

## Committee of the Whole (1) Report

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**DATE:** Tuesday, November 05, 2024

**WARD:** 4

**TITLE:** ISLAMIC SHIA ITHNA-ASHERI JAMAAT OF TORONTO (ISIJ):  
DRAFT PLAN OF SUBDIVISION FILE 19T-22V004 – 9000  
BATHURST STREET, VICINITY OF BATHURST STREET AND  
NER ISRAEL DRIVE

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for a Draft Plan of Subdivision File 19T-22V004 (the 'Application') to permit a mid-rise mixed-use block, street townhouse blocks, a condominium townhouse block, buffer blocks, open space blocks, existing community centre/school, and a public road (the 'Development'), as shown on Attachment 2.

**Report Highlights**

- The Owner proposes a draft plan of subdivision consisting of a mid-rise mixed-use block, street townhouse blocks, a condominium townhouse block, buffer blocks, open space blocks, existing community centre/school, and a public road.
- The Development includes the relocation and commemoration of a built heritage feature (Vaughan Glen House).
- Two buffer blocks will be vegetated and provide transition to the existing single detached residential dwellings.
- The Development Planning Department supports the Development subject to conditions as outlined in this report.

## **Recommendations**

1. THAT Draft Plan of Subdivision File 19T-22V004 (Islamic Shia Ithna-Asheri Jamaat of Toronto (ISIJ)) as shown on Attachment 2, BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL, identified in Attachment 3 to create a mid-rise mixed-use block, street townhouse blocks, a condominium townhouse block, buffer blocks, open space blocks, existing community centre/school and a public road, as shown on Attachment 2; and
2. THAT Council's approval of Draft Plan of Subdivision File 19T-22V004 (Islamic Shia Ithna-Asheri Jamaat of Toronto (ISIJ)), subject to the conditions set out in Attachment 3, be for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

## **Background**

Location: 9000 Bathurst Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

### ***Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036 were approved***

On October 17, 2019 the Ontario Land Tribunal ('OLT') (formerly the Ontario Municipal Board) approved Case PL171236, Official Plan Amendment File OP.13.013 and Zoning By-law Amendment File Z.13.036 to permit the approval of a mixed-use development consisting of 6-storey and 8-storey residential apartment buildings with a total of 283 dwelling units, 265 m<sup>2</sup> of ground floor commercial uses, 60 townhouse units, a future private school, a three level parking structure, a playing field, and a walking trail.

On September 28, 2022, Council approved the following numbering, of By-law 209-2022 and By-law 210-2022 (OPA #66).

### ***An Application has been submitted to permit the proposed development***

The Owner has submitted a Draft Plan of Subdivision (the 'Application') for the Subject Lands to permit Block 1 an existing Community Centre and Future School, a mid-rise mixed-use block (Block 2), street townhouse blocks (Blocks 4 to 11), a condominium townhouse block (Block 3), buffer blocks (Blocks 13 and 14), an open space block (Block 12), a road widening (Block 15) and public roads and reserves (Blocks 16 to 20) (the 'Development') as shown on Attachment 2.

Related Site Development Applications DA.22.037 and DA.22.069, have been submitted to permit the mid-rise mixed-use development (DA.22.037), and a temporary surface parking lot and the relocation of the built heritage feature within Block 1 (DA.22.069), respectively. In accordance with Bill 109, the approval of Site

Development Applications has been delegated to the City of Vaughan Director of Development Planning for approval.

The Owner is required to submit a Draft Plan of Condominium Application(s) should the mid-rise mixed-use development within Block 2 require condominium tenure. (Attachment 2).

***Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol***

- *Date of Notice (Circulated 150 m from Subject Lands, the Preserve Thornhill Woods Ratepayers Association, and to the expanded polling area as shown on Attachment 1): October 28, 2022*
- *Location of Notice Signs: Bathurst Street and Knightshade Drive*
- *Date of Public Meeting: November 22, 2022, date ratified by Council November 29, 2022.*
- *Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: October 23, 2024*

***Public Comments were received***

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

**Access, Traffic and Parking**

- the Development will increase traffic congestion in the area and impact vehicle, pedestrian and community safety
- There currently is not enough parking for the existing community centre use, the development will further decrease parking
- Street parking is currently a problem due to community centre use
- Police currently need to direct traffic in and out of the community centre during events

**Environmental Impacts**

- the Development will cause negative environmental impacts with respect to air pollution, noise and dust during construction
- Trees will be removed to construct the temporary surface parking lot and future townhouse units and public road
- Development will increase air pollution due to traffic congestion

**Increased Housing Supply and Diversity**

- Support for development as it will provide increased housing, a mix of unit types and housing for seniors

These comments are addressed throughout this report.

## **Previous Reports/Authority**

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

Draft Plan of Subdivision Public Meeting Report:

[November 22, 2022, Committee of the Whole Public Meeting \(Item No. 5, Report No.40\)](#)

Official Plan and Zoning By-law Amendments Files OP.13.013 and Z.13.036 Committee of the Whole Meeting:

[April 4, 2018, Committee of the Whole Meeting \(Item No. 1, Report No. 14\)](#)

Official Plan and Zoning By-law Amendments Files OP.13.013 and Z.13.036 Committee of the Whole Meeting:

[September 2, 2013, Committee of the Whole Meeting \(Item No. 24, Report No. 36\)](#)

Official Plan and Zoning By-law Amendments Files OP.13.013 and Z.13.036 Public Meeting:

[February 4, 2014, Committee of the Whole Public Hearing \(Item No. 2, Report No. 8\)](#)

## **Analysis and Options**

***The Development is consistent with the Provincial Policy Statement 2020 and the Provincial Planning Statement 2024, conforms to the Growth Plan, York Region Official Plan and VOP 2010***

Provincial Planning Statement, 2024

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to section 3 of the *Planning Act* and comes into effect on October 20, 2024. All decisions made after October 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement.

At the time of drafting this report, transition provisions to facilitate the introduction of the new PPS 2024 were being considered by the Ministry of Municipal Affairs and Housing, and not yet available. This report therefore includes discussion of, *inter alia*, the Provincial Policy Statement 2020, the Growth Plan for the Greater Golden Horseshoe, 2019, as amended, and the new PPS 2024.

Provincial Policy Statement, 2020 ('PPS 2020')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitate a higher density development that capitalizes on the transportation

infrastructure investments, consistent with the PPS. Staff are satisfied that the Development is consistent with the PPS 2024 and PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2051. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within a Community Area, in proximity to higher order transit facilities. The Subject Lands front onto Bathurst Street which is located along a transit route that connects to a Regional Intensification Corridor to the south. The full-service York Region Transit ('YRT') Bathurst Street #88 bus route travels along this portion of Bathurst Street, which connects with the existing YRT/Viva transit service that links to the Regional Road 7 and Centre Street bus terminal and to the TTC subway stations at York University, Pioneer Village and the Vaughan Metropolitan Centre. The Development shown on Attachments 2 conforms to the Growth Plan.

Provincial Planning Statement, 2024 ('PPS 2024')

The PPS 2024 provides direction on matters of Provincial interest related to land use planning and development province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

The Subject Lands are within the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing with varying unit sizes facilitates a higher density development that capitalizes on the transportation infrastructure investments, consistent with the PPS. Staff are satisfied that the Development is consistent with the PPS.

York Region Official Plan 2022 ('YROP 2022')

York Region Council adopted the YROP 2022 in June 2022. YROP 2022 was approved, as modified, by the Minister of Municipal Affairs and Housing in November 2022, bringing it into full force and effect. Bill 150 (*Planning Statute Law Amendment Act, 2023*) and Bill 162 (*Get It Done Act, 2024*) later rescinded some of those modifications.

On June 6, 2024, Bill 185 (*Cutting Red Tape to Build More Homes Act, 2024*) ('Bill 185') received Royal Assent which includes amendments to the *Planning Act*. In accordance

with the amendments to the *Planning Act* implemented through Bill 185, York Region became a Region without planning responsibilities effective July 1, 2024.

Pursuant to subsection 70.13(2) of the *Planning Act*, YROP 2022 is deemed to constitute an official plan of the City in respect of any area in the City to which it applies and will remain in effect until the City revokes or amends it.

The YROP 2022 designates the Subject Lands “Urban Area” and “Regional Greenlands System” (valley) which permits a wide range of residential, commercial, industrial, and institutional, and open space uses. The Subject Lands are located along Bathurst Street which is identified as part of the Regional Street Network and is a Regional Rapid Transit Corridor. The York Region Transportation Master Plan also identifies Bathurst Street as a dedicated rapidway and a Frequent Transit Network. Bathurst Street is a Regional road with a planned right-of-way (‘ROW’) width of 45 m. Rutherford Road, located approximately 578 m north of the Subject Lands, is also identified as a Regional road with a planned ROW width of 43 m and is identified as a Regional Transit Priority Network. Furthermore, the detailed design for the urbanization of Bathurst Street, between Regional Road 7 and Rutherford Road includes Transit - HOV lanes and on street cycling facilities. The Development, which conforms to the YROP 2022, provides for a denser and more intense development on a parcel of the land in close proximity to existing transit facilities.

#### Vaughan Official Plan 2010 (‘VOP 2010’)

VOP 2010 sets out the municipality’s general planning goals and policies that guide future land use. The Subject Lands are identified in VOP 2010 as follows:

- “Community Area” and “Natural Area” on Schedule 1 – “Urban Structure” of VOP 2010
- “Low Rise Residential”, “Mid-Rise Residential”, and “Natural Areas” on Schedule 13 – “Land Use” of VOP 2010 and OPA #66.

The “Low Rise Residential” designation permits townhouse dwellings at a building height of 3-storeys. The “Mid-Rise Residential” designation permits mid-rise buildings with building heights of 6-storeys and 8-storeys, a maximum of 283 dwelling units and a maximum floor space index of 1.94 FSI.

The Development shown on Attachments 2 conforms to VOP 2010.

#### ***The Development was recommended for approval by the Heritage Vaughan Committee***

The Vaughan Glen House, a Georgian Revival house built in the early 20<sup>th</sup> century and Listed under Section 27 of the *Ontario Heritage Act*, reflects the architectural and cultural history of local area of Carrville and the larger Thornhill Woods area (Attachment 2). It was originally a farmhouse, later a family retreat and finally a hospital branch of the Toronto Sick Kids Hospital. The Owner has committed to retaining the

built heritage structure on the property, approximately 80 m from its current and original location, where it will be designated under Part IV of the *Ontario Heritage Act*.

In support of previous Files OP.13.013 and Z.13.036, on April 26, 2016, the Owner submitted the Vaughan Glen House Cultural Heritage Resource Impact Assessment. The Heritage Vaughan Committee on March 22, 2017, considered the application to relocate the Vaughan Glen House on the Subject Lands. The Heritage Vaughan Committee approved the application, which was subsequently ratified by Vaughan Council on April 19, 2017. The Owner will be required to post a Letter of Credit in an amount equal to the structure's replacement value with the City required for the relocation of the Vaughan Glen House.

Prior to the registration of the subdivision agreement, the Owner will be required to enter into a Heritage Easement Agreement and post appropriate securities to relocate the former Vaughan Glen House, to the satisfaction of the City. A Condition to this effect is included in Attachment 3.

***A Zoning By-law Amendment is not required***

On September 28, 2022, Vaughan Council enacted related Zoning By-law 209-2022, as approved by the Ontario Land Tribunal Order issued on June 24, 2022. The Zoning of the Subject Lands is shown on Attachment 1, the Development complies to By-law 209-2022.

A future Zoning By-law amendment application will be required to lift the Holding Conditions from By-law 209-2022 prior to the execution of the related Site Plan Agreements.

***The Development Planning Department recommends approval of the Application, subject to the Conditions of Approval***

Subdivision Design

The Draft Plan shown on Attachment 2 includes a mid-rise mixed-use block, street townhouse blocks, a condominium townhouse block, buffer blocks, open space blocks, existing community centre/school (Block 1), and a public road.

Urban Design

The Urban Design division of the Development Planning Department has no objections to the Application and has provided conditions of approval which are included in Attachment 3.

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved Block 10 Thornhill Woods Community Architectural Design Guidelines prepared by Watchorn Architect Inc. A condition to this effect is included in Attachment 3.

Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 3.

The Development Planning Department is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 2, subject to the Conditions of Approval in Attachment 3 of this report.

#### Tree Protection Agreement

The Owner shall provide a detailed Tree Preservation Study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations. The Owner shall enter into a Tree Protection Agreement in accordance with City Council enacted Tree By-Law 052-2018. A condition is included as Conditions of Approval in Attachment 3.

#### Financial Impact

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

#### Operational Impact

##### ***The Policy Planning and Special Programs ('PPSP') Department supports the Application, subject to Conditions of Approval***

According to mapping, the eastern portion of the Subject Lands are located within the Toronto and Region Conservation Authority's (TRCA) Regulated Area due to a valley and stream corridor associated with the Don River Watershed (East branch) and wetland features. The PPSP Department defers regulatory approval to the TRCA.

In accordance with the VOP 2010, valley and stream corridors and wetlands are identified as "Core Features" of the Natural Heritage Network and are subject to the relevant policies within Chapter 3. The dripline and top of slope were established and staked with the TRCA back in 2016 and the stable top of slope was determined through geotechnical assessments in 2017. As these features are regulated by the TRCA, staff defer to the technical expertise of the TRCA per Ontario Regulation 166/06 for the following:

- natural hazard matters/natural hazard limits
- confirmation, finalization, and implementation of the established development limits
- appropriate setbacks

PPSP defer to Urban Design and Urban Forestry staff to provide approval on all proposed individual tree/ vegetation removals and associated proposed protection/ planting plans, and to confirm the accuracy of the Arborist report. The Owner is required to abide by the *Endangered Species Act and the Migratory Birds Convention Act* prior to



any tree removal and no tree removal can occur during the migratory bird season in Vaughan which is March 31st to August 31st. PPSP recommend that the following natural heritage warning clause be included in the Draft Plan of Subdivision Agreement for the Subject Lands:

“The Owner acknowledges that the City of Vaughan has Species at Risk within its jurisdiction which are protected under the Endangered Species Act, 2007, S.O.2007. The Owner is required to comply with Ministry of the Environment, Conservation and Parks (MECP) regulations and guidelines to protect these species at risk and their habitat. The onus is on the Owner to complete an information request form and submit it to the MECP for confirmation of any potential Species at Risk on the Subject Lands. The Owner acknowledges that, notwithstanding any approvals made or provided by Vaughan in respect to the Lands, the Owner must comply with the provisions of the Endangered Species Act, 2007.

The Owner acknowledges that Vaughan contains Migratory Birds within its jurisdiction that are protected under the Migratory Bird Convention Act, 1994. The Owner shall not remove any trees within the breeding bird window in Vaughan from March 31 to August 31. If tree removals are necessary than bird nest sweeps and/or surveys shall be conducted by a qualified professional within 48 hours prior to the removal of trees.”

The Owner acknowledges that there will be no unauthorized tree/vegetation removals taking place within the natural system/Greenbelt Plan Area.

According to the Environmental Impact Study no impact to the form and function of the Don River valleyland is predicted as a result of the minor encroachments proposed within the existing natural heritage feature buffers as part of the Development (i.e. the new trail system proposed within a portion of the of the Vegetated Protection Zone ('VPZ')/vegetated buffer area to the Don River valleyland (300 m<sup>2</sup> encroachment) and a building encroachment of 66 m<sup>2</sup> proposed within the 10 m setback from the staked top of bank as a result of the proposed condominium). A compensation buffer area has been provided for both encroachment areas (trail and condominium building) along an alternate portion of the development limit creating a variable width buffer to ensure that no loss in land-based buffer area will occur as a result of the proposed site plan. Staff defer the approval of the encroachments, and the associated compensation proposed to the technical expertise of the TRCA. Prior to final approval of the Plan, the encroachments proposed, and the associated compensation must be approved by Environmental Planning, to the satisfaction of the City. The draft plan of subdivision is subject to red-lined revisions, if required, in order to meet PPSP Conditions of Approval, to the satisfaction of the City.

The VOP 2010 includes policies (Section 3.3.1.1 and 3.3.3.1) pertaining to the revegetation and restoration of the VPZ with native species. PPSP note that the Owner has provided a landscape/ planting/ restoration plan as part of their submission. Staff

defers the review and approval of the tree preservation & protection plan and landscape plan/restoration plan for the VPZ of the valleyland to the technical expertise of Urban Design.

PPSP note that they will provide separate comments as they relate to the proposed works associated with Site Plan File DA.22.069 to permit a temporary surface parking lot on the south-west portion of the Subject Lands. This will address the proposed vegetation removals (i.e. removal of plantation on tableland) and compensation associated with the removals.

PPSP understands that although Candidate Significant Wildlife Habitat ('SWH') was identified within the East Don River valley, no direct impacts to SWH are anticipated as no development and no removals are proposed in, or near these features.

Prior to final approval of the Plan, in accordance with Section 3.2.3.10 of the VOP, the natural heritage system (i.e. natural features, along with any associated VPZ/ buffer blocks and compensation area) owned by the Owner shall be conveyed to a public authority free of all costs and encumbrances.

***The Development achieves a Bronze Sustainability Threshold Score***

The Development achieves an overall Sustainability Performance Metrics (SPM) application score of 38 (bronze level). This score meets minimum threshold requirements.

***The Development Engineering ('DE') Department supports the Development, subject to the conditions in this report***

The DE Department has provided the following comments:

Water Servicing

The Subject Lands are situated within Pressure Districts ('PD6') of the York Water Supply System. There exists two watermains, on Apple Blossom Drive and Knightshade Drive connected to the PD6 system. The Subject Lands are proposed to be serviced through a connection to a future City watermain within a future ROW (Block 20) that will be constructed through the draft plan of subdivision and will connect Apple Blossom Drive to Knightshade Drive. The proposed seniors home and condominium building (Block 1) are proposed to have separate connections that will connect to the watermain stub from Knightshade Drive and the future townhouse blocks will be serviced via the future municipal watermain within the future proposed public ROW (Attachment 2). A hydrant test was completed, and the proposed service connection is sufficient to provide adequate pressures and flows to service the Subject Lands.

Conditions to this effect have been included in Attachment 3.

Sanitary Servicing

The Subject Lands will be serviced via the existing sanitary service connection to the municipal sanitary sewer located along the newly constructed municipal ROW (Block

20) that will connect Knightshade Drive. The Development has confirmed that there will be a slight increase in population from what the downstream sewer was designed for. However, the Functional Servicing Report ('FSR') identified no capacity constraints expected in the downstream system in pre-development and post-development conditions from the Subject Lands. Conditions to this effect have been included in Attachment 3.

#### Storm Servicing

The Subject Lands are currently serviced by existing storm infrastructure located on Knightshade Drive. The stormwater management plan comprises of employing a control structure at the southern limits on the Subject Lands prior to discharging to Knightshade Drive. The orifice control will restrict the Subject Lands stormwater discharge to the allowable flow rates determined in previously existing stormwater management reports. In ultimate conditions, the Owner's proposal identifies that each block will facilitate onsite water quantity control per block created through the Draft Plan of Subdivision and the future municipal ROW (Block 20) will have free flow while meeting the allowable flow rates. Quality control will be achieved through an already constructed Stormwater Management Pond downstream that was designed to service the Subject Lands. Water balance is achieved using infiltration tanks within the privately owned blocks and to provide topsoil amendments on grassed areas. This approach is consistent with the City's requirement to meeting quantity, quality, and water balance requirements. Conditions to this effect have been included in Attachment 3.

#### Lot Grading

The grading, erosion and sediment control design drawings were submitted in support of the Subject Lands. The drawings should reflect upon all the special structures and property required necessary to service the Subject Lands. The Owner shall inform the City of any operation and maintenance obligations for future municipal or private infrastructure including retaining walls, soil stability requirements or other proposed structures necessary to facilitate the development of the Subject Lands. A detailed evaluation of the grading design and erosion and sediment control measures will be conducted when the detailed drawings are submitted for the City's review. Conditions to this effect have been included in Attachment 3.

#### Noise Assessment

The Owner submitted a Noise Study to investigate the potential environmental noise impact on the Subject Lands from road traffic and surrounding land uses. The report concludes that the sound levels due to road traffic will exceed the Ministry of the Environment, Conservation and Parks limits. Based on the predicted sound levels, implementation of indoor and outdoor noise control measures will be required. Offers of purchase and sale/tenancy agreements for all dwelling units requiring noise control must include warning clauses indicating the existence of possible excess noise and the measures provided to deal with that excess. The final Noise Study must be approved to the satisfaction of the DE. Conditions to this effect have been included in Attachment 3.

#### Environmental Engineering

The Site Screening Questionnaire and Environmental Certification and Phase One ESA submitted by the Proponent are satisfactory. The ESA report indicate that the Subject Lands are suitable for the proposed land use and no further investigation is necessary at this time. Additional ESA documentation will be required for the future conveyance of land to the City. Conditions to this effect are included in Attachment 3a).

#### Sewage and Water Allocation

It is premature to provide an allocation resolution at this time. The availability of servicing capacity allocation will be assessed at the site plan approval stage.

#### Transportation

Access to the proposed mid-rise buildings will be provided by a new east-west private road connecting from Bathurst Street to Knightshade Drive. Upon completion of the parking structure required by By-law 209-2022, the Owner shall design and construct a municipal ROW and all related municipal infrastructure on Block 20 to the satisfaction of the City. Transportation Engineering has no objection to the Development, subject to the conditions included in Attachment 3.

#### ***Parks Infrastructure Planning and Development ('PIPD') Department have no objection to the Development***

PIPD have no objections to the Development subject PIPD conditions included in Attachment 3a).

#### ***Other external agencies and various utilities have no objection to the Development***

The York Catholic District School Board, York Region District School Board, Bell, Canada Post, Alectra, Enbridge, Hydro One, Bombardier, NavCan, have no objection to the Development, subject to the conditions included in Attachment 3.

#### ***Block 10 Landowners***

The Owner will be required to satisfy the obligations associated with the Block 10 Developers Group including any obligation to enter into a Master Cost Sharing Agreement. A condition to this effect is included in Attachment 3.

### **Broader Regional Impacts/Considerations**

#### ***Regional Municipality of York***

The Application has been circulated to York Region Community Planning and Development Services Department for review and comment with respect to matters of regional interest i.e. roads and servicing infrastructure. York Region has no objection to the approval. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 3.

#### ***TRCA has provided conditions of approval***

A portion of the Subject Lands are regulated by TRCA due to a valley corridor associated with the East Don River which traverses the eastern portion of the site and an unevaluated wetland feature that is located within the valley. A TRCA permit

pursuant to Ontario Regulation 166/06 will be required for any development or site alteration within the Regulated Area on the Subject Lands.

The TRCA has no objection to the Draft Plan subject to the conditions of approval in Attachment 3.

### **Conclusion**

The Development Planning Department is satisfied the Development is consistent with the PPS, conforms with the Growth Plan, YROP and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 3.

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

### **Attachments**

1. Context and Location Map.
2. Draft Plan of Subdivision.
3. Conditions of Draft Plan of Subdivision Approval File 19T-22V004.

### **Prepared by**

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