

Committee of the Whole (1) Report

DATE: Tuesday, October 08, 2024

WARD: 1

TITLE: 2281539 ONTARIO INC. – ZONING BY-LAW AMENDMENT FILE Z.17.014, DRAFT PLAN OF SUBDIVISION FILE 19T-17V003: 10 BEVAN ROAD, VICINITY OF NETHERFORD ROAD AND CLEMSON CRESCENT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To advise the Committee of the Whole of additional lifting of the Holding Symbol “(H)” Conditions required to facilitate the residential development approved by Vaughan Council on May 22, 2024, to permit 21 single detached dwellings, an open space block, and roads (the ‘Development’), as shown on Attachment 2.

Report Highlights

- Zoning By-law Amendment and Draft Plan of Subdivision Files Z.17.014 and 19T-17V003 were approved by Council on May 22, 2024, Item No. 2 of Report No. 17 of the Committee of the Whole.
- Additional Conditions for the Lifting of the Holding Symbol “(H)” are required to facilitate the development as approved by Council.
- No changes to the Council approved development are being sought.
- The recommended amendments will be reflected in the implementing by-law.

Recommendations

1. THAT Recommendation 2 of the Committee of the Whole Report dated May 7, 2024 (Item No. 2, Report No. 17), be amended by adding condition b) as follows:

The Holding Symbol “(H)” shall not be removed from the Subject Lands or any portion thereof, until the following conditions are addressed to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA):

- a) Confirmation of the extent of the erosion hazard (i.e., physical top of slope and/or long-term stable top of slope) associated with the valley corridor and establishment of an applicable 10 metre setback from the erosion hazard limit to the satisfaction of TRCA.
- b) As the Subject Lands require the future ‘Street A’ to be constructed with interest from the adjacent lands known as Part of Lot 19, Concession 4 and Part 3, Reference Plan No. 65R-19970 (7 Bevan Road) (Files Z.14.005 and 19T-14V002), the “H” is to only be lifted under one of the following two scenarios:
 - i) The future ‘Street A’ is constructed by the Owner and the Owner has secured the necessary lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands to the satisfaction of the City; or
 - ii) The Owner has demonstrated that an alternate interim roadway for ‘Street A’ can be achieved through a Transportation Impact Study (‘TIS’) including, but not limited to, functional design drawings, to the satisfaction of the City. The Owner shall identify and secure any necessary lands required to facilitate the interim solution, including lands external to the Subject Lands to be conveyed to the City, free of all costs and encumbrances, prior to the occupancy of any units on the Subject Lands to the satisfaction of the City.

Background

Location: 10 Bevan Road (the ‘Subject Lands’). The Subject Lands and the surrounding land uses are shown on Attachment 1. A single detached dwelling and accessory buildings are currently located on the Subject Lands.

Applications have been submitted to permit the proposed development

2281539 Ontario Inc. (the ‘Owner’) have submitted a Zoning By-law Amendment and Draft Plan of Subdivision (the ‘Applications’) for the Subject Lands to permit the Development as shown on Attachment 2:

1. Zoning By-law Amendment File Z.17.014 to amend Zoning By-law 1-88 to rezone the Subject Lands from “A Agricultural Zone” and “R1 Residential Zone” to “R1(H) Residential Zone”, “R2 (H) Residential Zone”, and “OS1(H) Open Space Zone”, all with the Holding Symbol “(H)”, as shown on Attachment 2.

2. Draft Plan of Subdivision File 19T-17V003, as shown on Attachment 2 ('Draft Plan') to facilitate a residential subdivision consisting of 21 single detached lots, an open space (Block 22), a public pathway (Block 24), 0.3 m reserves (Block 23), and public roads.

Council approved the Applications for the Subject Lands on May 22, 2024. Following Council approval, Development Planning staff initiated the preparation of the implementing By-law for these Applications. During this process, Staff identified additional Conditions of Lifting the Holding Symbol "(H)" in order to implement the approved Development as shown on Attachments 1 and 2 of the Committee of the Whole Report dated May 7, 2024 (Item No. 2, Report No.17). The rationale for the additional amendments being sought are as follows:

- The Subject Lands require the future "Street A to be constructed with interest from the adjacent lands known as Park of Lot 19, Concession 4 and Part 3, Reference Plan No. 65R-19970 (7 Bevan Road) (Files Z.14.005 and 19T-14V002 which are in process.

Previous Reports/Authority

Previous reports related to the applications can be found at the following links:

[October 3, 2017 Committee of the Whole \(Public Hearing\) \(Item No. 2 Report No. 36\)](#)

[September 13, 2023 Committee of the Whole \(Public Meeting\) \(Item No.1 Report No. 36\)](#)

[May 7, 2024 Committee of the Whole \(Item No. 2 Report No. 17\)](#)

Financial Impact

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

Operational Impact

There are no operational impacts associated with this report.

Broader Regional Impacts/Considerations

York Region has no objection to the Development, subject to their comments and conditions of approval included in the May 7, 2024, Committee of the Whole report, Item No. 2 Report No. 17.

The TRCA has no objection to the Development subject to the conditions of approval included in the May 7, 2024, Committee of the Whole report, Item No. 2 Report No. 17.

Conclusion

This report provides further clarification to the Committee of the Whole regarding the additional Conditions of Lifting the Holding Symbol "(H)" to facilitate the Council approved Applications. The Recommendations of this report seek to update Recommendation 2 of the Committee of the Whole Report dated May 7, 2024 (Item No.

2 Report No. 17) and approved by Council on May 22, 2024. The Development Planning Department is satisfied the Recommendations contain the additional conditions require to facilitate the Development of the Subject Lands as approved by Council. The implementing By-law will include the above amendments.

For more information, please contact Carol Birch, Planner, at extension 8485.

Attachments

1. Context and Location Map.
2. Council Approved Draft Plan of Subdivision and Proposed Zoning (May 22, 2024).

Prepared by

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