



**DATE:** SEPTEMBER 9, 2022

**TO:** MAYOR AND MEMBERS OF COUNCIL

**FROM:** HAIQING XU, DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT

**RE:** ITEM 5 - COMMITTEE OF THE WHOLE (PUBLIC MEETING),  
September 13, 2022

**CACOELI TERRA VAUGHAN LTD.  
OFFICIAL PLAN AMENDMENT FILE OP.22.006  
ZONING BY-LAW AMENDMENT FILE Z.22.009  
WARD 1 – 10811 AND 10819 JANE STREET  
VICINITY OF JANE STREET AND TESTON ROAD**

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### **Background**

CACOELI TERRA VAUGHAN LTD. Files OP.22.006 and Z.22.009 proposes to facilitate the development of a 12-storey mixed-use residential building with a Floor Space Index of 4.0 times the lot area. Staff have identified additional existing policy framework governing the Subject Lands.

The Subject Lands are located within the 'Hamlet of Teston' as identified in the Block 27 Secondary Plan (OPA 33). The Applications will therefore be reviewed for consistency and conformity to the policies prescribed for the 'Hamlet of Teston' including height and density.

The Hamlet of Teston is located in the southwest quadrant of Block 27, north of Teston Road and east of Jane Street. The Subject Lands are designated "Low-Rise Mixed-Use" with a maximum permitted height of 2-storeys and maximum permitted density of 1.5. The Hamlet of Teston is a heritage area which will be developed in accordance with the policies of Section 3.14 of the Block 27 Secondary Plan (OPA 33).

Staff will continue processing the Applications following the scheduled Public Meeting.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Haiqing Xu".

Haiqing Xu  
Deputy City Manager, Planning and Growth Management