

DATE: December 3, 2024

TO: Mayor and Members of Council

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

RE: COMMUNICATION – Committee Of The Whole (1), December 3, 2024

Item 1, Report 41
WESTERN POINT BUILDERS INC.
OFFICIAL PLAN AMENDMENT FILE OP.22.020
ZONING BY-LAW AMENDMENT FILE Z.22.041
DRAFT PLAN OF SUBDIVISION FILE 19T-22V015
11421 AND 11455 WESTON ROAD
VICINITY OF WESTON ROAD AND KIRBY ROAD

Recommendations

1. THAT the Proposed Exceptions to EMU Zone Requirement column pertaining to item a of Table 1, Attachment 4, be deleted and replaced with 5 m.
2. THAT the Proposed Exceptions to EMU Zone Requirement column pertaining to item b of Table 1, Attachment 4, be deleted and replaced with 3 m.
3. THAT the Proposed Exceptions to the EM1 Zone Requirement pertaining to item I of Table 1, Attachment 4, be deleted and replaced with:

“To permit the following uses:

- Banquet Hall in a single unit building
- Commercial Storage
- Contractor’s Establishment excluding Outdoor Storage
- Health and Fitness Centre
- Motor Vehicle Body Repair
- Motor Vehicle Rental excluding outdoor display or storage
- Motor Vehicle Repair
- Motor Vehicle Sales excluding the outdoor display or storage of motor vehicles, mechanical repairs and/or autobody repair
- Place of Assembly
- Place of Entertainment excluding theatre or concert hall
- One (1) take-out restaurant having a maximum floor area of 185 m2
- Service or Repair Shop”

4. THAT Condition 27 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:

“27. Prior to final approval of the Plan, the Owner shall provide confirmation from the Block 41 Landowners Group Trustee that the Owner seeking final approval has paid its proportionate share of the downstream assessment of the East Purpleville Creek Subwatershed Study as determined by the Block 41 Group Engineer. This payment shall be based on the Gross Area of the landownership.”

5. THAT Condition 57 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:

“57. The Owner shall front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate Pressure District 7 water distribution system infrastructure improvements identified in the City’s final Integrated Urban Water Master Plan Class Environmental Assessment (project no. W005-2023), to the satisfaction of the City.”

6. THAT Condition 61 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:

“61. The Owner, at its own expense, shall complete a CCTV inspection of the local downstream sanitary system, on a yearly basis as reasonably required, to confirm the condition of the pipe and existing conveyance capacity to the satisfaction of the City.”

7. THAT Condition 62 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be amended by deleting it and replacing it with the following text:

“62. If based on flow monitoring the sanitary flows from this development exceed the theoretical flows determined through the Final Approved Block 34W MESP then the Owner, at its own expense, shall front-end finance and construct or contribute to the construction of flow attenuation. Flow attenuation will be in effect until the development is redirected to the ultimate servicing outlet and decommissioned to the satisfaction of the City as may be required.”

8. THAT Condition 63 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated

December 3, 2024, be amended by deleting it and replacing it with the following text:

“63. If based on flow monitoring the sanitary flows from this development exceed the theoretical flows determined through the Final Approved Block 34W MESP then the Owner, at its own expense, shall front-end finance and construct or contribute to downstream pipe replacement if it is determined the above noted Risk Management Measures do not eliminate the risks of surcharging, to the satisfaction of the City if required.”

9. THAT Condition 81 of the Conditions of Approval of the City of Vaughan contained within Attachment 5a) of Committee of the Whole Report dated December 3, 2024, be deleted and conditions thereafter be subsequently renumbered accordingly.

Background

The Block 41 Landowners Group ('LOG') own approximately 297 gross hectares of land located north of Teston Road, south of Kirby Road, west of Weston Road and east of Pine Valley Drive within the City of Vaughan. Block 41 is one of two New Community Areas in the City of Vaughan which is planned to accommodate growth up to the 2031 planning horizon.

The Block 41 LOG submitted the East Purpleville Creek Subwatershed Study ('Subwatershed Study') in March 2018, which satisfied the requirements of Section 9.2.2.14.d.ii of the Vaughan Official Plan 2010 ('V' and Section 9.1.2.1 of Official Plan Amendment 50, being the Block 41 Secondary Plan.

The Subwatershed Study was prepared not only for lands within the Block 41 Secondary Plan area, but also examined other lands within the East Purpleville Creek Subwatershed which included lands with Block 34W, among others. The attached figure illustrates the lands which benefit from the preparation of the Subwatershed Study.

The Block 41 LOG undertook the Subwatershed Study in consultation with the City of Vaughan and the Toronto and Region Conservation Authority and funded the entire process, which ultimately cost \$1,843,203.00. The Subwatershed Study covers a total area of 1,783.57 gross hectares, of which Block 41 represents 324.56 gross hectares or 18.2% of the total subwatershed study area.

Although Section 9.2.2.14 of the Vaughan Official Plan is intended for lands designated New Community Areas, per Section 2.2.3.6, new communities in general are also expected to undergo a Secondary Plan process as outlined in Section 9.2.2.14. As the Subwatershed Study benefits all landowners within its boundary, it is only fair and appropriate that all landowners within the subwatershed boundary contribute to the downstream assessment portion cost of the study.

On this basis, the Development and Parks Planning Department is agreeable to amending draft plan of subdivision Condition 27. The Development Engineering Department has requested the other draft plan of subdivision condition amendments as a result of further discussion with the owner's planning consultant to further refine the

conditions. The requested modifications to Table 1, Attachment 4 are administrative corrections.

Conclusion

The Development and Parks Planning Department and Development Engineering Department has no objection to the above amendments.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Haiqing Xu', written in a cursive style.

Haiqing Xu, \Deputy City Manager,
Planning, Growth Management and Housing Delivery