

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 1, Report No. 8, of the Special Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2017.

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ZONING BY-LAW AMENDMENT FILE Z.16.050

SITE DEVELOPMENT FILE DA.15.060

YORK MAJOR HOLDINGS INC.

WARD 4 - VICINITY OF EAGLE ROCK WAY AND MCNAUGHTON ROAD EAST

The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning and Senior Manager of Development Planning, dated February 21, 2017:

Recommendation

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

1. THAT Zoning By-law Amendment File Z.16.050 (York Major Holdings Inc.) BE APPROVED, to remove the Holding Symbol "(H)" on the entirety of the subject lands shown on Attachments #1 and #2, thereby zoning the subject lands RA3 Apartment Residential Zone, subject to site-specific zoning Exception 9(1407).
2. THAT Site Development File DA.15.060 (York Major Holdings Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachment #1 and #2 with a mixed-use development consisting of a 9 to 10-storey apartment building with 255 units, 8 grade related townhouse units and 636 m² of ground-floor commercial area, as shown on Attachments #3 to #6, subject to the following conditions:
 - a) prior to the execution of the Site Plan Agreement:
 - i) the Vaughan Development Planning Department shall approve the final site plan, landscape plan, building elevations, and landscape cost estimate;
 - ii) the Vaughan Development Engineering and Infrastructure Planning Department shall approve the final site servicing and grading plan, erosion and sediment control plan, encroachment agreement, noise report and storm water management report;
 - iii) the Owner shall satisfy all requirements of Vaughan Environmental Services, Solid Waste Management Division; and,
 - iv) the Owner shall satisfy all requirements of York Region.
 - b) that the implementing Site Plan Agreement shall include the following clauses:
 - i) "Snow removal for the development shall be privately administered and the responsibility of the Owner or the Condominium Corporation(s)."
 - ii) "Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately."

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- iii) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services.”
- v) the Owner shall display a Community Plan in the sales office comprised of information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City of Vaughan, and that no Building Permit shall be issued until the Community Plan is approved by the Vaughan Development Planning Department. The Community Plan shall identify the following:
 - the plan for the broader area, showing the surrounding land uses, arterial roads, etc.
 - the location of street utilities, entrance features, sidewalks and transit stops
 - the location of parks, open space, trails and community facilities
 - the location of institutional uses, including schools, places of worship and community facilities
 - the location and type of commercial sites
 - colour-coded identification of single detached, semi-detached, townhouse and apartment units
 - future expansion plans, including the potential parking structure for the Maple GO Station
 - the following notes in BOLD CAPITAL TYPE on the map:

For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, L6A 1T1, (905) 832-8585.

This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers. [in such circumstances the Owner is responsible for updating the map in a timely manner and forwarding it to the City of Vaughan for verification].

- c) the implementing Site Plan Agreement shall include the following warning clauses and a requirement that these warning clauses be included in the future Condominium Agreement, Condominium Declaration, and all Agreements of Purchase and Sale and/or Lease:
 - i) Noise
 - “Purchasers and/or tenants are advised that despite the inclusion of noise control features within the Maple GO Station Secondary Plan area and within the dwelling units, sound from increasing road and rail traffic may continue to be of concern and may occasionally interfere with some activities of the dwelling occupants, as the outdoor traffic sound levels may exceed the noise criteria of the Municipality and the Ministry of Environment and Climate Change (MOECC).”

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- “This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change (MOECC).”

OR

- “This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Municipality and the Ministry of the Environment and Climate Change. (Note: The location and installation of the outdoor air conditioning device should minimize the noise impacts from the unit and comply with the criteria of MOECC publication NPC-216, Residential Air Conditioning Devices).”

ii) Canadian National Railway

- “Purchasers and/or tenants are to be advised that Canadian National Railway or its successors or assigns, have an operating right-of-way within 300 metres from the land subject hereof and there may be alterations to the right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from use of its facilities and/or operations.”
- “Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, noise from the commercial facilities may at times be audible.”
- “Purchasers and/or tenants are to be advised that the lot abuts a GO Transit parking lot of which noise and lighting may be of concern due to the nature of the parking lot operation.”

iii) Metrolinx

GO Transit requires that all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the railway right-of-way contain the following clauses:

- “Warning: Metrolinx, carrying on business as GO Transit, and its assigns and successors in interest are the Owners of lands within 300 metres from the land which is the subject hereof. In addition to the current use of the lands owned by Metrolinx, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that GO Transit or any

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railway entering into an agreement with GO Transit to use the Metrolinx lands or Metrolinx and their respective assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under its lands.”

- “The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.”

3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Site Development File DA.15.060 (York Major Holdings Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 263 residential units (581 persons equivalent).”

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

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

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

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

- a transit-oriented development that promotes other modes of transportation to enhance health and wellness, which includes pedestrian connections through a network of sidewalks and 132 bicycle parking spaces
- bird friendly building elevations including sun shades, limited exposed glass surfaces and corners, visual markers and muted reflections
- low flow fixtures, high efficiency HVAC systems, energy efficient light fixtures and appliances, native landscape materials and turf grass varieties along with water efficient and low maintenance planting
- a green roof
- a three stream waste disposal system

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Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a mixed-use residential apartment building:

1. Zoning By-law Amendment File Z.16.050 to remove the Holding Symbol “(H)” from the subject lands, thereby zoning the subject lands RA3 Apartment Residential Zone, subject to site-specific zoning exception 9(1407).
2. Site Development File DA.15.060, to permit the development of the subject lands with a mixed-use development consisting of a 9 to 10-storey apartment building with 255 units, and 8 grade related townhouse units, 636m² of ground-floor commercial area as shown on Attachments #3 to #6.

Background - Analysis and Options

Synopsis:

The Owner proposes to remove the Holding Symbol “(H)” from the subject lands and construct a mixed-use apartment building containing 255 units in a 9 to 10 storey building including, a ground floor pedestrian promenade, and 636m² of ground-floor commercial uses. The Vaughan Development Planning Department supports the development proposal as it conforms to Vaughan Official Plan 2010, is permitted by Zoning By-law 1-88, and is compatible with the existing and planned surrounding land uses.

Location

The subject lands shown on Attachments #1 and #2 are located on the south side of Eagle Rock Way, west of McNaughton Road East, and are known municipally as 99 and 111 Eagle Rock Way. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated “Mid-Rise Mixed-Use” by the Maple GO Station Secondary Plan, which forms part of Volume 2 (Section 11.6) of Vaughan Official Plan 2010 (VOP 2010). The Maple GO Station Secondary Plan includes Urban Design and Built Form policies that address the following:

- i) built-form defining street edges within grade related commercial uses;
- ii) a minimum 3 m setback from a public street to provide opportunities for outdoor cafes and patios;
- iii) wide boulevards with layby parking to define and reinforce a main street character to contribute to a safer and vibrant pedestrian, cycling, and transit-supportive environment;
- iv) prominent north-south mid-block pedestrian passageways;
- v) facades shall be articulated with vertical recess and architectural treatments; and,

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- vi) design parking, loading and unloading activity, servicing, mechanical equipment in a manner that should have minimal physical impact on public sidewalks. Parking ramps should occur within the building.

The development proposal conforms to these Urban Design and Built Form policies as follows:

- i) the building is sited on the lot to define the street edge(s) and provides generous setbacks for future cafes and amenity spaces to support the mid-rise building and the 636 m² of commercial floor area;
- ii) the building setbacks from Eagle Rock Way property line and Glengarry Crescent can accommodate outdoor cafes and patios, as well as building amenity areas;
- iii) 15 parallel parking spaces are proposed along Eagle Rock Way along with a 6.9m setback that defines and reinforces the character of the proposal;
- iv) a 12.18 m wide mid-block pedestrian promenade is proposed through the building to facilitate north/south pedestrian movements;
- v) the building facades are articulated with a vertical recess and building materials that contribute to the articulation of the building; and,
- vi) All vehicle ramps and loading areas are enclosed and form part of the building.

The Maple GO Station Secondary Plan permits a maximum building height of 10-storeys and a total maximum gross floor area of 122,398.5 m² for residential uses and 2,601.5 m² for commercial and office uses within the Plan area. The development proposal consists of a 9 to 10-storey building with 22,877 m² of residential gross floor area and 636 m² of commercial ground floor area. The total residential gross floor area of the approved developments in the Maple GO Station Secondary Plan area, combined with the subject proposal, results in a total residential gross floor area (GFA) of 66,377.59 m² within the Secondary Plan area, which conforms with VOP 2010. The development proposal conforms to VOP 2010.

Zoning

The subject lands are zoned RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to site-specific Exception 9(1407). The development proposal complies with Zoning By-law 1-88. The conditions in the Zoning By-law to remove the Holding Symbol "(H)" from the subject lands include the approval of a Site Development application by Vaughan Council and the allocation of water supply and sewage servicing capacity. The Vaughan DEIP Department has advised that servicing capacity for the subject development is available. Should Vaughan Council concur with the recommendations in this report, the Holding Symbol "(H)" will be removed, thereby zoning the subject lands RA3 Apartment Residential Zone, subject to site-specific zoning exception 9(1407).

Vaughan Design Review Panel (DRP)

The DRP on November 26, 2015 considered the original development concept and generally supported the proposal. The DRP suggested that the façade be pulled back at the pedestrian promenade to allow more light to penetrate into the promenade and it needed a stronger architectural expression to convey the message that it is a publically accessible thoroughfare. For example, the soffit should be one level higher, the bridge between the two portions should be more indented to alleviate the bulk of the mass, and the materials used should convey the public sense of the path. In addition, the architecture of the façade needed to have the massing broken down in order to reduce the perceived length of the building.

The Owner has revised the drawings to address these concerns by raising the height of the promenade and by reducing the size of the soffit and optimizing the cross beam structure. The

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balconies above the passageway on the north side of the building were eliminated in order to create a visual break in the massing of the building.

Vaughan Development Planning Department

a) Site Plan Review

The Owner has submitted Site Development File DA.16.060 to facilitate the construction of a 9 to 10-storey mixed-use residential apartment building containing 255 residential units, 8 grade related townhouse units and 636m² of ground-floor commercial area, as shown on Attachments #3 to #6. The proposed development will be served by a total of 352 parking spaces, of which 339 spaces including 9 barrier free spaces are located in a underground parking garage and 13 surface parking spaces for the commercial area located on the south side of the building, as shown on Attachment #3.

The 9 to 10-storey will be linked by an at grade pedestrian promenade that is 12.18 m wide and over 6 m high as shown on Attachment #5. The pedestrian promenade will be anchored by entrances to the lobbies of each building and units above from the 3rd to the 8th floors, as shown on Attachments #5 and #6. Eight grade-related townhouse units with frontage and access onto Eagle Rock Way are located on the ground floor of the 9-storey portion of the building.

The building has frontage on two public streets, Eagle Rock Way to the north and Glenngarry Crescent to the south. The north front yard contains landscaping with hardscape features to support the commercial and pedestrian activity. The yard south of the building includes a soft landscape treatment to respond to the future residential townhouses on the south side of Glenngarry Crescent. Outdoor amenities include patio spaces with barbecues and seating areas, as shown on Attachment #4.

The proposed architecture will have a contemporary/modern style utilizing brick and glass as the primary building materials. A flat roof is proposed with an accent at the north-east corner of the building (10-storey), as shown on Attachments #5 and #6. The rooftop mechanical units are set back and screened to minimize visibility from the public realm.

All garbage/recycling collection and snow removal for the development will be privately administered and the responsibility of the Owner or the future Condominium Corporation(s). A clause to this effect will be included in the implementing Site Plan Agreement and future Condominium Agreement.

The Vaughan Development Planning Department is satisfied with the development proposal as shown on Attachments #3 to #6, subject to the conditions in the recommendation of this report.

b) Shadow Study

The Owner submitted a Shadow Study to identify the shadow impact on the surrounding properties. The Vaughan Development Planning Department has reviewed the Shadow Study and is satisfied that the shadows cast by the proposed building allow for 5 hours of sunlight on the adjacent properties to the north and therefore, meets the City requirements for assessing the shadow impact of higher buildings in urban areas.

c) Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division have no objection to the approval of the development proposal, and note that in areas which have been cleared of concern for archaeological resources, the Owner is advised that:

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- i) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department shall be notified immediately; and,
- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.

These clauses will be included in the Site Plan Agreement and are included as conditions in the recommendation in this report.

Draft Plan of Condominium

The Owner has indicated that future Condominium Applications for the subject lands will be submitted for two standard condominiums including one application for the 9-storey building and the other for the 10-storey portion of the building. Should Vaughan Council approve the subject Zoning By-law Amendment and Site Development applications, future Draft Plan of Condominium applications, will be required to create the condominium tenure for the development.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has provided the following comments:

i) Noise and Vibration Feasibility Study

The Owner submitted a "Noise and Vibration Feasibility Study", prepared by HGC Engineering; dated May 8, 2014, in support of the original Draft Plan of Subdivision File 19T-12V011 (65M-4477). The report does not specify the requirement for vibration mitigation measures; however, the following noise warning clauses shall be included within the property and tenancy agreements:

- "Purchasers and/or tenants are advised that despite the inclusion of noise control features within the Maple GO Station Secondary Plan and within the dwelling units, sound from increasing road and rail traffic may continue to be of concern and may occasionally interfere with some activities of the dwelling occupants, as the outdoor traffic sound levels may exceed the noise criteria of the Municipality and the Ministry of Environment and Climate Change (MOECC)."
- "This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change (MOECC)."

OR

"This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Municipality and the Ministry of the Environment and Climate Change. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MOECC publication NPC-216, Residential Air Conditioning Devices.)"

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- “Purchasers and/or tenants are advised that Canadian National Railway or its successors or assigns, have an operating right-of-way within 300 metres from the land subject hereof and there may be alterations to the right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from use of its facilities and/or operations.”
- “Purchasers and/or tenants are advised that GO Transit Railway or its successors or assigns, have an operating right-of-way within 300 metres from the land subject hereof and there may be alterations to the right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from use of its facilities and/or operations.”
- “Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, noise from the commercial facilities may at times be audible.”
- “Purchasers and/or tenants are advised that the lot abuts a GO Transit parking lot of which noise and lighting may be of concern due to the nature of the parking lot operation.”

The DEIP Department has requested the Owner to prepare a site-specific Noise Report for the subject lands prior to the execution of the site plan agreement. A condition to this effect has been included in the recommendation section. The report shall include the specific noise warning clauses to be included in future Tenancy Agreements and Offers of Purchase and Sale, as they pertain to the proposed development. The site-specific report shall reference the data and findings provided within the submitted report. The report shall also provide recommendations as to the required upgrades at the Lowe's and Walmart sites and the implementation of any mitigation measures, including costs, to support the development proposed under this application. The Owner has indicated that the cost associated with the mitigation measures will be paid for by York Major Holdings Inc. Additional warning clauses may be required to be included in the Site Plan Agreement, in the future Condominium Agreement, Condominium Declaration, and all Agreements of Purchase and Sale and/or Lease.

The submitted report that was prepared for the Draft Plan of Subdivision outlined the following requirements with respect to implementation of the noise control recommendations:

- a) A detailed traffic noise study should be conducted for the apartments when building envelope information (architectural drawings such as floor plans and building elevations) is available in order to revise and refine the acoustic recommendations contained in this report.
- b) A detailed stationary noise source study should be conducted to refine mitigation requirements. This will require full cooperation from the Lowe's and Walmart to provide access to their rooftops and generators for measurements, and to design and integrate noise controls into these facilities without interfering with ongoing operations.
- c) Prior to the issuance of building permits for this development, a Professional Engineer qualified to perform acoustical services in the Province of Ontario shall review the builder's plans to ensure that the sound control measures as recommended in this report and the detailed noise studies have been incorporated in their entirety.

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- d) Prior to the issuance of occupancy permits for this development, a Professional Engineer qualified to perform acoustical services in the Province of Ontario or the City Building Standards Department shall inspect the site to certify that the sound control measures as approved have been incorporated, properly installed and constructed.

ii) Servicing Capacity Allocation

On December 13, 2016, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next several years. The subject application was reserved unrestricted servicing capacity in the same report. As such, a servicing capacity resolution is included in the recommendation of this report.

iii) Encroachment Agreement

The Owner is required to enter into an Encroachment Agreement with the City prior to the issuance of a Site Plan Agreement for the construction of the underground parking lot, as it relates to the proposed grading, shoring system and tie backs, hoarding, construction access, and construction fencing (material staging, construction access, excavation allowance) onto Eagle Rock Way. A condition has been included in the recommendation of this report.

iv) Transportation Planning Division

The proposed bike rack design and bike room (including aisle widths and repair station) shall be approved to the satisfaction of the DEIP Department.

The DEIP Department has no objection to the proposal in principal, subject to the above comments. A condition has been included in the recommendation of this report.

Environmental Services, Solid Waste Management Division

On March 7, 2017, the Committee of the Whole will consider a report from the Environmental Services, Solid Waste Management Division regarding City-Wide municipal waste collection for condominium developments. Subject to final approval by Vaughan Council, City waste collection will commence at the beginning of January 2018, for multi-residential condominiums that meet the standards and conditions of service, following a formal application and approval process. The subject proposal may be eligible for municipal waste collection should the Solid Waste Management Division be satisfied that the proposal meets City requirements including appropriate site access and truck maneuvering. A condition in this regard is included in the recommendation of this report requiring the Owner to satisfy the requirements of the Environmental Services, Solid Waste Management Division should the Owner potentially want to pursue municipal waste collection.

GO Transit/Metrolinx

GO Transit has no objection to the development application, subject to the inclusion of their warning clauses in the Site Plan Agreement, the future Condominium Agreement and Condominium Declaration. GO Transit requires that all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the railway right-of-way contain the following clauses:

- "Warning: Metrolinx, carrying on business as GO Transit, and its assigns and successors in interest are the Owners of lands within 300 metres from the land which is the subject hereof. In addition to the current use of the lands owned by Metrolinx, there may be

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alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that GO Transit or any railway entering into an agreement with GO Transit to use the Metrolinx lands or Metrolinx and their respective assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under its lands.”

- “The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.”

A clause to this effect will be included within the respective agreements, in accordance with the recommendation in this report.

School Boards

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the applications.

Canada Post

Canada Post has reviewed the development proposal and indicated that it is the Owner's responsibility to contact Canada Post to discuss a suitable mailbox/ mailroom location and ensure that Canada Post specifications are met. The Owner is required to supply, install and maintain a centralized mailbox facility.

Utilities

PowerStream Inc. has no objection to the approval of the development proposal. PowerStream advises that the development proposal must meet the minimum clearances from their power lines (overhead and underground electrical distribution systems). It is the Owner's responsibility to contact PowerStream and discuss all aspects of the development proposal with respect to electrical supply, transformer locations, and temporary service requirements.

Enbridge Gas has reviewed the development proposal and has no objections. It is the Owner's responsibility to contact Enbridge Gas with respect to installation and clearance requirements for service and metering facilities.

Rogers Communication Inc., Bell Canada and Hydro One have advised they have no objection to the development proposal.

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

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

- Continue to develop transit, cycling and pedestrian options to get around the City

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the development proposal in principal provided all Transportation Demand Management (TDM) requirements are addressed, a Hydrogeological Report is submitted and other minor

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requirements have been addressed. The Owner shall satisfy all requirements of York Region. A condition has been included in the recommendation of this report.

Conclusion

Zoning By-law Amendment File Z.16.050 and Site Development File DA.15.060 have been reviewed in accordance with the policies of VOP 2010, the requirements of Zoning By-law, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the development proposal for a 9 and 10-storey building with 255 units, 8 grade-related townhouse units and 636m² of ground floor commercial area, is appropriate and compatible with the planned uses in the surrounding area conforms to the policies of VOP 2010 and complies with Zoning By-law 1-88.

Accordingly, the Vaughan Development Planning Department can support the approval of Zoning By-law Amendment File Z.16.050 to remove the Holding Symbol “(H)” from the subject lands, thereby zoning the subject lands RA3 Apartment Residential Zone, subject to site-specific zoning Exception 9(1407) and Site Development File DA.15.060 to permit the mixed use development proposal, subject to the conditions included in the recommendation of this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North and South Elevations
6. East and West Elevations

Report prepared by:

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

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

ZONING BY-LAW AMENDMENT FILE Z.16.050**SITE DEVELOPMENT FILE DA.15.060****YORK MAJOR HOLDINGS INC.****WARD 4 - VICINITY OF EAGLE ROCK WAY AND MCNAUGHTON ROAD EAST****Recommendation**

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 - i) "Snow removal for the development shall be privately administered and the responsibility of the Owner or the Condominium Corporation(s)."
 - ii) "Should archaeological resources be found on the property during construction activities, all work must cease and the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately."
 - iii) "In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services."

v) the Owner shall display a Community Plan in the sales office comprised of information approved by the City of Vaughan, prior to offering any units for sale, to be monitored periodically by the City of Vaughan, and that no Building Permit shall be issued until the Community Plan is approved by the Vaughan Development Planning Department. The Community Plan shall identify the following:

- the plan for the broader area, showing the surrounding land uses, arterial roads, etc.
- the location of street utilities, entrance features, sidewalks and transit stops
- the location of parks, open space, trails and community facilities
- the location of institutional uses, including schools, places of worship and community facilities
- the location and type of commercial sites
- colour-coded identification of single detached, semi-detached, townhouse and apartment units
- future expansion plans, including the potential parking structure for the Maple GO Station
- the following notes in BOLD CAPITAL TYPE on the map:

For further information, on proposed and existing land uses, please call or visit the City of Vaughan Development Planning Department, at 2141 Major Mackenzie Drive, L6A 1T1, (905) 832-8585.

This map is based on information available as of (date of map), and may be revised or updated without notification to purchasers. [in such circumstances the Owner is responsible for updating the map in a timely manner and forwarding it to the City of Vaughan for verification].

c) the implementing Site Plan Agreement shall include the following warning clauses and a requirement that these warning clauses be included in the future Condominium Agreement, Condominium Declaration, and all Agreements of Purchase and Sale and/or Lease:

i) Noise

- “Purchasers and/or tenants are advised that despite the inclusion of noise control features within the Maple GO Station Secondary Plan area and within the dwelling units, sound from increasing road and rail traffic may continue to be of concern and may occasionally interfere with some activities of the dwelling occupants, as the outdoor traffic sound levels may exceed the noise criteria of the Municipality and the Ministry of Environment and Climate Change (MOECC).”
- “This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change (MOECC).”

OR

- “This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Municipality and the Ministry of the Environment and Climate Change. (Note: The location and installation of the outdoor air conditioning device should minimize the noise impacts from the unit and comply with the criteria of MOECC publication NPC-216, Residential Air Conditioning Devices).”

ii) Canadian National Railway

- “Purchasers and/or tenants are to be advised that Canadian National Railway or its successors or assigns, have an operating right-of-way within 300 metres from the land subject hereof and there may be alterations to the right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from use of its facilities and/or operations.”
- “Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, noise from the commercial facilities may at times be audible.”
- “Purchasers and/or tenants are to be advised that the lot abuts a GO Transit parking lot of which noise and lighting may be of concern due to the nature of the parking lot operation.”

iii) Metrolinx

GO Transit requires that all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the railway right-of-way contain the following clauses:

- “Warning: Metrolinx, carrying on business as GO Transit, and its assigns and successors in interest are the Owners of lands within 300 metres from the land which is the subject hereof. In addition to the current use of the lands owned by Metrolinx, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that GO Transit or any railway entering into an agreement with GO Transit to use the Metrolinx lands or Metrolinx and their respective assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under its lands.”

- “The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.”
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Site Development File DA.15.060 (York Major Holdings Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 263 residential units (581 persons equivalent).”

Contribution to Sustainability

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.2: To develop Vaughan as a City with maximum greenspace and an urban form that supports our expected population growth
- Objective 2.3: To create a City with sustainable built form

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

- Objective 3.1: To develop and sustain a network of sidewalks, paths and trails that supports all modes of non-vehicular transportation
- Objective 3.3: Reduce single occupant vehicle (SOV) trips by supporting active transportation, car pooling and public transit

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

- a transit-oriented development that promotes other modes of transportation to enhance health and wellness, which includes pedestrian connections through a network of sidewalks and 132 bicycle parking spaces
- bird friendly building elevations including sun shades, limited exposed glass surfaces and corners, visual markers and muted reflections
- low flow fixtures, high efficiency HVAC systems, energy efficient light fixtures and appliances, native landscape materials and turf grass varieties along with water efficient and low maintenance planting
- a green roof
- a three stream waste disposal system

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for the following applications on the subject lands shown on Attachments #1 and #2, to facilitate the development of a mixed-use residential apartment building:

1. Zoning By-law Amendment File Z.16.050 to remove the Holding Symbol "(H)" from the subject lands, thereby zoning the subject lands RA3 Apartment Residential Zone, subject to site-specific zoning exception 9(1407).
2. Site Development File DA.15.060, to permit the development of the subject lands with a mixed-use development consisting of a 9 to 10-storey apartment building with 255 units, and 8 grade related townhouse units, 636m² of ground-floor commercial area as shown on Attachments #3 to #6.

Background - Analysis and Options

Synopsis:

The Owner proposes to remove the Holding Symbol "(H)" from the subject lands and construct a mixed-use apartment building containing 255 units in an 9 to 10 storey building including, a ground floor pedestrian promenade, and 636m² of ground-floor commercial uses. The Vaughan Development Planning Department supports the development proposal as it conforms to Vaughan Official Plan 2010, is permitted by Zoning By-law 1-88, and is compatible with the existing and planned surrounding land uses.

Location

The subject lands shown on Attachments #1 and #2 are located on the south side of Eagle Rock Way, west of McNaughton Road East, and are known municipally as 99 and 111 Eagle Rock Way. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Mid-Rise Mixed-Use" by the Maple GO Station Secondary Plan, which forms part of Volume 2 (Section 11.6) of Vaughan Official Plan 2010 (VOP 2010). The Maple GO Station Secondary Plan includes Urban Design and Built Form policies that address the following:

- i) built-form defining street edges within grade related commercial uses;
- ii) a minimum 3 m setback from a public street to provide opportunities for outdoor cafes and patios;
- iii) wide boulevards with layby parking to define and reinforce a main street character to contribute to a safer and vibrant pedestrian, cycling, and transit-supportive environment;
- iv) prominent north-south mid-block pedestrian passageways;
- v) facades shall be articulated with vertical recess and architectural treatments; and,
- vi) design parking, loading and unloading activity, servicing, mechanical equipment in a manner that should have minimal physical impact on public sidewalks. Parking ramps should occur within the building.

The development proposal conforms to these Urban Design and Built Form policies as follows:

- i) the building is sited on the lot to define the street edge(s) and provides generous setbacks for future cafes and amenity spaces to support the mid-rise building and the 636 m² of commercial floor area;

- ii) the building setbacks from Eagle Rock Way property line and Glengarry Crescent can accommodate outdoor cafes and patios, as well as building amenity areas;
- iii) 15 parallel parking spaces are proposed along Eagle Rock Way along with a 6.9m setback that defines and reinforces the character of the proposal;
- iv) a 12.18 m wide mid-block pedestrian promenade is proposed through the building to facilitate north/south pedestrian movements;
- v) the building facades are articulated with a vertical recess and building materials that contribute to the articulation of the building; and,
- vi) All vehicle ramps and loading areas are enclosed and form part of the building.

The Maple GO Station Secondary Plan permits a maximum building height of 10-storeys and a total maximum gross floor area of 122,398.5 m² for residential uses and 2,601.5 m² for commercial and office uses within the Plan area. The development proposal consists of an 9 to 10-storey building with 22,877 m² of residential gross floor area and 636 m² of commercial ground floor area. The total residential gross floor area of the approved developments in the Maple GO Station Secondary Plan area, combined with the subject proposal, results in a total residential gross floor area (GFA) of 66,377.59 m² within the Secondary Plan area, which conforms with VOP 2010. The development proposal conforms to VOP 2010.

Zoning

The subject lands are zoned RA3(H) Apartment Residential Zone with the Holding Symbol "(H)" by Zoning By-law 1-88, subject to site-specific Exception 9(1407). The development proposal complies with Zoning By-law 1-88. The conditions in the Zoning By-law to remove the Holding Symbol "(H)" from the subject lands include the approval of a Site Development application by Vaughan Council and the allocation of water supply and sewage servicing capacity. The Vaughan DEIP Department has advised that servicing capacity for the subject development is available. Should Vaughan Council concur with the recommendations in this report, the Holding Symbol "(H)" will be removed, thereby zoning the subject lands RA3 Apartment Residential Zone, subject to site-specific zoning exception 9(1407).

Vaughan Design Review Panel (DRP)

The DRP on November 26, 2015 considered the original development concept and generally supported the proposal. The DRP suggested that the façade be pulled back at the pedestrian promenade to allow more light to penetrate into the promenade and it needed a stronger architectural expression to convey the message that it is a publically accessible thoroughfare. For example, the soffit should be one level higher, the bridge between the two portions should be more indented to alleviate the bulk of the mass, and the materials used should convey the public sense of the path. In addition, the architecture of the façade needed to have the massing broken down in order to reduce the perceived length of the building.

The Owner has revised the drawings to address these concerns by raising the height of the promenade and by reducing the size of the soffit and optimizing the cross beam structure. The balconies above the passageway on the north side of the building were eliminated in order to create a visual break in the massing of the building.

Vaughan Development Planning Department

a) Site Plan Review

The Owner has submitted Site Development File DA.16.060 to facilitate the construction of a 9 to 10-storey mixed-use residential apartment building containing 255 residential units, 8 grade related townhouse units and 636m² of ground-floor commercial area, as shown on Attachments #3 to #6. The proposed development will be served by a total of 352 parking spaces, of which 339 spaces including 9 barrier free spaces are located in a underground parking garage and 13

surface parking spaces for the commercial area located on the south side of the building, as shown on Attachment #3.

The 9 to 10-storey will be linked by an at grade pedestrian promenade that is 12.18 m wide and over 6 m high as shown on Attachment #5. The pedestrian promenade will be anchored by entrances to the lobbies of each building and units above from the 3rd to the 8th floors, as shown on Attachments #5 and #6. Eight grade-reated townhouse units with frontage and access onto Eagle Rock Way are located on the ground floor of the 9-storey portion of the building.

The building has frontage on two public streets, Eagle Rock Way to the north and Glenngarry Crescent to the south. The north front yard contains landscaping with hardscape features to support the commercial and pedestrian activity. The yard south of the building includes a soft landscape treatment to respond to the future residential townhouses on the south side of Glenngarry Crescent. Outdoor amenities include patio spaces with barbecues and seating areas, as shown on Attachment #4.

The proposed architecture will have a contemporary/modern style utilizing brick and glass as the primary building materials. A flat roof is proposed with an accent at the north-east corner of the building (10-storey), as shown on Attachments #5 and #6. The rooftop mechanical units are set back and screened to minimize visibility from the public realm.

All garbage/recycling collection and snow removal for the development will be privately administered and the responsibility of the Owner or the future Condominium Corporation(s). A clause to this effect will be included in the implementing Site Plan Agreement and future Condominium Agreement.

The Vaughan Development Planning Department is satisfied with the development proposal as shown on Attachments #3 to #6, subject to the conditions in the recommendation of this report.

b) Shadow Study

The Owner submitted a Shadow Study to identify the shadow impact on the surrounding properties. The Vaughan Development Planning Department has reviewed the Shadow Study and is satisfied that the shadows cast by the proposed building allow for 5 hours of sunlight on the adjacent properties to the north and therefore, meets the City requirements for assessing the shadow impact of higher buildings in urban areas.

c) Urban Design and Cultural Heritage Division

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division have no objection to the approval of the development proposal, and note that in areas which have been cleared of concern for archaeological resources, the Owner is advised that:

- i) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department shall be notified immediately; and,
- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.

These clauses will be included in the Site Plan Agreement and are included as conditions in the recommendation in this report.

Draft Plan of Condominium

The Owner has indicated that future Condominium Applications for the subject lands will be submitted for two standard condominiums including one application for the 9-storey building and the other for the 10-storey portion of the building. Should Vaughan Council approve the subject Zoning By-law Amendment and Site Development applications, future Draft Plan of Condominium applications, will be required to create the condominium tenure for the development.

Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

The Vaughan DEIP Department has provided the following comments:

i) Noise and Vibration Feasibility Study

The Owner submitted a "Noise and Vibration Feasibility Study", prepared by HGC Engineering; dated May 8, 2014, in support of the original Draft Plan of Subdivision File 19T-12V011 (65M-4477). The report does not specify the requirement for vibration mitigation measures; however, the following noise warning clauses shall be included within the property and tenancy agreements:

- "Purchasers and/or tenants are advised that despite the inclusion of noise control features within the Maple GO Station Secondary Plan and within the dwelling units, sound from increasing road and rail traffic may continue to be of concern and may occasionally interfere with some activities of the dwelling occupants, as the outdoor traffic sound levels may exceed the noise criteria of the Municipality and the Ministry of Environment and Climate Change (MOECC)."
- "This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change (MOECC)."

OR

"This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Municipality and the Ministry of the Environment and Climate Change. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MOECC publication NPC-216, Residential Air Conditioning Devices.)"

- "Purchasers and/or tenants are advised that Canadian National Railway or its successors or assigns, have an operating right-of-way within 300 metres from the land subject hereof and there may be alterations to the right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from use of its facilities and/or operations."
- "Purchasers and/or tenants are advised that GO Transit Railway or its successors or assigns, have an operating right-of-way within 300 metres from the land subject hereof and there may be alterations to the right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design

of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from use of its facilities and/or operations.”

- “Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, noise from the commercial facilities may at times be audible.”
- “Purchasers and/or tenants are advised that the lot abuts a GO Transit parking lot of which noise and lighting may be of concern due to the nature of the parking lot operation.”

The DEIP Department has requested the Owner to prepare a site-specific Noise Report for the subject lands prior to the execution of the site plan agreement. A condition to this effect has been included in the recommendation section. The report shall include the specific noise warning clauses to be included in future Tenancy Agreements and Offers of Purchase and Sale, as they pertain to the proposed development. The site-specific report shall reference the data and findings provided within the submitted report. The report shall also provide recommendations as to the required upgrades at the Lowe’s and Walmart sites and the implementation of any mitigation measures, including costs, to support the development proposed under this application. The Owner has indicated that the cost associated with the mitigation measures will be paid for by York Major Holdings Inc. Additional warning clauses may be required to be included in the Site Plan Agreement, in the future Condominium Agreement, Condominium Declaration, and all Agreements of Purchase and Sale and/or Lease.

The submitted report that was prepared for the Draft Plan of Subdivision outlined the following requirements with respect to implementation of the noise control recommendations:

- a) A detailed traffic noise study should be conducted for the apartments when building envelope information (architectural drawings such as floor plans and building elevations) is available in order to revise and refine the acoustic recommendations contained in this report.
 - b) A detailed stationary noise source study should be conducted to refine mitigation requirements. This will require full cooperation from the Lowe’s and Walmart to provide access to their rooftops and generators for measurements, and to design and integrate noise controls into these facilities without interfering with ongoing operations.
 - c) Prior to the issuance of building permits for this development, a Professional Engineer qualified to perform acoustical services in the Province of Ontario shall review the builder's plans to ensure that the sound control measures as recommended in this report and the detailed noise studies have been incorporated in their entirety.
 - d) Prior to the issuance of occupancy permits for this development, a Professional Engineer qualified to perform acoustical services in the Province of Ontario or the City Building Standards Department shall inspect the site to certify that the sound control measures as approved have been incorporated, properly installed and constructed.
- ii) Servicing Capacity Allocation

On December 13, 2016, the City’s latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. The report confirmed servicing capacity is available to support continued urban growth throughout the City over the next several years. The subject application was reserved unrestricted servicing capacity in the same report. As such, a servicing capacity resolution is included in the recommendation of this report.

iii) Encroachment Agreement

The Owner is required to enter into an Encroachment Agreement with the City prior to the issuance of a Site Plan Agreement for the construction of the underground parking lot, as it relates to the proposed grading, shoring system and tie backs, hoarding, construction access, and construction fencing (material staging, construction access, excavation allowance) onto Eagle Rock Way. A condition has been included in the recommendation of this report.

iv) Transportation Planning Division

The proposed bike rack design and bike room (including aisle widths and repair station) shall be approved to the satisfaction of the DEIP Department.

The DEIP Department has no objection to the proposal in principal, subject to the above comments. A condition has been included in the recommendation of this report.

Environmental Services, Solid Waste Management Division

On March 7, 2017, the Committee of the Whole will consider a report from the Environmental Services, Solid Waste Management Division regarding City-Wide municipal waste collection for condominium developments. Subject to final approval by Vaughan Council, City waste collection will commence at the beginning of January 2018, for multi-residential condominiums that meet the standards and conditions of service, following a formal application and approval process. The subject proposal may be eligible for municipal waste collection should the Solid Waste Management Division be satisfied that the proposal meets City requirements including appropriate site access and truck maneuvering. A condition in this regard is included in the recommendation of this report requiring the Owner to satisfy the requirements of the Environmental Services, Solid Waste Management Division should the Owner potentially want to pursue municipal waste collection.

GO Transit/Metrolinx

GO Transit has no objection to the development application, subject to the inclusion of their warning clauses in the Site Plan Agreement, the future Condominium Agreement and Condominium Declaration. GO Transit requires that all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the railway right-of-way contain the following clauses:

- “Warning: Metrolinx, carrying on business as GO Transit, and its assigns and successors in interest are the Owners of lands within 300 metres from the land which is the subject hereof. In addition to the current use of the lands owned by Metrolinx, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that GO Transit or any railway entering into an agreement with GO Transit to use the Metrolinx lands or Metrolinx and their respective assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. Metrolinx will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under its lands.”
- “The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.”

A clause to this effect will be included within the respective agreements, in accordance with the recommendation in this report.

School Boards

The York Region District School Board and York Region Catholic School Board have no comments or concerns with respect to the applications.

Canada Post

Canada Post has reviewed the development proposal and indicated that it is the Owner's responsibility to contact Canada Post to discuss a suitable mailbox/ mailroom location and ensure that Canada Post specifications are met. The Owner is required to supply, install and maintain a centralized mailbox facility.

Utilities

PowerStream Inc. has no objection to the approval of the development proposal. PowerStream advises that the development proposal must meet the minimum clearances from their power lines (overhead and underground electrical distribution systems). It is the Owner's responsibility to contact PowerStream and discuss all aspects of the development proposal with respect to electrical supply, transformer locations, and temporary service requirements.

Enbridge Gas has reviewed the development proposal and has no objections. It is the Owner's responsibility to contact Enbridge Gas with respect to installation and clearance requirements for service and metering facilities.

Rogers Communication Inc., Bell Canada and Hydro One have advised they have no objection to the development proposal.

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

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

- Continue to develop transit, cycling and pedestrian options to get around the City

Regional Implications

The York Region Community Planning and Development Services Department has no objection to the development proposal in principal provided all Transportation Demand Management (TDM) requirements are addressed, a Hydrogeological Report is submitted and other minor requirements have been addressed. The Owner shall satisfy all requirements of York Region. A condition has been included in the recommendation of this report.

Conclusion

Zoning By-law Amendment File Z.16.050 and Site Development File DA.15.060 have been reviewed in accordance with the policies of VOP 2010, the requirements of Zoning By-law, comments from City Departments and external public agencies, and the area context. The Vaughan Development Planning Department is satisfied that the development proposal for a 9 and 10-storey building with 255 units, 8 grade-related townhouse units and 636m² of ground floor commercial area, is appropriate and compatible with the planned uses in the surrounding area conforms to the policies of VOP 2010 and complies with Zoning By-law 1-88.

Accordingly, the Vaughan Development Planning Department can support the approval of Zoning By-law Amendment File Z.16.050 to remove the Holding Symbol "(H)" from the subject lands, thereby zoning the subject lands RA3 Apartment Residential Zone, subject to site-specific zoning

Exception 9(1407) and Site Development File DA.15.060 to permit the mixed use development proposal, subject to the conditions included in the recommendation of this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North and South Elevations
6. East and West Elevations

Report prepared by:

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

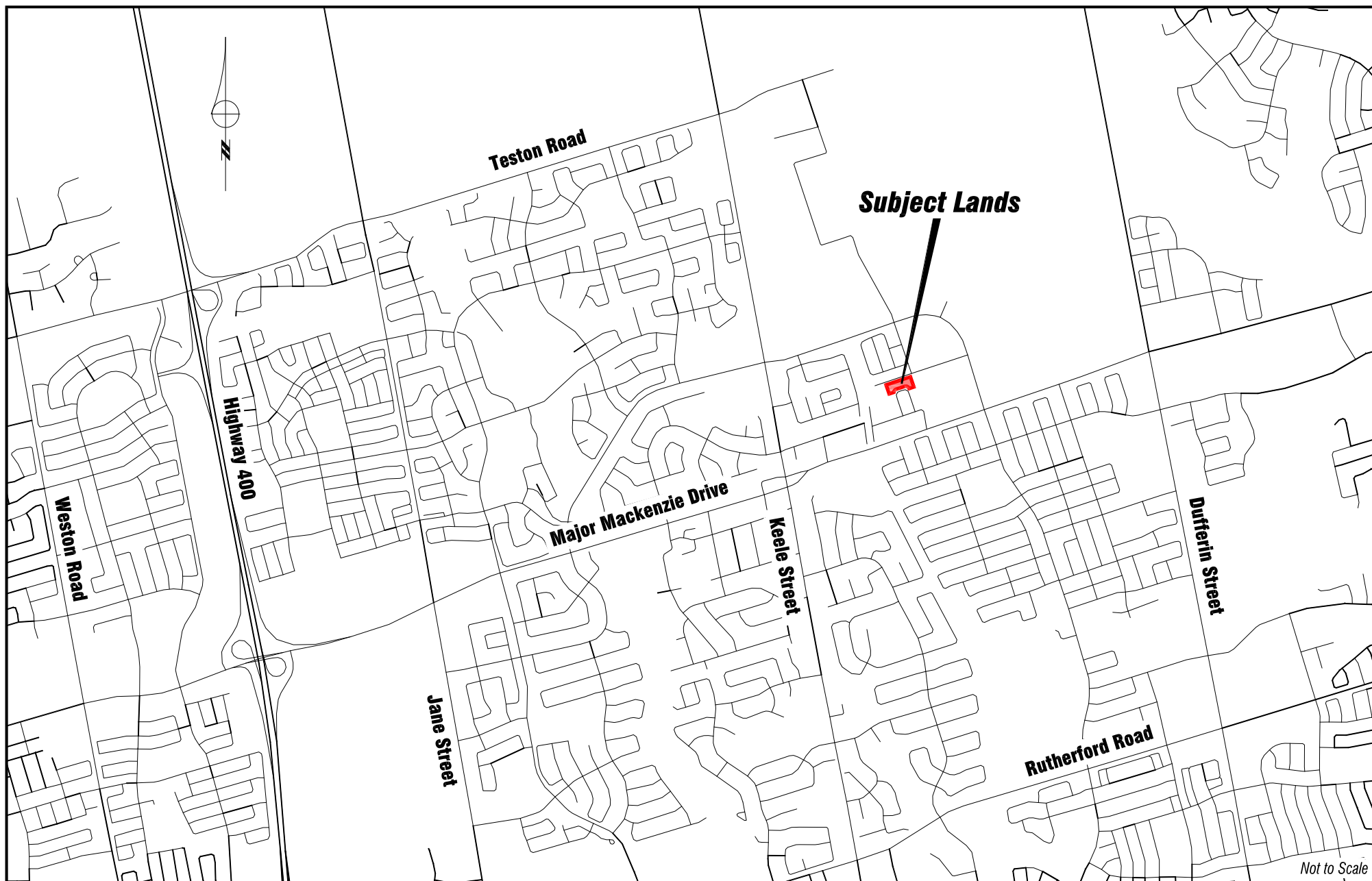
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Interim Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 21, Concession 3

APPLICANT:
York Major Holdings Inc.

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Attachment

FILES: Z.16.050 &
DA.15.060

DATE:
February 21, 2017

1



Location Map

LOCATION:
Part of Lot 21, Concession 3

APPLICANT:
York Major Holdings Inc.

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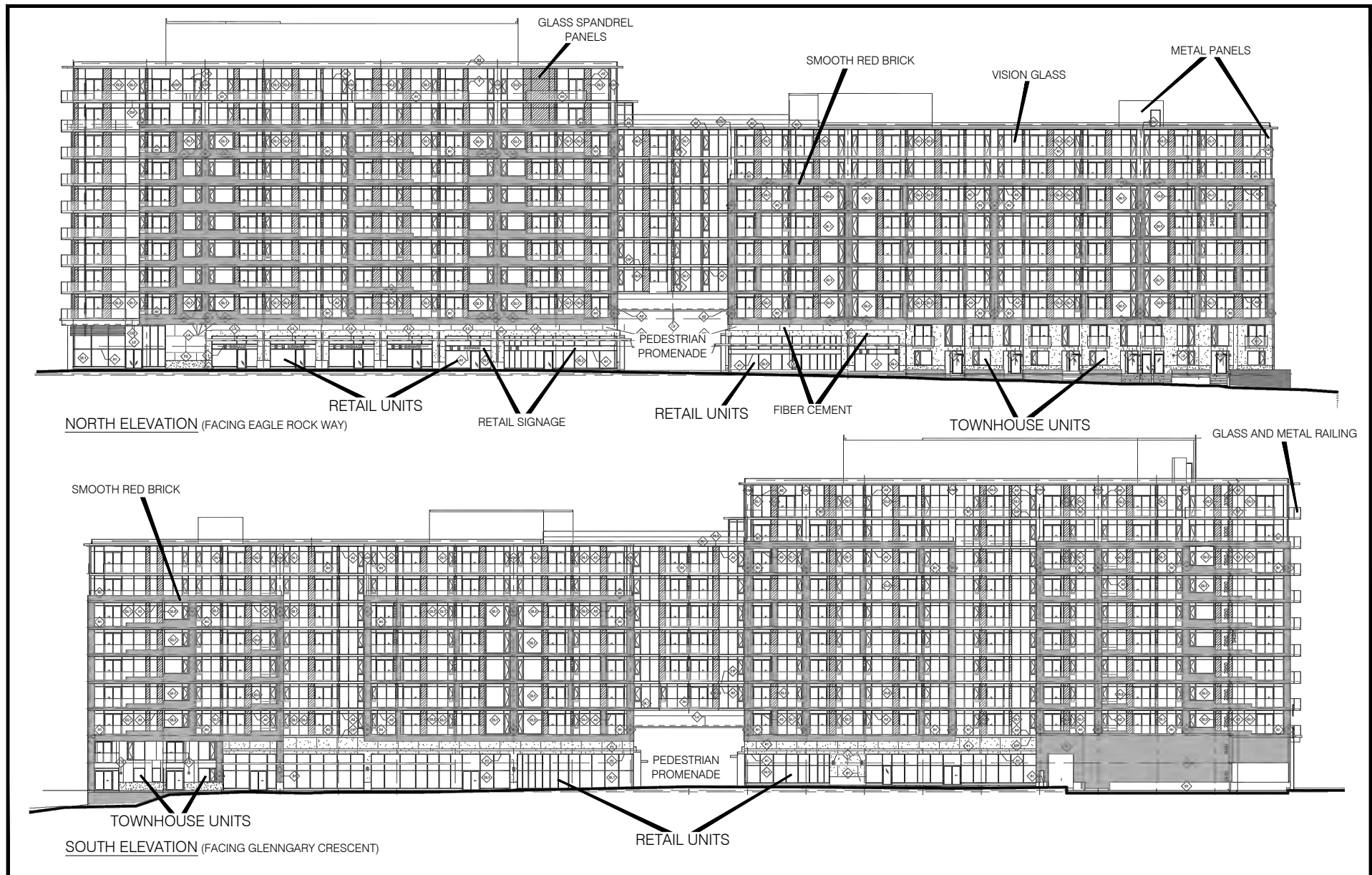


Attachment

FILES: Z.16.050 &
DA.15.060

DATE:
February 21, 2017

2



North and South Elevations

LOCATION:
Part of Lot 21, Concession 3

APPLICANT:
York Major Holdings Inc.

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Attachment

FILES: Z.16.050 &
DA.15.060

DATE:
February 21, 2017

5



East and West Elevations

LOCATION:
Part of Lot 21, Concession 3

APPLICANT:
York Major Holdings Inc.

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Attachment

FILES: Z.16.050 &
DA.15.060

DATE:
February 21, 2017

6

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 025-2017

A By-law to amend City of Vaughan By-law 1-88 as amended by By-law 107-2014.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
 - a) Deleting Key Map 3E and substituting therefor the Key Map 3E attached hereto as Schedule
“4”, thereby removing the Holding Symbol “(H)” on the lands shown as “Subject Lands” on
Schedule “1”; and effectively zoning the subject lands, RA3 Apartment Residential Zone.
 - b) Deleting Schedule “E-1203” and substituting therefor the Schedule “E-1203” attached
hereto as Schedule “2”, thereby deleting the Holding Symbol “(H)”.
 - c) Deleting Schedule “E-1534” and substituting therefor the Schedule “E-1534” attached
hereto as Schedule “3”, thereby deleting the Holding Symbol “(H)”.
2. Schedules “1”, “2”, “3” and “4” shall be and hereby form part of this By-law.

Enacted by City of Vaughan Council this 21st day of February, 2017.

Hon. Maurizio Bevilacqua, Mayor

Jeffrey A. Abrams, City Clerk

SUMMARY TO BY-LAW 025-2017

The lands subject to this By-law are located on the south side of Eagle Rock Way, west of Troon Avenue, east of the Maple GO parking lot, municipally known as 99 and 111 Eagle Rock Way, being Block 34 on Plan 65M-4477, Part of Lot 21, Concession 3, City of Vaughan.

The purpose of this By-law is to remove the Holding Symbol “(H)” from the subject lands, effectively zoning the subject lands RA3 Apartment Residential Zone to facilitate the development of a mid-rise, mixed use building. The Holding Symbol “(H)” was placed on the lands by By-law 107-2014 until such time as Vaughan Council identifies and allocates water supply and sewage capacity to the subject lands and approves a site development application. Site Development File DA.15.060 has been submitted to the City and the Vaughan Development Engineering and Infrastructure Planning Department has confirmed that allocation for the subject lands is available and was granted by Vaughan Council on February 21, 2017 and therefore, the Holding Symbol “(H)” can be removed.