

## Committee of the Whole (1) Report

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**DATE:** Tuesday, September 17, 2019

**WARD:** 1

**TITLE: CAL-CROWN HOMES (THREE) INC.  
ZONING BY-LAW AMENDMENT FILE Z.18.016  
DRAFT PLAN OF SUBVISION FILE 19T-18V007  
VICINITY OF MAJOR MACKENZIE DRIVE WEST AND  
REGIONAL ROAD 27**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.18.016 and 19T-18V007 to rezone the Subject Lands from “RD2 Residential Detached Zone Two” to “RD3 Residential Detached Zone 3” as shown on Attachment 2, and to permit a residential plan of subdivision consisting of 13 lots and three (3) part blocks for detached dwellings as shown on Attachment 3.

**Report Highlights**

- The Owner proposes to rezone the Subject Lands and to create a residential subdivision consisting of 13 lots for detached dwellings, and three (3) part blocks for future detached dwellings, and a new public road.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the proposal.
- The Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision Applications as the proposed residential development is consistent with the Provincial Policy Statement 2014, conforms to the Growth Plan 2019, the York Region Official Plan 2010, and the Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.18.016 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1316) to “RD3 Residential Detached Zone Three”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) BE APPROVED, to permit a residential plan of subdivision consisting of 13 lots for detached dwellings and three (3) part blocks for future detached dwellings, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 14.5 residential units (45 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

## **Background**

The 0.77 ha vacant subject lands (the ‘Subject Lands’) are located north of Major Mackenzie Drive West and west of Regional Road 27, and are legally known as Block 203, Registered Plan 65M-4361, shown as the Subject Lands on Attachment 2. The Subject Lands were a portion of a formerly designated school block; however, the York Catholic District School Board (‘YCDSB’) on July 6, 2017 released their interest in the Subject Lands. The surrounding land uses are shown on Attachment 2.

The Subject Lands are to be developed with Draft Plan of Subdivision File 19T-18V003 (Kleindor Developments Inc.) located immediately to the south, which comprises the remainder of the school block and includes 27 lots for detached dwelling units and three (3) part blocks for future detached dwelling units. Draft Plan of Subdivision File 19T-18V003 contains lands which will form part of a future public road connecting the Subject Lands to Woodgate Pines Drive to the south. A technical report will be brought forward to a future Committee of the Whole Meeting for Draft Plan of Subdivision File 19T-18V003.

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

On December 14, 2018, the City circulated a Notice of Public Hearing (the 'Notice') to all property owners within 150 m of the Subject Lands and the Kleinburg and Area Ratepayer's Association ('KARA'). A copy of the Notice was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and a notice sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on January 29, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of January 22, 2019, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The following deputations and written submissions were received by the Development Planning Department and at the Public Hearing:

Deputations

- R. Lavecchia, KLM Planning Partners Inc., Jardin Drive, representing the Owner
- P. Turco, Port Royal Avenue, Port Royal Avenue

Written Submissions

- A. Wang, email dated June 8, 2018
- J. and G. Wang, Woodgate Pines, email dated June 12, 2018
- R. and P. Wang, Glen Abbey Trail, email dated June 13, 2018
- J. Li, emails dated June 13, 2018, and June 19, 2018
- M. Yan, Port Royal Avenue, email dated June 13, 2018
- W. Yand and J. Wang, Port Royal Avenue, email dated June 22, 2018
- W. Du and S. Gallagher, Woodgate Pines Drive, email dated June 24, 2018
- M. Lin, email dated June 26, 2018
- P. Turco and A. Torrieri, Port Royal Avenue, email dated October 22, 2018

The following is a summary of, and response to, the comments provided in the deputations and written submissions submitted at the Public Hearing of January 22, 2019, and written submissions received by the Development Planning Department:

a) Preference to Build an Elementary School / Lack of Community Facilities

Residents in the area prefer that an elementary school be built on the Subject Lands as originally planned within the Block 61 East community, or that the lands now be converted for a community centre use.

### Response

The Subject Lands were formerly a designated school block; however, the YCDSB on July 6, 2017 released their interest in the Subject Lands, which were subsequently sold to the Owner for the purpose of future development. A clause was included in all Agreements of Purchase and Sale for residential units within Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.) that advised the construction of a school on the designated site is not guaranteed. The former school block was divided into the Subject Lands and the lands to the south which are subject to related but separate Draft Plan of Subdivision File 19T-18V003. The Subject Lands are also zoned "RD2 Residential Detached Zone Two" by Zoning By-law 1-88, subject to Exception 9(1316), and designated "Low-Rise Residential" by Vaughan Official Plan 2010, which permit residential development.

#### b) Loss of Open Space

Concern that the Development will result in the loss of open space and that the abutting park block to the south-east may also be subject to future development.

### Response

The Subject Lands were formerly a designated school block and were intended to be developed with an elementary school until the YCDSB released their interest in the Subject Lands. The park block to the south-east is owned by the City and will be maintained as a public park.

#### c) Traffic Impacts

Concern that the Development will increase traffic in the area, and that the proposed T-intersection at Port Royal Avenue and the proposed public road extension will cause navigational confusion.

### Response

The Owner has submitted a Traffic Impact Brief for the proposed Development prepared by Candevcon Limited, and dated November 14, 2018. The Traffic Impact Brief concludes that the Development will not adversely impact local traffic and will generate significantly less vehicle trips in comparison to the originally designated school block.

The proposed road connection from Port Royal Avenue to Woodgate Pines Drive will create a T-intersection. Westbound traffic movement on Port Royal Avenue and southbound traffic movement onto Woodgate Pines Drive will be controlled with stop signs. The Traffic Impact Brief concludes that the proposed road connection is consistent with the layout of existing streets in the neighbourhood and will provide appropriate sightlines.

The Development Engineering ('DE') Department concurs with the conclusions of the Traffic impact Brief.

The Development Planning Department, on September 10, 2019, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the applications.

### **Previous Reports/Authority**

[January 22, 2019, Committee of the Whole \(Public Hearing\) - Zoning By-law Amendment File Z.18.016 and Draft Plan of Subdivision File 19T-18V007](#)

[November 3, 2008, Committee of the Whole - Zoning By-law Amendment File Z.06.2008 and Draft Plan of Subdivision File 19T-06V14](#)

### **Analysis and Options**

#### ***Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit a residential development***

The Owner has submitted the following applications (the 'Applications') to permit the development (the 'Development') of 13 lots for detached dwelling units and three (3) part blocks for future detached dwelling units on the Subject Lands, as shown on Attachment 3:

1. Zoning By-law Amendment File Z.18.016 to rezone the Subject Lands from "RD2 Residential Detached Zone Two" subject to site-specific Exception 9(1316), to "RD3 Residential Detached Zone Three" in the manner shown on Attachment 3, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-18V007 to facilitate a residential plan of subdivision (the 'Draft Plan') shown on Attachment 3 consisting of the following:

<b>Lot / Blocks</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Units</b>
1 to 13	Detached Dwellings	0.615	13
14 to 16	Part of Blocks for Future Detached Dwellings	0.046	1.5
Street	20 m Street "1"	0.110	-
<b>Total</b>		<b>0.771</b>	<b>14.5</b>

***The Development is consistent with the Provincial Policy Statement, 2014***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2014 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The PPS recognizes that local context and character is important. Policies are outcome oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Development in consideration of the policies of the PPS and is of the opinion that the Development is consistent with provincial policies, specifically:

Part V - "Policies" of the PPS states (in part) the following:

Settlement Areas

1.1.3.2 "Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
- efficiently use land and resources;
  - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
  - support active transportation."

Development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses at densities that make efficient use of land and existing infrastructure.

## Housing

1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed”.

The Subject Lands are located within a defined settlement area by the PPS. The Development is consistent with the Settlement Areas and Housing policies of the PPS as it makes more efficient use of the Subject Lands, minimizes land consumption, utilizes existing servicing and infrastructure, and avoids the need for the uneconomical expansion of services.

### ***The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019***

The Provincial Plan: *A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019* (‘Growth Plan’) is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives, specifically:

## Managing Growth

2.2.1(2)(a) “the vast majority of growth will be directed to settlement areas that:

- i. have a delineated built boundary;
- ii. have existing or planned municipal water and wastewater systems;  
and
- iii. can support the achievement of complete communities.”

### Delineated Built-up Areas

#### 2.2.2 “Contributing to meeting 50% of residential development within a delineated built-up area.”

The Development is located within a settlement area and a delineated built-up area that more efficiently utilizes existing municipal water and wastewater systems and will contribute to meeting the residential development targets prescribed by the Growth Plan. The Development conforms to the Growth Plan.

#### ***The Development conforms to the York Region Official Plan, 2010***

The York Region Official Plan 2010 (‘YROP’) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” on Map 1, “Regional Structure” of the YROP. The “Urban Area” designation permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region.” Section 5.3.3 of the YROP identifies “local infill” as a municipal intensification strategy to meet York Regional intensification targets to 2031. The Development proposes modest intensification in the form of 13 new residential lots for detached dwellings and three (3) part blocks for future detached dwelling units that can be considered “local infill”. The Development conforms to the YROP.

York Region has indicated they have no objections to the Applications, subject to their comments in the Regional Implications section of this report, and the Conditions of Approval included in Attachment 1.

#### ***The Development conforms to the Vaughan Official Plan, 2010***

The Subject Lands are designated “Low-Rise Residential” and are located within a “Community Area” as identified on Schedule 1 - “Urban Structure” of Vaughan Official Plan 2010 (‘VOP 2010’). The “Low-Rise Residential” designation permits detached dwellings with a maximum building height of 3-storeys. There is no associated density requirement.



Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a “Community Area”, and requires that new development be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a “Community Area” within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

Section 9.2.3.1 of VOP 2010 further identifies development criteria for detached houses, which states that detached houses will respect and reinforce the scale, massing, setback and orientation of other built and approved detached houses in the immediate area. The Development proposes consistent lot frontage and areas, and a zone category (“RD3 Residential Zone Three”) that is consistent and compatible with the existing surrounding development. The Development conforms to VOP 2010

***The Development is consistent with the Community Area Policy Review for Low-Rise Residential Designations***

In recognition of development pressures in existing neighbourhoods, the City initiated the Community Area Policy Review for Low-Rise Residential Designations, which has resulted in the Council adopted Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the 'Guidelines') and the Community Area Policy Review for Low-Rise Residential Designations Study (the 'Study'). The Guidelines were approved by Vaughan Council on October 19, 2016.

The Study was approved by Vaughan Council on April 19, 2017, and an Official Plan Amendment (‘OPA 15’) to implement the Study recommendations was adopted by Vaughan Council on September 27, 2018 and is in effect. The Development includes detached dwellings on lots that front onto a public road and with a similar lot configuration and consistent lot frontage, lot depths, and building setbacks as the existing and surrounding development. The Development complies with the Guidelines and conforms to OPA 15.

***Amendments to Zoning By-law 1-88 are required to permit the Development, which is compatible with existing development in the community***

The Subject Lands are zoned “RD2 Residential Detached Zone Two” by Zoning By-law 1-88 and subject to Exception 9(1316), as shown on Attachment 3. The Owner is proposing to amend Zoning By-law 1-88 by rezoning the Subject Lands to “RD3 Residential Detached Zone Three” together with the following site-specific zoning exceptions to the RD3 Zone standards:

Table 1

	<b>ZONING BY-LAW 1-88 STANDARDS</b>	<b>“RD3 RESIDENTIAL DETACHED ZONE THREE” REQUIREMENTS</b>	<b>PROPOSED EXCEPTIONS TO THE “RD3 RESIDENTIAL DETACHED ZONE THREE” REQUIREMENTS</b>
a.	Minimum Exterior Side Yard Setback Abutting a Sight Triangle	3 m	1.2 m (Lot 9 only)
b.	Permitted Yard Encroachments	Fireplaces are not permitted to project into a required yard	Permit fireplaces to encroach 0.5 m into a required side or rear yard
c.	No Encroachment Zone	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard	A 1.2 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard
d.	Maximum Encroachment for Uncovered, Unexcavated and Unenclosed Exterior Stairways, Porches and Balconies	A bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 m	A bay or box window or similar window projection constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum distance of 0.6 m

The Development Planning Department has reviewed and supports the proposed rezoning of the Subject Lands to the “RD3 Residential Detached Zone Three” and the above noted site-specific exceptions, for the following reasons:

a) Minimum Exterior Side Yard Abutting a Sight Triangle (Lot 9 Only)

The exterior side yard setback to the sight triangle only applies to a portion of the dwelling on Lot 9 that will encroach into the sight triangle setback. The future dwelling on Lot 9 will meet the required 3 m setback along the exterior side yard in accordance with the “RD3 Residential Detached Zone Three”.

b) Permitted Yard Encroachments and No Encroachment Zone

The requested yard encroachments to architectural features of the future dwellings (fireplaces and bay or box windows), and the requested reduction to the no encroachment zone are considered minor changes to the “RD3 Residential Detached Zone Three” requirements and are consistent with the character of the area.

The adjacent lands to the south (subject to Draft Plan of Subdivision File 19T-18V003) are also proposed to be rezoned to the “RD3 Residential Detached Zone” with zoning exceptions consistent to those identified in Table 1. This will allow the 3 proposed part blocks, as shown on Attachment 3, to be combined with the 3 proposed part blocks in Draft Plan of Subdivision File 19T-18V003 to the south, and create 3 full lots with consistent zoning and development standards.

In consideration of the above, the Development Planning Department is satisfied that the proposed zone category and site-specific zoning exceptions are appropriate, maintain the intent of the “Low-Rise Residential” designation of VOP 2010, and will result in a development that is consistent with the surrounding area.

***The Development Planning Department has no objection to the Development, subject to the Conditions of Approval***

The Draft Plan shown on Attachment 3 consists of 13 lots for detached dwellings (Lots 1 to 13), and three (3) part blocks for future detached dwellings (Blocks 14 to 16) accessed by a public road extending from Port Royal Avenue. Draft Plan of Subdivision File 19T-18V003, located immediately south of the Subject Lands, contains lands which will form part of a future public road connecting the Subject Lands to Woodgate Pines Drive to the south. The proposed lots and public road extension are consistent with the pattern of lots and road network in the area.

The Owner shall display a Community Plan on the interior wall of the sales office, comprising information approved by the City of Vaughan, prior to offering any units for sale, and no Building Permit shall be issued until such information is approved by the

Vaughan Development Planning Department. Conditions respecting the requirements identified above are included in Attachment 1.

***The Urban Design and Cultural Heritage Division of the Development Planning Department has no objection to the Development, subject to the Conditions of Approval***

The Owner has submitted an Arborist Letter prepared by Aboud & Associates Inc., dated March 13, 2018, that confirms there are no existing trees on the vacant Subject Lands.

The Development is required to proceed in accordance with the following:

- The Vaughan Council approved Block 61 East Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines prepared by Watchorn Architect Inc.
- The Vaughan Council approved Block 61 East Molise Kleinburg Estates – South Neighbourhood Landscape Master Plan prepared by the MBTW Group
- the City of Vaughan Sustainability Metrics Program

Permanent wood fence treatments shall be erected for flanking residential lots and residential blocks in co-ordination with the environmental noise report and architectural guidelines. Conditions to this effect are included in Attachment 1.

***The Development Engineering Department has no objection to the Development, subject to the comments in this report and Conditions of Approval***

The Development Engineering ('DE') Department has reviewed the Applications and provides the following comments:

Water and Sanitary Servicing:

The Subject Lands are located in an area with existing municipal services. The proposed water supply and sanitary servicing shall be designed in accordance with the City's design criteria. The Development will not impact the existing water supply or sanitary services.

Storm Sewer and Stormwater Management:

The Subject Lands are located within the Kleinburg/Nashville services area and are considered as part of the drainage area tributary to Stormwater Management Pond K1

through Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.) that created the Subject Lands as a school block. All storm sewers are existing around the Subject Lands. Impact from the Development to the existing stormwater management facilities is considered negligible given the scale of the Development. The Development is not expected to cause a restriction to the function of the existing stormwater management pond.

### Road Network

The Development will gain access to the public road network via a proposed road connection from Port Royal Avenue (Street "1"). A temporary turning circle/cul-de-sac will be implemented at the southern end of Street "1" until such time that Draft Plan of Subdivision File 19T-18V003 is completed which will connect Street "1" to Woodgate Pines Drive. The Owner has submitted a Traffic Impact Brief prepared by Candevcon Limited, dated November 14, 2018, in support of the Development. The Traffic Impact Brief concludes that the Development will not adversely impact local traffic and will generate significantly less vehicle trips in comparison to the originally designated school block.

The proposed road connection from Port Royal Avenue to the Subject Lands will create a T-intersection. Westbound traffic movement on Port Royal Avenue and southbound traffic movement onto the Subject Lands will be controlled with stop signs. The Traffic Impact Brief concludes that the proposed road connection is consistent with the layout of existing streets in the neighbourhood and will provide appropriate sightlines.

The DE Department concurs with the conclusions of the Traffic impact Brief. Minor revisions are required to the submitted Traffic Management Plan prior to final approval of the Draft Plan. A condition to this effect is included in Attachment 1.

### Lot Grading

The Subject Lands were pre-graded through Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.) as they were originally intended for use as a school block. There are existing homes to the north and east of the Subject Lands. The proposed grading on the Subject Lands must match existing elevations at the property lines.

The DE Department has reviewed the grading plan submitted in support of the Applications and has no objections to the proposed grading subject to the conditions of approval identified in Attachment 1. At the detailed design stage, the Owner shall

provide a detailed grading plan confirming that the grading of the Subject Lands and the individual lots meet the City's Lot Grading Criteria.

### Noise Attenuation

The Owner has submitted a report entitled "Addendum to Detailed Environmental Noise And Vibration Report dated March 26, 2012" ('Noise Report') prepared by Jade Acoustics and dated April 20, 2018. The purpose of the Noise Report is to verify noise sources surrounding the Development, provide a noise impact assessment, and identify any noise control measures.

The Noise Report concludes that Lots 1 to 8 and Block 15 and 16, as shown on Attachment 3, require the provision of central air conditioning units to enable windows to be closed in order to meet applicable Ministry of the Environment, Conservation and Parks ('MECP') noise guidelines due to their proximity to the Canadian Pacific Rail corridor to the west. There are no acoustic noise requirements for Lots 9 to 13 and Block 14.

The Owner is required to submit an updated noise report for review and approval as part of the detailed engineering submission. The Noise Report submitted by the Owner identifies additional measures to mitigate noise by constructing an acoustic barrier and berm, central air-conditioning units and updated building components such as windows. Warning clauses shall be included in all offers of purchase and sale or lease advising purchasers and/or tenants of the above requirements. Conditions to this effect are included in Attachment 1.

### Street-lighting

The design and type of street lighting for the Development shall meet the City's design criteria and standards with respect to the use of LED luminaire technology. This matter will be addressed at the detailed engineering design stage. A condition to this effect is included in Attachment 1.

### Environmental Site Assessment

The Development includes lands to be conveyed to the City (Street "1"). The Owner submitted Environmental Site Assessment ('ESA') reports dating from 2013 to 2019 which were reviewed by the DE Department. In addition, the Subject Lands were previously assessed and included in the MECP Record of Site Condition #45419 which was filed in 2008 for Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.). The findings of the ESA reports did not identify any potential contaminating

activities or areas of potential environmental concern and indicated no further ESA investigations were required. The DE Department is satisfied with the submitted ESA documents.

***Sewage and Water Allocation is available for the Draft Plan***

Vaughan Council on February 21, 2018, endorsed the City's latest annual servicing capacity allocation strategy report. The report confirmed servicing capacity is available to support continued urban growth throughout the City.

Accordingly, servicing capacity to Draft Plan of Subdivision File 19T-18V007 is available and unrestricted for the 14.5 additional residential lots for new detached dwellings. Therefore, the following resolution to allocate capacity to the Development may be recommended for Council approval:

“THAT Draft Plan of Subdivision File 19T-18V007 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 14.5 residential units (45 persons equivalent) in accordance with the inflow and infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

***The Financial Planning and Development Finance Department has no objection to the Draft Plan***

The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges. A condition to this effect is included in Attachment 1.

***The Real Estate Department has no objection to the Draft Plan, subject to the Conditions of Approval***

Prior to final approval of the Plan, the Owner shall enter into a Developer's Group Agreement with the other participating landowners within Block 61 East to the satisfaction of the City. The Developer's Group Agreement shall be regarding, but not limited to, all cost sharing for the provision of parks, cash-in-lieu of parkland, road and municipal services within Block 61 East. This Developer's Group Agreement shall also provide a provision for additional developers to participate with the Developers' Group Agreement when they wish to develop their lands. A condition to this effect is included in Attachment 1.

***The Parks Development Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval***

The Subject Lands were a formerly designated school block and not originally planned for residential development under Draft Plan of Subdivision File 19T-06V14 (Molise Kleinburg Estates Inc.). The Owner previously satisfied the cash-in-lieu of the dedication of parkland requirements for Draft Plan of Subdivision File 19T-06V14; however, as the currently proposed density (14.5 residential units) is higher than that of the originally planned school block, parkland dedication and/or payment-in-lieu of parkland shall be provided for the Applications to meet dedication requirements under the *Planning Act*, the VOP 2010 (Section 7.3.3 Parkland Dedication) and By-Law 139-90, as amended by 205-2012. A condition to this effect is included in Attachment 1.

***The various utilities have no objection to the Draft Plan, subject to the Conditions of Approval***

Enbridge Gas Inc. has no objection to the Applications subject to their conditions included in Attachment 1c) of this report.

Alectra Utilities Corporation has no objection to the approval of the Applications, subject to their Conditions of Approval in Attachment 1d) of this report.

***Canada Post has no objection to the Development, subject to the Conditions of Approval***

Canada Post Corporation has no objection to the Applications, subject to their conditions of approval included in Attachment 1e).

***Canadian Pacific Railway have provided Conditions of Approval***

The Development is located in proximity to the Canadian Pacific ('CP') owned and operated Mactier Subdivision to the west, which is classified as a principal main rail line. CP is not in favour of residential developments in proximity to its right-of-way; however, the Conditions of Approval included in Attachment 1 f) have been provided to ensure the comfort of adjacent residents and to mitigate adverse environmental factors caused by the Development's proximity to the CP right-of-way.

***The School Boards have no objection to the Draft Plan***

The York Region District School Board and York District Catholic School Board have advised that they have no objection to or any conditions of approval for the Draft Plan.



No comments were received from the Conseil Scolaire de District Catholique Centre-Sub.

### **Financial Impact**

None.

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

York Region has no objection to the Applications subject to their Conditions of Approval in Attachment 1b).

### **Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment Z.18.016 and Draft Plan of Subdivision File 19T-18V007 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conforms to the Growth Plan, the YROP and VOP 2010, and are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the recommendations in this report and the Conditions of Approval in Attachment 1.

**For more information**, please contact: Chris Cosentino, Planner at extension 8215.

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Draft Plan of Subdivision File 19T-18V007 & Proposed Zoning

### **Prepared by**

Chris Cosentino, Planner, ext. 8215

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Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

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