

Committee of the Whole (1) Report

DATE: Tuesday, April 4, 2023

WARD: 2

TITLE: ONE-FOOT DEVELOPMENTS INC.
ZONING BY-LAW AMENDMENT FILE Z.21.025
DRAFT PLAN OF SUBDIVISION FILE 19T-21V006
8741 HUNTINGTON ROAD
VICINITY OF HUNTINGTON ROAD AND LANGSTAFF ROAD

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 applications to rezone the subject lands to permit employment uses and protect natural features to facilitate the creation of an employment subdivision, as shown on Attachment 3.

Report Highlights

- The Owner proposes to rezone the subject lands to permit employment and open space uses and to facilitate a Draft Plan of Subdivision creating employment, open space, public road, road widening and reserve blocks.
- Zoning By-law Amendment and Draft Plan of Subdivision Applications are required to facilitate the employment subdivision.
- The Development Planning Department supports the approval of the applications as they will permit a development is consistent with the Provincial Policy Statement 2020, conforms to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended, the York Region Official Plan 2010 and 2022, 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.21.025 (One-foot Developments Inc.) BE APPROVED to amend Zoning By-law 1-88, to rezone the Subject Lands from “A Agricultural Zone” to “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report;
2. That the Holding Symbol “(H)” shall not be removed from Block 3, until the following condition is satisfied:
 - a) That the Block 3 lands be consolidated with the abutting lands to the north being 400 Anatolian Drive;
3. That Draft Plan of Subdivision File 19T-21V006 (One-foot Developments Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out in Attachment 1 to facilitate the draft plan of subdivision shown on Attachment 3;
4. That Council’s approval of Draft Plan of Subdivision File No. 19T-21V006 subject to the conditions set out in Attachment 1 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period; and
5. THAT the relocation of the Stormwater Management Pond W2 to the southeast side of Street ‘G’ and redesignation of those lands as General Employment in the Block 59 Block Plan, as shown on Attachment 4, BE APPROVED, and that the final Block 59 Block Plan be modified to reflect these changes.

Background

The subject lands are known municipally as 8741 Huntington Road, and Part of Lot 11, Concession 9 (owned by Anatolia Real Estate Corp) (collectively the ‘Subject Lands’) and are located on the east side of Huntington Road, north of Langstaff Road. The Subject Lands and the surrounding land uses are shown on Attachment 2.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to facilitate the employment subdivision

One-Foot Developments Inc. (the ‘Owner’) has submitted the following applications (the ‘Applications’) for the Subject Lands to permit the creation of prestige employment, general employment, open space, public road, road widening and reserve blocks (the

‘Development’), as shown on Attachment 3, and in accordance with the Block 59 Block Plan:

1. Zoning By-law Amendment File Z.21.025 to rezone the Subject Lands from “A Agricultural Zone” under Zoning By-law 1-88, as shown on Attachment 2, to “EM1 Prestige Employment Area Zone” (‘EM1 Zone’), “EM2 General Employment Area Zone” (‘EM2 Zone’) and “OS1 Open Space Conservation Zone” (‘OS1 Zone’) in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Tables 1 and 2 of this report
2. Draft Plan of Subdivision File 19T-21V006, as shown on Attachment 3, for an employment Draft Plan of Subdivision (the ‘Draft Plan’) consisting of the following:

Blocks	Land Use	Area (ha)
Block 1	Prestige Employment	11.94
Block 2	General Employment	12.04
Block 3	General Employment (subject to the Holding Symbol “H”)	0.11
Blocks 4-6	Open Space, Natural Heritage Network and Buffer Areas	9.09
Blocks 7 and 8	Right-of-Ways (‘ROW’) and Reserves	0.23
Streets ‘1’ and ‘2’	Public Roads	1.87
Total		35.28

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

On September 10, 2021, the City circulated a Notice of Public Meeting (the ‘Notice’) to all property owners within 150 m of the Subject Lands and to the West Woodbridge Homeowners’ 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 Huntington Road street frontage, in accordance with the City’s Notice Signs Procedures.

Vaughan Council on October 5, 2021, ratified the recommendation of the Committee of the Whole to receive the Public Meeting report of October 20, 2021, and to forward a comprehensive technical report to a future Committee of the Whole meeting. No written submissions regarding the Applications were received by the Development Planning Department. KLM Planning Partners Inc., Jardin Drive, Vaughan, made a deputation on behalf of the Owner, at the Public Meeting regarding the Applications.

Previous Reports/Authority

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

Block 59 Block Plan Committee of the Whole Report:

[June 16, 2020 Committee of the Whole Report \(Item 10, Report No. 25, adopted as amended by Vaughan Council on June 29, 2020\)](#)

One-foot Developments Inc. Public Meeting Report:

[October 5, 2021 Committee of the Whole \(Public Meeting\) Report \(Item 2, Report 44\)](#)

Hunter-Fifty Investments Limited / Line Drive East Investments Limited Committee of the Whole Report:

[April 13, 2021 Committee of the Whole Report \(Item 29, Report No. 16\)](#)

Analysis and Options

The Applications are consistent with the Provincial Policy Statement, 2020 ('PPS')

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the PPS. The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS establishes policies that set out how municipalities should manage, and direct land uses to achieve efficient development and land use patterns.

Section 1.3.1 of the PPS requires that Planning authorities shall promote economic development and competitiveness by providing for: an appropriate mix and range of employment, and broader mixed uses to meet long-term needs [1.3.1 a)]; and opportunities for a diversified economic base including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses [1.3.1. b)].

The Applications will implement the employment land use designation by permitting a variety of employment uses on the Subject Lands. Furthermore, the proposed Draft Plan will create large employment blocks that are suitable for a range of development formats, and economic activities. The Applications are consistent with the PPS.

The Applications conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended ('Growth Plan')

The Growth Plan is intended to guide decisions on a wide range of issues, including economic development and land-use planning. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe ('GGH') 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 to, or not conflict with, the Growth Plan.

Section 2.2.5 of the Growth Plan sets out the policies for Employment. Section 2.2.5.1 states that economic development and competitiveness in the GGH will be promoted by: making more efficient use of vacant and underutilized employment lands and increasing employment densities; and integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment. Additionally, Section 2.2.5.5 states that municipalities should designate and preserve lands within *settlement areas* located adjacent to or near *major goods movement facilities* and *corridors*, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.

The Subject Lands are located within a *settlement area*, designated for employment uses, and are in proximity to two Highway 427 interchanges. The Applications will facilitate the creation of two large employment blocks permitting a variety of employment uses, including, but not limited to, manufacturing or processing, and warehousing and distribution facilities. The Applications conform to the Growth Plan.

The Applications conform to the York Region Official Plan, 2010 and 2022

The York Regional Official Plan, 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by Map 1: Regional Structure of the YROP, and "Strategic Employment Lands – Conceptual" by Map 2: York Region Strategic Employment Lands. Section 4 of the YROP 2010 states that it is an objective of the Region to encourage and accommodate economic activities that diversify and strengthen the Region's economic base, employment opportunities for residents and competitive advantage for its businesses.

The Section 4.3 of YROP 2010 states that strategic employment lands are to be protected (Section 4.3.6), that the Region will work with local municipalities to provide a diverse mix of lot sizes on employment lands (Section 4.3.17), and it requires flexible and adaptable employment lands that include street patterns, building design(s) and siting that allow for redevelopment and intensification (Section 4.3.18).

The Development conforms with the Block 59 plan, as discussed later in this Report, resulting in the comprehensive and well-designed development of this employment area. The Applications will facilitate the creation of employment blocks permitting a

range of uses that are flexible and adaptable to the needs of various employment activities.

In June 2022, York Region Council adopted the current York Regional Official Plan, 2022 ('YROP 2022'), and the Minister of Municipal Affairs and Housing approved the YROP 2022 in November 2022. Section 8.4.17 of YROP 2022 states that applications which are completed as of the date of the approval of YROP 2022 and that conform with in-force local official plans are required to conform only with the policies in-force at the time of complete application. Therefore, the Applications are only subject to the policies of YROP 2010.

The Applications conform to YROP 2010 and the transition policies under YROP 2022.

The Development conforms to VOP 2010

The Subject Lands are identified as an "Employment Area" and "Natural Areas and Countryside" on Schedule 1 - Urban Structure, of VOP 2010. The Subject Lands are designated "Prestige Employment" (Block 1), "General Employment" (Blocks 2 and 3), and "Natural Areas" (Block 4) by VOP 2010, Volume 2, Section 11.9 – the West Vaughan Employment Area Secondary Plan ('WVEASP').

The "Prestige Employment" designation permits industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses located within wholly enclosed buildings, and no outside storage is permitted.

The "General Employment" designation permits a full range of industrial uses including manufacturing, warehousing (but not a retail warehouse), processing, transportation, distribution, any of which may or may not include outdoor storage.

The "Natural Areas" designation delineates the Natural Heritage Network in the City and Schedule 2 – Natural Heritage Network, identifies the "Natural Areas" designation for the Subject Lands as "Core Features", and also identifies areas as "Unapproved" which are sites under consideration for Core Feature additions, deletions, or classification as an Enhancement Area.

Policy 2.2.2.4 of VOP 2010 states that public ownership of major open spaces and natural features within Natural Areas is preferred, and Council will endeavour to acquire appropriate lands to contribute to the system. The valley lands and associated buffer blocks have been delineated through the Block Plan process for the Block 59 area and will be conveyed to the City to contribute to the completion of the publicly owned natural heritage network within this area.

The Development respects the following design criteria in accordance with Section 9.1.2.10 of VOP 2010 (in part):

“That in Employment Areas, new development will be designed to:

- allow for a variety of lot sizes and building sizes to accommodate a wide range of employment uses as permitted through Section 9.2 of this Plan;
- provide appropriate parks and open spaces as set out in Section 7.3.”

The Draft Plan shown on Attachment 3 respects the design criteria above by creating a range of lot sizes, and providing appropriate VPZs, valley, and open space blocks. Other design criteria will be evaluated when Site Development Applications are submitted for the development of the blocks.

In consideration of the above, the Applications conform to VOP 2010, and WVEASP.

The Development conforms to the final Block Plan for the Block 59 Area

Vaughan Council on June 29, 2020, approved the Block 59 Plan, subject to the fulfillment of Block Plan conditions of approval. Vaughan Council on January 19, 2021, considered and approved a revised Block 59 Plan dated September 3, 2020, to reduce the Prestige Employment designation on 6560 Langstaff in accordance with the WVEASP, and to confirm Street ‘L’ as approved in an updated Traffic and Transportation Study (October 2020) for the Block Plan area. These revisions were approved subject to the fulfillment of Block Plan conditions of approval.

Vaughan Council on April 20, 2021, further revised the Block 59 Plan to the version shown on Attachment 4, through Zoning By-law Amendment File Z.21.001 (Hunter-Fifty Investments Limited / Line Drive East Investments Limited) by deleting the former Street ‘L’.

The Block 59 Plan shown on Attachment 4 identifies the Subject Lands as “Prestige Employment,” “General Employment,” “Natural Heritage Feature”, “10 m Buffer”, “Stormwater Management Pond”, “Street G” and the extension of “John Lawrie Street”. The proposed Draft Plan consists of employment blocks, buffer blocks, new roads, open space, and valley blocks. In consultation with the Development Engineering Department, the Stormwater Management Pond as shown on Attachment 4 is to be relocated to the southeast side of Street ‘G’, and the proposed General Employment Area relocated to the northwest side of Street ‘G’. A condition of approval requiring an updated Block Plan be submitted to the Policy Planning and Special Programs Department reflecting this change is included in Attachment 1 a.

In consideration of the above, the Applications conform to the approved Block 59 Plan. The Owner is required, as a condition of draft plan approval, to submit a letter from the Trustee for Block 59 West indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 59 West Landowners Cost Sharing Agreement. A condition to this effect is included in Attachment 1.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88 as shown on Attachment 2. The “A Agricultural Zone” does not permit an employment subdivision. The Owner proposes to amend Zoning By-law 1-88 by rezoning the Subject Lands to the EM1 Zone, EM2 Zone and OS1 Zone together with the following site-specific zoning exceptions:

Table 1:

	Zoning By-law 1-88 Standard	EM1 Zone Requirements	Proposed Exceptions to the EM1 Zone Requirements
a.	Definition of “Outside Storage” in an EM1 Zone	Considers the leaving, placing, or parking of trucks, trailers, and tractor trailers accessory to an Employment Use as Outside Storage	The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to an Employment Use shall not be considered Outside Storage
b.	Minimum Landscaping Requirement in Employment Area Zones	A strip of land no less than nine (9) metres in width shall be provided along a lot line of a provincial highway or an arterial road. 7.5 m abutting an Open Space or Residential Zone	A strip of land no less than three (3) metres in width shall be provided along a lot line of a provincial highway or an arterial road. Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a landscape strip is not required.
c.	Minimum Setback	There is no requirement for a minimum setback to	14 m

	to Ministry of Transportation Ontario Lands (Highway 427 Extension)	Ministry of Transportation Ontario Lands in Zoning By-law 1-88	
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Table 2:

	Zoning By-law 1-88 Standard	EM2 Zone Requirements	Proposed Exceptions to the EM2 Zone Requirements
a.	Definition of a "Front Lot Line"	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line	Shall be the lot line abutting Street '1' (Block 2)
b.	Definition of "Outside Storage" in an EM2 Zone	Considers the leaving, placing, or parking of trucks, trailers, and tractor trailers accessory to an Employment Use as Outside Storage	The leaving, placing, or parking of trucks, trailers and tractor trailers accessory to an Employment Use shall not be considered Outside Storage
c.	Minimum Landscaping Requirement in Employment Area Zones	A strip of land no less than nine (9) metres in width shall be provided along a lot line of a provincial highway or an arterial road. 7.5 m abutting an Open Space or Residential Zone	A strip of land no less than three (3) metres in width shall be provided along a lot line of a provincial highway or an arterial road. Where an Employment Area Zone abuts the boundary of lands zoned Open Space or Residential, a landscape strip is not required.
d.	Minimum Setback to Ministry of Transportation Ontario Lands	There is no requirement for a minimum setback to Ministry of Transportation Ontario Lands in Zoning By-law 1-88	14 m

	(Highway 427 Extension)		
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The Development Planning Department supports the zoning exceptions for the Subject Lands on a site-specific basis as the proposed uses and site-specific exceptions are consistent with the developments in the surrounding area and conform to VOP 2010. Accordingly, the Development Planning Department can support the re-zoning and site-specific exceptions identified in Tables 1, and 2.

A Holding Provision is required for Block 3, with a condition requiring a lot consolidation with the lands to the North as the Block does not meet the minimum lot area and frontage requirements to be developed independently.

Council enacted Zoning By-law 001-2021 on October 20, 2021 as the new Vaughan Comprehensive Zoning By-law

As the Applications were received by the City on June 15, 2021, and were deemed complete on July 22, 2021, the transition provisions under Section 1.6 of Zoning By-law 001-2021 apply. Therefore, the Applications are not subject to a dual review under both Zoning By-law 001-2021 and Zoning By-law 1-88, as amended, as the Applications were processed prior to the OLT issuing its Order on December 28, 2022.

The Development Planning Department has no objection to the Development, subject to the Conditions in Attachment 1

Draft Plan of Subdivision

The Draft Plan shown on Attachment 3 is to create two blocks for employment uses, valley lands and buffer areas, roads, road widenings, and reserves. The Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 1 prior to the final Draft Plan (M-plan) being registered to legally establish the blocks.

Other lands owned by Owner

The Owner revised the Applications as a part of a third submission to remove lands east of the proposed Street '2', shown as 'other lands owned by owner not part of these applications' on Attachment 2, which were previously presented at the October 5, 2021, Public Meeting. The Owner is re-evaluating the development potential of this area and will be required to submit new Zoning By-law Amendment and Draft Plan of Subdivision applications for these lands to facilitate their future development.

Sustainability Performance Metrics

The Owner has submitted a Sustainability Performance Metric scoring tool. The Draft Plan achieves the minimum Sustainability Performance Metric ('SPM') application score of a Bronze Level (21-30 points) with 30 points.

Urban Design

The Urban Design division of the Development Planning Department has no objections to the Applications, and has provided the following conditions of approval which are included in Attachment 1a:

- The provision of a detailed tree preservation study, edge management plan, soils report and Urban Design Brief all to the satisfaction of the City.
- The installation of fencing along the limits of the employment blocks abutting the stormwater management ponds, the natural heritage network, open space lands and associated buffer blocks.

Cultural Heritage

Cultural Heritage Staff have reviewed the Applications and determined there are no existing built heritage concerns and the previous single detached dwelling on the Subject Lands was evaluated, documented, and then demolished in 2015.

The Owner has submitted Stages 1 through 4 Archaeological Assessments for the Subject Lands. Stage 3 and 4 Archaeological Assessments were required to mitigate and document a Euro-Canadian farm site located on part of Block 1. In the assessed areas, no other archaeological sites requiring Stage 3 or 4 Archaeological Assessments were required and these portions of the Subject Lands are considered to be free of archaeological concern.

A Stage 2 Archaeological Assessment for the valley land and buffer blocks (Blocks 4, 5 and 6 on Attachment 3) is required to be completed.

Cultural Heritage Staff have provided conditions of approval respecting standard archaeological clauses and the required Stage 2 Assessment for the valley lands, which are included in Attachment 1a.

Should the Applications be approved, Site Development applications are required to permit development

The Owner will be required to submit Site Development applications for the future development of the proposed blocks, should the Applications be approved for the Subject Lands.

Financial Impact

There are no new requirements for funding associated with this report.

Operational Impact

The Policy Planning and Special Programs ('PPSP') Department has no objection to the Development, subject to Conditions in Attachment 1a

The PPSP Department advised that as a result of the TRCA not assuming ownership of the valley lands, buffers, and compensation areas (Blocks 4, 5 and 6), these lands will be dedicated to the City. Therefore, the Owner is required to pay a one-time financial contribution for the long-term maintenance of the Natural Heritage Network at a rate of \$5,000/hectare.

The PPSP Department reviewed the Applications and advised that the natural heritage system has been established for the Subject Lands. All natural features/hazard limits and associated Vegetation Protection Zones ('VPZ') have been delineated and the developable areas have been appropriately established to the satisfaction of the TRCA.

The PPSP Department has no objection to the Development and has provided conditions of approval in Attachment 1a.

The Development Engineering Department supports the Development, subject to the Conditions in Attachment 1a

The Development Engineering ('DE') Department has provided the following comments regarding the Development, and related conditions of approval have been included in Attachment 1a:

Transportation Engineering

The proposed employment blocks are located east of Huntington Road, south of future John Lawrie extension being Street '1' on Attachment 3 and west of future Street '2' on Attachment 3. Access for Block 1 will be provided via Huntington Road and access for Block 2 will be provided by either future Street '1' or future Street '2', or both.

Noise Attenuation

The Owner has submitted an Environmental Noise and Vibration Analysis prepared by Jade Acoustics Inc. The report concludes that there are several residential dwellings within the Block 59 Plan; however, at this time they are either unoccupied and planned to be relocated, planned to be redeveloped or have been demolished. Permitted uses according to the current Zoning By-law permits noise sensitive uses such as hotels and motels which should incorporate permanent, inoperable windows in conjunction with central air conditioning as noise mitigation measures. Furthermore, there are no other

noise sensitive land-uses within 500m of the proposed development with exception of the LiUNA Local 183 Training Facility (deemed a noise sensitive commercial use as defined by NPC-300) which is located at 8700 Huntington Road.

Future Site Plan condition(s) and warning clause(s) may be included within any future Site Plan Agreement (SPA) or Letter of Undertaking (LOU), as required by the City.

Environmental Site Assessment (ESA)

The City's Environmental Engineer within Development Engineering (DE) has reviewed the Site Screening Questionnaire and Environmental Certification, Phase One and Phase Two Environmental Site Assessment (ESA) Reports, Letter of Reliance, and Remedial Action Plan (RAP). The ESAs, RAP and the reliance letter submitted are satisfactory.

The City's Environmental Engineer advised that since soil impacts were identified on the subject property that would require remediation, prior to the final approval of the Draft Plan, the Owner shall provide 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.

Sanitary Servicing

As per Block 59 MESP, employment blocks on the east side of Rainbow Creek are discharging to a future sanitary sewer network that will be constructed as part of Block 59 West Spine Servicing works and ultimately outlet to the existing Line Drive sanitary sewers by means of sanitary sewers and easements within Block 59 East. As per the Block 59 MESP, Block 1 on the west side of Rainbow Creek is discharging to the existing Huntington Road sanitary sewer via direct service connection to the existing 300mm diameter sanitary stub at the south-west corner of Block 1.

Water Supply

The Subject Lands are located within Pressure District 5 (PD5) of the York Water Supply System; however, they are proposed to be located within a future PD6 water supply network according to the MESP for Block 59. As part of the Spine Servicing works for Block 59 West, internal looping within Block 59 West, new watermains on Huntington, Rutherford and Langstaff as well as a future pressure reducing valve (PRV) at the intersection of Huntington and Langstaff are required to support the Pressure District shift from PD5 to PD6.

The Development is proposed to be serviced via service connections to a future municipal watermain within Street '1', Street '2' and Huntington Road. As a part of the Block 64 South Spine Servicing works – Phase 1, a municipal watermain has been extended from Trade Valley Drive on the east side of Huntington Road to Langstaff Road and across Huntington Road to the north-west corner of Huntington Road & Langstaff Road.

Stormwater Management (SWM)

In accordance with the Block 59 MESP, employment blocks on the east side of Rainbow Creek will ultimately drain to a future municipal storm sewer network within future Street '2' and a future stormwater management pond (SWM Pond W2 on Attachment 4) that will be constructed as part of Block 59 West Spine Servicing works. Block 1 on the west side of Rainbow Creek was planned to drain to a future stormwater management block indicated as SWM Pond W1 as per the MESP (Attachment 4); however, as part of this Draft Plan and the neighbouring employment lands to the south it was determined each employment block can implement stormwater management quality and quantity controls via private underground storage and filtration systems prior to discharging to Rainbow Creek.

Lot Grading

The grading of Block 1 on the west side of Rainbow Creek is generally proposed to slope towards Rainbow Creek and Block 2 on the east side of Rainbow Creek is generally proposed to slope towards the south-east portion and convey flows to future municipal storm sewer network within future Street '2'.

Erosion and Sediment Control

The *Erosion & Sediment Control Guidelines for Urban Construction (December 2006)* guideline was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area Conservation Authorities for common usage in land development, construction, and water management. Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the subject site in accordance with this guideline.

The Infrastructure Planning and Corporate Asset Management Department has no objection to the Development, subject to Conditions in Attachment 1a

Block 59 MESP & City's Interim Servicing Strategy (ISS)

The MESP for Block 59 proposes interim and ultimate servicing schemes. In the ultimate servicing scheme, lands west of Rainbow Creek (fronting Huntington Road) are to be serviced by an existing 750mm diameter sewer on Huntington Road. Lands east

of Rainbow Creek will be serviced by a future Regional trunk sewer on Hwy 27 scheduled to be completed in 2028.

Proposed Sanitary Servicing

The Development proposes to utilize a connection to the existing sanitary system on Medallion Boulevard downstream in the interim prior to the completion of the Regional trunk sewer on Hwy 27. Based on the current City sanitary operational model, minor surcharging is identified under existing conditions in several segments downstream of the Medallion Boulevard outlet. A current estimate for improvements to these surcharging segments is approximately \$1.9M, however these segments are situated within valley and open space areas where the risk of potential basement flooding is minimized. As a result, additional flows to the Medallion system may be accommodated in the interim subject to on-going flow monitoring.

The City intends to implement flow monitoring of the Medallion Boulevard sewer system through its Infrastructure System Optimization Program and will require financial securities from the Owner should improvements be required. A condition to this effect is included in Attachment 1a).

The Financial Planning and Development Finance Department advises Development Charges are applicable for the Development

The Financial Planning and Development Finance Department requires the Owner to enter into a subdivision agreement with the City to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development changes. Clauses for the payment of Development Charges are included as standard conditions in the Subdivision Agreement.

Cash-in-lieu of the dedication of parkland is required

The Real Estate Department has advised that the owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, in accordance with Section 51 of the *Planning Act* and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

The Parks Infrastructure Planning and Development Department has no objection to the Development, subject to the Conditions of Approval

The Parks Infrastructure Planning and Development Department ('PIPD') has reviewed the Trail Feasibility Package submitted for this area and are satisfied with the proposed

trail alignment. The PIPD requires conditions of approval for the design and construction of the portion of the 3-metre-wide asphalt Multi-Use Recreational Trail located on the Subject Lands and conditions to this effect are included in Attachment 1a).

The Parks, Forestry and Horticulture Operations Department has advised a Tree Protection Agreement may be required, and Conditions of Approval are required

The Parks, Forestry and Horticulture Operations Department has reviewed the Applications and advises that the Owner will be required to enter into a Tree Protection Agreement with the Development Planning Department as indicated in the Tree Protection Protocol prior to the registration of the Draft Plan.

A condition of approval is required that the Owner submit a revised Arborist Report to the satisfaction of the Forestry Division. Conditions to this effect are included in Attachment 1a).

The Toronto and Region Conservation Authority ('TRCA') has no objections to the Applications, subject to Conditions of Approval

Portions of the Subject Lands are located within the TRCA's regulated area, and permits from the TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), are required.

The "Natural Areas" designation recognizes a portion of Rainbow Creek that traverses the Subject Lands. The Draft Plan delineates the valley land and creek, and the related vegetation protection zones as natural heritage system and buffer blocks (Blocks 4, 5 and 6) that will be conveyed to the City, and the lands are proposed to be rezoned into the OS1 Zone under By-law 1-88, which prohibits development.

The TRCA has no objections to the Applications, subject to their conditions of approval included in Attachment 1c) to address outstanding technical requirements.

The Ministry of Transportation of Ontario ('MTO') has provided Conditions of Approval for the Development

MTO permits are required for all buildings located within 46 m of the Highway 427 Future Transit property line and a radius of 365 m from the centrepoint of the Highway 427 Future Transitway, prior to any construction being undertaken. MTO has provided conditions of approval to this effect that have been included in Attachment 1d).

TransCanada PipeLines Limited ('TCPL') has provided Conditions of Approval for the Development

TCPL has one (1) high-pressure natural gas pipeline contained within a right-of-way on the part of 8741 Huntington Road that is not subject to the Applications, as shown on Attachment 3. TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations.

TCPL has provided conditions of approval to this effect included in Attachment 1e).

Hydro One Networks Inc. ('HONI') has provided Conditions of Approval to facilitate further review and final approval of the Development

The Subject Lands abut a HONI high voltage transmission corridor ("transmission corridor") to the east as shown on Attachment 3. As such, HONI advises that the transmission corridor lands affected by the Development are subject to a statutory right in favour of HONI pursuant to Section 114.5(1) of *The Electricity Act, 1998*, as amended. Ontario Infrastructure & Lands Corporation ("OILC") as agent for the Province, must review and approve all secondary land uses such as roads that are proposed on these lands. HONI is currently acting as a service provider to OILC, and undertakes this review on their behalf.

HONI has provided conditions of approval to this effect that have been included in Attachment 1f).

Bell Canada has no objection to the Development, subject to Conditions of Approval

Bell Canada has no objection to the Development subject to the Owner agreeing to convey, at no cost to Bell Canada, any easements deemed necessary by Bell Canada to service this new development, and that where any conflict arises with existing Bell Canada facilities where a current and valid easement exists within the subject area, that the Owner shall be responsible for the relocation of any such facilities or easements at their own cost. Conditions to this effect have been included in Attachment 1g).

Canada Post has no objection to the Development, subject to Conditions of Approval

Canada Post has determined that the Development will be serviced by centralized mail delivery provided through Canada Post Community Mailboxes. Canada Post has no objection to the Development subject to the conditions in Attachment 1h).

The various utility companies have no object to the Development, subject to conditions

Enbridge Gas and Alectra Utilities have no objection to the Development, subject to the Owner coordinating all aspects of the Development including the availability of services, servicing, connections and installations, and any required easements prior to the commencement of any site works. Conditions to this effect, for the respective utilities, have been included in Attachments 1i) and 1j).

Rogers Communications has no objections to the Development.

Broader Regional Impacts/Considerations

York Region has no objection to the approval of the Applications, subject to the satisfaction of all requirements as set-out in the comments and conditions of approval in Attachment 1b).

Conclusion

The Development Planning Department has reviewed the Applications in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, comments received from City Departments, external public agencies, and the surrounding area context.

The Development Planning Department is satisfied that the Applications are consistent with the PPS, conform to the Growth Plan, the YROP 2010 and YROP 2022, and VOP 2010, and is compatible with the surrounding area context. In consideration of the above, the Development Planning Department supports the approval of the Applications, subject to the Recommendations in this report and the conditions of approval included in Attachment 1.

For more information, please contact: Casandra Krysko, Planner, Development Planning Department, ext. 8003.

Attachments

- 1. Conditions of Draft Plan of Subdivision Approval
- 1b) York Region
- 1c) TRCA
- 1d) MTO
- 1e) TC Energy
- 1f) Hydro One Networks Inc.
- 1g) Bell

- 1h) Canada Post
- 1i) Enbridge
- 1j) Alectra Utilities
- 2. Context and Location Map
- 3. Draft Plan of Subdivision File 19T-21V006 and Proposed Zoning
- 4. Block 59 Plan Land Use Plan

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