

TO: Mayor and Members of Council

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

DATE: May 29, 2023

RE: COMMUNICATION – Committee of the Whole (1), May 30, 2023

Item # 2

**BLOCK 18 PROPERTIES INC. & BLOCK 18 (RUTHERFORD) INC.
ZONING BY-LAW AMENDMENT FILE Z.20.039
DRAFT PLAN OF SUBDIVISION FILE 19T-20V008
WARD 4 - VICINITY OF RUTHERFORD ROAD AND PETER RUPERT
AVENUE**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT the Recommendation 1. of the Committee of the Whole Report dated May 30, 2023, be deleted and replaced in its entirety with the following:
 - “1. THAT Zoning By-law Amendment File Z.20.039 (Block 18 Properties Inc. & Block 18 (Rutherford) Inc.) BE APPROVED, to amend Zoning By-law 1-88 to rezone the subject lands from “RD4 Residential Detached Zone Four”, “RD3 Residential Detached Zone Three”, “OS5 Open Space Environmental Protection Zone” and “A Agricultural Zone” to “RT1(H) Residential Townhouse Zone” with a Holding Symbol “(H)”, “OS2 Open Space Park Zone” and to revise the zone boundary for the “OS5 Open Space Environmental Protection Zone” as shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 (Attachment 4);”
2. THAT the following additional recommendation be added as Recommendation 4 to the Committee of the Whole Report dated May 30, 2023:
 - “4. THAT Attachment 3 – Proposed Zoning and Draft Plan of Subdivision File 19T-20V008 be deleted and replaced in its entirety with Attachment 3 – Proposed Zoning and Draft Plan of Subdivision File 19T-20V008 attached to the Communication dated May 24, 2023.

Purpose

The Purpose of this Communication is to amend the Committee of the Whole Report #2, Item #25 Recommendation for Files Z.20.019 and 19T-20V008 to rezone Block 56 to “OS2 Open Space Park Zone” instead of “RT1 Residential Townhouse Zone” and to include the Holding Symbol “(H)” on the “RT1 Residential Townhouse Zone” in the manner shown on revised Attachment 3 of this Communication.

Background

The Parks Infrastructure Planning and Infrastructure Development Department have advised that Block 56 should be zoned “OS2 Open Space Park Zone” as Block 56 will form part of the entry into the future Block 18 District Park. However, the “OS2 Open Space Park Zone” was inadvertently excluded from Recommendation 1 and Attachment 3 in the Committee of the Whole report dated May 30, 2023.

Additionally, the Holding Symbol “(H)” was recommended to be placed on the Subject Lands until Vaughan Council adopts a resolution allocation sewage and water supply capacity for the Subject Lands in the Committee of the Whole Report dated May 30, 2023. However, the Holding Symbol “(H)” was not included in Recommendation 1 and Attachment 3 for the residential portion of the development (“RT1 Residential Townhouse Zone”).

Therefore, Recommendation 1 should be revised to reflect the above. A revised Attachment 3 is also attached to this Communication to show the location of the “OS2 Open Space Park Zone” and the location where the Holding Symbol “(H)” applies.

Financial Impact

There are no financial impacts associated with this amended recommendation.

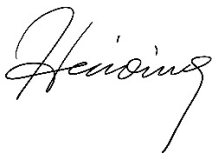
Conclusion

The Deputy City Manager, Planning and Growth Management recommends that Recommendation 1 and Attachment 3 in the Committee of the Whole Report dated May 30, 2023, be deleted and replaced in its entirety as set out in this Communication.

Attachment:

Attachment 3 – Proposed Zoning and Draft Plan of Subdivision File 19T-20V008

Respectfully submitted,



Haiqing Xu, Deputy City Manager,
Planning and Growth Management



Subject Lands

Oak Ridges Moraine Conservation
Plan Settlement Area Boundary

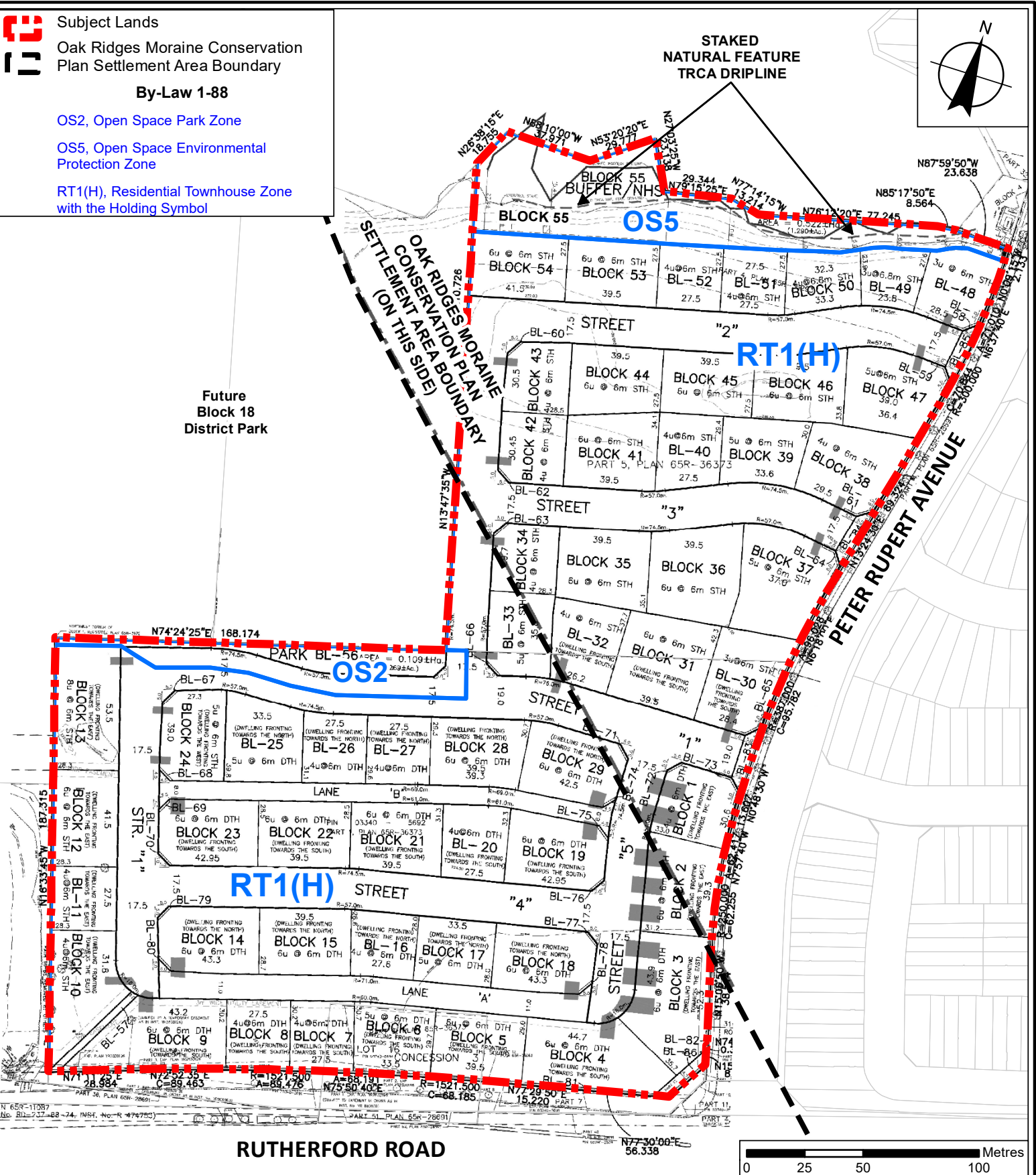
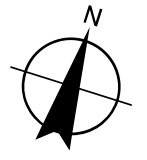
By-Law 1-88

OS2, Open Space Park Zone

OS5, Open Space Environmental
Protection Zone

RT1(H), Residential Townhouse Zone
with the Holding Symbol

STAKED
NATURAL FEATURE
TRCA DRIPLINE



Proposed Zoning and Draft Plan of Subdivision File 19T-20V008

LOCATION: Part of Lot 16, Concession 3
Part of Blocks 1 and 3, 65M-3972

APPLICANT: Block 18 Properties Inc. and
Block 18 (Rutherford) Inc.



Attachment

FILES: Z.20.039,
19T-20V008

DATE:
May 30, 2023

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