

DATE: June 6, 2022
TO: Mayor and Members of Council
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management
RE: **COMMUNICATION - Committee of the Whole (1) - June 7, 2022**

**Communication : C 8
Committee of the Whole (1)
June 7, 2022
Agenda Item # 10**

Item #10, Report #27: 1930328 Ontario Inc. Official Plan Amendment, Zoning By-Law Amendment, and Plan of Subdivision Files OP.21.007, Z.21.010, ~~18T-19T-18V005~~ (2871 Highway 7, Vicinity of Highway 7 and Maplecrete Road)

1930328 Ontario Inc. OP.21.007, Z.21.010 and ~~18T-19T-18V005~~

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

That the staff report for Official Plan Amendment File OP.21.007, Zoning By-law Amendment File Z.21.010 and Plan of Subdivision File 19T-18V005 (1930328 ONTARIO INC.) be amended as follows:

1. THAT Recommendation 1a. and 1d. of the report be deleted and replaced as follows:
 - a. Maximum building heights of 49-storeys or 153.5 metres (Building A) and 45-storeys or 141.3 metres (Building B);
 - d. Notwithstanding Policy 8.7.18, the maximum tower floor plate size shall not exceed 859 square metres (Buildings A and B)

2. THAT Recommendation 6 of the report be deleted and replaced as follows:

The revisions to Draft Plan of Subdivision File 19T-18V005 BE APPROVED to permit a reduced east-west public road (Street B – future “White Elm Road”) width from 22 m to 20 m and subject to the revised Conditions of Draft Plan Approval set out in Attachment 12, as follows:

REVISED

Blocks	Proposed Uses	Area (ha)
Block 1	Mixed-Use Development Block	0.8371
Block 4	Residential Development Block	0.3452
Blocks 2, 3, 5, 7	0.3 m Reserves	0.0086
Blocks 6 and 8	Road Widening	0.0367
Street 'B' (future "White Elm Road")	20 m Public Street	0.2228

3. THAT the following changes be made to Table 1:
 - a. all references to "Block 4" in Table 1 of the report be deleted and replaced with "Block 6";
 - b. The maximum building height shall be 141.3 metres (Building B)
4. THAT the site statistics provided on page 6 of the report be revised to show 826 underground parking spaces for Buildings A and B.
5. THAT the Recommendations section be updated to include the following conditions:
 - "8. THAT the implementing Official Plan Amendment be brought forward to York Region for approval;
 9. THAT the implementing Zoning By-law Amendment be brought forward to a future Vaughan Council meeting in accordance with section 4224(2) of the *Planning Act*;"
6. THAT the Conditions of Draft Approval (Attachment 12) section be updated to amend condition #40 as per below:
 - "40. The Owner shall agree in the Subdivision Agreement to design, replace and construct to the approved engineering drawings the sanitary sewer improvements along Maplecrete Road from Highway 7 to Doughton Road,

and along Doughton Road (existing ASDC By-Law – VMC SE Doughton Sanitary Sewer Improvements) from Maplecrete Road to Jane Street to service the Plan, in accordance to the VMC Master Servicing Strategy (as updated), all to the satisfaction of the City.

Should the City determine that the Maplecrete Road sanitary sewer improvements are to be included as a future Area Specific Development Charge (ASDC) project in the next scheduled Development Charge Background Study and subject to no outstanding Local Planning Appeal Tribunal appeals, the City shall reimburse the Owner , less the Owner's proportionate share of the costs, when funds are available.”

Should an ASDC not be enacted, then the City shall use its reasonable efforts to collect the proportionate costs, as determined by the City, for the sanitary sewer improvements from benefiting landowners.

Background

Recommendations #1 to #4 to this Communications are administrative corrections.

With respect to Recommendation #5, in their letters to the City dated August 3, 2021 and May 24, 2022, York Region has advised that they retain the approval authority of the Official Plan Amendment File OP.21.007. Accordingly, Regional Exemption has not been granted at this time, thereby warranting Regional approval of the Official Plan Amendment. The purpose of this Communication is to amend the Recommendation and authorize the City to forward the implementing Official Plan Amendment to York Region for approval. The implementing Zoning By-law will be approved subject to Section 4224(2) of the Planning Act.

With respect to Recommendation #6, the proposed sanitary sewer improvements are growth related and the benefitting lands would require these infrastructure upgrades to facilitate their developments and or future development applications. There is an existing Area Specific Development Charge (ASDC) By-Law for the VMC SE Doughton Sanitary Sewer Improvements. Similarly, If determined by the City, an additional ASDC By-Law can be passed for the Maplecrete Road sanitary sewer improvements.

For more information, contact Christina Bruce, Director, Policy Planning and Special Programs ext. 8231.

Respectfully submitted by



Haiqing Xu
Deputy City Manager, Planning and Growth Management