

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 19, 2018

Item 35, Report No. 21, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on June 19, 2018, as follows:

By approving the following in accordance with communication C9, from the City Solicitor and the Deputy City Manager, Planning and Growth Management, dated June 18, 2018:

That the following recommendations replace the recommendations contained in Committee of the Whole, Report No. 21, Item 35, report of the Deputy City Manager, Planning and Growth Management, dated June 5, 2018:

- 1. THAT Official Plan Amendment File OP.17.010 (Teston Sands Inc.) BE APPROVED; to amend Site-Specific Policy 13.20 (Attachment #6) of the Vaughan Official Plan 2010 (VOP 2010), Volume 2 to redesignate the Subject Lands from “Natural Areas” to “Low-Rise Residential” subject to the “Low-Rise Residential” policies of VOP 2010.***
- 2. THAT the implementing Official Plan Amendment include the following policy to the satisfaction of York Region:***

“The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment (“IEA”) and that a portion may be subject to the Holding Symbol “(H)” provisions under the Planning Act, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA.”
- 3. THAT Zoning By-law Amendment File Z.17.026 (Teston Sands Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3 (H) Residential Detached Zone Three” with the Holding Symbol “(H)”, OS1 (H) “Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4.”***
- 4. THAT the Holding Symbol “(H)” shall not be removed from the lands zoned “RD3(H) Detached Residential Zone Three” with the Holding***

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Symbol “(H)” and “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)” as shown on Attachment #4, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:

- i) For Lots 1 to 5 and Block 92 (Stormwater Management Pond) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until the Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction; and,***
 - ii) For Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region and until an alternative stormwater management solution which does not require these lands is approved by the City, York Region and the Toronto and Region Conservation Authority.***
- 5. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or 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 comes into effect, to permit minor adjustments to the implementing Zoning By-law.***
 - 6. THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as shown on Attachment #4 BE APPROVED; to facilitate a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings, subject to the Conditions of Draft Plan Approval set out in Attachment #1.***
 - 7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) shall contain the following clause:***
 - i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The***

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Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

8. **THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:**

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 87 residential units (311 persons equivalent).

35 **OFFICIAL PLAN AMENDMENT FILE OP.17.010 ZONING BY-LAW AMENDMENT FILE Z.17.026 DRAFT PLAN OF SUBDIVISION FILE 19T-17V009 TESTON SANDS INC. VICINITY OF DUFFERIN STREET AND TESTON ROAD**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated June 5, 2018, be approved; and
- 2) That the following deputations and Communication be received:
 1. Mr. Robert Kenedy, MacKenzie Ridge Ratepayers Association, Georgia Crescent, Maple, and Communication C4 dated June 2, 2018;
 2. Mr. David Donnelly, Donnelly Law, Carlaw Avenue, Toronto, representing MacKenzie Ridge Ratepayers Association;
 3. Ms. Susan Sigrist, Matterhorn Road, Maple; and
 4. Mr. Glenn Lucas, Lucas & Associates, Marina Crescent, Collingwood, on behalf of the applicant.

Recommendations

THAT the Local Planning Appeal Tribunal (“LPAT”) be advised that Vaughan Council ENDORSES the following Recommendations:

1. THAT Official Plan Amendment File OP.17.010 (Teston Sands Inc.) BE APPROVED; to amend Site-Specific Policy 13.20 (Attachment #6) of the Vaughan Official Plan 2010 (VOP 2010), Volume 2 to redesignate the Subject Lands from “Natural Areas” to “Low-Rise Residential” subject to the “Low-Rise Residential” policies of VOP 2010.

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2. THAT the implementing Official Plan Amendment include the following policy to the satisfaction of York Region:

“The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment (“IEA”) and that a portion may be subject to the Holding Symbol “(H)” provisions under the Planning Act, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA.”
3. THAT Zoning By-law Amendment File Z.17.026 (Teston Sands Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3 (H) Residential Detached Zone Three” with the Holding Symbol “(H)”, OS1 (H) “Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4.”
4. THAT the Holding Symbol “(H)” shall not be removed from the lands zoned “RD3(H) Detached Residential Zone Three” with the Holding Symbol “(H)” and “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)” as shown on Attachment #4, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:
 - i) For Lots 1 to 5 and Block 92 (Stormwater Management Pond) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until the Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction; and,
 - ii) For Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region and until an alternative stormwater management solution which does not require these lands is approved by the City, York Region and the Toronto and Region Conservation Authority.
5. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required,

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before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law.

6. THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as shown on Attachment #4 BE APPROVED; to facilitate a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings, subject to the Conditions of Draft Plan Approval set out in Attachment #1.
7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) shall contain the following clause:
 - i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the Planning Act and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the Planning Act, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
8. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:

“IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 87 residential units (311 persons equivalent).
9. Should the Local Planning Appeal Tribunal (“LPAT”) approve the applications, then LPAT withhold its final Order on the Official Plan Amendment File OP.17.010, Zoning by-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 until confirmation from the City is received indicating that the Owner’s LPAT appeal of Vaughan Official Plan 2010 (File No. PL111184) (Appeal #162) as it pertains to the Subject Lands is resolved to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.
10. THAT City of Vaughan Staff be directed to attend the LPAT proceedings in support of the Recommendations contained in this report and the Conditions of Draft Approval identified in Attachment #1 for Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009.

Item:



Committee of the Whole Report

DATE: Tuesday, June 05, 2018

WARD: 1

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.17.010
ZONING BY-LAW AMENDMENT FILE Z.17.026
DRAFT PLAN OF SUBDIVISION FILE 19T-17V009
TESTON SANDS INC.
VICINITY OF DUFFERIN STREET AND TESTON ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek endorsement from the Committee of the Whole of the Recommendation contained in this report for Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009, which have been appeal to the Local Planning Appeal Tribunal (“LPAT”), to permit a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings.

Report Highlights

- The Owner proposes a residential plan of subdivision consisting of 87 lots to be developed with detached dwellings.
- The Owner is dedicating 6.44 ha of core features and their related vegetative protection zone into public ownership, in accordance with the policies of Vaughan Official Plan 2010 (“VOP 2010”).
- The Owner has appealed the Official Plan and Zoning By-law Amendment Applications and the Draft Plan of Subdivision Application to the Local Planning Application Tribunal.
- The Development Planning Department recommends that Council endorses the Recommendations in this report regarding the proposed development as it is consistent with the *Provincial Policy Statement*, conforms with the Growth Plan, Oak Ridges Moraine Conservation Plan, the York Region Official Plan, VOP 2010 and is consistent with the existing and planned land uses in the surrounding area.

Recommendations

THAT the Local Planning Appeal Tribunal (“LPAT”) be advised that Vaughan Council ENDORSES the following Recommendations:

1. THAT Official Plan Amendment File OP.17.010 (Teston Sands Inc.) BE APPROVED; to amend Site-Specific Policy 13.20 (Attachment #6) of the Vaughan Official Plan 2010 (VOP 2010), Volume 2 to redesignate the Subject Lands from “Natural Areas” to “Low-Rise Residential” subject to the “Low-Rise Residential” policies of VOP 2010.

2. THAT the implementing Official Plan Amendment include the following policy to the satisfaction of York Region:

“The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment (“IEA”) and that a portion may be subject to the Holding Symbol “(H)” provisions under the *Planning Act*, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA.”

3. THAT Zoning By-law Amendment File Z.17.026 (Teston Sands Inc.) BE APPROVED; to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3 (H) Residential Detached Zone Three” with the Holding Symbol “(H)”, OS1 (H) “Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone in the manner shown on Attachment #4.”

4. THAT the Holding Symbol “(H)” shall not be removed from the lands zoned “RD3(H) Detached Residential Zone Three” with the Holding Symbol “(H)” and “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)” as shown on Attachment #4, until the following matters have been addressed to the satisfaction of the City, York Region and the Toronto and Region Conservation Authority:

i) For Lots 1 to 5 and Block 92 (Stormwater Management Pond) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until the Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction; and,

- ii) For Lots 46 to 53, Lots 1 to 7 and Blocks 91 and 92 until such time as the design of Teston Road has been completed and approved by York Region and until an alternative stormwater management solution which does not require these lands is approved by the City, York Region and the Toronto and Region Conservation Authority.
5. THAT the Owner be permitted to apply for a Zoning By-law Amendment application(s) or 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 comes into effect, to permit minor adjustments to the implementing Zoning By-law.
 6. THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) as shown on Attachment #4 BE APPROVED; to facilitate a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings, subject to the Conditions of Draft Plan Approval set out in Attachment #1.
 7. THAT the Subdivision Agreement for Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) shall contain the following clause:
 - i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
 8. THAT Vaughan Council adopt the following resolution for allocation of water and sewage servicing capacity:

“IT IS HERBY RESOLVED THAT Draft Plan of Subdivision File 19T-17V009 (Teston Sands Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 87 residential units (311 persons equivalent).
 9. Should the Local Planning Appeal Tribunal (“LPAT”) approve the applications, then LPAT withhold its final Order on the Official Plan Amendment File OP.17.010, Zoning by-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 until confirmation from the City is received indicating that the Owner’s LPAT appeal of Vaughan Official Plan 2010 (File No. PL111184) (Appeal #162) as

it pertains to the Subject Lands is resolved to the satisfaction of the City Solicitor and Deputy City Manager, Planning and Growth Management.

10. THAT City of Vaughan Staff be directed to attend the LPAT proceedings in support of the Recommendations contained in this report and the Conditions of Draft Approval identified in Attachment #1 for Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009.

Background

The Subject Lands (the “Subject Lands”) are located on the north side of the unopened allowance for Teston Road, west of Dufferin Street, and are municipally known as 1600 Teston Road, shown as Subject Lands on Attachments #2 and #3. The surrounding land uses are shown on Attachment #3.

The Owner has appealed Vaughan Official Plan 2010 (“VOP 2010”) and the current Official Plan and Zoning By-law Amendment Applications and the Draft Plan of Subdivision Application to the Local Planning Appeal Tribunal

On August 22, 2016, the Owner submitted an Appeal (File No. 111184) to the then Ontario Municipal Board (“OMB”) now the Local Planning Appeal Tribunal (“LPAT”) respecting the Subject Lands, specifically Schedule 2 – “Natural Heritage Network” of VOP 2010.

On December 19, 2017, the Owner submitted an Appeal (File No.PL180012) to the then OMB on Zoning By-law Amendment File Z.17.026, pursuant to Section 34 (11) of the *Planning Act* for Vaughan Council’s failure to make a decision on the Application within 120 days of the City deeming the Application complete.

On April 1, 2018, the Owner submitted Appeals to the then OMB on Official Plan Amendment File OP.17.010 and Draft Plan of Subdivision File 19T-17V009, pursuant to Sections 17 (40) and 51 (34) of the *Planning Act* for Vaughan Council’s failure to make a decision on the Applications within 180 days of the City deeming the Applications complete.

The LPAT has scheduled a pre-hearing for the Official Plan Amendment and Zoning By-law Amendment Application, and the Draft Plan of Subdivision Application on November 8, 2018.

Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the Draft Plan

The Owner has submitted, the following applications (the “Applications”) to permit a residential plan of subdivision consisting of 87 lots that would be developed with detached dwellings:

1. Official Plan Amendment File OP.17.010 to amend Site-Specific Policy 13.20 of Vaughan Official Plan 2010 (“VOP 2010”), Volume 2, to redesignate the subject lands from “Natural Areas” to “Low-Rise Residential” in the manner shown on Attachment #4, and subject to the “Low-Rise Residential” policies of VOP 2010.
2. Zoning By-law Amendment File Z.17.026 to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” and “OS5 Open Space Environmental Protection Zone” to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3(H) Residential Detached Zone Three” with the Holding Symbol “(H)”, OS1(H) “Open Space Conservation Zone” with the Holding Symbol “(H)”, and “OS5 Open Space Environmental Protection Zone” in the manner shown on Attachment #4.
3. Draft Plan of Subdivision File 19T-17V009 (the “Draft Plan”) shown on Attachment #4, to facilitate a residential plan of subdivision consisting of the following:

Lots 1-87	Detached Residential (frontages 12m - 21m)	4.21ha	87 units
Block 89	Vegetation Protection Zone	0.81ha	
Block 90	Natural Heritage (Core Features)	5.63ha	
Blocks 88 & 91	Walkway / SWM Access	0.04ha	
Block 92	Stormwater Management Pond	1.15ha	
Block 96	Open Space	0.08ha	
Block 93	Road Widening	0.28ha	
Blocks 94-95, 97-105	0.3m Reserves	0.01ha	
Roads	17.5m to 20m (Public Roads “A”-“E”)	1.48ha	
Total		13.69ha	87 units

The Owner has revised the Draft Plan to address comments from internal departments, external public agencies and comments from local residents

The original Draft Plan shown on Attachment #5 was the subject of the Public Hearing held on January 23, 2018, and the Community Meeting held on March 27, 2018. The Owner has made the following revisions to the Draft Plan, as shown on Attachment #4 to address comments from internal departments, external public agencies and from area residents:

- The number of lots has been reduced from 96 to 87;
- The lot areas for Lots 14 to 27 have been increased to be consistent with the existing abutting lots to the north and east;
- The lot frontages for Lots 14 to 27 have been increased from 15 m to 21 m, except for pie-shaped Lots 19 to 23 and 27, to be consistent with existing abutting lots to the north and east;

- The interior lot lines for Lots 14 to 27 are matched with the interior lot lines of the existing abutting lots to the east and north;
- A stormwater management pond (Block 92) designed to meet City's and TRCA's requirements resulting in the removal of Street "F" and reconfiguration of the lots formerly located south of Street "D" and formerly east of Street "A" is included in the Draft Plan. The Owner will convey the pond to the City;
- Public connections (Blocks 91 and 88) are included through the stormwater management pond and to the core features, specifically the valley and stream corridor area;
- 6.44 ha of core features (valley and stream corridor, natural features, natural hazards) and associated vegetation protection zone (Blocks 89 and 90) are included on the Draft Plan. The Owner will be dedicating these Blocks into public ownership in accordance with City and TRCA policies as it promotes the long-term protection of these important natural areas for the Don River corridor; and
- A minimum vegetation protection zone ("MVPZ") to the valley and stream corridor, is included on the Draft Plan, as a separate buffer block (Block 89), in accordance with City and TRCA policies. These lands will be rezoned to OS5 Open Space Environmental Protection Zone as Attachment #4.

The Official Plan Amendment, Zoning By-law Amendment and the Draft Plan of Subdivision Applications were considered at the January 23, 2018, Public Hearing

On December 22, 2017, a Notice of Public Hearing was circulated to all property owners within an expanded notification area beyond 150 m as shown on Attachment #2 and to the MacKenzie Ridge Ratepayers' Association. The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Sign Procedures and Protocols.

The recommendation of the Committee of the Whole to receive the Public Hearing report of January 23, 2018, and to forward a comprehensive technical report to a future Committee of the Whole meeting was ratified by Vaughan Council on January 30, 2018. Council also resolved to hold a community meeting with residents, City staff, and the Local and Regional Councillors. The Community Meeting was held on March 27, 2018.

The following is a list of individuals who either made a deputation or submitted written correspondence at the January 23, 2018 Public Hearing and at the March 27, 2018 Community Meeting:

Deputations:

- R. Kenedy, Mackenzie Ridge Ratepayers Association, Georgia Crescent
- R. Lorello, Treelawn Boulevard, Kleinburg
- Mr. Gary, street name and first initial redacted, Maple
- Mr. Atticus, street name and first initial redacted, Maple

Written Submissions:

- S. Sigrist, email dated September 18, 2017
- R. Kenedy, Georgia Crescent, email dated September 22, 2017
- A. Avsiannikov, Hunterwood Chase, email dated September 24, 2017
- M. Muzzo, Georgia Crescent, email dated September 25, 2017
- P. Bender, email dated September 25, 2017
- N. and S. Chopra, Georgia Crescent, email dated September 25, 2017
- J. Vitale, Adirondack Road, email dated October 1, 2017
- C. Gabriel, Germana Place, email dated October 1, 2017
- K. Gabriel, Germana Place, email dated October 1, 2017
- R. Gabriel, Germana Place, email dated October 1, 2017
- J. and M. Baksi, Antonini Court, email dated October 1, 2017
- K. Gabriel, Germana Place, email dated October 2, 2017
- F. Liberatore, email dated October 1, 2017
- J. Vukman, Germana Place, email dated October 2, 2017
- S. Lee, Teston Road, email dated January 22, 2018

The following is a summary of the comments made by the Public at the Public Hearing meeting, community meeting and in written submissions, including comments appended to a petition signed by approximately 70 individuals and emailed March 29, 2018 by the Mackenzie Ratepayers Association and responses to these comments from the Development Planning Department:

- i) The Subject Lands are located within the Oak Ridge Moraine and the proposed development will harm the surrounding environment;

Response

The Subject Lands are designated “Settlement Area” by the Oak Ridges Moraine Conservation Plan (“ORCMP”), which permits development and lot creation subject to the policies of the ORCMP. The Development conforms to the Settlement Area policies of the ORCMP, discussed in detail in the Analysis and Options section of this report. The City and the TRCA are satisfied with the development limits shown on Attachment #4, discussed further in the TRCA section of this report.

- ii) The quality of fill should be monitored, and the large quantity of fill required to properly grade the Subject Lands and the tamping of the fill may cause vibrations and structural damage to neighbouring properties.

Response

The placement of fill is regulated by City's Fill By-law and grading and drainage plans approved by the City submitted in support of the Applications. The Vaughan Development Engineering Department has reviewed the submitted grading plans and has no objections to the proposed grading, which is discussed further in the Development Engineering section of this report.

- iii) A large treed buffer zone between the proposed development and all neighbouring properties should be established and be publicly owned.

Response

Publicly owned landscaped buffer blocks located between compatible residential uses are not required. The Tree Inventory and Preservation Plan and the Arborist Report submitted in support of the Applications recommends that where possible existing vegetation located along the east property boundary be preserved and protected. A condition approval is included in Attachment #1 that the Owner shall not remove trees without written approval from the City and that Owner shall enter into a tree protection agreement with the City.

- iv) There will be potential drainage issues caused by heavy rain and potential flooding of new homes and existing neighbouring properties.

Response

The Development includes a stormwater management pond (Block 92). The Development Engineering Department and the TRCA have reviewed the submitted stormwater management report and have no objection to the report, which is discussed further in the Development Engineering section of this report.

- v) There will be increased traffic generated by the proposed development given there is only one access onto Teston Road.

Response

The Traffic Impact Study ("TIS") submitted in support of the Applications concludes that the existing road system can accommodate the increase in traffic volumes attributed to the Development. The Development Engineering Department and York Region have reviewed the TIS and have no comment.

- vi) The development proposal should include executive lots like the abutting residential neighbourhood.

Response

The original Draft Plan (Attachment #5) has been revised to increase the lot area for Lots 14 to 27 (Attachment #4) and to increase the lot frontage from 15 m to 21 m for Lots 14 to 27, except for pie-shaped Lots 19 to 23 and 27, to be consistent with existing abutting lots to the east and north. The interior lot lines for Lots 14 to 27 are modified to match the interior lot lines of the existing abutting lots to the east and north.

- vii) The unauthorized removal of trees on the Subject Lands should be replaced and the replanting program and should be monitored.

Response

The By-law and Compliance Department laid charges for the unauthorized tree removal. The City requires that a compensation plan be prepared by the Owner for all trees removed to date and for all trees that will be removed as part of the inventory removals plans for the proposed Draft Plan. A condition of approval to this effect is included in Attachment #1

- viii) There is no public transit along Dufferin Street, between Major Mackenzie and King-Vaughan Road to support the proposed development.

Response

Public transit is the responsibility of York Region. York Region has reviewed the Applications and has not provided comments with respect to transit (Attachment #1b). The Region of York Transportation Master Plan indicates that public transit is planned for both Dufferin Street and Teston Road adjacent to the Subject Lands in the next 10 to 14 years.

- ix) Existing schools in the area are at capacity.

Response

The York Catholic and the York District School Boards have reviewed the Applications and have advised they have no comment or objection to the Draft Plan.

On May 28, 2018, the Vaughan Development Planning Department mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals that requested notice of further consideration of the Applications, appeared at the Public Hearing and submitted correspondence to the City.

Previous Reports/Authority

[https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW\(PH\)0123_18_1.pdf](https://www.vaughan.ca/council/minutes_agendas/AgendaItems/CW(PH)0123_18_1.pdf)

Analysis and Options

The Development Planning Department has reviewed the proposed amendment to Site-Specific policy 13.20 of VOP 2010, Volume 2 in consideration of the following policies:

The Draft Plan is consistent with the Provincial Policy Statement (2014)

The *Provincial Policy Statement, 2014* (“PPS”) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and enables development while ensuring that the resources of provincial interests, public health and safety, and the quality of the natural and built environment are protected.

Part V - “Policies” of the PPS state (in part) the following:

Settlement Areas

1.1.3.1 “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”

1.1.3.2 “Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - efficiently use land and resources;
 - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion”.

2.1.3.3 “Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

Housing

1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed”.

Natural Heritage

2.1.2 “The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.”

2.1.8 “Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.”

The Subject Lands are located within a defined settlement area by the PPS. The Draft Plan achieves the intention of the Settlement Areas, Housing and Natural Heritage policies of the PPS, by making more efficient use of the Subject Lands as it minimizes land consumption, proposes a housing typology that will help meet projected housing needs, and utilizes existing servicing and infrastructure. In addition, the Draft Plan will result in the long-term protection for the surrounding natural environment by bringing it into public ownership.

The Draft Plan conforms with the Growth Plan for the Greater Golden Horseshoe (2017)

The Provincial *Growth Plan for the Greater Golden Horseshoe* (“Growth Plan”) is intended to guide decision making on the development of land by encouraging compact built form, diverse land uses, and a range and mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas, and promotes the development of complete communities that offer a mix of housing types, access to local amenities, and connections to municipal water and wastewater systems.

Managing Growth (in part)

Policies 2.2.1.1 and 2.2.1.2 of the Growth Plan state that the forecasted population and employment growth identified will be used for planning and managing growth to the horizon of the Growth Plan, and the forecasted growth will be allocated based on the following (in part):

- c) within settlement areas, growth will be focused in:
 - i) delineated built-up areas;*
 - ii) strategic growth areas; and,*
 - iv) areas with existing or planned public service facilities.**

Policy 2.2.1.4 further states that the Growth Plan will support the achievement of complete communities that (in part):

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes; and*
- e) ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards.*

The Draft Plan is consistent with the policy framework envisioned by the Growth Plan by making more efficient use of the Subject Lands by incorporating a compatible form of ground related residential development within an existing built-up area, utilizing municipal services, providing a stormwater management pond and protecting for new Regional infrastructure, the extension of Teston Road.

The Draft Plan conforms to the Oak Ridges Moraine Conservation Plan (2017)

The Subject Lands are located within the *Oak Ridges Moraine Conservation Plan* (“ORMCP”) and are designated “Settlement Area”. Development within the “Settlement Area” designation of the ORMCP shall focus and contain urban growth by minimizing the encroachment and impact of development on the ecological functions and hydrological features of the ORMCP Area (Section 18(1)(a)), and to maintain, and where feasible, restore the health, diversity, size and connectivity of key natural heritage features, hydrologically sensitive features and related ecological functions (Section 18(2)(a)). New lots may be created in Settlement Areas (Section 18(2)(4)), subject to the policies of the

ORMCP, the Owner must demonstrate that the Draft Plan will not adversely affect the ecological integrity of the ORCMP (Section 18(6)(d)).

The Draft Plan conforms to the ORMCP as the proposed lots for detached residential dwelling units are located on lands designated Settlement Area. The Owner has provided the vegetation protection zone as a separate buffer block (Block 89) to minimizing the impact of development on the adjacent core features (Block 90) and to maintain the connectivity of the natural heritage system. Blocks 89 and 90 will be dedicated into Public ownership to provide for the long-term protection of the surrounding natural environment.

The Draft Plan conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 (“YROP 2010”) designates the Subject Lands as “Urban Area” by Map 1 – “Regional Structure”, which permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. The Draft Plan conforms to the YROP 2010.

York Region has commenced the Terms of Reference for the Individual Environmental Assessment (“IEA”) for the proposed Teston Road link between Keele Street and Bathurst Street. York Region, in consultation with residents, stakeholders and the general public will draft the Terms of Reference framework to guide the future IEA study. The project construction date is currently scheduled for 2026 and the Terms of Reference for the Teston Road IEA remains under review. The preferred alignment of Teston Road is being considered by York Region and all options of right-of-way requirements are being protected. Therefore, York Region requests the implementing Official Plan Amendment include the following policy:

"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road Individual Environmental Assessment (“IEA”) and that a portion may be subject to Holding Symbol “(H)” provisions under the Planning Act, implemented through subsequent development applications. If it is determined that the lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."

York Region has indicated they have no objections to the Applications, subject to their comments in the Regional Implications section of this report, and the Conditions of Approval included in Attachment #1.

The Draft Plan conforms to the Vaughan Official Plan 2010

The Subject Lands are designated “Natural Areas” by Vaughan Official Plan 2010 (“VOP 2010”) as identified on Schedule 13 - “Land Use” and are subject to Site-Specific Policy 13.20 of VOP 2010, Volume 2, as outlined on Attachment #6.

Site-Specific Policy 13.20 states (in part) that notwithstanding Schedule 13 – “Land Use” the “Enhancement Area” policies in Section 3.2.3 of VOP 2010, Volume 1 shall apply to the Subject Lands.

Enhancement Areas are identified conceptually on Schedule 2 – “Natural Heritage Network” of VOP 2010. The Subject Lands are identified as an “Unapproved” site under consideration for Core Features Additions, Core Feature Deletions or classification as an Enhancement Area (Note 3, Schedule 2, VOP 2010). Enhancement Areas have the potential to provide additional habitat and or ecological connectivity to the Natural Heritage Network through restoration or re-naturalization (Section 3.2.3.1, in part). As noted, Enhancement Areas including unapproved areas are identified as approximate on Schedule 2 and as part of development process (Planning Act applications) environmental studies will be conducted to determine the final location and boundary of the Enhancement Area (Section 3.2.3.14, in part).

In accordance with Site-Specific Policy 13.20, and the Enhancement Area policies noted above, the Owner has submitted Official Plan Amendment File OP.17.010 together with the required environmental studies in support of the Applications to redesignate the Subject Lands to “Low-Rise Residential” in the manner shown on Attachment #4, to permit the Draft Plan.

The lands identified as “Other Lands Owned by the Applicant” shown on Attachment #4, as the undeveloped balance of Area “B” (Block 89 and parts of Block 90) will remain designated “Natural Areas” and will be rezoned from A Agricultural Zone to OS5 Open Space Environmental Protection Zone and dedicated into public ownership.

The privately-owned lands identified as “Area A” (Block 90 and parts of Block 89) will remain designated “Agricultural Area”, zoned OS5 Open Space Environmental Protection Zone and are subject to the “Core Features” policies noted below (in part).

Section 3.2.3.10 of VOP 2010 requires that Core Features and their related vegetation protection zone(s) be conveyed to the City and/or TRCA as a condition of development approval. To enable comprehensive management, such features shall not be fragmented, but shall be brought into public ownership to ensure their continued protection and management.

In accordance the enhancement area policies the Applications and supporting studies have been reviewed by internal City departments and external public agencies. The City and the TRCA are satisfied with the limits of development shown on Attachment #4. The Owner is conveying the Natural Areas (Block 90) and the related vegetation protection zone (Block 89) into public ownership in accordance with the Core Features policies of VOP 2010. The Draft Plan conforms to VOP 2010.

In consideration of the above, the Development Planning Department is satisfied that the Draft Plan is consistent with the PPS conforms with the Growth Plan, *Oak Ridges Moraine Conservation Plan*, the York Region Official Plan, VOP 2010 and is compatible with the existing land uses in the surrounding area. The conveyance of the core features and vegetation protection zone will ensure the continued protection and comprehensive management of the natural heritage system. Accordingly, the Development Planning Department can support the proposal to redesignate the Subject Lands from “Natural Areas” to “Low Rise Residential”, subject to the “Low Rise Residential” policies of VOP 2010.

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

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, as shown on Attachment #3, which does not permit the Draft Plan. The Owner is proposing to rezone the Subject Lands to “RD1 Residential Detached Zone One”, “RD3 Residential Detached Zone Three”, “RD3(H) Residential Detached Zone Three” with the Holding Symbol “(H)”, “OS1(H) Open Space Conservation Zone” with the Holding Symbol “(H)” and “OS5 Open Space Environmental Protection Zone” in the manner shown on Attachment #4. The Owner is proposing to comply with all zoning provisions and development standards in Zoning By-law 1-88 for the RD1, RD3, OS1 and the OS5 Zones.

Should the Applications be approved, the Vaughan Development Planning Department recommends that the implementing Zoning By-law rezone a portion of Subject Lands (Lots 1 to 7, 46 to 53 and Block 91) to “RD3(H) Residential Detached Zone Three” with the Holding Symbol “(H)” and the storm water management pond (Block 92) to OS1 Open Space Conservation Zone. The Holding Symbol “(H)” is being added to ensure the York Region, TRCA and City requirements regarding the final alignment of the Teston Road extension and the ultimate design and location of the stormwater management pond identified in this report and added as a Recommendation to this report, are satisfied. This condition is also included in Attachment #1.

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

The Draft Plan shown on Attachment #4 consists of 87 residential lots for detached dwelling units with frontages ranging from 12 m to 21 m, and lot depths ranging from 27 m to 50 m. The Draft Plan will be accessed by new public roads (Streets “A” to “D”) from the future Teston Road extension. Street “A” will be 23 m wide at the Teston Road intersection and taper to 17.5 m internal to the Draft Plan, together with the remain public roads “B” to “D”, as shown on Attachment #4.

Core features Block 90 and vegetation protection zone Block 89 are proposed along the westerly limit of Lots 28 to 46 and stormwater management Block 92. The rear yards of Lots 28 to 46 will be fenced to prevent the encroachment of rear yard amenity into the

natural heritage and protection zone lands. Two 6 m wide trail connections are proposed, Block 88 connects Street “E” to the adjacent natural heritage system and Block 91 connects Street “D” through stormwater management pond Block 92 to a trail system that provides a circuitous connection around the pond. Open space Block 96 is proposed along the easterly limit of Street “A”. Blocks 89 and 90 will be conveyed into public ownership to the City or the TRCA and Blocks 88, 92 and 96 will be conveyed to the City. Conditions to this effect are included in Attachment #1.

The Policy Planning and Environmental Sustainability Department has no objection to the Draft Plan, subject to the Conditions of Approval

The Policy Planning and Environmental Sustainability (“PPES”) Department have reviewed the Oak Ridges Moraine Conservation Plan Conformity Report, dated April 2018, and the Natural Heritage Evaluation Report, dated April 2018, and are satisfied that the Department’s comments dated December 16, 2017, have been addressed in the revised reports. The Department acknowledges that the Owner will be conveying core features (valley and stream corridor) and their related vegetation protection zone into public ownership.

In consideration that the TRCA is satisfied that the appropriate limits of development have been established for the Subject Lands, the Department defers to the TRCA and the City’s Development Engineering Department for the final approval of the design of the stormwater management pond. The PPES Department has no objection to the Draft Plan subject to the conditions of approval set out in Attachment #1.

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

Pedestrian Pathway

Two 6 m wide pedestrian pathway connections (Blocks 88 and 91) are included in the Draft Plan. Block 88 will connect Street “E” west to the valley and stream corridor and Block 91 will connect Street “D” to the edge of the stormwater management pond (Block 92) to a trail system that provides a circuitous connection around the pond. These trail connections shall be dedicated to the City, free of all charges and encumbrances.

The Owner shall construct these pathways, lit from Street ‘E’ to the edge of the pathway entering the valley and stream corridor and lit from Street ‘D’ to the edge of the stormwater facility in accordance with City standards and requirements. A 1.5 m high black vinyl chain link fence and a 1.8 m high wood privacy fence shall be constructed along the flankage to delineate the boundary of the proposed pathways.

Parkland

Through the provision of the valley and stream corridor and stormwater pond trail system which will connect the Subject Lands with the existing development and a municipal park to the north, parkland on the Subject Lands are not required. The Owner shall provide payment-in-lieu of the dedication of parkland.

Blanket Easement and Trail Feasibility Report

The Parks Development Department requires a blank easement in favour of the City on the valley and stream corridor and related vegetation protection zone (Blocks 90 and 89) on the Subject Lands for the purposes of constructing and maintaining a publicly accessible trail in the valley and stream corridor. The objective is to connect the Subject Lands, utilizing connecting lands to the north owned by the TRCA and a private landowner in order to access City-owned lands located to the north; thereby creating a larger trail network system in the valley and stream corridor and connecting to the North Maple Regional Park, in the future. The City will require an easement for the future trail on the private landowner's site and will make efforts to obtain an easement in favour of the City in the future.

The Owner shall submit a Trail Feasibility Report, which will examine trail connections and provide alternative trail alignment options should the first option not be feasible. This Trail Feasibility Report shall include costs estimates for the above-noted trail alignment along with alternative alignments should the first option prove to be impractical, all to the satisfaction of the Parks Development Department.

The Parks Development Department has no objection to the Applications, subject to the Conditions of Draft Approval set out in Attachment #1.

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

Environmental

The Owner has submitted a Phase I and a Limited Phase II Environmental Site Assessments ("ESA"), which confirmed the property is suitable for the Development and no further environmental investigation is recommended at this time. The DE Department has reviewed the ESA reports and has no further objections.

Road Network

Teston Road does not currently extend to the Subject Lands. York Region is currently undertaking an IEA Study on Teston Road and Dufferin Street. The Owner shall be

responsible to construct a temporary road from Dufferin Street to the proposed Street "A" at the Owner's cost to the satisfaction of the City and York Region.

Lot Grading

There is a grade transition within the property and filling is proposed to support the proposed municipal right-of-way. The Subject Lands drain generally in a south/south-westerly direction toward the valley and stream corridor and ultimately the nearby East Don River tributary. All run-off generated on the Subject Lands is to be contained and captured within the storm sewer network proposed for the Development. In some limited areas along the perimeter of the Subject Lands, 3:1 grading and retaining walls (in the range of 1 to 4m in height) are proposed to allow the internal site grades to match into grades of adjacent properties, while keeping lot grades within the acceptable limits of City's Lot Grading Criteria.

The DE Department has reviewed the provided Grading Plans and has no objections to the proposed grading, however, requires fences and berms to be shown on the grading plans. At the detailed design stage, the Owner shall provide detailed grading plans confirming that the grading of the site and lot grading of the individual lots meet the current City's Lot Grading Criteria.

Water/Sanitary/Storm Servicing and Stormwater Management

The Owner has submitted a revised Functional Servicing and Stormwater Management Report prepared by Schaeffers Consulting Engineers, dated April 27, 2018. The report demonstrates that servicing is available for the Development and the proposed water supply, sanitary servicing and stormwater management plans are consistent with City's criteria. The DE Department has reviewed the report and agrees with the conclusions. The report provides the following site servicing and stormwater management schemes for the Development:

a) Water Servicing

Water will be supplied to the Subject Lands via two watermains along the proposed road connected to the existing 300mm watermain on Dufferin Street. Fire flow for the Subject Lands is expected to be adequate.

b) Sanitary Servicing

The sanitary sewer flow will be discharged to the existing 450mm sanitary sewer on Dufferin Street, which is part of the Bathurst Collector network. The proposed sanitary flows will not adversely affect the existing sanitary sewer system.

c) Stormwater Management

In the present condition, the Subject Lands are not serviced by any existing stormwater management infrastructure. Stormwater management (“SWM”) for the Draft Plan will consist of on-site detention to attenuate the post-development flows to levels that are less than or equal to the maximum allowable release rates. The Plan provides for the ultimate pond in Block 92. However, Teston Road does not extend past Street “A”, which creates grading unknowns for Block 92. As such, a temporary SWM facility in the form of a dry pond located on Lots 6, 7, 46 to 53, Block 91 and partially on Block 92 is proposed until the design of Teston Road is completed and approved and the dry pond located on Block 92 in the ultimate condition is constructed. The site release rate will be achieved through use of an inlet structure system in each of the ponds including orifice controls at the outlets.

Noise

The Owner has submitted a Noise Report prepared by Jade Acoustics, dated April 28, 2017. The noise report recommends acoustical measures to be implemented into the Development and concludes that with the recommended noise control measures the sound levels will be within the appropriate environmental noise criteria. The DE Department has reviewed the report and agrees with the analysis. The Owner shall provide an updated Noise Report to incorporate the revisions on the Draft Plan and Grading Plan at the detailed design stage. The future occupants will be advised through the use of warning clauses where mitigation is required.

The DE Department has no objection to the Applications, subject to the Conditions of Draft Approval set out in Attachment #1.

Cash-in-lieu of the dedication of parkland is required for the Draft Plan

The Real Estate Department has provided the following condition to be included in the Subdivision Agreement:

“The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 dwelling units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”

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

The TRCA has reviewed the Applications and the supporting materials and is satisfied that the appropriate limits of development have been established on the northern portion of the Draft Plan, north of Street "D". The TRCA has concluded that the southern portion of the Draft Plan, south of Street "D" may require adjustments pending the outcome of the required studies, taking into account the Teston Road IEA and TRCA comments outlined in Attachment #1c). The TRCA supports the approval of the Draft Plan with the use of the Holding Symbol "(H)" provision, in accordance with the *Planning Act*, placed on Lots 1 to 7 inclusive, Lots 46 to 53 inclusive and Blocks 91 and 92. The Holding Symbol "(H)" shall not be lifted until such time as the technical input and re-design of the area needed to confirm the stormwater management pond (Block 92) boundaries and lot configuration taking into account the work being undertaken by York Region related to Teston Road. A condition to this effect is included in the Recommendations of this report and in Attachment #1.

The Owner shall address the TRCA's comments outlined in Attachment #1c) prior to moving forward with detailed design which may necessitate redline revisions to the Draft Plan. The TRCA has no objection to the Applications subject to the Conditions of Draft Approval set out in Attachment #1c).

Canada Post has no objection to the Draft Plan

Canada Post has no objection to the Draft Plan, subject to the Owner installing mail box facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment #1d) of this report.

The various utilities have no objection to the Draft Plan

Alectra Utilities Corporation has indicated no objection to the Draft Plan. It is the Owner's responsibility to contact Alectra and discuss all aspects of the Draft Plan. Conditions to this effect are included in Attachment #1e).

Enbridge Gas Distribution Inc. has no objection to the Draft Plan subject to the conditions included in Attachment #1f).

The York Region School Boards have no objection to the Draft Plan

The York Catholic and the York District School Boards have advised they have no comment or objection to the Draft Plan.

Financial Impact

N/A

Broader Regional Impacts/Considerations

The Subject Lands are designated "Urban Area" by the York Region Official Plan (2010), which permits a wide range of residential, commercial, industrial and institutional uses. York Region has commenced the Terms of Reference for the Individual Environmental Assessment ("IEA") for the proposed Teston Road link between Keele Street and Bathurst Street. York Region, in consultation with residents, stakeholders and the general public will draft the Terms of Reference framework to guide the future IEA study. The project construction date is currently scheduled for 2026 and the Terms of Reference for the Teston Road IEA remains under review. The preferred alignment of Teston Road is being considered by York Region and all options of right-of-way requirements are being protected. Therefore, the Region requests the Official Plan Amendment (File OP.17.010) include the following policy:

"The southern portion of the Subject Lands may be affected by the recommendations of the Teston Road IEA and that a portion may be subject to Holding Symbol ("H") provisions under the *Planning Act*, implemented through subsequent development applications. If it is determined that the Subject Lands are not required for the Teston Road extension, the underlying land use designations identified in this Plan shall prevail, without the need for further amendment to this Plan. Subsequent development applications will need to be consistent with the findings of the approved Teston Road IEA."

York Region requests the use of a Holding Symbol "(H)" provision in accordance with Section 32 of the *Planning Act* for Lots 1 to 5 and Block 92 (Stormwater Management) until York Region has completed the design and is satisfied the vertical and horizontal design is approved or until York Region has sufficient certainty regarding the potential alignment(s) of the Teston Road extension, or in the likelihood of its ultimate approval and construction. Conditions respecting the Official Plan Amendment policy and the Holding Symbol provision have been included in the Recommendations section of this report.

York Region has reviewed the Applications and has no objection to their approval, subject to the comments and conditions of approval set out in Attachment #1b). At the time of the preparation of this report York Region had not exempted the Official Plan Amendment application from York Region approval.

Conclusion

Official Plan Amendment File OP.17.010, Zoning By-law Amendment File Z.17.026 and Draft Plan of Subdivision File 19T-17V009 have been reviewed in consideration of the

policies of the PPS, the Growth Plan, the ORCMP, the YROP 2010, VOP 2010, the requirements of Zoning By-law 1-88 and comments from the public, City departments and external public agencies.

The Vaughan Development Planning Department can support the Applications to redesignate the Subject Lands from “Natural Areas” to “Low-Rise Residential”, and to rezone the Subject Lands into the appropriate residential and open space zone categories as shown on Attachment #4.

The Development is consistent with the *Provincial Policy Statement*, conforms with the Growth Plan, Oak Ridges Moraine Conservation Plan, the York Region Official Plan, VOP 2010 and is consistent with the existing and planned land uses in the surrounding area. These Applications have been appealed to the Local Policy Appeal Tribunal (“LPAT”). The Development Planning Department has provided Recommendations for Council’s endorsement, should the LPAT approve the applications. The Vaughan Development Planning Department supports the Applications, subject to the conditions in the Recommendations section of this report and the Conditions of Draft Approval in Attachment #1, including the recommendation to advise the LPAT of the City’s Recommendations.

For more information, please contact: Christina Napoli, Senior Planner at extension 8483.

Attachments

1. Conditions of Draft Plan Approval
2. Context Location Map
3. Location Map
4. Proposed Draft Plan of Subdivision File 19T-17V009, Official Plan and Zoning By-law Amendments
5. Original Proposal: Draft Plan of Subdivision File 19T-17V009, Official Plan and Zoning By-law Amendments, Public Hearing January 23, 2018
6. Approved Site-Specific Policy 13.20, VOP 2010, Volume 2

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