

Committee of the Whole (1) Report

DATE: Tuesday, November 05, 2024

WARD: 2

TITLE: CLUBHOUSE DEVELOPMENTS INC.: DRAFT PLAN OF SUBDIVISION FILE 19T-19V007 – 20 LLOYD STREET, 737 AND 757 CLARENCE STREET, AND 241 WYCLIFFE AVENUE, VICINITY OF CLARENCE STREET AND ISLINGTON AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from Council on revisions to the previously approved Conditions of Draft Plan of Subdivision Approval (the 'Conditions') as shown in Attachment 4, to the revised Draft Plan of Subdivision, as shown on Attachment 2, to facilitate a residential plan of subdivision on the subject lands identified on Attachment 1.

Report Highlights

- On December 10, 2021, Council approved Draft Plan of Subdivision and Conditions for file 19T-19V007.
- Clubhouse Developments Inc, (the “**Owner**”) is proposing revisions to update the Conditions and the Draft Plan of Subdivision (as redlined, in Attachment 3).
- The revisions to the Conditions reflect the redline changes to the Draft Plan of Subdivision previously approved by Council on December 10, 2021, address City comments, and to remove conditions that already satisfied or that are no longer applicable.
- Development Planning staff support approval of the proposed revisions to the Conditions and the Draft Plan of Subdivision.

Recommendations

1. THAT the revised Draft Plan of Subdivision shown on Attachment 2 for Draft Plan of Subdivision File 19T-19V007 (Clubhouse Developments Inc.) BE DRAFT APPROVED SUBJECT TO THE REVISED CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL set out in Attachment 4, to facilitate a residential plan of subdivision on the subject lands shown on Attachment 1;
2. THAT Council's approval of the revised Draft Plan of Subdivision File 19T-19V007, subject to the revised conditions set out in Attachment 4 be in force for a period of three (3) years from the date on which approval was given, and the approval shall lapse at the expiration of that time period; and
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-19V007 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for one (1) additional single-detached residential unit (4 persons equivalent). This is in addition to the previously allocated 526 single-detached residential units plus 136 residential townhouse units, being 662 total residential units on December 10, 2021. The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Servicing Capacity Allocation Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

Background

The subject lands are municipally known as 20 Lloyd Street, 737 and 757 Clarence Street, and 241 Wycliffe Avenue (the '**Subject Lands**') and are currently vacant. The Subject Lands are approximately 118 hectares in size and include lands that were formerly occupied by the Country Club Golf Course (also known as the Board of Trade Golf Course), portions of the Humber River Valley system, and three (3) existing single detached dwellings. The Subject Lands and the surrounding land uses are shown on Attachment 1.

The Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications were previously approved by Council for the Subject Lands

On December 10, 2021, Vaughan Council approved Official Plan and Zoning By-law Amendment Files OP.19.014 and Z.19.038, together with Draft Plan of Subdivision File 19T-19V007 (as redlined), subject to Conditions of Draft Approval (collectively, the '**Original Applications**').

On February 15, 2022, City Council passed By-law 036-2022, adopting Official Plan Amendment No. 74 ('**OPA 74**') to the Vaughan Official Plan 2010 ('**VOP 2010**') and

passed By-law 035-2022 to amend Zoning By-law 1-88 (**ZBA 035-2022**).

The Region of York, being the approval authority for this Official Plan Amendment, approved OPA 74 through a Notice of Decision dated March 17, 2022.

The Official Plan Amendment and Zoning By-law Amendment applications were appealed to the Ontario Land Tribunal ('OLT')

On February 27, 2022, a local resident appealed By-law 035-2022 to the OLT by filing notice of appeal with the City. On April 3, 2022, a notice of appeal was filed with the Region of York to appeal OPA 74.

On March 8, 2022, Friends to Keep Vaughan Green (**KVG**), an incorporated non-profit community group, also appealed By-law 035-2022 to the OLT by filing a notice of appeal with the City. On April 5, 2022, KVG filed a notice of appeal with the Region of York to appeal OPA 74.

The original Draft Plan Application 19T-19V007 was not appealed by either party.

The Owner brought a motion to the OLT to dismiss the KVG and the local resident appeals. On May 15, 2023, the OLT issued an Order granted the motion to dismiss the appeals of the local resident. The appeals by KVG were not dismissed.

Council supported a settlement of the KVG appeals

A settlement was reached between KVG and the Owner, which was endorsed by Council on May 22, 2024. The settlement included a withdrawal of KVG's OPA 74 appeal along with setback and road alignment modifications to the schedules in ZBA 035-2022.

KVG withdrew their appeal of OPA 74 on May 31, 2024, resulting in OPA 74 coming into force as originally adopted by Council through By-law 036-2022. On July 22, 2024, the OLT issued a Final Decision/Order approving the modifications made to ZBA 035-2022.

Revisions to the previously approved Draft Plan of Subdivision File 19T-19V007 have been submitted

The Owner submitted revisions to Draft Plan of Subdivision File 19T-19V007 (the '**Application**') for the Subject Lands, to permit modifications to the previously approved Conditions as shown in Attachment 4 and modifications to the previously approved Draft Plan of Subdivision (as redlined), as shown on Attachments 2 and 3.

The revisions to the Conditions include:

- addressing the redlined changes of the Draft Plan of Subdivision previously approved by Council;

- addressing City comments;
- adding new City conditions;
- removing conditions already cleared or that are no longer applicable; and
- implementing the ZBA changes approved by the OLT in its July 22, 2024 final Decision/Order for the Subject Lands.

The following is a summary of the revisions to the previously approved Draft Plan of Subdivision (as redlined), as shown on Attachments 2 and 3, organized by purpose:

Implementation of the redlined revisions to the Draft Plan of Subdivision as approved by Council on December 10, 2021

- The widening of a portion of Clarence Street to accommodate a 26 m right-of-way width, the addition of daylighting triangles at the intersections of Clarence Street and Street “1”, Clarence Street and Street “2”, and Clarence Street and Mounsey Street, and the reconfiguration of the intersection of Streets “1”, “2” and “14” to accommodate modified daylight triangles and a road widening, to meet the requirements of the City’s Engineering Design Criteria and Standard Drawings
- Reconfiguration of Block 576 to create a separate Walkway Block for a pedestrian access/vehicular emergency access to Gamble Street
- An increased easement width from 3 m to 6 m registered on title in favour of the City for the purpose of maintaining a storm sewer that extends from Pennycross Court to Street “15”

Revisions requested by the City

- A cul-de-sac (Street ‘4’) was redesigned in order to meet the requirements of the City’s Engineering Design Criteria and Standard Drawings in accordance with the previously approved Draft Plan Conditions
 - This redesign results in an increase of one (1) additional residential lot for a single-detached dwelling (Lot 650) from a total of 662 residential lots to a total of 663 residential lots and the reconfiguration of residential lots 59 to 65 on the east side of the cul-de-sac
- To increase the right-of-way width of Mounsey Street to 17.5 m

Removal of Conditions Already Satisfied or that are No Longer Applicable

- Since Council’s approval of the Original Applications, the Owner has satisfied certain conditions or has demonstrated to the satisfaction of the City, that they are no longer applicable in relation to the new Draft Plan of Subdivision, and therefore have been removed from the revised Conditions.

Final Decision/Order of the OLT

- Reconfiguration of Special Lot 232 and Lots, 233, 234, 235, and 274, Walkway Block 577, and Street “14” in the North Neighbourhood, as shown on Attachment

2, to reflect updates to the implementing Zoning By-law Amendment attached to the final Decision/Order of the OLT. The reconfiguration is required to accommodate a 10 m Enhanced Buffer Area at the rear of Lots 230, 231 and Special Lot 232 of the Draft Plan of Subdivision for the protection of existing trees and the planting of new deciduous and coniferous trees. The rear of Lots 150, 151, and 152 and 209 will also have a 10 m Enhanced Buffer Area but the Draft Plan of Subdivision did not require modifications to accommodate the buffer for these lots.

- Reconfiguration of Lots 444, 445, and 448 and Vista Block 576 in the South Neighbourhood, as shown on Attachment 2, to reflect updates to the implementing Zoning By-law Amendment attached to final Decision/Order of the OLT. The reconfiguration is required in order to accommodate a 5 m Enhanced Buffer Area at the rear of Lots 443, 448, 449 and 450 and Vista Block 576 of the Draft Plan of Subdivision for the protection of existing trees and the planting of new deciduous and coniferous trees.

There are also corrections being made to reference errors in the previously approved Conditions and Draft Plan of Subdivision (i.e. incorrect Block numbers). The reference errors have also been corrected in the final Decision/Order of the OLT.

Public Notice was previously provided in accordance with the Planning Act and Council's Notification Protocol; however, an additional Public Meeting is not required

On February 7, 2020, a Notice of Public Meeting (the 'Notice') for the Original Applications was provided to all property owners within 150 m radius of the Subject Lands, persons, individuals or organizations that had requested notification and/or that had either provided written communication or made an oral deputation, and to:

- the Greater Woodbridge Ratepayers' Association
- the West Woodbridge Homeowner's Association
- the Village of Woodbridge Ratepayers' Association, and
- the Carrying Place Ratepayers' Association

A copy of the Notice was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Meeting) was held on March 3, 2020 to receive comments from the public and the Committee of the Whole. Vaughan Council on March 11, 2020 ratified the recommendations of the Committee of the Whole (Public Meeting) to receive the Public Meeting Report and to forward a comprehensive technical report to a future Committee of the Whole Meeting.

On November 28, 2022, Bill 23, the *More Homes Built Faster Act, 2022* ('Bill 23') received Royal Assent. Bill 23 amended the *Planning Act* by repealing certain provisions respecting public meetings. There is no longer a statutory requirement for a municipality to hold a public meeting for Draft Plan of Subdivision applications. However, the City is required to provide notices of its decision to all entitled persons and public bodies as prescribed in the *Planning Act*.

Previous Reports/Authority

Previous reports and authority related to the Application can be found at the following links:

Clubhouse Developments Inc. Files OP.19.014, Z.19.038 and 19T-19V007, Public Meeting Report

[March 3, 2020, Committee of the Whole Public Hearing \(Item 4, Report No. 10\)](#)

Clubhouse Developments Inc. Files OP.19.014, Z.19.038 and 19T-19V007, Committee of the Whole Report

[November 30, 2021, Committee of the Whole \(1\) \(Item 2, Report No. 54\)](#)

Clubhouse Developments Inc. Files OP.19.014, Z.19.038 and 19T-19V007, Ontario Land Tribunal Final Order/Decision

[July 22, 2024, Ontario Land Tribunal Order/Decision Case No. OLT-22-002905](#)

Analysis and Options

The development is consistent with the Provincial Policy Statement 2020 and the Provincial Planning Statement 2024 and conforms to the Growth Plan and York Region Official Plans 2010 and 2022

The nature of the Application is to permit revisions to the previously approved Draft Plan of Subdivision, which had already considered the policies of the Provincial Policy Statement, 2020 ('PPS 2020'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan'), and the York Region Official Plan 2010 ('YROP 2010'), which has since been replaced by York Region Official Plan 2022 ('YROP 2022').

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to section 3 of the *Planning Act* and came into effect on October 20, 2024. All decisions made on or 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. These transition provisions are not yet available. This report therefore includes discussion of, inter alia, the PPS 2020, the Growth Plan, and the new PPS 2024.

The following is a recap of how the development is consistent with and conforms to these policies:

PPS 2020

The PPS 2020 provides direction on matters of Provincial interest related to land use planning and development and includes 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 located within a Settlement Area as defined by the PPS, and located within the Urban Boundary on Schedule 1 “Urban Structure” of VOP 2010. Intensification and development are to be directed to settlement areas. The Development contributes to providing growth within a defined Settlement Area and supports an efficient use of existing and planned infrastructure and services, as well as the efficient use of land and resources.

The development also provides for an appropriate mix of land uses that is compatible with the existing low-rise housing form within the vicinity of the Subject Lands and supports active transportation by providing a new neighbourhood public park and the creation of a multi-use recreational trails including local multi-use connections within the Subject Lands. On this basis, Development Planning staff are satisfied that the Application continues to be consistent with the policies of the PPS 2020.

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 2041.

The Subject Lands are located within a Settlement Area, as defined by the Growth Plan, and located within the “Urban Boundary” and delineated built-up area. The development supports the achievement of complete communities through an appropriate mix of housing types, including single detached dwellings and townhouse units. The development will require the extension of planned and existing municipal services to achieve growth within a Settlement Area, as identified in the Growth Plan.

The development will add public parkland and multi-use recreational trails and new streets, with opportunities for grade-related pedestrian connections throughout the development and the proposed park block. On this basis, Development Planning staff are satisfied that the Application continues to conform to the policies of the Growth Plan.

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 Original Applications were reviewed under the PPS 2020 and Growth Plan; however, this Application was also reviewed in consideration of the policies of the PPS 2024 and Development Planning staff are satisfied that it is consistent and does not conflict with the PPS 2024 policies.

YROP 2010

The YROP 2022 replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). However, as the Application was deemed complete prior to the approval of YROP 2022, the YROP 2010 remains the in-force Regional Official Plan against which conformity of the Application is measured.

The YROP 2010 designates the Subject Lands “Urban Area” and “Regional Greenlands System” by Map 1 – Regional Structure and Map 2 – Regional Greenlands System.

A wide range of residential, commercial, industrial, and institutional uses are permitted in Urban Areas.

Section 2.1.7 of the YROP 2010 states that refinements to the boundaries of the Regional Greenlands System may occur through approved planning applications supported by appropriate technical studies such as an Environmental Impact Study (EIS), without amendment to the YROP 2010.

An area along the eastern boundary of the Subject Lands contains an “Environmental Significant Area”, as identified on Map 3 – Environmentally Significant Areas and Areas of Natural and Scientific Interest. “Woodlands” are identified on the Subject Lands by Map 5 - Woodlands, and Map 14 – Highly Vulnerable Aquifers, identifies areas that are subject to “Highly Vulnerable Aquifers”.

Section 2.2.3 of the YROP 2010 states that key natural heritage features and key hydrologic features shall be precisely delineated on a site-by-site basis through the approval of *Planning Act* applications supported by appropriate technical studies such as an EIS.

The EIS submitted in support of the Original Applications concludes that the development will be located outside any protected natural features associated with the valleylands and will not affect the form or function of the natural heritage system.

The revisions to the Draft Plan of Subdivision being proposed through this Application do not change the location and configuration of the natural areas and their associated Vegetation Protection Zones ('VPZ') or the extent of the development area in the previously approved Draft Plan of Subdivision.

Minor refinements to the YROP 2010 Greenlands System in accordance with Sections 2.1.7 and 2.2.3 were already considered by York Region and the City of Vaughan through the approval of the Original Applications. The natural heritage features are being protected from future development and the tableland portions of the Subject Lands have been appropriately designated through OPA 74 to accommodate the development.

Furthermore, the Region of York, being the approval authority for Official Plan Amendment File OP.19.014, approved OPA 74 through a Notice of Decision dated March 17, 2022.

On this basis, Development Planning staff is satisfied that the Application continues to conform to the policies of the YROP 2010.

The Application conforms to VOP 2010

The Subject Lands are designated "Low-Rise Residential", "Infrastructure and Utilities", "Parks" and "Natural Areas" by VOP 2010, Volume 2, Section 11.11 – Woodbridge Centre Secondary Plan, which was previously adopted by Council on February 15, 2022, through OPA 74, and remains unchanged since the appeal of OPA 74 by KVG was withdrawn. The proposed revisions to the previously approved Conditions and Draft Plan of Subdivision, do not require an amendment to OPA 74 as adopted. Therefore, the Application conforms to VOP 2010.

The Owner filed an appeal with the OLT of the Comprehensive Zoning By-law for the Subject Lands

On October 20, 2021, Council adopted the Comprehensive Zoning By-law (the 'CZBL'). The CZBL affects all properties within the City of Vaughan, except for lands in the vicinity of Yonge Street and Steeles Avenue West. The CZBL replaces Zoning By-law 1-88 with the exception of matters of transition pursuant to Section 1.6 of the CZBL and the Yonge-Steeles Corridor Secondary Plan Area.

The CZBL has been appealed to the OLT by the Owner (and a number of other appellants). The OLT issued an Order on December 28, 2022, which was subsequently corrected on March 28, 2023, bringing into effect sections of the CZBL that have not been appealed.

As the Original Applications were received by the City on December 23, 2019, and deemed complete on February 5, 2020, the Application is transitioned pursuant to the

transition provisions under section 1.6 of the CZBL. Given the Owner’s appeal of the CZBL remains outstanding, the CZBL is not in force for the Subject Lands.

An update to the zoning for the Subject Lands to reflect the additional lot and reconfigured lots shown on the revised Draft Plan of Subdivision is required

The Subject Lands are zoned “RD3(H) Residential Detached Zone Three” and “RT1(H) Residential Townhouse Zone”, both with a Holding Symbol “(H)”, “OS1 Open Space Conservation Zone”, and “OS2 Open Space Park Zone”, subject to site-specific Exception 9(1533), in Zoning By-law 1-88, as approved by the OLT in its final Decision/Order issued on July 22, 2024.

However, an update to Schedule E-1664 of the ZBA 035-2022, as approved by the OLT, does not identify the additional residential lot and the reconfiguration of residential Lots 59 to 65 on the redesigned cul-de-sac (Street ‘4’). The revised Draft Plan of Subdivision, including the new additional lot and reconfigured lots, meets all other requirements of ZBA 035-2022, as approved by the OLT.

An update to the zoning for the Subject Lands to reflect the additional lot and reconfigured lots shown on the revised Draft Plan of Subdivision is proposed to be addressed through the Owner’s CZBL appeal.

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

The revised Draft Plan of Subdivision is shown on Attachment 2, and summarized as follows:

Table 1

| Lots/Blocks | Land Use | Area (ha) | Number of Units |
|---|--|------------------|------------------------|
| Lot 1 | Single-detached Dwellings (20.8 m frontage) | 0.142 | 1 |
| Lots 2-5, 20-45, 97, 98, 109, 150-152, 209-223, 228-231, 274-302, 339-342, 441, 442, 452-464, 474-487, 492 and 493 | Single-detached Dwellings (13.7 m frontage) | 8.176 | 119 |
| Lots 6-19, 46-64, 66-82, 84-95, 99-107, 110-117, 119-149, 153-208, 224-227, 233-273, 304-313, 315-332, 347-358, 370-374, 376-384, 386-416, 425, 430-440, 443-451, 465-473, 488-491, 494-554 and 650 | Single-detached Dwellings (12.2 m frontage) | 16.721 | 392 |
| Special Lots 65, 83, 96, 108, 118, 232, 303, 314, 334-337, 369, 375 and 385 | Single-detached Dwellings (12.2 m frontage) | 0.927 | 15 |

| Lots/Blocks | Land Use | Area (ha) | Number of Units |
|---|--------------------------------------|------------------|------------------------|
| Blocks 333, 338, 343-346, 359-368, 417-424, and 426-429 | Townhouse Dwellings (6.1 m frontage) | 3.0 | 136 |
| Block 555 | Parkette | 0.235 | N/A |
| Blocks 556-559 | Environmental Buffer | 2.499 | N/A |
| Blocks 560-567 | Open Space | 51.041 | N/A |
| Blocks 570-576 | Vista | 0.612 | N/A |
| Blocks 577 and 649 | Walkway | 0.166 | N/A |
| Blocks 578-645, 651 & 652 | 0.3 m reserve | 0.019 | N/A |
| Blocks 646 and 647 | SWM Pond | 5.353 | N/A |
| Block 648 | Park | 17.416 | N/A |
| Block 568, 569, and 653-655 | Road Widening | 0.6 | N/A |
| N/A | Streets and Laneways | 11.325 | N/A |
| TOTAL | N/A | 118.232 | 663 |

The Application does not significantly alter the Draft Plan of Subdivision from what was previously approved by Council, as shown on Attachment 3.

Most of the Conditions for the Application previously adopted by Council on December 10, 2021, continue to apply and are set out in Attachment 4, and only incorporates minor modifications as set out above to facilitate the development. The proposed revisions to the Conditions require approval by Council. Development Planning staff have no objection to the approval of the proposed Draft Plan of Subdivision as shown on Attachment 2, subject to the revised Conditions in Attachment 4.

Urban Design and Cultural Heritage staff have no objection to the approval of the Application

Archaeology

Stage 1 and Stage 2-3 Archaeological Assessments ('AA') have been submitted in support of the Application. The Stage 2-3 AA was only for the portion of the Subject Lands identified for immediate development, and a Euro-Canadian site was encountered through the Stage 2 fieldwork. Stage 3 fieldwork further identified and defined the boundaries of this site. No indigenous artifacts were encountered during this process.

Should any archaeological resources or human remains be located during construction, standard warning clauses in this regard are included in the Conditions in Attachment 4.

Tree Protection Agreement

The Owner has entered into a Tree Protection Agreement with the City for the lands in the South Neighbourhood (Phase 1) shown on Attachment 2, in accordance with Tree Protection By-Law 052-2018, which was executed on August 16, 2024. The Owner will also be required to enter into a separate Tree Protection Agreement for the lands in the North Neighbourhood shown on Attachment 2. A condition to this effect is included in the Conditions in Attachment 4.

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 the Conditions

The Open Space Blocks and Environmental Buffer Blocks on the Draft Plan of Subdivision that was previously approved are not impacted by the proposed revisions. Therefore, PPSP staff have no objection to the Application, subject to the revised Conditions in Attachment 4.

Sustainability Metrics

The Owner shall provide a revised Sustainability Performance Metrics (SPM) scoring tool and cover memo demonstrating how the subdivision meets minimum threshold requirements, to the satisfaction of the City. The Owner shall achieve the minimum threshold SPM score prior to final approval of the Draft Plan of Subdivision. A condition to this effect is included in the Conditions in Attachment 4.

The Development Engineering ('DE') Department supports the Application, subject to the Conditions

Municipal Servicing

DE staff have no objection to the proposed municipal servicing strategy relating to water supply, sanitary servicing and stormwater servicing, subject to the Owner satisfying the Conditions in Attachment 4.

Sewage and Water Allocation

A resolution for the allocation of water and sewage servicing capacity for 662 residential units has already been adopted by Council through the Original Applications. As a result of the proposed revisions to the Draft Plan of Subdivision, which has resulted in the creation of an additional residential lot for a single-detached dwelling (Lot 650), a resolution requesting allocation of water and sewage capacity for the additional lot has been included in the Recommendations of this report.

DE staff have no objection to the Application subject to the Conditions in Attachment 4.

The Financial Planning and Development Finance Department has no objection to the Application, subject to the Conditions

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, regarding matters the City may consider necessary, including development charges. A standard condition to this effect is included in Attachment 4.

The Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the Application, subject to the Conditions

The Park and Parkette Blocks on the Draft Plan of Subdivision that was previously approved are not impacted by the proposed revisions, and therefore, PIPD staff have no objection to the Application, subject to the Conditions in Attachment 4.

The park blocks being conveyed to the City satisfy the total parkland dedication

The total land dedication to the City measuring approximately 17.651 ha, shown as Park Block 648 and Parkette Block 555 on Attachment 2, will satisfy the total parkland dedication requirement once conveyed to the City. A standard condition to this effect is included the Conditions in Attachment 4.

Other external agencies and various utilities have no objection to the Application, subject to the Conditions

Canada Post, Alectra Utilities, Rogers Communications, Hydro One Networks Inc. and Bell Canada, and the York Region District York Catholic District School Boards have no objections to the development, subject to the Conditions in Attachment 4.

Broader Regional Impacts/Considerations

York Region has provided Conditions of Draft Plan Approval

The Region of York, being the approval authority for Official Plan Amendment File OP.19.014, approved OPA 74 through a Notice of Decision dated March 17, 2022.

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interests i.e., roads and servicing infrastructure. York Region has no objection to the approval of the Application. The Owner is required to satisfy all York Region requirements, subject to their comments and Conditions in Attachment 4.

The Toronto and Region Conservation Authority ('TRCA') has provided Conditions of Draft Plan approval

The development limits and VPZs for the Subject Lands were staked by the TRCA. Portions of the Subject Lands that fall within the natural heritage system that are designated "Natural Areas" and "Core Features" by VOP 2010 and proposed to be zoned "OS1 Open Space Conservation Zone", are proposed to be conveyed to a public authority (i.e. the TRCA and/or the City).

The TRCA has no objection to the Application subject to the Conditions in Attachment 4.

Conclusion

Development Planning staff are satisfied the Application is consistent with the PPS 2020 and PPS 2024, conforms with the Growth Plan, YROP 2010, YROP 2022, 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, Development Planning staff recommend approval of the Application, subject to the Recommendations in this report and the revised Conditions in Attachment 4.

For more information, please contact Letizia D'Addario, Senior Planner, at extension 8213.

Attachments

1. Context and Location Map.
2. Proposed Draft Plan of Subdivision File 19T-19V007.
3. Revisions to Previous Draft Plan of Subdivision File 19T-19V007 Approved on December 10, 2021.
4. Conditions of Draft Plan of Subdivision Approval File 19T-19V007.

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