
9. The Owner shall satisfy the Regional Municipality of York Transportation Services Department that the services to be installed within or in conjunction with the Plan will include illumination, in accordance with the local municipality's design standards, along Clark Avenue which have transit services, sidewalks, pedestrian access and a bus stop location.
10. Prior to final site plan approval, the Owner shall provide interconnections with adjacent developments or existing communities in order to consolidate and reduce the number of accesses onto Regional roads, as per the Regional Official Plan Policy 7.2.53.
11. Prior to final site plan approval, the Owner shall ensure that the proposed development access be provided via local streets, shared driveways and interconnected properties to maximize the efficiency of the Regional street system, as per the Regional Official Plan Policy 7.2.53.

12. Prior to final site plan approval, the Owner shall provide a detailed Transportation Demand Management (TDM) program. The TDM plan shall include but not limited to the following measures:

- A check list that identifies the programs/measures, associated costs, the applicant's responsibility and specific actions to carry out the TDM implementation;
- A drawing shall be provided to illustrate the locations of the pedestrian/cycling facilities;
- Illustrate the proposed locations of the bicycle racks on the site plan or a concept plan and add to the study;
- Provide carefully planned, safe, illuminated and convenient pedestrian walkways and sidewalks linking the building to bus stops and transit stations/ terminals;
- Where appropriate, install adequate signage for pedestrians, including directions to nearest transit stops and terminals;
- A TDM communication strategy, as part of the Traffic Study, to communicate and notify the Region and the City of Vaughan to effectively deliver the Information Packages and pre-loaded Presto Cards to the residents. This strategy shall also include a physical location for distribution of the Information Packages and pre-loaded Presto Cards; and
- Provide high quality pedestrian amenities such as benches and garbage receptacles, where appropriate.

13. Prior to final site plan approval, the Owner shall provide direct pedestrian and cycling connections to the boundary roadways and adjacent developments, as well as facilities on the site (e.g. convenient and secure bike racks near entrances, change and shower facilities) to promote the usage of non-auto travel modes.

14. Prior to final site plan approval and concurrent with the submission of the subdivision servicing application (MOE) to the area municipality, the Owner shall provide a set of engineering drawings, for any works to be constructed on or adjacent to the York Region road, to Development Engineering, Attention: Manager, Development Engineering, that includes the following drawings:

- a) Grading and Servicing plans;
- b) Intersection/Road Improvements;
- c) Traffic Control/Management Plans;
- d) Engineering plans that identify the above Transit and Transportation requirements

15. Prior to final site plan approval, the Owner shall provide drawings for the proposed servicing of the site to be reviewed by the Engineering Department of the area municipality. Three (3) sets of engineering drawings (stamped and signed by a professional engineer), and MOE forms together with any supporting information shall be submitted to York Region Development Engineering, Attention: Mrs. Eva Pulnicki, P.Eng.

16. Prior to final site plan approval, the Owner shall provide a copy of the subdivision agreement to Development Engineering, outlining all requirements of Development Engineering.

ATTACHMENT NO.1b)

19T-16V08
(Wycliffe Clark Ltd.)

Page 11 of 11

If there are any questions regarding the above comments, please contact me at extension 75758.

MS/jb

Copy to: Trevor Catherwood, Program Manager Development Engineering (email)

YORK-#7053344-v2-Memo-19T-16008_V-No161799-October_21__2016-Subdivision_Conditions



December 5, 2017

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

Attention: Carol Birch - Planner

Re: 19CDM-16V005

RELATED FILES: DA.16.079

19T-16V008

Z.16.037

WYCLIFFE CLARK LIMITED

SOUTH SIDE OF CLARK AVE & WEST OF BATHURST ST.

THE CITY OF VAUGHAN WARD 5 POSTAL DELIVERY AREA: THORNHILL

Dear Sir/Madam:

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

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

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

ATTACHMENT NO. 1c)

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

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

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

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

Sincerely,

Patrick Brown

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

ATTACHMENT NO. 1d)

Birch, Carol

From: prime@mmm.ca
Sent: September-22-16 4:47 PM
To: Birch, Carol
Subject: Site Plan Application - 19CDM-16V005, 19T-16V008

9/22/2016

Carol Birch

Maughan

Attention: Carol Birch

Re: Site Plan Application - 19CDM-16V005, 19T-16V008; Your File No. DA.16.079, 19CDM-16V005, 19T-16V008

Our File No. 72902

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

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

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

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

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

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

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication

ATTACHMENT NO. 1d)

will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

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

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ATTACHMENT NO. 1e)



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

September 22, 2016

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

Dear Carol Birch,

Re: Draft Plan of Subdivision , Draft Plan of Condominium & Zoning By-Law Amendment
Wycliffe Clark Limited
South side of Clark Avenue W, west of Bathurst Street
City of Vaughan
File No.: DA-16-079 Related: 19CDM-16V005, 19T-16V008 & Z-16-037

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

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

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

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

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

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

ATTACHMENT NO. 1e)

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

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

Sincerely,



Allison Sadler

Municipal Planning Advisor
Distribution Planning & Records

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5763

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AS/jh

ATTACHMENT NO. 2a)

CONDITIONS OF APPROVAL

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-16V005 (COMMON ELEMENTS)
WYCLIFFE CLARK LIMITED (OWNER)
BEING PART OF LOT 3, CONCESSION 2, CITY OF VAUGHAN (CITY)**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (CITY) THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM FILE 19CDM-16V005, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Weston Consulting, File No. 7531, Drawing Number DPC2 dated August 16, 2016.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Vaughan Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan, and shall agree to satisfy any conditions of Site Development File DA.16.079 with regard to such matters as landscaping and site development and any other matters that the City may consider necessary.
4. The following provisions shall be included in the Condominium Agreement and all Agreements of Purchase and Sale or Lease:
 - a) the Owner/Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) snow removal and clearing, and garbage and recycling pick-up shall be privately administered, and shall be the responsibility of the Owner/Condominium Corporation;
 - c) Wycliffe Clark Limited (Owner) covenants and agrees to provide the City of Vaughan with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes (CMB) as required by Canada Post Corporation and as shown on the approved engineering design drawings for the approved Draft Plan of Subdivision, at the time of sidewalk and/or curb installation. Wycliffe Clark Limited further covenants and agrees to provide notice to prospective purchasers of the locations of the CMB and

that home delivery will be provided via CMB, provided Wycliffe Clark Limited has paid for the activation and equipment installation of the CMBs.

5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as-built" survey of the common elements to the satisfaction of the Vaughan Building Standards Department.
7. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Vaughan Financial Planning and Development Finance Department.

Clearances

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



Corporate Services

File No.: 19CDM-16V05

Related File: 19T-16V08

Refer To: Justin Wong

December 5, 2016

Mr. Mauro Peverini
Interim Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Attention: Carol Birch, Planner

**Re: Draft Plan of Common Element Condominium 19CDM-16V05
Part of Lot 3, Concession 2
(Wycliffe Clark Ltd.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of common element condominium prepared by Weston Consulting Group Inc., File No. 7531, dated August 22, 2016. The proposed development is located on the south side of Clark Avenue West and west of Bathurst Street, in the City of Vaughan. The plan will facilitate the creation of a private roadway, within a 0.8 ha site.

York Region has no objection to the draft plan approval of the plan of condominium subject to the following conditions:

1. Prior to final approval, the Owner shall provide confirmation that all of the conditions of the Site Plan Approval issued for the subject property under Regional File No. SP-V-099-16, have been satisfied.
2. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.

We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

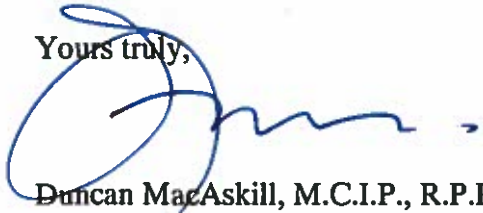
Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner, at extension 71577 or through electronic mail at justin.wong@york.ca.

ATTACHMENT NO. 2b)

19CDM-16V05
(Wycliffe Clark Ltd.)

Page 2 of 2

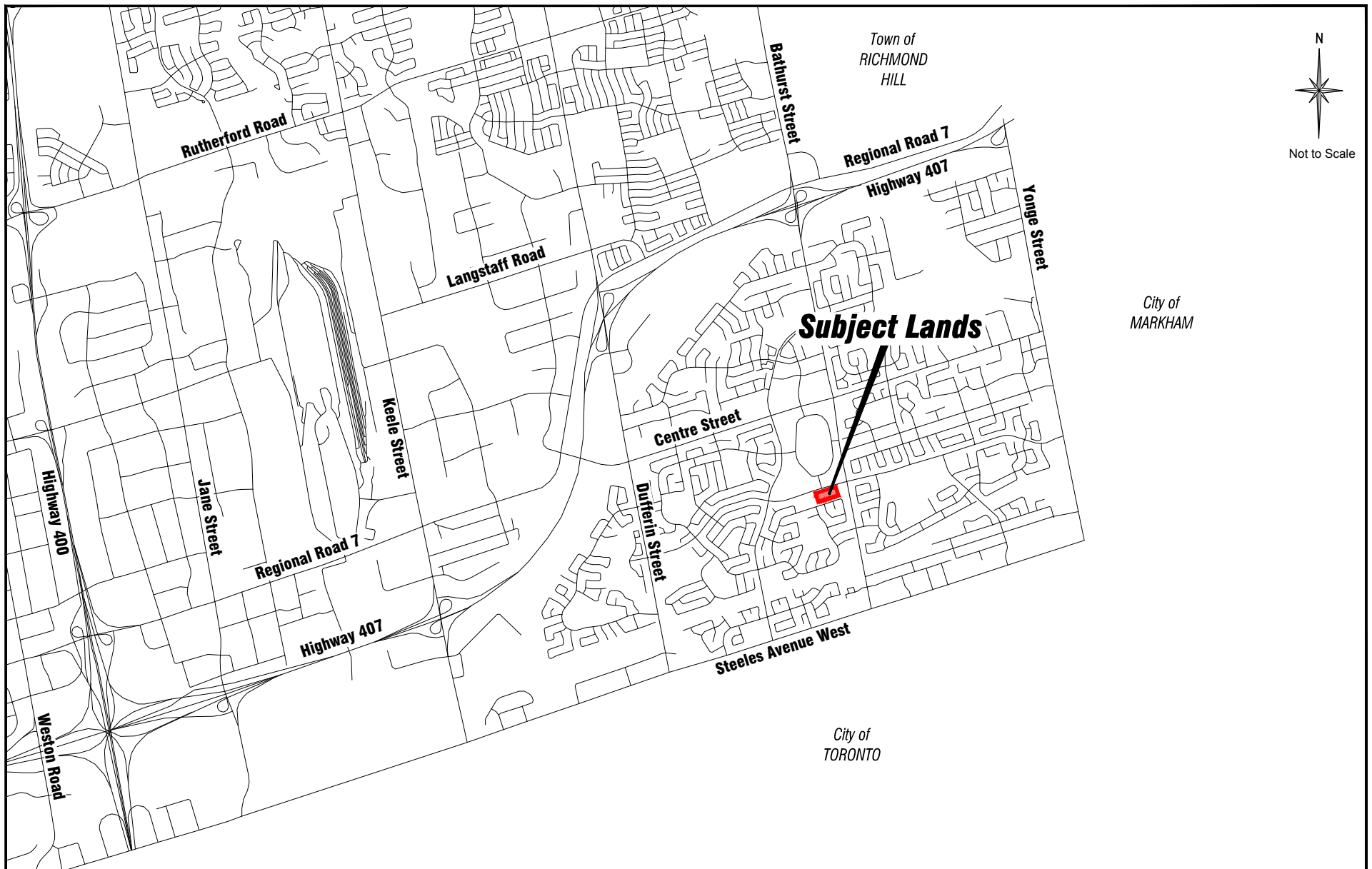
Yours truly,

A handwritten signature in blue ink, appearing to read 'Duncan MacAskill', written over the 'Yours truly,' text.

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

JW/

YORK-#7134166-v1-19CDM-16V05_-_Regional_Condition_Letter



Context Location Map

LOCATION:
Part of Lot 3, Concession 2

APPLICANT:
Wycliffe Clark Limited

N:\GIS_Archive\Attachments\19T\19T-16V008etal.dwg

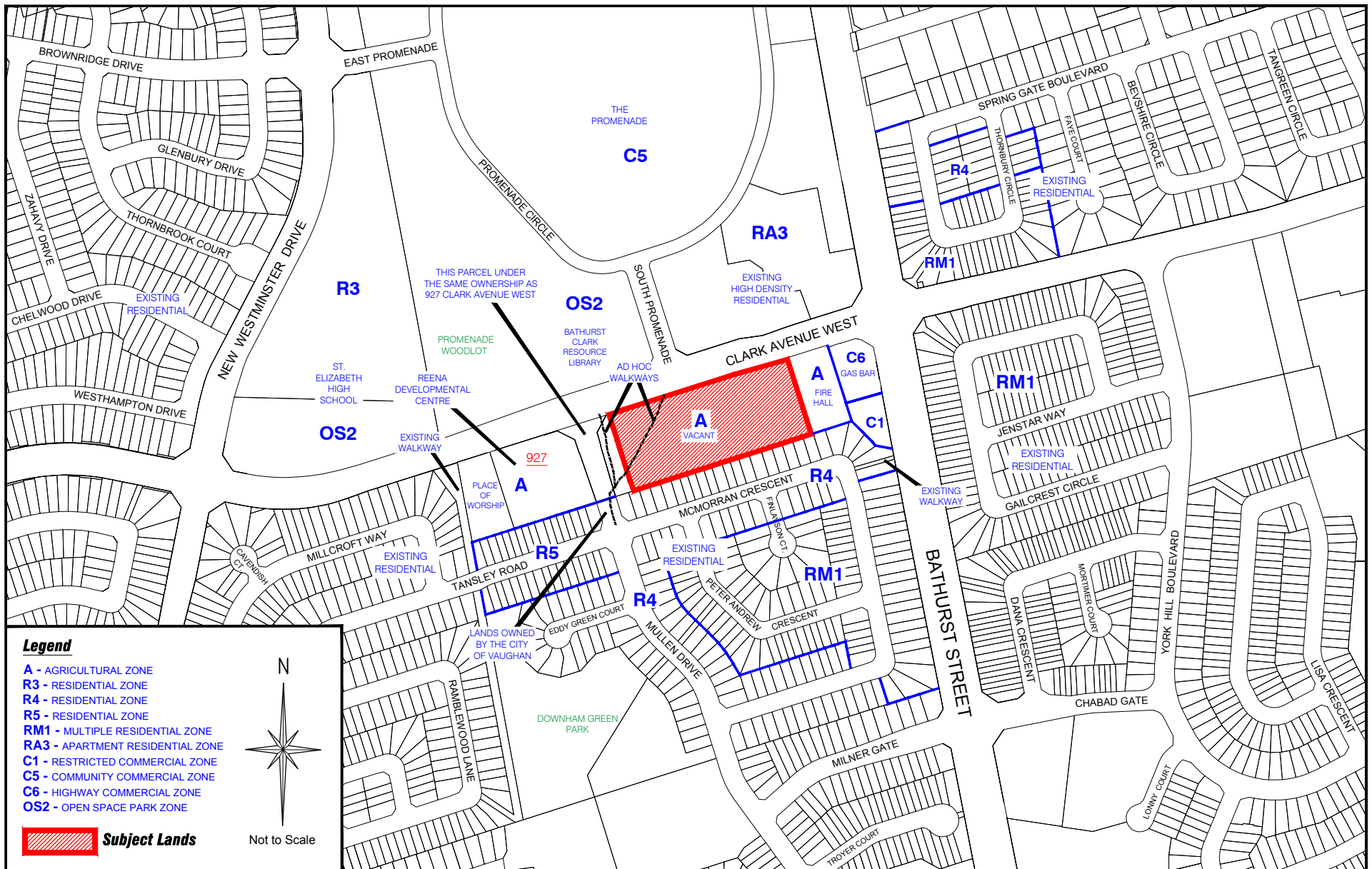


Attachment

FILES: Z.16.037,
DA.16.079, 19T-16V008, &
19CDM-16V005

DATE: January 23, 2018

3



Location Map

LOCATION:
Part of Lot 3, Concession 2

APPLICANT:
Wycliffe Clark Limited

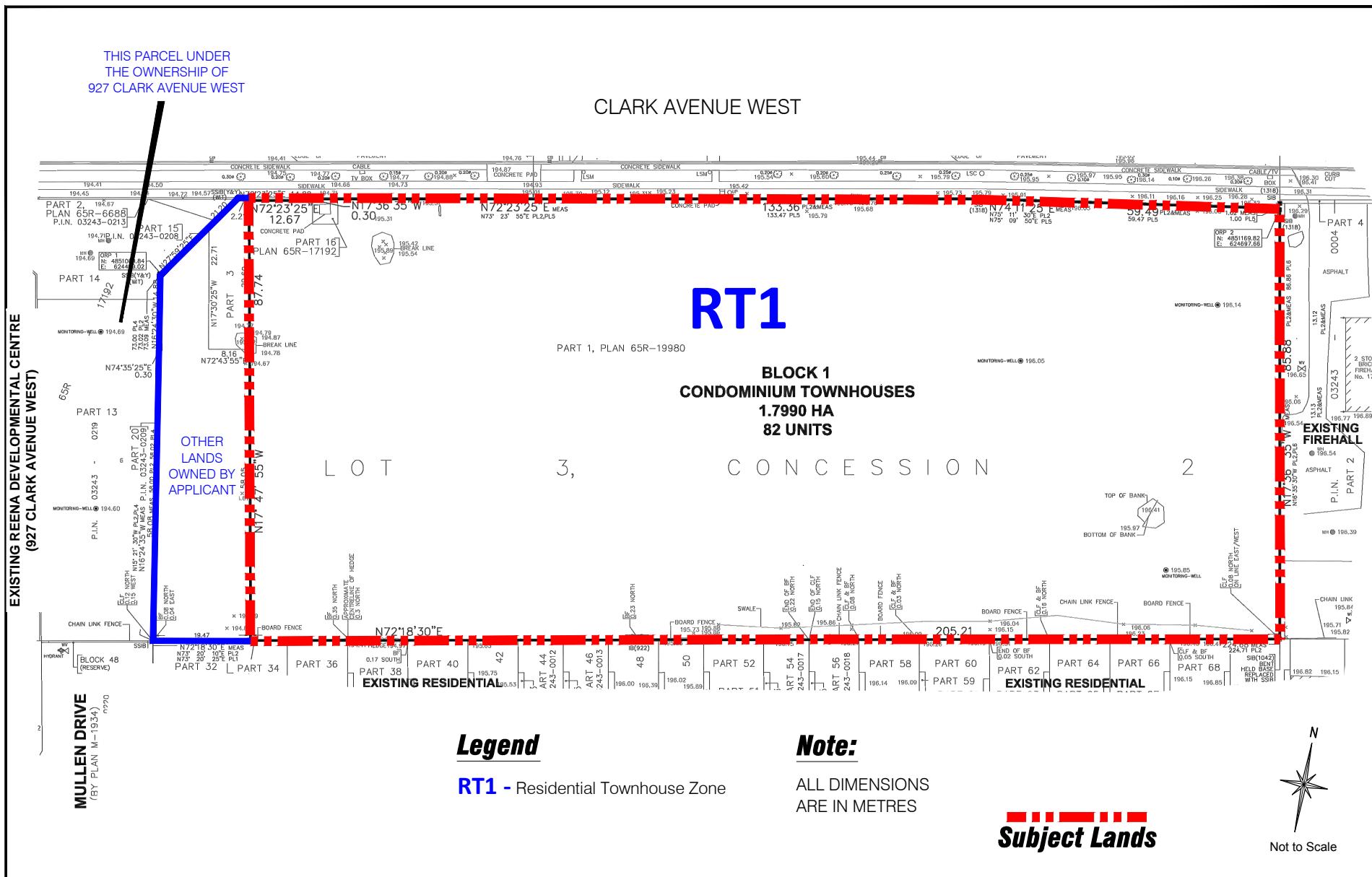


Attachment

FILES: Z.16.037,
DA.16.079, 19T-16V008, &
19CDM-16V005

DATE: January 23, 2018

4



Proposed Zoning and Draft Plan of Subdivision

LOCATION:
Part of Lot 3, Concession 2

APPLICANT:
Wycliffe Clark Limited

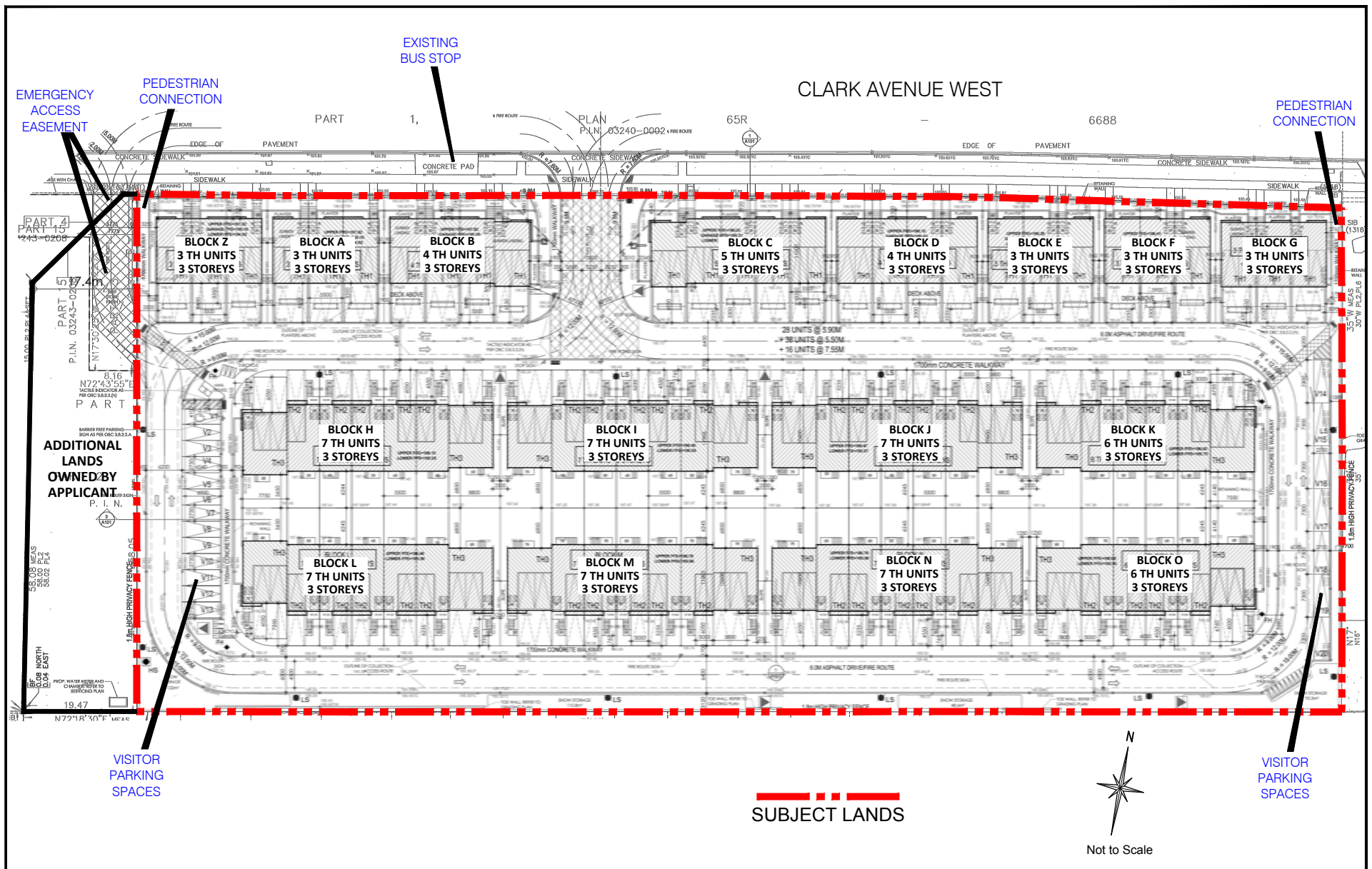


Attachment

FILES: Z.16.037,
DA.16.079, 19T-16V008, &
19CDM-16V005

DATE: January 23, 2018

5



Site Plan

LOCATION:
Part of Lot 3, Concession 2

APPLICANT:
Wycliffe Clark Limited

N:\GIS_Archive\Attachment\19T\19T-16v008Beta1.dwg

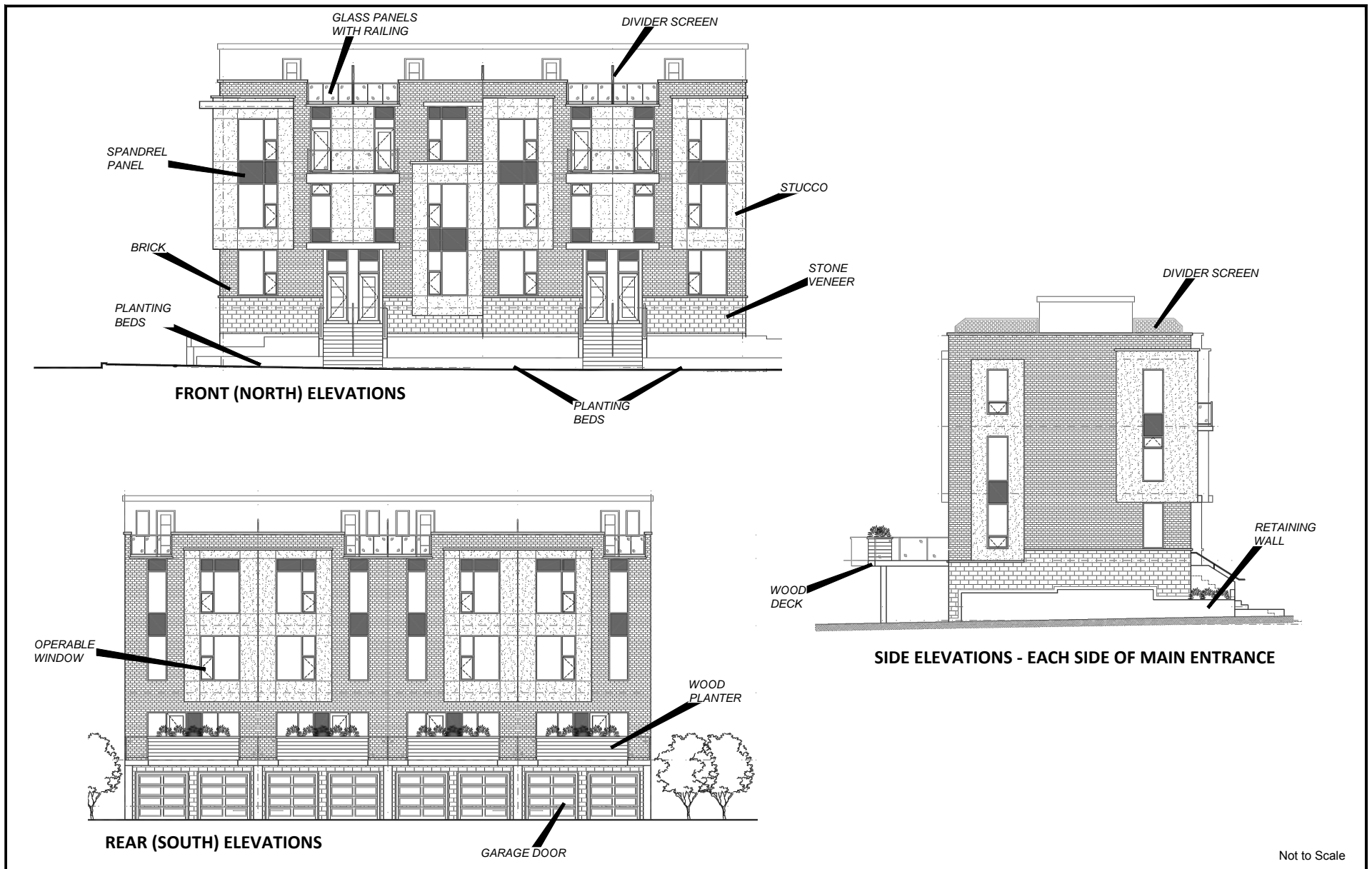


Attachment

FILE: Z.16.037
DA.16.079, 19T-16V008, &
19CDM-16V005

DATE: January 23, 2018

6



Building Elevations - Fronting Clark Avenue West

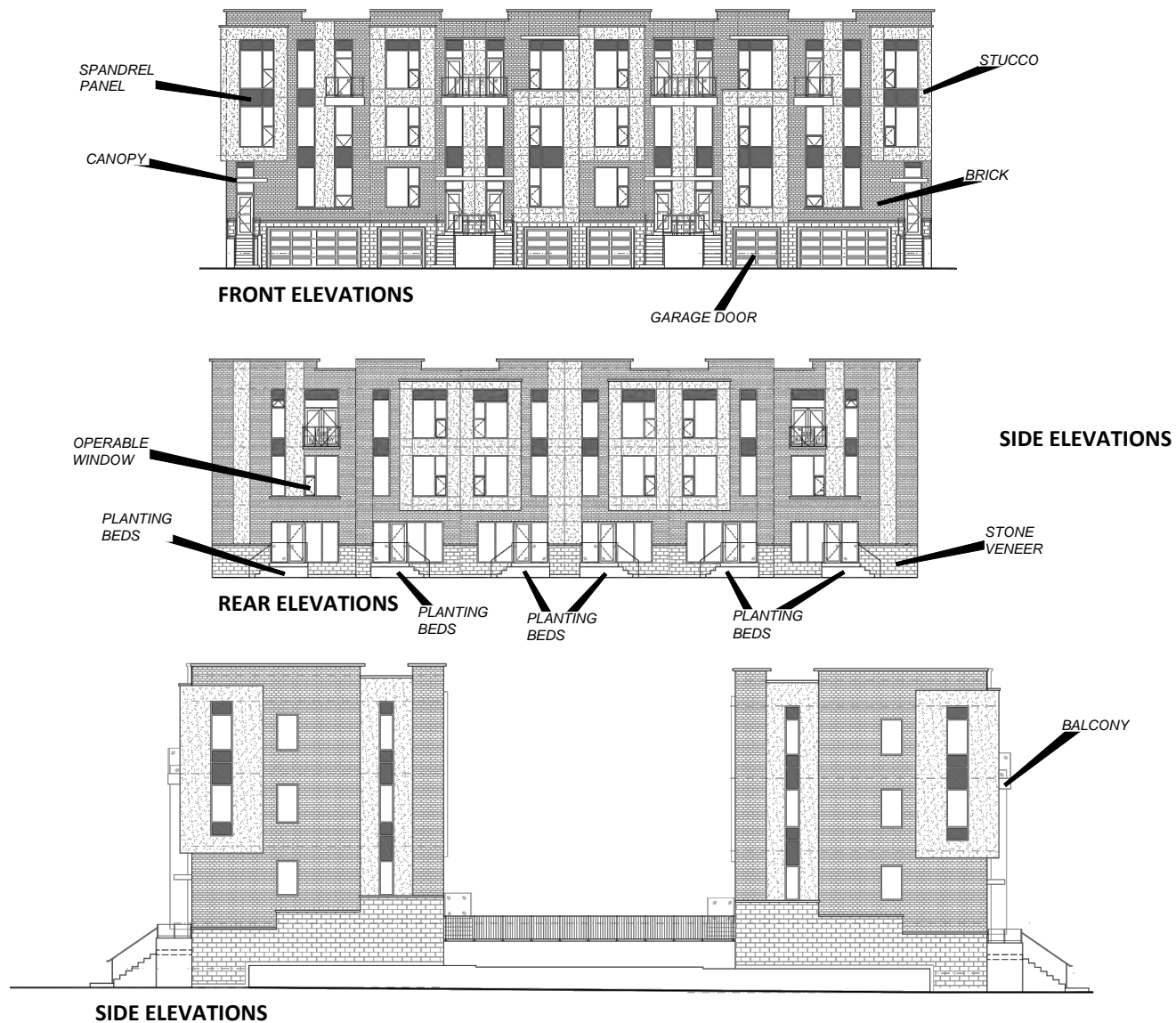
LOCATION:
Part of Lot 3, Concession 2

APPLICANT:
Wycliffe Clark Limited



Attachment
FILES: Z.16.037,
DA.16.079, 19T-16V008, &
19CDM-16V005
DATE: January 23, 2018

7



Not to Scale

Building Elevations - Fronting Internal Road

LOCATION:
Part of Lot 3, Concession 2

APPLICANT:
Wycliffe Clark Limited

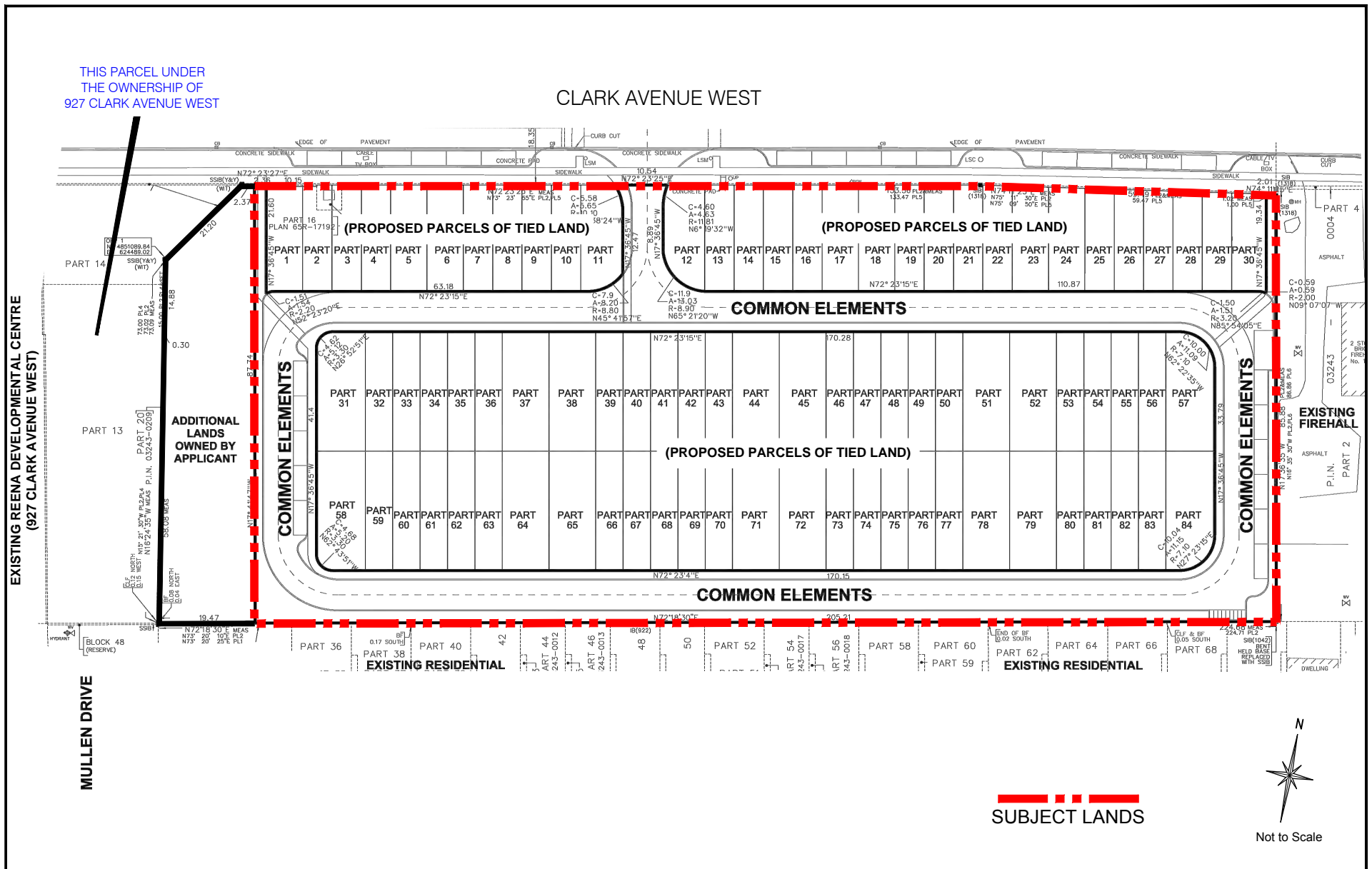


Attachment

FILES: Z.16.037,
DA.16.079, 19T-16V008, &
19CDM-16V005

DATE: January 23, 2018

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Related Draft Plan of Condominium (Common Elements) File 19CDM-16V005

LOCATION:
Part of Lot 3, Concession 2

APPLICANT:
Wycliffe Clark Limited



Attachment

FILES: Z.16.037
DA.16.079, 19T-16V008, &
19CDM-16V005

DATE: January 23, 2018

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