

## Committee of the Whole (2) Report

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**DATE:** Tuesday, June 21, 2022

**WARD(S):** 1

**TITLE: NASHVILLE MAJOR DEVELOPMENTS INC.  
ZONING BY-LAW AMENDMENT FILE Z.20.024  
DRAFT PLAN OF SUBDIVISION FILE 19T-20V004  
VICINITY OF MAJOR MACKENZIE DRIVE AND HUNTINGTON  
ROAD**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.20.024 and 19T-20V004 (Nashville Major Developments Inc.). The Owner proposes to rezone the subject lands:

- From “RD4(H) Residential Detached Zone Four” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88 to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88; and
- From “R4(H)-1006 Fourth Density Residential Zone” with the Holding Symbol “(H)” subject to site-specific Exception 1006, “OS1-950 Public Open Space Zone” subject to site-specific Exception 950 and “EP Environmental Protection Zone” in Zoning By-law 001-2021 to “R4(H)-1006 Fourth Density Residential Zone” and “RT1(H)-1006 Townhouse Residential Zone” both with the addition of the Holding Symbol “(H)”, subject to site-specific Exception 1006, and “OS1 Public Open Space Zone” in Zoning By-law 001-2021.

The rezoning is to permit a residential plan of subdivision consisting of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road (the 'Development'), as shown on Attachment 3.

### **Report Highlights**

- The Owner proposes a plan of subdivision consisting of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the Development
- The Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision Applications as the development is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, the York Region Official Plan 2010 and Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

### **Recommendations**

1. THAT Zoning By-law Amendment File Z.20.024 (Nashville Major Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88 and Zoning By-law 001-2021:
  - From "RD4(H) Residential Detached Zone Four" with the Holding Symbol "(H)", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone", subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88 to "RD4(H) Residential Detached Zone Four", "RS1(H) Residential Semi-Detached Zone One" and "RT1(H) Residential Townhouse Zone" all with the addition of the Holding Symbol "(H)", and "OS2 Open Space Park Zone" by Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report; and
  - From "R4(H)-1006 Fourth Density Residential Zone" with the Holding Symbol "(H)" subject to site-specific Exception 1006, "OS1-950 Public Open Space Zone" subject to site-specific Exception 950 and "EP Environmental Protection Zone" in Zoning By-law 001-2021 to "R4(H)-1006 Fourth Density Residential Zone" and "RT1(H)-1006 Townhouse Residential Zone" both with the addition of the Holding Symbol "(H)", subject to site-specific Exception 1006, and "OS1 Public Open Space Zone" in Zoning By-law 001-2021 in the manner shown on

Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report.

2. THAT the Holding Symbol “(H)” shall not be removed from the subject lands or any portion thereof, until the Owner submits a Phase Two Environmental Site Assessment Report and any other related Environmental Site Assessment documents for the subject lands to the satisfaction of the Development Engineering Department.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the subject lands came into effect, to permit minor adjustments to the implementing Zoning By-law.
4. THAT Draft Plan of Subdivision File 19T-20V004 (Nashville Major Developments Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
5. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:  
  
“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-20V004 (Nashville Major Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (269 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project Agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”
6. THAT the revised Nashville Heights Block 61 West Plan shown on Attachment 5 BE APPROVED

## **Background**

### ***The subject lands are located in the approved Block 61 West Plan and Draft Approved Plan of Subdivision File 19T-10V004***

The vacant 4.23 ha subject lands (the ‘Subject Lands’) are located north of Major Mackenzie Drive and east of Huntington Road. The surrounding land uses are shown on Attachment 2.

Vaughan Council on May 24, 2011, approved the Nashville Heights Block 61 West Plan (‘Block Plan’), with subsequent modifications approved on June 19, 2018, as shown on Attachment 7. The Block Plan provides the basis for land uses, housing mix,

environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 61 in order to manage growth.

Vaughan Council on November 29, 2011, approved Draft Plan of Subdivision File 19T-10V004, consisting of 11 lots and 9 blocks for 29 dwelling units, to permit 11 detached dwellings and 18 semi-detached dwellings, a 1.95 ha stormwater management pond facility ('SWM Pond') and a 1.87 ha greenway, as shown on Attachment 6.

Policy 12.7.18.7 Interpretation, of Policy 12.7 Block 61 West - Nashville Heights, VOP 2010, Volume 2 provides the following:

The location and widths of all valley and stream corridors, as shown on Map 12.7.A for Nashville Heights, is approximate and may change without requiring an amendment to this Plan.

The Tributary "A" watercourse traversed through the southern portion of Block 61 West. As part of the Block 61 Plan and subdivision process, the realignment of Tributary "A" through the Subject Lands and the abutting open space was approved by the Toronto and Region Conservation Authority ('TRCA'). An interim SWM Pond was approved by TRCA in July 2015 for a portion of the Subject Lands to facilitate the development in Block 61 West. In June 2018, TRCA issued a permit to allow the construction of the ultimate SWM Pond on the south-side of Major Mackenzie Drive as the Owner, City and Region City had reached an agreement confirming the location of the SWM Pond to the south side of Major Mackenzie Drive (Attachment 7). The Owner submitted an updated Block Plan to reflect the replacement of the interim SWM Pond with residential uses (Attachment 5) in support of the Applications.

***Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notification Protocol***

The City on December 14, 2018, circulated a Notice of Public Hearing (the 'Notice') to all property owners within 150 m of the Subject Lands and to the Kleinburg and Area Ratepayer's Association ('KARA'). A copy of the Notice was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and two notice signs were installed on the Subject Lands along Mactier Drive and Major Mackenzie Drive in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council, on January 26, 2021, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of January 19, 2021. The following deputation and written submissions were received by the Development Planning Department and at the Public Hearing:

Deputation

- Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, representing the Owner

Written Submission

- Qi Zhao, Tremblant Crescent, e-mail dated January 12, 2021

- Ren P., Tremblant Crescent, e-mail dated January 18, 2021
- Carolyn George, e-mail dated January 18, 2021
- Olga Sepa and Tyler Sepa, Tremblant Crescent, e-mail dated January 19, 2021

The following is a summary of, and response to, the comments provided in the deputations and written submissions submitted at the Public Hearing of January 22, 2019, and written submissions received by the Development Planning Department:

a) Loss of Open Space / Natural Area

The Development will result in the loss of open space.

Response

Vaughan Council on November 29, 2011, approved Draft Plan of Subdivision File 19T-10V004 that included a 1.95 ha SWM Pond shown on Attachment 6 for a portion of the Subject Lands. Subsequent to the approval of Draft Plan of Subdivision File 19T-10V004, the SWM Pond was no longer necessary for the Subject Lands, as an alternative location on the south side of Major Mackenzie Drive would accommodate a future SWM Pond to service the Block 61 Plan. The SWM Pond is infrastructure, not open space as in the case of a park or open space valleylands. The development provides two vista open space areas adjacent to the open space corridor.

b) Lack of Playground Space

No direct access to a playground for the Development and playgrounds are at capacity.

Response

The Parks Infrastructure Planning and Development Department requires the Owner to convey the 0.74 ha Park Block 26 to the City. As a condition of draft plan of subdivision approval, should this Development be approved, the Owner shall provide the City with a park master plan providing the proposed park program requirements which includes a playground, a 3-metre wide multi-use recreational trail, lighting associated trail and park accessories, and level of service as determined by the City. The Development of Park Block 26 shall be coordinated with residential development in order to provide park facilities to the local residents in a timely manner.

c) Insufficient Stormwater Management

The basements of several dwelling units located along Tremblant Crescent were flooded in October 2019.

Response

A subdivision owner enters into a Subdivision Agreement with the City to address matters respecting stormwater management for a draft plan of subdivision. At the time of the flooding of the basements for the dwelling units located on Tremblant Crescent, Plan of Subdivision 19T-10V004 Phase 2, which was registered as

Plan 65M-4489 on March 16, 2016, was not assumed by the City and was, and still is, in the ownership of the subdivision developer.

The Development Engineering ('DE') Department advised that the subdivision developer's contractor was working behind the Tremblant Crescent dwelling units installing a box culvert to pipe part of the channel to the outlet under Major Mackenzie Road. There was rain and the pump did not turn on when the float moved to activate them. The subdivision developer's contractor was on-site with City Staff and turned the pumps on and allowed the water to bypass the work zone and drain. Water inadvertently receded inside some dwelling units. The subdivision developer was formally notified of the incident and addressed the issue, including having a pump mechanic inspect the pumps. The City has not received any further complaints respecting flooding for the dwelling units located along Tremblant Crescent.

The DE Department advises that stormwater from the impervious areas will be directed into municipal storm sewer systems via curbs, catch basins and maintenance holes and ultimately discharging to the ultimate SWM Pond on the south side of Major Mackenzie Drive.

d) No Designated On-Street Parking

Designated on-street parking is not provided and the development does not have designated visitor parking spaces.

Response

Lay-by parking spaces were planned and provided for along Barons Street and East's Corners Boulevard that are a traffic calming measure along the collector roads, and abutting Secord Park along Secord Avenue to its north and Richler Avenue to its south to provide parking for the park. These are not designated parking spaces to anyone in particular. On-street parking is permitted on City streets. The Traffic Demand Management Report Memorandum ('TDMRM') dated June 29, 2021, and prepared by Poulos and Chung Limited submitted in support of the Development in response to the Development Engineering Department recommendations will provide a modified 15 m wide road right-of-way, widening the pavement from 7 m to 8 m to accommodate on-street parking and two-way traffic which is a pavement design standard used on other local roads. The TDMRM further provides that the Development has dwelling units on only one-side of the road and there is no through traffic. The modified 15 m wide road right-of-way can accommodate on-street parking to serve the Development. The Development Engineering Department agrees with the findings of the TDMRM.

e) Congestion on the Streets

There are only two points of exit in the Nashville Heights Community – one from Barons Street and one from Huntington Road. The additional dwellings will add to the congestion.

### Response

There are multiple points of exit from the Nashville Heights Community:

- three exits onto Huntington Road (East's Corners Boulevard, Algoma Drive and Mactier Drive)
- one future exit onto Huntington Road (Huntington Road by-pass road)
- one exit onto Major Mackenzie Drive (Barons Street)
- one future exit onto Huntington Road (Huntington Road by-pass road)
- one exit onto Nashville Road (Barons Street)

Further dwelling units are to be developed in the Nashville Heights community. The transportation network for Block 61 West was reviewed by the City and Vaughan Council on November 29, 2011 ratified the recommendation of the Committee of the Whole to approve Block 61 West (Nashville Heights) as amended on November 5. The Development Engineering Department concurs with the findings of the TDMRM that the overall transportation design can support the Development.

#### f) Signalized Intersection Required

The Subject Lands are adding additional dwelling units and a signalized intersection where the Development's Street "OO" intersects with Mactier Drive.

### Response

Vaughan Council on November 29, 2011, approved Draft Plan of Subdivision File 19T-10V004 to permit 29 dwelling units. The Development now proposes 86 dwelling units resulting in an increase of 57 dwelling units due to residential uses being proposed for the relocated SWM Pond lands. The Nashville Heights Block 61 West Transportation Master Plan and Traffic Demand Management Plan dated August 2011, and prepared by Poulos and Chung Limited in support of the Block Plan approved by Vaughan Council on November 29, 2011, and the TDMRM prepared in support of the Development, provided that stop signs control the intersections at Street "OO" and Mactier Drive. There was no recommendation requiring a signalized intersection. Analysis undertaken for the Block 61 West community have indicated that signalized intersections are /or will be required primarily where a collector road intersects with Huntington Road, Major Mackenzie Drive and Nashville Road. The Development Engineering Department agreed with the findings of the TDMRM.

### **Previous Reports/Authority**

The following are links to previous reports regarding the Subject Lands:

[January 19, 2022 Committee of the Whole \(Public Meeting\) Report – Zoning By-law Amendment File Z.20.024 and Draft Plan of Subdivision 19T-20V004 \(Item 3, Report No. 2\)](#)

[November 15, 2011 Committee of the Whole Report – Zoning By-law Amendment File Z.10.031 and Draft Plan of Subdivision File 19T-10V004 \(Item 16, Report No. 50\)](#)

[May 10, 2011 Committee of the Whole Report – Block 61 West \(Nashville Heights\), Block Plan File BL.61.2009, Malone Given Parsons Ltd. – Agent \(Item 30, Report 25\)](#)

[November 15, 2011 Committee of the Whole Report – Block 61 West \(Nashville Heights\) Block Plan Conditions Report, Block Plan File BL.2009 \(Item 13, Report 50\)](#)

## **Analysis and Options**

### ***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed rezoning and Draft Plan of Subdivision***

Nashville Major Developments Inc. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands to permit a residential plan of subdivision consisting of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road (the ‘Development’), as shown on Attachment 3:

1. Zoning By-law Amendment File Z.20.024 to rezone the Subject Lands as follows:
  - From “RD4(H) Residential Detached Zone Four” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88 to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” by Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report; and
  - From “R4(H)-1006 Fourth Density Residential Zone” subject to site-specific Exception 1006 with the Holding Symbol “(H)”, “OS1-950 Public Open Space Zone” subject to site-specific Exception 950 and “EP Environmental Protection Zone” in Zoning By-law 001-2021 to “R4(H)-1006 Fourth Density Residential Zone” and “RT1(H)-1006 Townhouse Residential Zone” both with the addition of the Holding Symbol “(H)”, subject to site-specific Exception 1006, and “OS1 Public Open Space Zone” in Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report.



2. Draft Plan of Subdivision File 19T-20V004 (the 'Draft Plan'), shown on Attachment 3, consisting of the following:

Lot / Block	Land Use	Units	Area (ha)
1 - 6	Detached Dwellings	6	0.42
7 - 10	Semi-Detached Dwellings	8	
11 - 23	Street Townhouse Dwellings	72	1.38
24 - 25	Vistas		0.19
26	Park		0.73
27	12.5 m Wide CPR Berm		0.45
28 - 30	0.3 m Reserves		0.01
Street	15 m wide Street "OO"		1.05
<b>Total</b>		<b>86</b>	<b>4.23</b>

***The Development is consistent with the Provincial Policy Statement, 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities; the wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. The *Planning Act* requires Vaughan Council's planning decisions be consistent with the PPS.

The Development is consistent with Sections 1.1.3, 1.4.1 and 1.5.1 of the PPS encouraging development within Settlement Areas to make the efficient use of land and planned and existing infrastructure and services, and are transit supportive. The policies also encourage an appropriate range and mix of housing options and densities. The policies further facilitate active transportation and community connectivity.

The Subject Lands are located within a defined Settlement Area. The north portion of the Subject Lands are vacant residential lands and the south portion of the Subject Lands provides a stormwater management pond. The current zoning permits detached and semi-detached dwelling units. Detached, semi-detached and street townhouse dwellings are proposed for the Development, consistent with the local context and character and would utilize existing municipal infrastructure and services, and avoid the need for the uneconomical expansion of services. The Development provides for a multi-use trail along Street "OO" which connects to a park and the surrounding community. In consideration of the above, the Development is consistent with the PPS.

***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019***

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan') is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is located within a Settlement Area and Delineated Built-up Area providing residential lands with existing and planned municipal water and wastewater systems, in accordance with Section 2.2.1 of the Growth Plan. The Subject Lands are located within a "Community Area" in Schedule 1 - Urban Structure of Vaughan Official Plan 2010 ('VOP 2010'), makes a more efficient use of the lands and the future detached, semi-detached and street townhouse dwelling units and providing access to public open spaces and a park would contribute to establishing a complete community in accordance with Sections 2.2.1.4, 2.2.6.2 and 4.2.5 of the Growth Plan. In consideration of the above, the Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan, 2010***

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Towns and Villages" on Map 1, "Regional Structure" of the YROP. The "Towns and Villages" designation permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that "growth will also occur in...Towns and Villages areas...throughout the Region."

Section 3.5.4 of the YROP requires "local municipal official plans and zoning by-laws to permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." Section 3.5.4 of the YROP also states "the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements." The Development includes a mix of housing in the form of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings. The Development conforms to the YROP.

York Region has no objections to the Applications, subject to the Conditions of Approval included in Attachment 1.

***The Development conforms to VOP 2010***

The Subject Lands are located within a "Community Area" as identified on Schedule 1 - Urban Structure of VOP 2010. The Subject Lands are designated "Low-Rise Residential" "Mid-Rise Residential" with a maximum building height of five-storeys and a maximum floor space index ('FSI') of 1.75, "Mid-Rise Mixed-Use 'B'" with a maximum

building height of 10-storeys and a maximum FSI of 3, “Mid-Rise Mixed-Use ‘B’ within the Major Mackenzie Drive Alignment Special Study Area” with a maximum building height of 10-storeys and a maximum FSI of 3, “Parks” and “Natural Area” by VOP 2010, Policy 12.7 Block 61 West - Nashville Heights. The Official Plan permits the detached, semi-detached and townhouse dwelling units.

Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a “Community Area” and requires new development be designed to respect and reinforce the physical character of the established neighbourhood. In addition, new development in a “Community Area” within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

Sections 9.2.3.1 and 9.2.3.1 of VOP 2010 requires detached, semi-detached and townhouse dwellings to respect and reinforce the scale, massing, setbacks, and orientation of other built and approved dwellings in the surrounding area. The Owner is proposing “RD4 Residential Detached Zone Four”, “RS1 Residential Semi-Detached Zone One” and “RT1 Residential Townhouse Zone” categories by Zoning By-law 1-88 and “R4 Fourth Density Residential Zone” and “RT1 Townhouse Residential Zone” categories by Zoning By-law 1-88. The Draft Plan provides lot sizes (frontage and areas) consistent and compatible with the existing and planned surrounding development. The Development conforms to VOP 2010.

***The proposed modifications to the Nashville Heights Block 61 West Plan are in accordance with Vaughan Official Plan 2010***

Vaughan Council on May 24, 2011, approved the Block Plan, which includes the Subject Lands. The Block Plan provides the basis for the land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design, and phasing for Block 61 in order to manage growth.

The Block 61 Plan, shown on Attachment 7, was modified as part of Draft Plan of Subdivision File 19T-16V010 (Nashville Developments (North) Inc.) which was approved by Council on September 26, 2017, to modify the “Natural Area” designation boundary of VOP 2010 to facilitate additional lotting and a revised road pattern. The Block 61 Plan was further modified as part of Draft Plan of Subdivision File 19T-17V007 (Nashville (Barons) Developments Inc. and Nashville (10 Acres) Developments Inc.) to: replace 31 detached dwellings with 46 street townhouse dwellings representing an increase of 15 dwelling units; adjust Blocks to ensure that the Blocks can develop with the adjacent lands; and, to modify the development limits to the satisfaction of the TRCA.

The Block 61 Plan is modified to change the land use from a stormwater management pond to facilitate additional lots and blocks for residential use and revised road pattern shown on Attachment 5. The Official Plan allows for minor adjustments without requiring an amendment to the Official Plan. The Draft Plan is consistent with the revised Block

Plan, as shown on Attachment 5 and accordingly the revised Block Plan may be approved. A condition to this effect is included in the Recommendations of this report.

***Amendments to Zoning By-law 1-88 and Zoning By-law 001-2021 are required to permit the Draft Plan of Subdivision***

The Subject Lands are zoned “RD4(H) Residential Detached Zone Four” with the Holding Symbol “(H)”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, subject to site-specific zoning Exception 9(1376) by Zoning By-law 1-88, as shown on Attachment 2. The Owner is proposing to rezone the Subject Lands to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” by Zoning By-law 1-88 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report:

Table 1

	<b>Zoning By-Law 1-88 Standard</b>	<b>“RD4 Residential Detached Zone Four” Requirements</b>	<b>Proposed Exceptions to the “RD4 Residential Detached Zone Four” Requirements</b>
a.	Minimum Rear Yard Setback	7.5 m	7 m
b.	Minimum Interior Side Yard Setback	1.2 m	1.2 m on one interior side yard, and either 0.6 m or 1.2 m on the other interior side yard
c.	Minimum Interior Garage Width (For Lot Frontages 12 m or greater and Corner Lot Frontages 12 m or greater for Detached Dwellings)	5.5 m	3 m
d.	Maximum Interior Garage Width (For Lot Frontages 9 m or greater and Corner Lots 12 m or greater for Detached Dwellings)	3.05 m	5.6 m

	<b>Zoning By-Law 1-88 Standard</b>	<b>“RD4 Residential Detached Zone Four” Requirements</b>	<b>Proposed Exceptions to the “RD4 Residential Detached Zone Four” Requirements</b>
e.	Minimum Parking Spaces	3 Spaces	2 Spaces

	<b>Zoning By-Law 1-88 Standard</b>	<b>“RS1 Residential Semi- Detached Zone” Requirement</b>	<b>Proposed Exceptions to the “RS1 Residential Semi-Detached Zone” Requirement</b>
a.	Minimum Rear Yard Setback	7.5 m	7 m

	<b>Zoning By-Law 1-88 Standards</b>	<b>“RT1 Residential Townhouse Zone” Requirements</b>	<b>Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements</b>
a.	Minimum Rear Yard Setback	7.5 m	7 m
b.	Minimum Exterior Yard Setback	4.5 m	2.2 m (Blocks 17 and 18)
c.	Minimum Exterior Side Yard to a Sight Triangle	3 m	2 m
d.	Maximum Building Height	11 m	11.5 m
e.	Minimum Landscaped Front Yard where the Lot Frontage is Between 6 m to 11.99 m	33% Landscaped Yard of which 60% shall be Soft Landscaping	30% Landscaped Yard of which 60% shall be Soft Landscaping

***Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law***

On October 20, 2021, Council enacted By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law. A notice of the passing was circulated on October 25, 2021, in accordance with the *Planning Act*. The last date for filing an appeal to the Ontario Land Tribunal ('OLT') in respect of By-law 001-2021 was November 15, 2021. By-law 001-2021 is currently under appeal and, when in force, will replace Zoning By-law 1-88, as amended. Until such time as By-law 001-2021 is in force, the Owner will be required to demonstrate compliance with both By-law 001-2021 and Zoning By-law 1-88, as amended, unless a transition provision under By-law 001-2021 applies.

The Subject Lands are zoned "R4(H)-1006 Fourth Density Residential Zone" with the Holding Symbol "(H)" subject to site-specific Exception 1006, "OS1-950 Public Open Space Zone" subject to site-specific Exception 950 and "EP Environmental Protection Zone" in Zoning By-law 001-2021, as shown on Attachment 2. The Owner is proposing to rezone the Subject Lands to "R4(H)-1006 Fourth Density Residential Zone" and "RT1(H)-1006 Townhouse Residential Zone" both with the addition of the Holding Symbol "(H)" subject to site-specific Exception 1006, and OS1 Public Open Space Zone in Zoning By-law 001-2021 in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 2 of this report:

Table 2

	<b>Zoning By-Law 001-2021 Standard</b>	<b>"R4 Fourth Density Residential Zone Four" Requirements for Detached Dwellings</b>	<b>Proposed Exceptions to the 'R4 Fourth Density Residential Zone' Requirements for Detached Dwellings</b>
a.	Minimum Rear Yard Setback	7.5 m	7 m
b.	Minimum Interior Side Yard Setback	1.2 m	1.2 m on one interior side yard, and either 0.6 m or 1.2 m on the other interior side yard
c.	Maximum Building Height Where the Lot Coverage Exceeds 45%	11 m	11.5

	<b>Zoning By-Law 001-2021 Standard</b>	<b>“R4 Fourth Density Residential Zone Four” Requirements for Semi-Detached Dwellings</b>	<b>Proposed Exceptions to the “R4 Fourth Density Residential Zone” Requirements for Semi-Detached Dwellings</b>
a.	Minimum Lot Frontage	9 m / Unit	8.5 m / Unit
b.	Minimum Lot Area	240 m <sup>2</sup> / Unit	230 m <sup>2</sup> / Unit
c.	Minimum Rear Yard Setback	7.5 m	7 m
d.	Maximum Building Height Where the Lot Coverage Exceeds 45%	11 m	11.5 m

	<b>Zoning By-Law 001-2021 Standard</b>	<b>“RT1 Townhouse Residential Zone” Requirements</b>	<b>Proposed Exceptions to the “RT1 Townhouse Residential Zone” Requirements</b>
a.	Minimum Rear yard Setback	7.5 m	7
b.	Minimum Exterior Side Yard Setback	2.4 m	2 m
c.	Minimum Exterior Side Yard Setback to a Sight Triangle	3 m	2 m
d.	Maximum Lot Coverage	50%	62%
e.	Minimum Landscaped Front Yard where the Lot Frontage is Between 6 m to 11.99 m	33% Landscaped Yard of which 60% shall be Soft Landscaping	30% Landscaped Yard of which 60% shall be Soft Landscaping

	<b>Zoning By-Law 001-2021 Standard</b>	<b>“RT1 Townhouse Residential Zone” Requirements</b>	<b>Proposed Exceptions to the “RT1 Townhouse Residential Zone” Requirements</b>
f.	Maximum Building Height	11 m	11.5 m

	<b>Zoning By-Law 001-2021 Standard</b>	<b>“R4 Fourth Density Residential Zone Four” Requirements for Detached and Semi-Detached Dwellings and “RT1 Townhouse Residential Zone” Requirements</b>	<b>Proposed Exceptions to the “R4 Fourth Density Residential Zone Four” Requirements for Detached and Semi-Detached Dwellings and “RT1 Townhouse Residential Zone” Requirements</b>
a.	The Permitted Encroachment into a Minimum Required Front Yard, Rear Yard and Exterior Side for a Porch, Including Access Stairs from the Grade	2 m, but no closer than 1.2 m from the applicable Lot Line	3 m, but no closer than 1.2 m from the applicable Lot Line
b.	Minimum Distance for Eaves, Eavestroughs and Gutters to the Nearest Lot Line	0.5 m	0.1 m
c.	Minimum Width Increase of a Parking Space Obstructed on One or Both Sides	0.3 m	0 m

The Development Planning Department supports the rezoning of the Subject Lands to “RD4(H) Residential Detached Zone Four”, “RS1(H) Residential Semi-Detached Zone One” and “RT1(H) Residential Townhouse Zone” all with the addition of the Holding Symbol “(H)”, and “OS2 Open Space Park Zone” subject to site-specific Exception 9(1376) by Zoning By-law 1-88 and “R4(H)-1006 Fourth Density Residential Zone” and “RT1(H)-1006 Townhouse Residential Zone” both with the addition of the Holding Symbol “(H)”, subject to site-specific Exception 1006, and “OS1 Public Open Space



Zone” in Zoning By-law 001-2021 as the rezoning implements the designations (“Low-Rise Residential” “Mid-Rise Residential”, “Mid-Rise Mixed-Use ‘B’”, “Mid-Rise Mixed-Use ‘B’ within the Major Mackenzie Drive Alignment Special Study Area”, “Parks” and “Natural Area”) of VOP 2010, Policy 12.7 Block 61 West - Nashville Heights, resulting in a development that is consistent with the surrounding area. The requested zoning exceptions identified in Tables 1 and 2 are considered minor changes to the zoning and are consistent with the character of the area and zoning standards in the surrounding community.

***The Subject Lands will be zoned with the Holding Symbol “(H)”***

The Subject Lands will be zoned with the Holding Symbol “(H)” in the manner shown on Attachment 3. The Holding Symbol “(H)” is being placed on the Subject Lands as a Phase Two Environmental Site Assessment Report and any other related Environmental Site Assessment documents are required due to the Subject Lands being used as a temporary stormwater management pond and for the placement of stockpiled fill/construction material. The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the Owner submits a Phase Two Environmental Site Assessment Report and any other related Environmental Site Assessment documents to the satisfaction of the Development Engineering Department.

A condition to this effect is included in the Recommendations of this report and the Conditions of Approval in Attachment 1a).

***The Development Planning Department has no objection to the Development, subject to the Conditions of Approval***

***Subdivision Design***

The Draft Plan shown on Attachments 3 and 4 consists of 10 lots and 13 blocks for 86 dwelling units comprised of six (6) detached dwellings, eight (8) semi-detached dwellings, and 72 street townhouse dwellings, park, open space vistas and a public road. The Subject Lands will be accessed by Street “OO”, a public road which is a crescent where both extensions of the street intersect with Mactier Drive. The proposed lots and blocks, and public road extension are consistent with the lot pattern and road network in the area.

The Development must conform in accordance with the Vaughan Council approved Block 61 West Nashville Heights Architectural Design Guidelines (‘ADG’) prepared by John G. Williams Limited, Architect and the approved Block 61 West Nashville Heights Landscape Master Plan (‘LMP’) prepared by NAK Design Strategies. The ADG and LMP must be updated to include an addendum for development on the Subject Lands. Conditions to this effect are included in Attachment 1a) of this report.

The Tree Inventory and Preservation Plan, Edge Management and Restoration Report (‘TIPR’), and the Tree Inventory and Preservation Plan Figure 3 (‘TIPP’) both prepared by Kuntz Forestry Consulting Inc. and dated June 7, 2010, for Block 61 West identified two trees being Bur Oak and White Elm trees that had to be removed to facilitate

development of the Subject Lands. These trees were removed to accommodate the interim SWM Pond and the placement of stockpiled fill/construction material. Four trees (two Bur Oak, White Elm and Green Ash) located within the CPR Berm Block 27 on Attachment 3 would be preserved. The Owner must provide an updated detailed Tree Preservation Study to include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations to the satisfaction of the City. A condition to this effect is included in the Conditions of Approval in Attachment 1a).

Prior to final approval, the City shall approve the final TIPR and TIPP. The Owner shall not remove trees without written approval by the City. The Owner is required to enter into a Tree Protection Agreement in accordance with the Council enacted Tree By-law 52-2018, including a security for the trees to be protected and compensation planting. A condition to this effect is included in Attachment 1a) of this report.

The Development Planning Department is satisfied with the proposed Draft Plan design, subject to the comments in this report and the Conditions of Approval outlined in Attachment 1a) of this report.

#### Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 39 points. A development is required to achieve a minimum application performance level score of 31 points. The Development includes a neighbourhood park and public sidewalks linking to the neighbourhood park located east of the Subject Lands.

#### Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division advises that the Subject Lands are not designated under the Ontario Heritage Act, are not included in the Register of Property of Cultural Heritage Value and are outside of a Heritage Conservation District. The Subject Lands are located in an area identified as a being of some archaeological potential, and consideration shall be maintained. As such, the following standard clauses shall apply and shall be included as conditions in Attachment 1a) of this report:

- 1) Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- 2) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.

The Development Planning Department has no objection to the Draft Plan, subject to the Conditions of Approval outlined in Attachment 1a) of this report.

***The Development Engineering Department has no objection to the Draft Plan, subject to the comments in this report and Conditions of Approval***

The Owner has submitted a Functional Servicing Report ('FSR') prepared by Schaeffers Consulting Engineers and dated January 2022, Traffic Assessment Addendum ('TA') prepared by Poulos and Chung Limited and dated June 29, 2021, to the previously submitted report entitled Nashville Heights Community – Traffic Impact Assessment and Transportation Demand Management Report Addendum ('TDM') prepared by Poulos and Chung Limited and dated June 2021 in support of the Applications. The DE Department has reviewed the Applications and provides the following comments:

Redlined Plan

The locations of the trail connection in Park Block 26 (Attachment 3) does not match the engineering civil plans which were revised to avoid conflicts with the driveways for the townhouse dwellings in Block 23. The Plan needs to be revised to address this item. A condition to this effect is included in Attachment 1a) to this report.

Block 61 Master Environmental Servicing Plan

The May 24, 2011, Vaughan Council approved Block Plan, which included the Subject Lands, has undergone subsequent modifications since the May 24, 2011, approval. According to the Nashville Heights Block 61 West Master Environmental and Servicing Plan ('MESP') prepared by Schaeffers Consulting Engineers and dated July 2015, the Subject Lands were envisioned as a 2.7 ha SWM Pond, an increase in size from the 1.95 ha approval under Draft Plan of Subdivision File 19T-10V004 with a potential SWM facility within the land parcel on the south side of Major Mackenzie Drive.

Open Space Realignment

The existing Tributary "A" watercourse Open Space Block to the west was realigned slightly to the west from the original watercourse design through a portion of the Subject Lands to support the change of use from a SWM Pond to residential uses on the Subject Lands.

Road Network

The Subject Lands are located along the south side of an existing municipal road, Mactier Drive, running east-west and located north of Major Mackenzie Drive, a regional road, running east-west. In conformity to the approved Block Plan for Block 61 West, a 15 m right-of-way ('R.O.W') is proposed which typically corresponds to the City's Buffer Road standard (15 m R.O.W with 7m wide pavement). To accommodate on-street parking to satisfy visitor parking requirements, a modified 15 m R.O.W cross-section is proposed including an 8 m wide pavement to accommodate two-way travel as well as on-street parking.

### Transit

Currently, there is no existing transit service within the vicinity of the Subject Lands. York Region's 5-year and 10-year transit plans indicate no major transit service is planned for the surrounding area. In the long term, York Region Transit expects to provide regular scheduled transit to the surrounding area as development advances.

### Active Transportation

The Development includes pedestrian access to a future multi-use pathway ('MUP') located on the east, west and south sides of future Street '00' and will connect to existing sidewalks on the south side of Mactier Drive with potential future connections to active transportation facilities along Major Mackenzie Drive.

The 10-year regional cycling plan indicates a dedicated or separated cycling facility along Major Mackenzie Drive between Highway 50 and Jane Street. The latest design plans for the reconstruction of Major Mackenzie Drive shows a typical sidewalk on the north side of Major Mackenzie and a multi-use trail on the south side of Major Mackenzie.

### Parking

Parking for the Development is included at-grade in the attached garages and on-site on the driveways and visitor parking via on-street parking throughout the proposed development. Parking will be provided for both residents and for residential visitors.

In principle, DE concurs with the overall traffic assessment, transportation demand management strategy and modified 15 m R.O.W cross-section and has no objections. Detailed design review of the overall transportation design will be reviewed in conjunction with the City's Standard Drawings and Design Criteria and at a later date through a future Engineering Perfect Submission.

### Sanitary Servicing

The Subject Lands are to be serviced by a tributary to the Barons Street sanitary collector sewer on the west side of the existing open space channel conveying flows via two (2) existing 200 mm diameter stub connections towards the existing 300 mm diameter sanitary sewer on Mactier Drive.

Through previous Perfect Engineering Submission plans approved by DE in 2016 for Plan of Subdivision File 19T-10V004 Phase 2, downstream sanitary sewers were designed to accommodate flows on the Subject Lands in a future development application for 73 townhouse units and 14 single units for a total accumulative population of 312 (73 townhouse units at 3.5 persons/unit and 14 detached units at 4.0 persons/unit = 312). The current Development includes 72 townhouse units and 14 detached units (detached and semi-detached) for a total accumulative population of 308.

DE confirms the density generated by the proposed Draft Plan will not exceed the maximum density permitted for the Subject Lands and generally conforms to the MESP for Block 61 West. Detailed design review of the overall sanitary sewer design will be reviewed, in conjunction with the City's Standard Drawings and Design Criteria, at a later date through a future Engineering Perfect Submission.

#### Water Supply

The Subject Lands are to be serviced by a tributary to Pressure District 6 ('PD6') which includes two (2) existing 150 mm diameter watermain stubs at the north-east and north-west portions of Street "OO" which ultimately connects to an existing 250 mm diameter watermain on Mactier Drive. The watermain is proposed along the entire stretch of Street "OO" to provide the required looping and connections to the existing 150 mm diameter watermain stubs to Mactier Drive.

Development Engineering is generally satisfied that the water distribution system will provide adequate flows and pressures to support the density proposed as part of the Draft Plan. Detailed design review of the overall watermain design will be reviewed in conjunction with the City's Standard Drawings and Design Criteria at a later date through a future Engineering Perfect Submission.

#### Stormwater Management

The Subject Lands, including the existing residential developments to the north will be serviced via the tributary to the SWM Pond on the south side of Major Mackenzie Drive which will provide quantity, quality, and erosion controls for the Subject Lands and existing residential developments. Furthermore, water balance requirements for the Subject Lands will be addressed by way of infiltration trenches along the rear yards of all proposed residential blocks including overflow connections to rear yard catch basins.

Subsequent to the completion of the realignment of Major Mackenzie Drive, the interim SWM Pond on the Subject Lands was decommissioned and the ultimate SWM Pond on the south side of Major Mackenzie Drive will service the existing developments to the north and the Subject Lands in Block 61. Through external works to Nashville Heights Residential Subdivision - Phase 4B, a 2400 x 1500 mm Storm Box Culvert outlet to the ultimate SWM Pond on the south side of Major Mackenzie Drive will convey minor and major flow systems. Detailed design review of the overall storm sewer design will be reviewed in conjunction with the City's Standard Drawings and Design Criteria and at a later date through a future Engineering Perfect Submission.

#### Lot Grading

The Subject Lands generally slope towards the location of the former interim SWM Pond constructed as part of previous plans of subdivision in Block 61 West. The proposed grading design of the Draft Plan will be completed to direct minor and major storm drainage from the impervious areas into municipal storm sewer systems via curbs, catch basins and maintenance holes and ultimately discharging to the ultimate

SWM Pond on the south side of Major Mackenzie Drive for quality and quantity controls. Emergency overflow for major storm events is proposed at the south-west corner of the subdivision directed towards the existing stormwater management channel. Detailed design review of the overall subdivision grading will be reviewed in conjunction with the City's Lot Grading Design Criteria at a later date through a future Engineering Perfect Submission.

#### Erosion and Sediment Control

The *Erosion and Sediment Control Guidelines for Urban Construction* (December 2006) ('ESCG') was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area Conservation Authorities for common usage in land development, construction and water management. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the ESCG.

#### Environmental Site Assessment

The Owner submitted the Phase One Environmental Site Assessment Update ('ESA') prepared by Soil Engineers Ltd. and dated July 14, 2021, and the Summary Soil Sampling and Testing Program Report prepared by Soil Engineers Ltd. and dated January 31, 2022, that were reviewed by the DE Department. The findings of the Soil Sampling and Testing Program completed by the Owner's Environmental Consultant indicates the soil quality of the fill stockpile and fill placed inside the existing SWM Pond within the Subject Lands meets applicable site condition standards for the locations investigated.

As a condition of Draft Plan approval and prior to registration of the Plan, the Owner shall submit a formal Phase Two ESA Report for the Subject Lands base on the findings of the Phase One ESA, to the satisfaction of the DE Department.

#### Noise Attenuation

The Owner has submitted an Environmental Noise Assessment and Addendum to the Railway Vibration Analysis both prepared by Valcoustics Canada Ltd. and dated May 12, 2020. The report concludes that the sound levels due to road traffic from Mactier Drive to the north, Major Mackenzie Drive to the south and CP Railway to the east will exceed the Ministry of the Environment, Conservation and Parks limits.

Based on the predicted sound levels, implementation of indoor noise control measures will be required such as providing mandatory air conditioning for residential units adjacent to CP Railway to the east and residential units adjacent to Major Mackenzie Drive to the south. Provisioning for future air conditioning for units on the west side of the Development adjacent to the existing stormwater channel / open space block will also be required. Implementation of outdoor noise control measures will be required by means of a 1.8 m high sound barrier for residential Lots 1 and 10 and a 2.5 m high

sound barrier at the rear yard of the easterly unit of residential Block 18. Offers of purchase and sale/tenancy agreements for all dwelling units requiring noise control measures must include applicable warning clauses indicating the existence of possible excess noise and the measures provided to deal with that excess.

The DE Department has no objections to the Development subject to their conditions in Attachment 1a) of this report.

***Servicing Allocation is available for the Draft Plan***

Vaughan Council, on December 10, 2021, endorsed its Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy. Therefore, the following resolution to allocate servicing capacity to Draft Plan of Subdivision File 19T-20V004 may be recommended for Council approval:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-20V004 (Nashville Major Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 86 residential units (269 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project Agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

***The Financial Planning and Development Finance Department has no objection to the Draft Plan***

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, regarding matters the City may consider necessary, including development charges. A condition to this effect is included in Attachment 1a).

***The Real Estate Department has no objection to the Draft Plan, subject to the Conditions of Approval***

The Real Estate Department has no objection to the approval of the Applications. The Owner acknowledges that parkland shall be dedicated and/or cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and shall conform to the City's Cash-in-Lieu of Parkland Policy. A condition to this effect is included in Attachment 1a) of this report.

***The Parks Infrastructure Planning and Development Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval***

The Parks Infrastructure Planning and Development Department has no objection to the Development subject to the Owner dedicating parkland in accordance with Section 7.3.3 Parkland Dedication, VOP 2010, conveying Park Block 25 (Attachments 3 and 4) and preparing a park master plan which includes the proposed uses / program requirements for the park. Conditions to this effect are included in Attachment 1a).

***The Forestry Operations Division has no objection to the Development, subject to conditions***

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has no objection to the Development subject to the Owner informing the Forestry Operations Division once tree protection measures have been installed for inspection and approval according to City specifications.

***The Toronto and Region Conservation Authority ("TRCA") has no objection to the Applications, subject to the Conditions of Approval***

Through the Block Plan process and subsequent subdivision applications in Block 61 West, the watercourse, known as Tributary "A" that ran through the eastern side of the block was realigned through several TRCA permits. As a result of the realignment works, a portion of the tributary was constructed through the southern portion of the Subject Lands. As development within the Block Plan area progressed an interim SWM Pond was approved and constructed on the subject lands through TRCA Permit No. C-150723 approved on July 3, 2015.

The intent of the SWM Pond was to service on-going development within Block 61 West while discussions regarding the location of the ultimate SWM Pond were taking place between the Owner, City and York Region. Once it was confirmed that the ultimate SWM Pond would be constructed on the south-side of Major Mackenzie Drive directly below the interim SWM Pond on the Subject Lands, TRCA Permit C-180655) was issued on June 8, 2018. The permit will facilitate the removal of the interim SWM Pond on the Subject Lands, construction of the ultimate SWM Pond and further realignment of the Tributary "A" channel. The further realignment of the channel resulted in it being straightened out and removed from the Subject Lands.

The TRCA has no objection to the Applications subject to their conditions included in Attachment 1c) of this report.

***The various utilities have no objection to the Draft Plan, subject to the Conditions of Approval***

Alectra Utilities Corporation has no objection to the approval of the Applications, subject to their Condition of Approval in Attachment 1d) of this report

Enbridge Gas Inc. has no objection to the Applications subject to their conditions included in Attachment 1e) of this report.

Bell Canada has no objection to the Applications subject to their conditions included in Attachment 1f) of this report.

Rogers Communications has no objection to the Applications and no conditions.



***Canada Post has no objection to the Draft Plan, subject to the Conditions of Approval***

Canada Post Corporation has no objection to the Applications, subject to their conditions of approval included in Attachment 1g).

***Canadian Pacific Railway have advised that the Owner follow Guidelines for New Development in Proximity to Railway Operations***

The Development is in proximity to the Canadian Pacific Railway ('CP') owned and operated Mactier Subdivision to the east, classified as a principal main rail line. CP is not in favour of residential development in proximity to its right-of-way as this land use is not compatible with railway operations. The health, safety and welfare of future residents could be adversely affected by railway activities. Should any proposed residential subdivision application adjacent to railway right-of-way receive approval, CP requests that all recommended Guidelines for New Development in Proximity to Railway Operations ('CP Guidelines') are followed as it relates to residential development adjacent to the CP. The CP Guidelines can be found at the following link – <http://www.proximityissues.ca>. CP advised it is not an approving authority and that it no longer will provide conditions to be cleared by their agency.

***The School Boards have no comments or conditions for the Draft Plan***

No comments nor conditions were received from the York Region District School Board, York Catholic District School Board Conseil Scolaire de District Catholique Centre-Sud.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

York Region has no objection to the Applications subject to their Conditions of Approval in Attachment 1b).

**Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.20.024 and Draft Plan of Subdivision File 19T-20V004 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88 and Zoning By-law 001-2021, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conform to the Growth Plan, the YROP and VOP 2010, and are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the recommendations in this report and the Conditions of Approval in Attachment 1.

**For more information**, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

**Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-20V004 - Redlined
4. Landscape Master Plan
5. Proposed Revised Block 61 West Plan
6. Portion of November 29, 2011 Council Draft Approved Plan of Subdivision File 19T-10V004
7. June 19, 2018 Council Approved Block Plan - Revised

**Prepared by**

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Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Nancy Tuckett, Director of Development Planning, ext. 8529

**Approved by**

A handwritten signature in cursive script, appearing to read 'Haiqing Xu'.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management

**Reviewed by**

A handwritten signature in cursive script, appearing to read 'Nick Spensieri'.

Nick Spensieri, City Manager