

DATE: June 16, 2023

TO: Mayor and Members of Council

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

RE: COMMUNICATION – Council, June 20, 2023

**By-Law No. 103-2023
Related to: Item #3, Report No. 11
3911 TESTON ROAD INC.**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

- a) THAT this Communication be RECEIVED for information regarding York Region's preference with respect to the location of access to Teston Road for Official Plan Amendment File No. OP.21.005, Zoning By-law Amendment File Z.21.008 and Draft Plan of Subdivision File 19T-21V002 (Item #3, Report No. 11) that was approved by Vaughan Council on March 21, 2023.

Background

On March 21, 2023, Vaughan Council approved Official Plan Amendment File OP.21.005, Zoning By-law Amendment File Z.21.008 and Draft Plan of Subdivision File 19T-21V002 (Item #3, Report No. 11), to facilitate the development of 145 townhouse dwellings and a private stormwater management pond, accessed by a common element condominium road, on the Subject Lands located at 3911 Teston Road.

The original private condominium road access location that was proposed in the technical report considered at the Committee of the Whole (1) meeting on February 28, 2023, is shown on Attachment 1. At this meeting, the agent acting on behalf of the Owner made a deputation that revised the site plan to contemplate the relocation of the private condominium road access 27.5 m east of the west property line, attached hereto as Attachment 2, to address York Region comments which noted a conflict between the proposed location of the road access with the location of an existing catch basin on Teston Road. As such, Recommendation 2b) of the Committee of the Whole (1) Report (Item #3, Report No. 11), was amended to read [in part], the following: "A single access on Teston Road, located 27.5 m east of the subject property's westerly property line, subject to approval by York Region..." to capture the revision made to the site plan.


Following the Committee of the Whole (1) Meeting, the Development Planning Department circulated the revised site plan, attached hereto as Attachment 2, to York

Region to obtain their input. On June 8, 2023, York Region responded stating that the original access location to Teston Road as shown on Attachment 1, is preferred, as the revised access location presents additional conflicts with existing and planned regional infrastructure including: hydro poles, light poles, sanitary sewer extension, watermain crossing, bio-retention swales, and street trees.

The Owner has been informed about York Region's preference with respect to the access location and has advised Development Planning Department staff that future site plan submissions for the Subject Lands will accommodate the Region's access location preference. This access is intended to be shared with the lands to the west of the Subject Lands, municipally known as 3979 Teston Road once these lands redevelop. 3911 Teston Road Inc. shall grant any easements for access to 3979 Teston Road for any future development, secured through a condition in a future site plan agreement, should Site Development File DA.21.069 be approved.

For more information, contact Rebecca Roach, Planner, ext. 8626

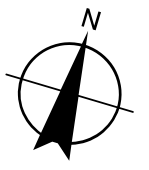
Respectfully submitted,



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Attachments

1. Conceptual Site Plan with Original Access Location
2. Conceptual Site Plan with Revised Access relocated 27.5 m to the east, presented at the February 28, 2023, Committee of the Whole (1) Meeting



EXISTING CATCHBASIN
ALTERNATE ACCESS
LOCATIONS TO BE
EXPLORED

TESTON ROAD

FUTURE 3m WIDE
MUNICIPAL MULTI-USE PATH

ACCESSIBLE PARKING
TO BE RELOCATED

PROPOSED TRCA
BUFFER ENCROACHMENT
AREA (30.04m²)

PROPOSED TRCA
COMPENSATION
AREA (47.95m²)

PARKETTE 1

PROPOSED TRCA
COMPENSATION
AREA (126.69m²)

PROPOSED TRCA
BUFFER ENCROACHMENT
AREA (23.15m²)



PROPOSED TRCA
COMPENSATION AREAS
(85.05 AND 17.49m²)

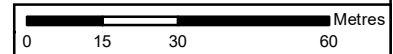
PARKETTE 2

VISITOR PARKING

TRCA STAKED TOP OF BANK
APRIL 7, 2017

STORM WATER
MANAGEMENT
POND

-  3-STOREY BACK-TO-BACK TOWNHOUSE
-  3-STOREY STREET TOWNHOUSE
-  3-STOREY DUAL FRONTAGE TOWNHOUSE



PROPOSED ACCESS TO BE
SHARED WITH THE LANDS
TO THE WEST

REPLACE TOWNHOUSE
BLOCKS 7 AND 8 WITH
CENTRALIZED PARKETTE

 Development Area

Conceptual Site Plan with Original Access Location

LOCATION: 3911 Teston Road
Part of Lot 25, Concession 6

APPLICANT:
3911 Teston Road Inc.

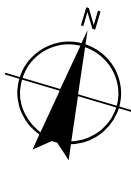


Attachment

FILES: OP.21.005,
Z.21.008 and 19T-21V002

DATE:
June 21, 2022

1



TESTON ROAD

ASSUMED LOCATION OF NEW RESIDENTIAL STREET ENTRY (LOCATION TO BE CONFIRMED)

FUTURE 3m WIDE MUNICIPAL MULTI-USE PATH

ACCESSIBLE PARKING TO BE RELOCATED

PROPOSED TRCA BUFFER ENCROACHMENT AREA (30.04m²)

PROPOSED TRCA COMPENSATION AREA (47.95m²)

PARKETTE 1

PROPOSED TRCA COMPENSATION AREA (126.69m²)

PROPOSED TRCA BUFFER ENCROACHMENT AREA (23.15m²)

PROPOSED TRCA COMPENSATION AREAS (85.05 AND 17.49m²)

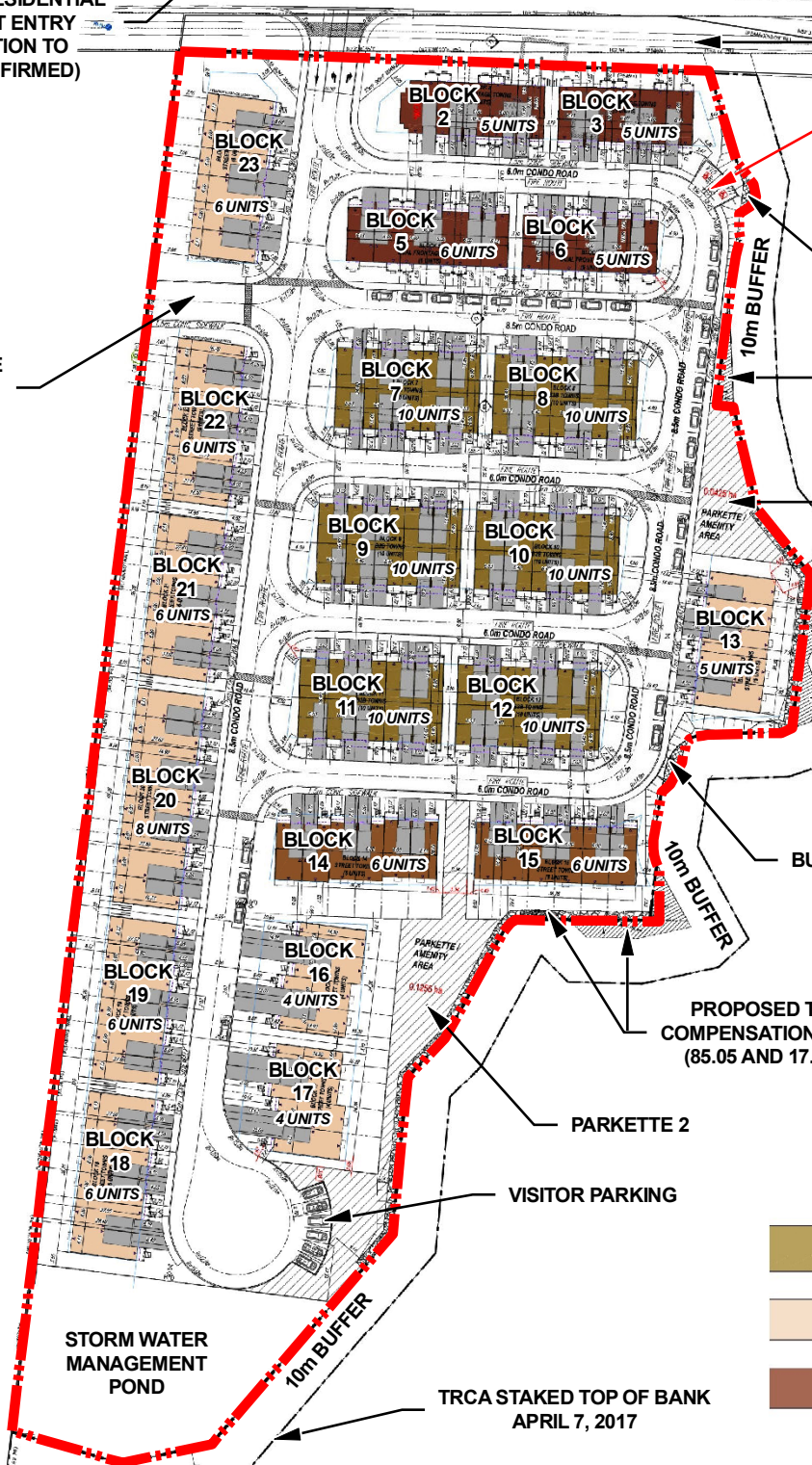
PARKETTE 2


VISITOR PARKING

TRCA STAKED TOP OF BANK APRIL 7, 2017

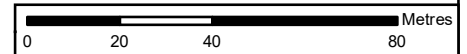
STORM WATER MANAGEMENT POND

PROPOSED ACCESS TO BE SHARED WITH THE LANDS TO THE WEST



-  3-STOREY BACK-TO-BACK TOWNHOUSE
-  3-STOREY STREET TOWNHOUSE
-  3-STOREY DUAL FRONTAGE TOWNHOUSE

 Development Area



Conceptual Site Plan with Revised Access Location

LOCATION: 3911 Teston Road
Part of Lot 25, Concession 6
APPLICANT: 3911 Teston Road Inc.



Attachment

FILES: OP.21.005,
Z.21.008 and 19T-21V002

DATE:
June 15, 2023

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