

DATE: June 21, 2022

TO: Mayor and Members of Council

FROM: Vince Musacchio, Deputy City Manager Infrastructure Development

RE: **Item 8 - Committee of the Whole (2), June 21, 2022,**

**2640174 ONTARIO LIMITED SITE DEVELOPMENT FILE DA.19.070
2057 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR
MACKENZIE DRIVE AND PETER RUPERT AVENUE**

Recommendations

That the conditions of site plan approval in attachment No. 1 in the staff report for 2640174 Ontario Limited Site development file DA.19.070 be amended as follows:

1. That condition of approval 1m) be amended as follows:
 - i) 1m) be deleted and replaced with the following:

“1m) The Owner shall provide the Development Engineering Department with a clearance letter from the Trustee of the Block 18 Landowners Group, that they have paid their proportional share and satisfied all obligations to the Developers Group for the municipal water, storm and sanitary infrastructure connections on Petticoat Road and Major Mackenzie Drive, as well as other community use lands and costs for community lands, works, services and infrastructure provided by the Block 18 Landowners Group under the Block 18 Cost Sharing Agreement to the satisfaction of the City of Vaughan Development Engineering Department.”
 - ii) Adding the following condition of approval:

“1x) That 2640174 Ontario Limited develop block 64 on Plan 65M-4190 in conjunction with their abutting lands. The City shall not issue a building permit for the said block until the lands are combined to the satisfaction of the City.”

Background

A condition which already speaks to cost sharing between the Block 18 Landowners Group and 2640174 Ontario Limited has been inserted into Attachment 1 for the development application identified as item 1m). As 2640174 Ontario Limited is already required under this condition to cost share for infrastructure costs, an amendment is being made to this condition to also capture any community use lands and costs for community lands that may be realized. Condition 1m) listed above is being amended for this reason.

A prior development application over lands identified as draft plan of subdivision 19T-00V18 phase 2A, Plan 65M-4190, Fernbrook Homes (Block 18 Gulf), required that block 64 on the plan be developed only in conjunction with the abutting lands located immediately to the west, and that the City would not issue a building permit until the lands were combined to the city's satisfaction. 2640174 Ontario Limited is the developer immediately to the west and will be required to comply with this condition to manage this part block. Accordingly, a new condition 1x) is being added to capture this requirement.

In consideration of the above, Staff recommends Condition 1m) be amended to ensure cost sharing obligations are adhered to by landowners in block 18 and that condition 1x) be added to manage a part block of land within plan 65M-4190 which abuts 2640174 Ontario Limited.

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'V. Musacchio', with a stylized flourish at the end.

Vince Musacchio
Deputy City Manager Infrastructure Development