

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 14, 2023

Item 2, Report No. 47, of the Committee of the Whole (Closed Session), which was adopted, without amendment, by the Council of the City of Vaughan on November 14, 2023, and the recommendation made public upon Council ratification:

2. ONTARIO LAND TRIBUNAL APPEALS OLT CASE NO. OLT-22-003307 (FORMERLY PL171351) KING HOME CONSTRUCTION INC. 158 AND 166 WALLACE STREET FILES: OP.17.006 AND Z.17.015

The Committee of the Whole (Closed Session) recommends approval of the recommendations contained in the report of the Deputy City Manager, Legal and Administrative Services & City Solicitor, and the Deputy City Manager, Planning and Growth Management, dated November 7, 2023:

Recommendations

1. THAT Council endorse OLT approval of the settlement offer made by King Home Construction Inc. dated October 2, 2023, as amended on October 25, 2023, subject to recommendation 2 below and minor modifications as deemed appropriate by the Deputy City Manager, Planning and Growth Management.
2. THAT as a condition of the settlement described in recommendation 1 above, if the OLT approves the settlement, Legal Services shall request the OLT to withhold its final Order until the final form of the Official Plan Amendment (“OPA”) and Zoning By-law Amendment (“ZBA”) are prepared and submitted to the OLT on the consent of all parties. In this respect, staff shall commit to finalizing the form of instruments as soon as possible so that:
 - a. the Order approving the OPA may come into force expeditiously; and
 - b. the Order approving the ZBA may come into force provided it contains a Holding Provision “(H)” that will be removed subject to satisfying the following conditions:
 - i. the owner has entered into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise, regarding such matters as the City may consider necessary, including payment of development levies, external road works, and municipal services, to the satisfaction of the City. The Subdivision Agreement shall be registered on title to the subject lands, at no cost to the City; and
 - ii. water and sanitary servicing capacity is identified and allocated by Council for the development.

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Item 2, CW(CS) Report 47 – Page 2

3. THAT should the OLT approve the settlement offer, staff bring forward a report recommending that water and sanitary servicing capacity be identified and allocated by Council for the development, subject to servicing capacity availability.
4. THAT the Deputy City Manager, Legal and Administrative Services and City Solicitor be authorized to execute minutes of settlement and other ancillary agreements, if necessary, that is consistent with the settlement set out in this Report, subject to minor modifications as deemed appropriate by the Deputy City Manager, Planning and Growth Management.
5. THAT Council authorize the Deputy City Manager, Planning and Growth Management to finalize the draft OPA and ZBA instruments for approval by the OLT.
6. THAT Legal Services appear before the OLT for Case No. OLT-22-003307 in support of Council's adopted recommendations.
7. THAT the recommendations in this Committee of the Whole (Closed Session) Report be made public upon confirmation from Legal Services that a settlement was reached with King Home Construction Inc. and minutes of settlement have been executed, if required.