

Committee of the Whole (1) Report

DATE: Tuesday, September 13, 2022 **WARD(S):** 3

TITLE: CELVIN ESTATES INC.
ZONING BY-LAW AMENDMENT FILE Z.16.018
DRAFT PLAN OF SUBDIVISION FILE 19T-16V003
VICINITY OF WESTON ROAD AND MAJOR MACKENZIE DRIVE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.16.018 and 19T-16V003 (Celvin Estates Inc.). The Owner proposes to rezone the subject lands:

- From “A Agricultural Zone” subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone” with the Holding Symbol “(H)” subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 of this report.

The rezoning is to permit a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1 (the ‘Development’), as shown on Attachment 3 on a total site area of 0.78 ha.

Report Highlights

- The Owner proposes a plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1
- 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.16.018 (Calvin Estates Inc.) BE APPROVED, to amend Zoning By-law 1-88:
 - From “A Agricultural Zone” subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone” subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 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 copy of the acknowledged Ministry of the Environment, Conservation and Parks (‘MECP’) Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant 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-16V003 (Calvin Estates Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1, 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-16V003 (Phase 1) (Celvin Estates Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 33 residential townhouse units (101 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

Background

The subject lands are located in the approved Block 40 South Plan

The vacant 0.78 ha subject lands (the ‘Subject Lands’) are located on the west side of Weston Road, north of Major Mackenzie Drive, and are municipally known as 10,130, and 10,144 Weston Road. The surrounding land uses are shown on Attachment 2.

The Subject Lands are located within the Block 40 South Plan approved by Vaughan Council on June 8, 2010 (Attachment 5) with Council approving a further amendment on January 25, 2022 for Zoning By-law Amendment File Z.20.003 and Site Development File DA.20.009 (Belmont Properties (Weston) Inc.) at the northwest intersection of Weston Road and Chatfield Drive for a change from “Local Commercial” to “Low Density Residential” for 30, 3-storey townhouse dwelling units accessed by a private common element road (Attachment 2). The Block 40 South Plan is to be updated as a condition of approval for Zoning By-law Amendment File Z.20.003 and Site Development File DA.20.009. The Subject Lands are shown as “Medium Density Residential”, and the Development conforms to the Block 40 South Plan shown on Attachment 5.

The Applications were revised following the September 7, 2016 Public Hearing

The Owner on April 26, 2016, submitted Zoning By-law Amendment and Draft Plan of Subdivision Files Z.16.018 and 19T-16V003 (Celvin Estates Inc.) for lands consisting of all of 10,130 and 10,144 Weston Road to permit 121 dwelling units comprised of 17 street townhouse dwellings (freehold on a public road), 24 townhouse dwellings and 80 back-to-back townhouse dwellings (freehold on a future private common element condominium road), as shown on Attachment 7. The proposal was considered by the Committee of the Whole at the September 7, 2016, Public Meeting. The proposal did not conform to the approved Block 40 South Plan and did not align with the approved lotting and street pattern of the adjacent Belmont Properties (Weston) Inc. Draft Approved Plan of Subdivision File 19T-06V07 and Maplequest (Vaughan) Developments Inc. Plan of Subdivision File 19T-12V002.

The Owner subsequently acquired the abutting lands to the north (10,160 Weston Road) as shown on Attachment 2, and revised the development proposal as shown on Attachment 6, and was considered at the September 18, 2018 Public Meeting. Subsequent to this meeting, the Owner acquired the abutting Blocks 45, 46 and 47 on Registered Plan 65M-4550 / Plan of Subdivision File 19T-12V002 (Maplequest (Vaughan) Developments Inc.) to the west and south and joined the blocks to the Subject Lands. The Owner submitted a revised proposal in August 2021 consisting of

six (6) blocks for 33 street townhouse dwelling units and a public road, Street “A” as Phase 1 to complete the Dundonnell Place connection between Chatfield Drive to the north and Farooq Boulevard to the south shown on Attachment 3.

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

The City on August 10, 2018, circulated a Notice of Public Hearing (the ‘Notice’) to all property owners within 150 m of the Subject Lands and to the Millwood Woodend Ratepayers Association and the Vellore Woods Ratepayers Association. A copy of the Notice was also posted on the City’s website at www.vaughan.ca and a notice sign was installed on the Subject Lands along Weston Road in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council, on September 27, 2018, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of September 17, 2018. The following written submission was received by the Development Planning Department for the Public Meeting:

Written Submission

- Ryan Virtanen, KLM Planning Partners Inc., Jardin Drive, Concord, dated September 17, 2018

The following is a summary of, and response to, the comments provided in the written submission submitted at the Public Hearing of September 17, 2018, and to the Development Planning Department on September 17, 2018:

- a) Lotting Incompatible with Abutting Draft Plan of Subdivision Plan 19T-06V07
The proposed conceptual lotting and zoning by the Owner is not consistent with the approved lotting and zoning on the abutting Belmont Properties (Weston) Inc. Draft Approved Plan of Subdivision File 19T-06V07 which if unchanged, has the potential to adversely impact the orderly development on the Belmont Properties (Weston) Inc. lands.

Response

The Development which is Phase 1 in Draft Plan of Subdivision File 19T-16V003 does not impact the approvals in place for Belmont Properties (Weston) Inc. Draft Approved Plan of Subdivision File 19T-06V07. Any subsequent Phase in Draft Plan of Subdivision 19T-16V003 shown on Attachment 3 will require coordination with the abutting developments. Currently, the future development on the future Phase is not known at this time and may require a Public Meeting and/or Committee of the Whole Meeting.

Previous Reports/Authority

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

[September 7, 2016 Committee of the Whole \(Public Meeting\) Report – Zoning By-law Amendment File Z.16.018 and Draft Plan of Subdivision File 19T-16V003 \(Item 2, Report 32\)](#)

[September 17, 2018 Committee of the Whole \(Public Meeting\) Report – Zoning By-law Amendment File Z.16.018 and Draft Plan of Subdivision File 19T-16V003 \(Item 2, Report 28\)](#)

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

Celvin Estates Inc. (the 'Owner') has submitted the following applications (the 'Applications') for the Subject Lands to permit a residential plan of subdivision consisting of six (6) blocks for 33 street townhouse dwelling units and a public road for Phase 1 (the 'Development'), as shown on Attachment 3:

1. Zoning By-law Amendment File Z16.018 to rezone the Subject Lands as follows:
 - From "A Agricultural Zone" subject to site-specific Exceptions 9(680) and 9(1060), and RT1(H) Residential Townhouse Zone" subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88 to "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)" by Zoning By-law 1-88 together with the site-specific zoning exceptions identified in Table 1 of this report; and
2. Draft Plan of Subdivision File 19T-16V003 (the 'Draft Plan'), shown on Attachment 3, consisting of the following:

Block	Land Use	Units	Area (ha)
1 - 6	Street Townhouse	33	0.58
Street "A"	20 m wide Street "A" (Dundonnell Place)		0.20
Total		33	0.78

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 1.6.74 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 contribute to providing for 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 Subject Lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 ('VOP 2010') and are located within a "Community Area" as identified in Schedule 1, Community Areas by VOP 2010. The "Low-Rise Residential" designation permits townhouses with a maximum building height of 3-storeys and contributes to providing a range of housing forms in the community. The Subject Lands are located in proximity of Major Mackenzie Drive and the south side of Weston Road identified as a "Regional Transit Priority Network" in Schedule 10, Major Transit Network by VOP 2010 with regular York Region Transit service. The north side of Weston Road provides only rush hour service for transit. The Subject Lands' Street "A", with sidewalks proposed for both the east and west sides, will connect the north (Chatfield Drive) and south (Farooq Boulevard) legs of Dundonnell Place to Chatfield District Park and schools to the west and the commercial areas to the south and east for active transportation and community connectivity. 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 street townhouse dwelling units and providing access with the completion of the missing link with Street "A" to connect the north and south sections of Dundonnell Place to a district park and commercial areas would contribute to establishing a complete community in accordance with Sections 2.2.1.4, and 2.2.6.2 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 "Urban Area" on Map 1, "Regional Structure" of the YROP. The "Urban Area" 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 new community 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 consists of six (6) blocks for 33 street townhouse dwelling units which contributes to adding a variety of housing forms in the community. 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" by VOP 2010. The Official Plan permits the townhouse dwellings.

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 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 the "RT1 Residential Townhouse Zone" category by Zoning By-law 1-88, consistent with the surrounding zoning. 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.

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

The Subject Lands are zoned "A Agricultural Zone" subject to site-specific Exceptions 9(680) and 9(1060), and "RT1(H) Residential Townhouse Zone" subject to site-specific zoning Exception 9(1399) by Zoning By-law 1-88, as shown on Attachment 2. The Owner is proposing to rezone the Subject Lands to "RT1(H) Residential Townhouse Zone" with the addition of the Holding Symbol "(H)" 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

	Zoning By-Law 1-88 Standard	“RT1 Residential Townhouse Zone” Requirements	Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements
a.	Minimum Lot Frontage	6 m	5.5 m
b.	Minimum Lot Area	162 m ²	150 m ²
c.	Maximum Building Height	11 m	12 m
d.	Minimum Exterior Side Yard abutting a Private Lane / Driveway	Not a standard in the RT1 Zone	3 m abutting a private lane / driveway
e.	Minimum No Encroachment Zone from the Front and Exterior Yard, and Interior Side Yard for a Lot abutting a Greenway, Walkway, Buffer Block or Stormwater Management Pond, and at a Site Triangle	1.5 m for the Front and Exterior Yard, and Interior Side Yard Not Permitted for the Rear Yard	0.5 m
f.	Maximum Encroachment for an Unenclosed Porch (Covered or Uncovered) into the Rear Yard for a Lot abutting a Greenway, Walkway, Buffer Block or Stormwater Management Pond, and at a Site Triangle	Not a standard in the RT1 Zone for the Rear Yard	2.5 m and eaves, gutters and steps may encroach an additional 0.5 m

	Zoning By-Law 1-88 Standard	“RT1 Residential Townhouse Zone” Requirements	Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements
g.	Maximum Finished Floor Elevation of an Unenclosed Porch (Covered or Uncovered, with or without a Cold Cellar) into the Rear Yard on for a Lot abutting a Greenway, Walkway, Buffer Block or Stormwater Management Pond, and at a Site Triangle	Not a standard in the RT1 Zone for the Rear Yard	1.2 m above the Finished Grade
h.	Minimum Landscaped Front or Exterior Side Yard for a Lot Frontage between 5.5 m to 6 m with a Maximum Driveway Width of 3.5 m	Not a standard in the RT1 Zone	Minimum of 33% Landscaped Front or Exterior Side Yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior Side Yard shall be soft landscaping

The Development Planning Department supports the rezoning of the Subject Lands to “RT1(H) Residential Townhouse Zone” with the addition of the Holding Symbol “(H)” as the rezoning implements the “Low-Rise Residential” designation of VOP 2010. The requested zoning exceptions identified in Table 1 are considered minor changes to the zoning and are consistent with the character of the area and zoning standards in the surrounding community.

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.

Compliance with Transition Provisions under Section 1.6 of Zoning By-law 001-2021, as amended

The Subject Lands are zoned “A Agriculture Zone” and “A-415 Agriculture Zone” subject to site-specific Exception 415 by Zoning By-law 001-2021, as shown on Attachment 2. The Applications for the Subject Lands are determined to be transitioned in accordance with Subsection 1.6.3 of Zoning By-law 001-2021 and therefore the Development is subject to Zoning By-law 1-88, as amended, only.

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 updates to the Phase One and Phase Two Environmental Site Assessment (‘ESA’) reports are required as well as a Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant. The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the Owner submits a copy of the acknowledged Ministry of the Environment, Conservation and Parks (‘MECP’) Record of Site Condition (‘RSC’) filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant 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 Attachment 3, with the building elevations shown on Attachment 4, consists of six (6) blocks for 33, 3-storey street townhouse dwelling units and a 20 m wide public road, Street “A” for Phase 1. The street townhouse dwelling units will have frontage along Street “A”. Street “A”, a public road, will complete the Dundonnell Place connection between Chatfield Drive to the north and Farooq Boulevard to the south shown on Attachment 3. The proposed blocks and public road are consistent with the block pattern and road network in the area.

The Development must conform in accordance with the Vaughan Council approved Block 40 South Architectural Design Guidelines (‘ADG’) by John G. Williams Limited, Architect and Block 40 South Landscape Master Plan (‘LMP’) by NAK Design Group. The Owner shall prepare an Urban Design Brief which must demonstrate how the Subject Lands are consistent with the performance standards respecting the ADG, LMP and sustainability design practices/guidelines outlined in the Vaughan City-Wide Urban Design Guidelines and VOP 2010 Urban Design Policies. Conditions to this effect are included in Attachment 1a) of this report.

The Tree Inventory and Preservation Report ('TIPR'), and the Tree Inventory and Preservation Plan ('TIPP') both prepared by 7 Oaks Tree Care and Urban Forestry Consultants Inc. and dated February 7, 2018, identified six (6) trees consisting of the Manitoba Maple, Weeping White Willow and Siberian Elm trees that must be removed to facilitate Development. Prior to final approval, the Owner must provide an updated detailed TIPR which shall 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 and quantify the value of the tree replacements using the Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol 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 if required, compensation planting. A condition to this effect is included in Attachment 1a) of this report.

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 24 points. A development is required to achieve a minimum application performance level score of 31 points. The Development proposes public sidewalks linking to the neighbourhood park located west of the Subject Lands 4. Prior to final approval, the Owner shall agree in the Subdivision Agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics Program. A condition to this effect is included in Attachment 1a) of this report.

Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division have reviewed the Stage 1 and 2 Archaeological Assessment for the Subject Lands prepared by ASI Archaeological and Cultural Heritage Services and dated June 22, 2016, and the acceptance letter from the Ministry of Tourism, Culture and Sport confirming that the Subject Lands are cleared of further archaeological concern.

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 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 is satisfied with the proposed Draft Plan design and has no objection to the Applications, subject to the comments in this report and 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 DE Department has reviewed the Applications and provide the following comments:

Redlined Plan

A 0.3 m reserve shall be required at the driveway to Phase 2 (Attachment 3) and a dedication by-law shall be required and be requested by the Owner, at their expense to dedicate the 0.3 m reserve to the City. The Draft Plan must be revised to provide for the 0.3 m reserve. A condition to this effect is included in Attachment 1a) to this report.

Transportation

The DE Department has advised as a condition of approval for the Draft Plan, engineering drawings will be required for Street "A" (Dundonnell extension) depicting the pavement width, curbs, active transportation facilities, signage, the required daylight triangles at the laneway intersection and the required 0.3 m reserves. A condition to this effect is included in Attachment 1a) of this report.

Environmental Site Assessment

The Site Screening Questionnaire, and Phase One and Phase Two ESA reports were submitted and reviewed by the DE Department. Since it has been more than 18 months from the time of the ESA submission, the Owner is required to submit updates to the Phase One and Phase Two ESAs to provide an accurate environmental assessment of the current site conditions at the Subject Lands.

Prior to the execution of the Subdivision Agreement, the Owner shall provide a copy of the acknowledged Ministry of the Environment, Conservation and Parks ('MECP') RSC filed on the Environmental Site Registry including all referenced environmental site assessment reports with reliance from the environmental consultant. A condition to this effect is included in Attachment 1a) of this report.

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.

Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-16V003 (Phase 1) is available and unrestricted. Therefore, the following resolution to allocate servicing capacity to Draft Plan of Subdivision File 19T-16V003 (Phase 1) may be recommended for Council approval:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-16V003 (Phase 1) (Celvin Estates Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 33 residential townhouse units (101 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Servicing Capacity Allocation Policy if the Draft Plan of Subdivision does not proceed to registration and/or building permit issuance within 36 months.”

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. The Owner shall pay to the City, a woodlot development charge at the rate of \$1,000.00 per residential dwelling unit in accordance with the previous Special Area Woodlot Development Charge By-law and City’s Woodlot Acquisition Front-end Agreement. Oversizing costs may be applicable. 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 Draft Plan. The Owner shall pay 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 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 (‘PIPD’) Department has no objection to the Development subject to the cash-in-lieu of the dedication of parkland and/or the dedication of parkland as required by the Real Estate Department. The Owner submitted a Parkland Dedication Summary Chart, which has been reviewed and is to the satisfaction of the PIPD Department.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the Draft Plan, subject to the Conditions of Approval

The Toronto and Region Conservation Authority ('TRCA') has reviewed Water Balance - Technical Memorandum ('WBTM'), prepared by Golder Associates and dated February 9, 2018, and Functional Servicing and Stormwater Management ('FSSWM') Report, prepared by Schaeffers Consulting Engineers, and revised dated February 2018 and it is the opinion of TRCA that the Development is meeting requirements for "best efforts" to achieve pre- to post-water balance. The Owner is required to carry out the water balance mitigation strategy as described in the WBTM and FSSWM Report. 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.

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).

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 and Conseil Scolaire de District Catholique Centre-Sud. The York Catholic District School Board had no comments nor conditions.

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.16.018 and Draft Plan of Subdivision File 19T-16V003 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the

requirements of Zoning By-law 1-88 and the transitional policies of 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-16V003 Phase 1 Redline Revised September 13, 2022
4. Building Elevations (Conceptual)
5. Council Approved Block 40 South Plan
6. Revised Proposed Zoning and Draft Plan of Subdivision - Public Meeting September 17, 2018
7. Proposed Zoning and Draft Plan of Subdivision - Public Meeting September 7, 2016

Prepared by

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Reviewed by



Nick Spensieri, City Manager