

FINANCE AND ADMINISTRATION COMMITTEE - SEPTEMBER 19, 2011

AMENDMENT TO THE CITY'S 2011 CAPITAL BUDGET ENTRANCEWAY FEATURE IMPROVEMENT AT THE INTERSECTION OF ISLINGTON AVENUE AND KILORAN AVENUE WARD 2

Recommendation

The Commissioner of Engineering and Public Works in consultation with the Commissioner of Finance recommends:

1. That the City's 2011 Capital Budget be increased through the addition of a new capital project for entranceway feature improvements at the intersection of Islington Avenue and Kiloran Avenue, at an estimated amount of \$25,000;
2. That the funding source for this project be specified as the \$25,000 contributed by Chidley Glen Building Corporation Ltd. for such purposes, in fulfillment of the City's condition #67 of draft plan of subdivision 19T-08V07;
3. That notice of this matter be given by the inclusion of this report on the posted agenda for the Finance and Administration Committee meeting of September 19, 2011.

Contribution to Sustainability

The improvement of the intersection of Islington Avenue and Kiloran Avenue will ensure that the wellbeing of the citizens of this community is enhanced by providing an attractive, functional, cost-efficient, environmentally friendly and maintainable entranceway.

Economic Impact

It is anticipated that there will not be an economic impact to the City.

In conformance with the Council approval conditions of the Draft Plan of Subdivision, the developer of Regency Estates Subdivision contributed \$25,000 to the improvement of the City owned entranceway feature at the intersection of Islington Avenue and Kiloran Avenue. (See Attachment No. 1 for Council Extract). The construction estimate for the project is \$25,000.00. All costs will be confirmed once the bids for the construction have been evaluated.

Communications Plan

In accordance with the City's notice by-law and due to the minor nature of this project and the net zero cost to the City, notice of this technical amendment to the City's budget is being given by the posting of the Finance and Administration Committee agenda rather than through newspaper publication. Once the contract for project construction is awarded, Engineering Services staff will advise the Mayor and Members of Council and will distribute a notice of construction to the affected residents and businesses.

Purpose

To inform Council of the technical requirement to amend the City's 2011 Capital Budget.

Background - Analysis and Options

At the June 30, 2009 Council Meeting, the Draft Plan of Subdivision 19T-08V07, was approved subject to conditions set out in the Committee of the Whole report of the Commissioner of

Planning, dated June 23, 2009. Condition No. 67 indicated that "That owner shall agree to a reasonable contribution to the improvement of the City-owned portion of the entranceway to the subdivision at Islington and Kiloran Avenues, the design of which shall be approved by the City". The developer of Regency Estates Subdivision recently contributed \$25,000, the cost required to construct the City approved design for the entranceway improvements.

The proposed work includes the installation of approximately 135 square metres of impressed pigmented concrete pavement and 15 linear metres of ledge rock at the northwest and southwest corners of the intersection of Islington Avenue and Kiloran Avenue (See Attachment No. 2 for project location map).

Staff are currently pursuing required approval from The Regional Municipality of York. It is anticipated that construction will commence in November be completed in late fall 2011, weather permitting.

Relationship to Vaughan Vision 2020/Strategic Plan

In consideration of the strategic priorities related to Vaughan Vision 2020, the recommendations of this report will assist in enhancing and ensuring community safety, health and wellness; priorities previously set by Council by providing a pedestrian route enhancement that is in balance with the local neighborhood and visually pleasing.

Regional Implications

The Regional Municipality of York will be notified of project commencement.

Conclusion

Staff recommends that a project for the construction of the entranceway feature improvements at the intersection of Islington Avenue and Kiloran Avenue be added to the City's 2011 Capital Budget, in order to procure external contracted resources, and to complete the construction of this project in the fall of 2011, weather permitting.

Attachments

1. Council Extract – June 30, 2009
2. Location Map

Report prepared by:

Paolo Masaro, P. Eng, Design Engineer, ext. 8446
Vince Musacchio, P. Eng., PMP, Manager of Capital Planning and Infrastructure, ext. 8311

Respectfully submitted,

Paul Jankowski, P. Eng.
Commissioner of Engineering and Public Works
PM:mc

Jack Graziosi, P. Eng., M. Eng.
Director of Engineering Services

ATTACHMENT NO. 1

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 30, 2009

Item 57, Report No. 35, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 30, 2009.

57

**ZONING BY-LAW AMENDMENT FILE Z.08.049
DRAFT PLAN OF SUBDIVISION FILE 19T-08V07
CHIDLEY GLEN BUILDING CORPORATION LTD.
WARD 2**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 23, 2009, be approved;
- 2) That the following Clause be included in the Conditions of Draft Approval (Attachment 1) under the heading "Other Conditions":
 - "67. The owner shall agree to a reasonable contribution to the improvement of the City-owned portion of the entranceway to the subdivision at Islington and Klloran Avenues, the design of which shall be approved by the City"; and
- 3) That the written submission of Ms. Franca Stirpe, 487 Wycliffe Avenue, Woodbridge, L4L 8T4, dated June 22, 2009, be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.08.049 (Chidley Glen Building Corporation Ltd.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the subject lands shown on Attachments #2 and #3 from A Agricultural Zone to R1 Residential Zone and OS1 Open Space Conservation Zone, together with the following zoning exceptions to implement the proposed plan of subdivision consisting of 34 lots as shown on Attachments #4 and #5:
 - a) permit a minimum front yard setback of 6.0m, whereas 7.5 m is required;
 - b) permit a maximum lot coverage of 40%, whereas 35% is permitted; and,
 - c) permit a minimum interior side yard setback of 1.2 m, whereas 1.5 m is required.
2. THAT Draft Plan of Subdivision File 19T-08V07 (Chidley Glen Building Corporation Ltd.) as shown on Attachment #4, BE APPROVED, subject to the conditions set out in Attachment #1.
3. THAT Council pass the following resolution with respect to the allocation of sewage and water servicing capacity:

"IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision Application 19T-08V07 is allocated sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 34 single family residential units."

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 30, 2009

Item 57, CW Report No. 35 – Page 2

- 4. THAT the subdivision agreement shall contain a provision requiring the Owner to pay Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City's Cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Contribution to Sustainability

The applicant has advised that the following sustainable features, but not limited to, will be included within the subdivision design to create a healthy community:

- i) preservation of existing trees to the greatest extent possible;
- ii) planting of native species within the buffer area; and,
- iii) energy efficient street lighting in accordance with Vaughan Engineering protocol.

Economic Impact

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

Communications Plan

On September 12, 2008, a Notice of Public Hearing was circulated to all property owners within 120 m of the subject lands, and to Mrs. Franca Stirpe and the Friends of the Village Group. Several residents within the area expressed concern with respect to technical matters of the proposal at the October 6, 2008 Public Hearing and through correspondence provided to the Development Planning Department. The residents concerns will be discussed in greater detail later in this report. The recommendation of the Committee of the Whole to receive the Public Hearing Report of October 6, 2008, and to forward a comprehensive report to a future Committee of the Whole Meeting was ratified by Council on October 27, 2008.

Purpose

The Owner has submitted the following applications on the subject lands shown on Attachments #2 and #3:

- 1. An application to amend the Zoning By-law (File Z.08.049), specifically to rezone the subject lands from A Agricultural Zone to R1 Residential Zone (minimum 18 m frontages) with the following zoning exceptions to implement the proposed residential draft plan of subdivision, as shown on Attachments #4 and #5:

<u>Zoning Requirement</u>	<u>By-law 1-88</u>	<u>Proposed</u>
Minimum Front Yard Setback	7.5m	6.0m
Minimum Interior Side Yard Setback	1.5m	1.2m
Maximum Lot Coverage	35%	40%

The landscaped buffer (Block 39) adjacent to Islington Avenue will be rezoned from A Agricultural Zone to OS1 Open Space Conservation Zone, and conveyed to the City.

- 2. A Draft Plan of Subdivision Application (File 19T-08V07) to facilitate a residential plan of subdivision as shown on Attachment #4, consisting of the following:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 30, 2009

Item 57, CW Report No. 35 – Page 3

Background - Analysis and Options

The subject lands shown on Attachments #2 and #3 are located on the west side of Islington Avenue, north of Langstaff Road, municipally known as 8700 Islington Avenue, in Part of Lot 12, Concession 7, City of Vaughan. The Reeves Florist and Nursery currently operates on the subject lands (since 1969). The surrounding land uses are shown on Attachment #3.

Official Plan

The subject lands are designated "Low Density Residential" with a small portion designated "General Commercial" by OPA #240 (Woodbridge Community Plan). The Agricultural Zone permits the existing retail nursery use on the subject lands. Also, the site-specific zoning exception permits the retail sale of frozen yogurt products. However, as the sale of this product does not exist at the Reeves site, the "Low Density Residential" designation would apply to the entire property, and the proposed residential subdivision would conform to the Official Plan.

The "Low Density Residential" designation permits the proposed detached dwelling units at a maximum gross density of 8.6 units/ha. Based on the property size of 3.978 ha, a total of 34 units would be permitted, and are proposed. The proposed draft plan of subdivision conforms to the Official Plan.

Zoning

The subject lands are zoned A Agricultural Zone by By-law 1-88, subject to Exception 9(169). To facilitate the proposed draft plan of subdivision as shown on Attachment #4, a zoning by-law amendment is required to rezone the property from A Agricultural Zone to R1 Residential Zone and the landscape buffer block abutting Islington Avenue to OS1 Open Space Conservation Zone, as shown on Attachment #5.

The following site-specific zoning exceptions are required to facilitate the proposed draft plan of subdivision:

- a) a minimum front yard setback of 6.0 m, whereas 7.5 m is required;
- b) a maximum lot coverage of 40%, whereas 35% is permitted; and,
- c) a minimum interior side yard setback of 1.2 m, whereas 1.5 m is required.

The proposed exceptions will contribute to creating a development that is consistent with good urban design principles. The subdivision design has been prepared with an underlying "eyes on the street" design principle of Crime Prevention Through Environmental Design (CPTED) for safety and security. In addition, the proposed setbacks will maximize the rear yards and provide for additional private space on each lot. Furthermore, one of the principles of the subdivision design was to maximize the preservation of existing and mature trees to the greatest extent possible.

The Development Planning Department has no objections to the above-noted exceptions to By-law 1-88, which will facilitate an appropriate subdivision design.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 30, 2009

Item 57, CW Report No. 35 – Page 4

Subdivision Design

The proposed draft plan of subdivision shown on Attachment #4 is comprised of 34 lots for single family dwelling units, which is both consistent with and provides an extension of the existing community to the west, as shown on Attachment #4. The proposal would extend Charmaine Road into a crescent pattern with proposed lots frontages of 18.3m-28.4m. The proposed road allowance has a width of 20.0m.

Residents Concerns

Although the residents are generally in support of the proposed land use, some of the residents in the area have expressed the following concerns with respect to the applications:

- i) orientation of the corner lots;
- ii) preservation of trees;
- iii) traffic;
- iv) safety;
- v) construction access;
- vi) location of mail delivery boxes; and
- vii) lack of sidewalks.

The applicant has attempted to discuss the proposal with surrounding residents throughout the development approvals process. The Development Planning Department understands that the applicant has met with the Local Councillor and the residents on at least three occasions being September 24, 2008, September 30, 2008 and February 9, 2009. The draft plan has been revised since the October 6, 2008 Public Hearing and better addresses some of the above concerns of the residents.

- i) and ii) Orientation of corner lots and preservation of trees

Lots 1 and 2 as shown on Attachments #4 and #5 have been re-oriented in a north/south direction (previously was east/west) and are consistent with the lotting fabric on the west side of Charmaine Road. Lots 20 and 21 remain as originally proposed, but, are consistent with the abutting lotting fabric to the south (along east side of Charmaine Road). Maintaining proposed Lots 20 and 21 as shown also allows greater flexibility in preserving existing trees. The applicant has submitted a preliminary Tree Preservation Plan which the Development Planning Department finds to be acceptable. Formal approval of the Tree Study will occur as conditions of subdivision approval are cleared, prior to the registration of the subdivision plan.

- iii) and iv) Traffic and Safety

The Owner has also submitted a Traffic Impact Study which was reviewed and is acceptable to the Vaughan Engineering Department. Formal review and approval of any traffic stops at the Charmaine Road intersections will occur at the detailed design stage during the subdivision registration process. The revised draft plan also shows an increased right-of-way width of 20 m for the proposed road, whereas it was originally proposed as 17.5m at the Public Hearing.

- v) Construction access

The Region of York has included conditions of draft approval (as provided on Attachment #1) with respect to construction access from Islington Avenue and minimizing access onto Kiloran Avenue as follows:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 30, 2009

Item 57, CW Report No. 35 – Page 5

"The Owner shall agree, that construction access for the purposes of site demolition, site servicing and grading, construction of the subdivision roads and utilities, basement excavation, construction of foundations and footings, shall be via the existing site access to Islington Avenue. Upon completion of this work the existing Islington Avenue access to the lands shall be closed and the Islington Avenue right-of-way restored to match the adjacent conditions."

"The Owner shall agree that construction access for the purposes of home construction within the plan of subdivision shall be via Kiloran Avenue and Charmaine Road. Construction access for this purpose will not be permitted from Islington Avenue, except for the purpose and timeframe noted in the condition above."

vi) Location of mail delivery boxes

Canada Post has no objection to the approval of the draft plan of subdivision, subject to the conditions provided on Attachment #1. This condition includes a clause requiring the Owner to consult with Canada Post to determine the most suitable location for the community mail delivery boxes.

vii) Lack of sidewalks

The City's Sidewalk Policy does not require sidewalks within a subdivision of less than 40 units. On February 24, 2009, Vaughan Council adopted the following resolution put forward by the applicant respecting the proposed plan of subdivision:

"Recognizing that our proposal complies with the current City standard regarding the provision of sidewalks, and in the interest of advancing this project, we feel that the decision to install or not install a sidewalk should realistically be left to the future residents of the new homes to be built within the proposed development. In this context, we would be prepared to post with the City, a Letter of Credit for the value of the sidewalk construction, for a period of five (5) years from the date of registration of the plan of subdivision."

The Owner is amenable to the above referenced resolution and further notes that the increased right-of-way (i.e. 20.0m) will contribute to greater consistency with the surrounding community.

Energy Star

On November 12, 2007, Vaughan Council adopted Energy Star Conditions to be included in all Draft Plan of Subdivision approvals. The subdivision plan will be subject to the Energy Star requirements, and the conditions of approval are included on Attachment #1.

Vaughan Engineering Department

The Vaughan Engineering Department provides the following comments:

a) Environmental Site Assessment

The Owner has submitted a Phase I and II Environmental Site Assessment report which the City has reviewed and found to be acceptable. Prior to the final registration of the plan of subdivision, or prior to the demolition of any structure, whichever comes first, a Designated Substance Survey (DSS) Report is to be submitted to the Development/Transportation Engineering Department for review and approval.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 30, 2009

Item 57. CW Report No. 35 – Page 6

b) Sewage and Water Allocation

In accordance with the City's Servicing Capacity Distribution Protocol as adopted by Council on April 14, 2009, formal allocation of Servicing Capacity is required for this development. The subdivision application is listed on the Reservation Schedule, and provides a reservation of servicing capacity for a total of 34 units. A formal allocation resolution is included in the recommendation of this report.

c) Water Supply

The draft plan is located within the service area of Pressure District 5 of the York Region Water Supply System. The Plan is located within City of Vaughan Pressure District 5. A watermain loop for fire protection and water quality assurance shall be provided. Connections shall be to the existing 200mm diameter watermain on Charmaine Road at the north and south ends of Street "A". An existing 200mm diameter stub will be utilized at the north end of Street "A" and an existing 150mm diameter stub will be upgraded to 200mm at the south end of Street "A".

d) Storm Drainage

The majority of stormwater will be conveyed from the proposed development to the existing 1050mm and 1200mm diameter storm sewers on Charmaine Road at the north and south ends of Street "A", respectively. An existing 375mm diameter sewer will be utilized at the north end of Street "A" and an existing 600mm diameter sewer will be utilized at the south end of Street "A". Approximately 0.86ha of rear yard drainage from the lots that back onto Islington Avenue and the south property line will continue to drain to two existing culverts that are located within the proposed landscape buffer along Islington Avenue. These culverts outlet on the east side of Islington Avenue and will be connected to proposed rear lot catchbasins within the development.

Prior to final approval of the plan, the Owner shall provide a storm water management report for the review and approval of the City.

e) Sanitary Servicing

The draft plan can be serviced by connecting to the existing 250mm diameter sanitary sewer on Charmaine Road at the north and south ends of Street "A". An existing 250mm diameter sewer will be utilized at the south end of Street "A" and a new 250mm diameter sewer will be added at the north end of Street "A".

f) Noise Attenuation

Due to the proximity of the proposed draft plan of subdivision to Islington Avenue, the Owner is required to submit a noise report for review and approval by the City as part of the detailed engineering submission. Despite the preliminary recommendations in the noise report, the City requires all dwelling units that abut or face an arterial road such as Islington Avenue to be constructed with mandatory central air-conditioning.

g) Streetlighting

The streetlighting design shall meet the City criteria within the proposed draft plan of subdivision.

Vaughan Cultural Services Division

The Vaughan Cultural Services Division has no objection to the approval of this draft plan of subdivision, subject to the conditions of approval on Attachment #1.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 30, 2009

Item 57, CW Report No. 35 – Page 7

Vaughan Parks Development Department

The Vaughan Parks Development Department has no objections to the approval of the subject applications. The applicant is to provide cash-in-lieu of parkland dedication in accordance with the requirements of the Planning Act. Open space and stormwater pond areas shall not form part of the cash-in-lieu of parkland dedication calculation.

Toronto and Region Conservation Authority (TRCA)

The TRCA has reviewed the proposed draft plan of subdivision and related zoning application and supports the approval of the applications, subject to the conditions of subdivision approval provided on Attachment #1. The TRCA notes that it appears that Lots 14 and 15 are situated within the TRCA's Regulated area. Accordingly, any submission related to the placing of fill and/or site grading will require approvals from the TRCA under Ontario Regulation 166/06.

Canada Post

Canada Post has no objection to the approval of the draft plan of subdivision and zoning application, subject to the conditions provided on Attachment #1.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has no objection to the approval of the draft plan, provided water and sewer servicing capacity has been allocated, and subject to the conditions outlined on Attachment #1.

Conclusion

The Development Planning Department has reviewed the Draft Plan of Subdivision and Zoning By-law Amendment Applications to permit a 34 lot subdivision. The proposal conforms with the policies of the Official Plan and is consistent with the existing land use in the surrounding area. The proposed zoning categories and exceptions to By-law 1-88 are considered to be appropriate. Accordingly, the Development Planning Department recommends that the applications be approved, subject to the conditions provided in Attachment #1.

Attachments

1. Conditions of Draft Plan Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision 19T-08V07
5. Proposed Zoning

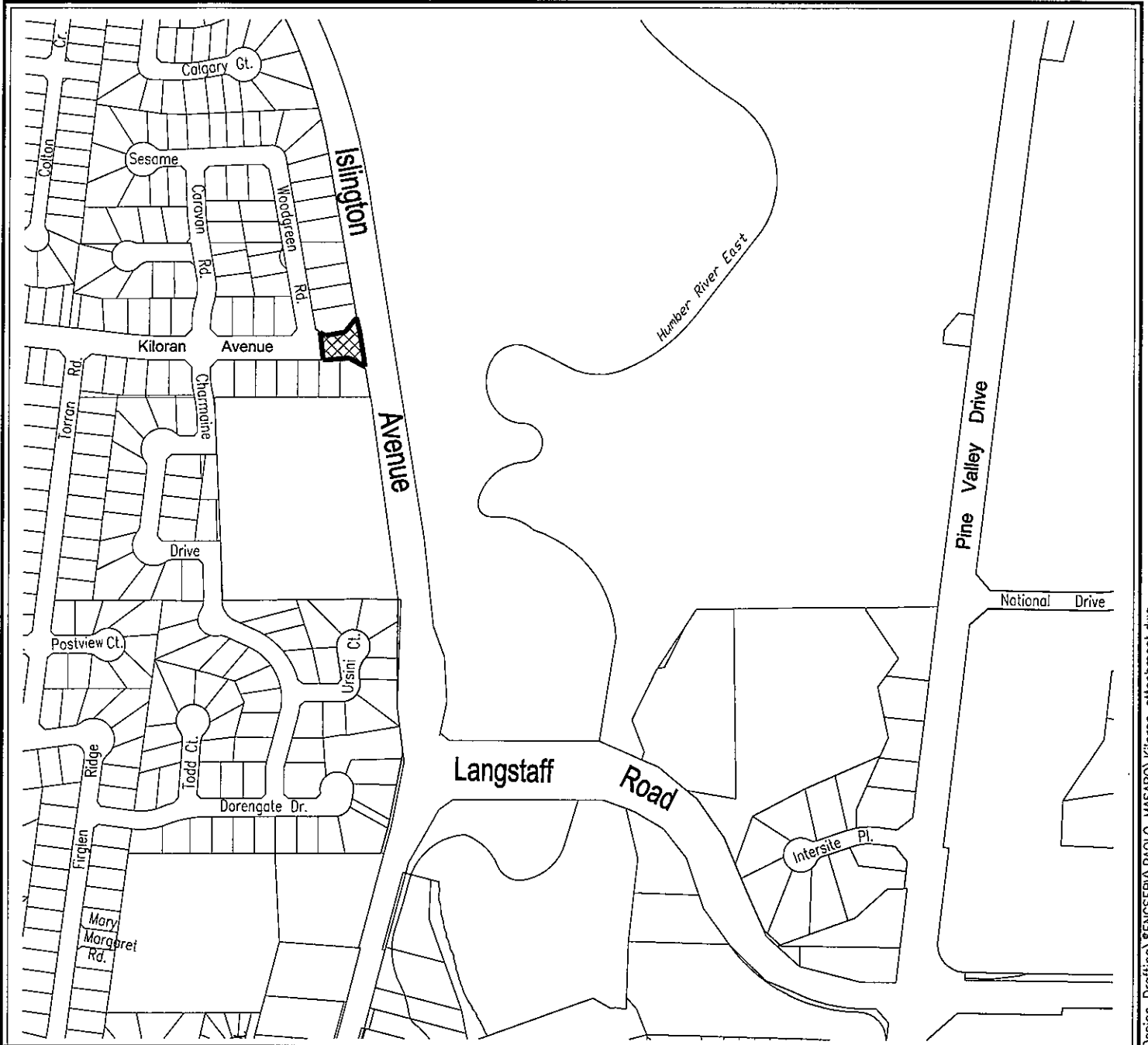
Report prepared by:

Clement Messere, Planner, ext. 8409
Carmela Marrelli, Senior Planner, ext. 8791

/CM

(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.)

ATTACHMENT No. 2



ENTRANCEWAY FEATURE IMPROVEMENT ISLINGTON AVENUE and KILORAN AVENUE

LOCATION : Part of Lot 12, Conc. 7

LEGEND



SUBJECT LANDS



NOT TO SCALE