



**C8**  
**COMMUNICATION**  
**COUNCIL – March 21, 2023**  
**CW (1) - Report No. 11, Item 3**

**DATE:** March 15, 2023

**TO:** Mayor and Members of Council

**FROM:** Haiqing Xu, Deputy City Manager, Planning and Growth Management

**RE:** COMMUNICATION – COUNCIL, MARCH 21, 2023

**ITEM #3, REPORT # 11**  
**3911 TESTON ROAD INC.**  
**OFFICIAL PLAN AMENDMENT OP.21.005**  
**ZONING BY-LAW AMENDMENT FILE Z.21.008**  
**DRAFT PLAN OF SUBDIVISION FILE 19T-21V002**  
**WARD 3 - VICINITY OF TESTON ROAD AND WESTON ROAD**

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## **Recommendation**

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT Recommendation 1b) of the report be revised to approve a gross density of 11.43 units per hectare for the Block 40/47 Plan Area, resulting in a site density of 45 units per hectare on the Subject Lands and all references to 11.41 units per hectare in the report shall be replaced with 11.43 units per hectare
2. THAT Attachment 1a) respecting Conditions of Approval for Draft Plan of Subdivision File 19T-21V002, be replaced, as red-lined, with the attached.

## **Background**

In response to Councillor Mario G. Racco's questions at the time of the Committee of the Whole Meeting on February 28, 2023, respecting the density of the development, the Development Planning Department would like to clarify that the density for the Block 40/47 Plan Area including the development is 11.43 units per hectare and not 11.41 units per hectare as previously quoted in the report.

As discussed in the report, the density for lands in Block 40/47 are calculated based on the entire Block Plan Area rather than on a per site basis, in accordance with Section 12.13.2.5.v.A of VOP 2010, Vol. 2. After a further review of the Applications, the Development Planning Department noticed that the Applicant included the stormwater management pond area in their calculation of net lot area. As per Official Plan policies and Zoning By-law 1-88, environmental/open space areas are not to be included in the calculation of net lot area. When the stormwater management pond is removed from the net lot area, it yields a total area of 3.284 hectares, which results in a gross density

of 11.43 units per hectare for the Block 40/47 Block Plan Area (i.e. 45 units per hectare for the Subject Lands). See Attachment A for more detail.

As such, Recommendation 1b) shall be revised to approve a gross density of 11.43 units per hectare for the Block 40/47 Plan Area and all references to 11.41 units per hectare in the report shall be replaced with 11.43 units per hectare.

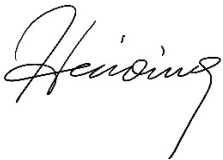
Additionally, "Attachment 1a)" Conditions of Approval for Draft Plan of Subdivision File 19T-21V002 shall be replaced with Attachment 1a) attached hereto, to ensure the inclusion of external conditions in Attachments 1b) through 1g).

## **Conclusion**

The Communication provides further clarification for the Committee regarding the Applications and includes recommendations to revise Recommendation 1b) and Attachment 1a) of Item #3, Report No. 11, from the Deputy City Manager of Planning and Growth Management.

For more information, contact Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, Deputy City Manager,  
Planning and Growth Management