

# Committee of the Whole (1) Report

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**DATE:** Tuesday, April 1, 2025

**WARD:** 1

**TITLE: BLOCK 41-28E DEVELOPMENTS LIMITED C/O TACC  
DEVELOPMENTS LTD.  
DRAFT PLAN OF SUBDIVISION FILE 19T-24V004  
11120 WESTON ROAD  
VICINITY OF WESTON ROAD AND KIRBY ROAD**

**FROM:**

Vince Musacchio, Interim Deputy City Manager, Planning, Growth Management and Housing Delivery

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for an application for Draft Plan of Subdivision for the subject lands shown on Attachment 1 to facilitate the first phase of a residential subdivision comprised of 109 single detached dwellings, 432 townhouse dwellings (street, laneway access and dual frontage), 40 back-to-back townhouse dwellings, and eight (8) part-lots (future development blocks), as shown on Attachments 2 and 3.

**Report Highlights**

- The Owner proposes the development of the first phase of a residential subdivision comprised of 581 residential lots and 8 part lots for future development.
- A Draft Plan of Subdivision Application is required to facilitate the proposed development.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

**Recommendations**

1. THAT Draft Plan of Subdivision File 19T-24V004 (Block 41-28E Developments Limited c/o TACC Developments) as shown on Attachment 2, BE APPROVED, to permit the first phase of a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 5.

2. THAT Council's approval of Draft Plan of Subdivision File No. 19T-24V004 subject to the conditions set out in Attachment 5 be for a period of three years from the date on which approval was given, and the approval shall lapse at the expiration of that time period.
3. THAT Draft Plan of Subdivision File 19T-24V004 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 200 units (670 persons equivalent). 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.
4. THAT the Subject Lands be designated as a Class 4 Area pursuant to Ministry of Environment, Conservation and Parks Noise Guidelines (NPC-300) (Stationary and Transportation Sources – Approval and Planning), and that the City's Noise By-law 121-2021 Schedule 4 be amended subject to conditions in Attachment 5a).

## **Background**

Location: 11120 Weston Road (the 'Subject Lands'). The Subject Lands and surrounding land uses are shown on Attachment 1.

### ***A Draft Plan of Subdivision Application has been submitted to permit the proposed Draft Plan.***

Block 41-28E Developments Limited c/o TACC Developments (the 'Owner') has submitted a Draft Plan of Subdivision File 19T-24V004 (the 'Application') for the Subject Lands to facilitate the first phase of a residential subdivision consisting of 109 single detached dwellings, 432 townhouse dwellings (street, laneway access and dual frontage), 40 back-to-back townhouse dwellings, and eight (8) part-lots (future development blocks) (the 'Draft Plan'), as shown on Attachments 2 and 3, as follows:

Lot/Block #	Land Use	Area (ha)
Lots 1 to 109	Residential – Single Detached Dwellings	3.89
Blocks 110 to 166	Residential – Laneway access Townhouses	5.31
Blocks 167 to 174	Residential – Dual Frontage Townhouses	0.84
Blocks 175 to 178	Residential – Back to back Townhouses	0.47
Blocks 179 to 202	Residential – Street Townhouses	2.12
203 to 210	Residential – Part Lots	0.22
Block 211	Walkway	0.02
Block 212	Road Widening	0.28
Block 213 to 332	Road Reserves	0.02
Blocks 333 to 334	Entry Features	0.01
<b>Total</b>		<b>13.18</b>

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

- *Date of Notice (Circulated 150 m from Subject Lands as shown on Attachment 1): January 28, 2025*
- *Location of Notice Sign: Weston Road*

**Previous Reports/Authority**

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

O. Reg. 644/20: Zoning Order – City of Vaughan, Regional Municipality of York  
[November 6, 2020, O. Reg. 644/20 \(Ontario.ca\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:  
[January 18, 2016, Committee of Whole \(Working Session\) \(Item 3, Report 4\)](#)

New Community Area – Block 41 Secondary Plan Study Public Hearing Report:  
[April 2, 2019, Committee of Whole \(Public Hearing\) \(Item 3, Report 15\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:  
[October 7, 2019, Committee of Whole \(Item 1, Report 29\)](#)

Block 41 Block Plan Public Hearing Report:  
[February 7, 2023, Committee of the Whole \(Public Hearing\) \(Item 4, Report 08\)](#)

Block 41 Landowners Group – Block Plan Approval Committee of Whole Report:  
[September 17, 2024, Committee of Whole \(Item 4, Report 30\)](#)

**Analysis and Options**

***The Draft Plan is consistent with the Provincial Planning Statement 2024 and conforms to the Vaughan Official Plan 2010.***

**Provincial Planning Statement, 2024 ('PPS 2024')**

The Provincial Planning Statement 2024 ('PPS 2024') is a policy statement issued pursuant to Section 3 of the *Planning Act* that 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. 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 PPS 2024 states that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. This is permitted and facilitated through the provision of all housing options required to meet the social, health, economic and well-being requirements of current and future residents, and all types of residential intensification.

The Subject Lands are within a Settlement Area where growth and development shall be focused. Within Settlement Areas, land use patterns should be based on densities and a mix of land uses which efficiently use land and resources and optimize existing and planned infrastructure and public service facilities. The Draft Plan facilitates an urban community with varying dwelling types and planned municipal services. The Draft Plan is consistent with the PPS 2024.

#### The Greenbelt Plan, 2017 ('Greenbelt Plan')

The Greenbelt Plan is intended to identify where urbanization should not occur, to provide permanent protection to the agricultural land base, together with the ecological and hydrological features, areas and functions occurring on this landscape.

The west portion of the Subject Lands is located within the Greenbelt Plan, however this area is not subject to the Draft Plan. On this basis, the Draft Plan is not subject to the Greenbelt Plan.

#### 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 Statue 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.

#### 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" on Schedule 1 – "Urban Structure" of VOP 2010
- "Greenbelt Natural Heritage System" on Schedule 4 – "Oak Ridges Moraine Conservation Plan and Greenbelt Plans Areas"
- "Low-Rise Residential Designation", "Low-Rise Mixed-Use Designation", "Mid-Rise Residential Designation", "Mid-Rise Mixed-Use Designation", "Agricultural

Designation”, and “Natural Areas Designation” on Schedule B – “Block 41 Land Use Plan” of VOP 2010, Volume 2, Section 11.14, Block 41 Secondary Plan (OPA #50) (the ‘Block 41 Secondary Plan’)

- A Co-Location Facility and Elementary School are identified on Schedule B – “Block 41 Land Use Plan” of the Block 41 Secondary Plan

The Draft Plan is proposed in the Low-Rise Residential Designation, Low-Rise Mixed-Use Designation, Mid-Rise Residential Designation and Mid-Rise Mixed-Use Designation.

- The Low-Rise Residential Designation permits single-detached dwellings and townhouse dwellings (up to 3-storeys).
- Low-Rise Mixed-Use Designation, Mid-Rise Residential Designation, and Mid-Rise Mixed-Use Residential Designation permit townhouse dwellings (up to 3-storeys).

The Draft Plan conforms to VOP 2010, the Block 41 Secondary Plan, and the Block 41 Block Plan.

#### Block 41 Block Plan Application

Vaughan Council, on September 17, 2024, approved the Block 41 Block Plan, subject to the fulfillment of Block Plan conditions of approval. The Block 41 Block Plan shown on Attachment 4 identifies the Subject Lands as “Low-Rise Residential (street)” and “Low-Rise Residential (lane)”. The Draft Plan conforms to the approved Block 41 Block Plan.

The Block 41 Block Plan was approved with conditions required to be satisfied prior to draft approval of the first plan of subdivision within the Block Plan. The Policy Planning & Special Programs (‘PPSP’) Department has advised that a number of conditions have been satisfied, and the remaining conditions may be satisfied through conditions of draft plan approval. The Owner shall submit the necessary studies and reports to satisfy the outstanding block plan conditions. Conditions to this effect are included in Attachment 5a).

#### ***The Subject Lands form part of a Minister’s Zoning Order (O. Reg. 644/20)***

The Landowner’s Group (‘LOG’) for Block 41 submitted a Minister’s Zoning Order (‘MZO’) request to the Minister under Section 47 of the *Planning Act*, requesting special zoning provisions for residential units. The MZO was approved by the Minister on November 6, 2020 as O/Reg 644/20. The MZO sets out zoning regulations applicable to Block 41 and is considered a By-law passed under City of Vaughan Zoning By-law 1-88.

#### ***The Draft Plan complies with the MZO***

##### Zoning:

- “Low-Rise Residential Zone”, “Low-Rise Mixed-Use Zone”, “Mid-Rise Residential Zone”, and “Mid-Rise Mixed-Use Zone” by O. Reg. 644/20, as shown on Attachment 3.
- The Draft Plan complies with the MZO.

***The Development and Parks Planning Department recommends approval of the Draft Plan, subject to conditions in Attachment 5a).***

#### Subdivision Design

The Draft Plan shown on Attachment 2 is the first phase of a residential subdivision comprised of 109 single detached dwellings, 432 townhouse dwellings (street, laneway access and dual frontage), 40 back-to-back townhouse dwellings, and 8 part-lots (future development blocks). The 8 part-lots (future development blocks) will be consolidated with lands in Draft Plan of Subdivision File 19T-24V002 to facilitate single detached dwellings. The Draft Plan will provide access from Weston Road, with connections through Block 41 via minor collector Streets 'A' and 'B', as shown on Attachment 3.

The Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 5 prior to the final Draft Plan (M-plan) being registered to legally establish the blocks/lots.

#### Urban Design

The Urban Design division of the Development and Parks Planning Department has no objections to the Draft Plan, and has provided the following conditions of approval which are included in Attachment 5a):

- All development within the Draft Plan is required to proceed in accordance with Approved Block 41 Architectural Design Guidelines prepared by John G. Williams Limited.
- The provision of a detailed tree preservation study, edge management plans, and soils report all to the satisfaction of the City
- Finalize the Architectural Design Guidelines and Urban Design and Sustainability Guidelines prepared by MBTW-WAI Group. The Owner shall submit and finalize the technical details of the guidelines to the satisfaction of the City
- A Master Landscape Plan is required for each property identified in the Block 41 Block Plan and the Owner shall submit a detailed Master Landscape Plan to the satisfaction of the City prior to registration of the Draft Plan.

Draft Plan Condition to this effect are included in Attachment 5a).

#### Parks Planning

The Owner shall submit a Parkland Dedication Summary Chart and enter into a Master Parkland Agreement prior to registration of the Draft Plan. A Draft Plan Condition to this effect is included in Attachment 5a).

#### Financial Impact

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

#### Operational Impact

***The PPSP Department supports the Draft Plan, subject to conditions in Attachment 5a).***

#### Block 41 Block Plan:

The PPSP Department requires the Owner to satisfy the following Block 41 Block Plan conditions:

- Submit a final Master Environmental Servicing Plan ('MESP'), Master Class Environmental Assessment ('MCEA'), Master Landscape Plan, updated Parklands Summary Table, and Architectural Urban Guidelines;
- Enter into a Master Parkland Agreement;
- Enter into an agreement with the City to front-end finance, construct and/or contribute it proportionate shares of the cost(s) associated with infrastructure for water distribution infrastructure, ultimate wastewater servicing infrastructure, interim wastewater servicing works as identified by Urban Water Master Class Environmental Assessment; and
- Enter into an agreement to front-end finance to construct and/or contribute share of costs(s) associated with upgrading the Pine Valley Sewage Pumping Station to accommodate the ultimate service area for western portion of Block 41.

Conditions to this effect are included in Attachment 5a).

#### Environmental Planning:

Environmental Planning has advised that there are no natural heritage features on the portion of the Subject Lands subject to the Draft Plan and therefore has objection to the Application.

The Owner is advised to abide by the *Migratory Birds Convention Act* for any authorized removals, and to not remove trees during the migratory bird season in Vaughan which is March 31 to August 31. Staff note that the onus is on the Owner to ensure the provisions of the *Endangered Species Act* are not contravened and it is the responsibility of the applicant to comply with the Ministry of Environment, Conservation and Parks ('MECP') regulations and guidelines to protect SAR and their habitat. Conditions to this effect are included in Attachment 5a).

#### Built Heritage Resources and Archaeology:

The Cultural Heritage Division has reviewed the Application and determined there are no existing built heritage concerns and advised that the Subject Lands are not identified as having archaeological potential. Cultural Heritage Staff have provided conditions of approval respecting standard archaeological clauses which are included in Attachment 5a).

#### ***The Draft Plan achieves a Bronze Sustainability Threshold Score.***

The Draft Plan achieves an overall Sustainability Performance Metrics (SPM) application score of 30 (bronze level). This score meets the minimum threshold requirements.

#### ***The Development Engineering ('DE') Department supports the Draft Plan subject to conditions in Attachment 5a).***

The DE Department has provided the following comments:

#### Municipal Servicing – Water

The Subject Lands are situated within Pressure District 7 ('PD7') of the York Water Supply System. Within the vicinity of the Subject Lands, there is an existing 400 mm diameter PD7 watermain stub at the northeast intersection of Teston Road and Weston Road. The Block 41 Landowners' Group (the 'Block 41 LOG'), via a Spine Servicing Agreement, is proposing a connection to the existing watermain stub, and upfronting the costs and the construction of a watermain northwards on Weston Road to Teston Road and west on Teston Road to the future Street 'B' intersection.

The Subject Lands will be serviced by connecting to the 400 mm diameter watermain on Weston Road at Street "A" to the east, and looping their system to the proposed internal 400 mm diameter watermain to Draft Plan of Subdivision File 19T-24V002 to the south and Draft Plan of Subdivision File 19T-24V010 to the north via Street "B".

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed water servicing strategy.

#### Municipal Servicing – Sanitary

Block 41 is tributary to York Region's Northeast Vaughan Sanitary Trunk Sewer and its outlet is at a proposed manhole at the northeast corner of Jane Street and Teston Road. However, the Draft Plan will be utilizing the existing 525 mm diameter sanitary sewer stub at Weston Road and Teston Road and available servicing capacity through Block's 32 and 33 West upstream of York Region's Jane Rutherford Trunk Sewer.

The Block 41 LOG, via a future Spine Servicing Agreement, is proposing to connect to the existing 525 mm diameter sanitary stub, and upfront the costs and the construction of the sanitary sewer north on Weston Road. The sanitary sewer will be sized to accommodate the tributary area in Block 41 and all external benefiting lands as identified in the City's Master Plan. The Subject Lands will connect to a future internal Block 41 sanitary sewer in Draft Plan of Subdivision File 19T-24V002 via Street "B" that will connect to the above noted Weston Road sewer and drain to its ultimate outlet.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed sanitary servicing strategy.

#### Municipal Servicing - Stormwater Management

Stormwater drainage for the Subject Lands will discharge to the stormwater facility south of the Subject Lands, identified as Pond 2A on Attachment 4, that is proposed to be constructed in Draft Plan of Subdivision File 19T-24V002. The stormwater facility will provide quality, quantity and erosion control for its intended drainage boundary as outlined in the Master Environmental Servicing Plan for Block 41 which includes this Draft Plan. The Block 41 LOG, via a future Spine Servicing Agreement, is proposing to construct this stormwater facility that the Draft Plan will outlet to.



The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed stormwater management strategy.

#### Sewage and Water Allocation

There is limited availability of city-wide servicing capacity to allocate at this time, and therefore allocation for only 200 units of the proposed 581 units has been included in the Recommendations section of this report. As a condition of approval, and prior to registration of the Draft Plan, the Owner shall finalize any necessary agreements and plans with the DE Department to ensure that the necessary external water distribution system and wastewater infrastructure is constructed to provide an outlet for the Draft Plan.

Allocation will be granted to the Draft Plan, and each Draft Plan of Subdivision application in Block 41, in a phased approach considering the in-service date of the external municipal services and building permit issuance timing for each phase. The Owner shall provide a phasing plan for allocation to the Draft Plan, including identifying an initial phase of approval for the Draft Plan.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed sewage and water allocation strategy.

#### Noise Assessment

The Owner submitted an Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated April 12, 2024 (the 'Noise Study'). The Noise Study recommends a Class 4 Area designation for a portion of first phase of the Draft Plan as shown on Attachment 2. The City retained a noise reviewer who undertook an assessment of the Noise Study and supporting documents (an addendum to the original report, Minutes of Settlement Agreement for Block 41 and TransCanada PipeLine comments) to determine if the Class 4 Area Designation was justified.

While the peer review has provided several comments to be addressed in an updated Noise Study, the peer review supports the overall conclusion that a Class 4 Area designation is appropriate for the Subject Lands. Therefore, based on DE's review of the Noise Study and peer review, a Class 4 Area designation is recommended for the Subject Lands. A condition to this effect is included in the Recommendation section of this report.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed noise mitigation strategy.

#### Environmental Engineering

The Owner submitted a summary document which noted that no further environmental investigation is recommended for the Subject Lands. The Owner advised that an updated Phase One Environmental Site Assessment (ESA) and Phase Two ESA for various parts of the Subject Lands will be submitted through the detailed design of the Draft Plan. A reliance letter was also submitted by the Owner, however the

Environmental Engineering department requires revisions to this letter with the submission of the updated Phase One ESA and Phase Two ESA. Conditions to this effect have been included in Attachment 5a).

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed environmental engineering strategy.

#### Transportation

The Draft Plan involves a road network largely in accordance with the Block 41 Block Plan and features a mixture of local and minor collector roads. Transportation Engineering anticipates that with the implementation of the Block 41 road network and required improvements, that the Draft Plan will introduce an acceptable traffic impact. There remain details surrounding the requirements and configuration of improvements to Weston Road that are subject to York Region's review and approval and, as a result, Conditions of Approval are required that these details be confirmed with York Region.

The Block 41 Collector Roads Environmental Assessment ('EA') is still subject to Ministry of Environment, Conservation and Parks ('MECP') approval and a Condition of Approval is required that the Block 41 road network be designed and implemented in accordance with the EA upon its approval by the MECP. At this time, Transportation Engineering has no concerns regarding the EA. Additional conditions of Approval including confirming details regarding the internal road network and coordination of the implementation of streets which will extend to neighbouring lands are required.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed transportation strategy.

#### Lot Grading

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. 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.

The DE Department requires the Owner to satisfy the conditions in Attachment 5a) to support a complete approval of the proposed lot grading strategy.

#### ***Parkland dedication or cash-in-lieu of parkland dedication is required.***

Parkland dedication for Block 41 was determined through the Block 41 Block Plan Application. The Owner is required to enter into a Master Parkland Agreement which will set out the parkland dedication or cash-in-lieu of parkland dedication requirements for Block 41. If cash-in-lieu of parkland dedication is required for the Draft Plan, the Owner shall pay to the City of Vaughan by way of a certified cheque, cash-in-lieu of the dedication of parkland in accordance with the *Planning Act* and the City's Cash-in-lieu policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the

approved appraisal shall form the basis of the cash-in-lieu payment. Conditions to this effect are included in Attachment 5a).

***TransCanada PipeLine ('TCPL') Compressor Station has no objection to the Application, Subject to conditions in Attachment 5j).***

The Draft Plan abuts the TCPL Compressor Station to the north as shown on Attachment 1. Development within the Draft Plan is required to maintain a 13 m setback from the edge of the TCPL pipeline to the any parallel road within the subdivision. Additionally, permanent buildings and structures shall be located a minimum of 7 m, and temporary accessory structures shall be located a minimum of 3 m from the TCPL pipeline's right-of-way easement. Conditions to this effect are included in Attachment 5j).

The proposed Street B shown on Attachment 3 runs north/south and is divided by TCPL's private driveway and pipeline. Appropriate barriers shall be implemented at the southern edge of the Street B, to the satisfaction of TCPL and the City's Development Engineering Department. Conditions to this effect are included in Attachment 5.

All residential lots and blocks abutting the TCPL Compressor Station will be designed in accordance with the findings and specifications of the Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd., and Section 3.10 of the Block 41 Secondary Plan. The Owner shall provide necessary noise attenuation measures including but not limited to noise walls, fences, earth barriers, building and construction material as defined by Provincial NPC-300 Guidelines and appropriate building typologies to be located within the noise influence areas. The Owner shall provide the Noise Study as part of the detailed design review and prior to registration of the Draft Plan. Draft Plan conditions to this effect are included in Attachment 5.

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

The Development Finance Department, Parks Infrastructure Planning and Development Department, Environmental Planning, TransCanada PipeLine Limited, Canada Post, Alectra Utilities, Rogers Communications Canada Inc., Bell Canada, and Enbridge Gas Inc., have no objections to the Draft Plan, subject to conditions included in Attachment 5.

The York Catholic District School Board ('YCDSB'), By-law & Compliance Licensing & Permit Services, Building Standards, Emergency Planning, Fire & Rescue Services, Forestry and Horticulture Operations and Environmental Services Department have no objections to the Draft Plan.

**Broader Regional Impacts/Considerations**

***The Regional Municipality of York ('York Region') has no objection to the Application, subject to conditions in Attachment 5b).***

The Application has been circulated to York Region for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York

Region has no objections to the approval of the Application. The Owner is required to satisfy all York Region conditions of approval as set out in Attachment 5b).

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the Application, subject to conditions in Attachment 5c).***

The TRCA has identified that the western portion of the Subject Lands are part of the Humber River Watershed and subject to Ontario Regulation 41/24. The Subject Lands include a portion of the Black Creek Flood plain and buffer area, which has been altered through urbanization. The Draft Plan does not contain any natural features, and the area of influence is negligible. TRCA has no objections to the approval of the Application. The Owner is required to satisfy all TRCA conditions of approval as set out in Attachment 5c).

**Conclusion**

The Development and Parks Planning Department is satisfied the Application is consistent with the PPS 2024, conforms to VOP 2010, and is appropriate for the development of the Subject Lands. The Draft Plan is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 5.

**For more information**, please contact Kaveen Fernando, Planner, at extension 8592.

**Attachments**

1. Context and Location Map
2. Draft Plan of Subdivision File 19T-24V004
3. Draft Plan of Subdivision File 19T-24V004 and Existing Zoning
4. Block 41 Block Plan and Draft Plan of Subdivision File 19T-24V004
5. Conditions of Draft Plan of Subdivision File 19T-24V004 (Attachments 5a to 5j)

**Prepared by**

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