

DATE: MARCH 4, 2019

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COMMUNICATION

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

March 5/2019ITEM - 5

FROM: ZORAN POSTIC, INTERIM DEPUTY CITY MANAGER, PUBLIC WORKS

RE: ITEM 5, REPORT 11 - COMMITTEE OF THE WHOLE, MARCH 5, 2019
ZONING BY-LAW AMENDMENT FILE Z.16.044
SITE DEVELOPMENT FILE DA.18.002 HATPIN DEVELOPMENTS INC.
VICINITY OF KEELE STREET AND MCNAUGHTON ROAD
ADMINISTRATIVE CORRECTIONS

Purpose

To advise Council of the following necessary administrative corrections to the above noted report.

Recommendation

1. That Recommendation No. 2 a) iii) be deleted. Financial contribution towards sanitary sewer system improvements will be secured once an area specific development charge by-law has been adopted by Council.
2. That Recommendation No. 4 be replaced with the following revised wording:

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

"THAT Site Development File DA.18.002 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 51 residential units (156 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City's current Servicing Capacity Distribution Protocol if (at the discretion of the City) the development does not proceed to registration within a reasonable timeframe."

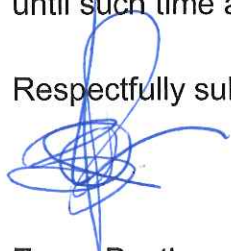
Background

A sanitary sewer system capacity analysis study was completed in 2018 to assess residual system capacity for specific redevelopment/intensification areas in the City. As a result, specific development related infrastructure improvements have been identified along the Highway 7 corridor, within the Kleinburg-Nashville service area, and near the Keele Street and Major Mackenzie Drive intersection.

Preliminary cost estimates and tributary areas for these improvements have been established. Site Development File DA.18.002 is located within one of the tributary drainage areas. Staff are currently working on finalizing a cost-sharing rationale to ensure financial contributions are collected from future developments. Given an area-specific development charge by-law has not been implemented to date, the Developer has expressed concerns regarding the City's condition to post a letter of credit prior to finalizing the cost sharing rationale and the implementation of an area-specific development charge by-law.

Accordingly, it is appropriate to delete the above noted development approval condition until such time an area-specific development charge by-law is implemented by the City.

Respectfully submitted,



Zoran Postic
Interim Deputy City Manager, Public Works
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Copy: Jason Schmidt-Shoukri, Deputy City Manager, Planning & Growth Management
Mauro Peverini, Director of Development Planning