

Committee of the Whole (1) Report

DATE: Tuesday, May 6, 2025

WARD: 1

TITLE: 1212765 ONTARIO LIMITED C/O FIELDGATE DEVELOPMENTS
ZONING BY-LAW AMENDMENT FILE Z.24.003 AND DRAFT
PLAN OF SUBDIVISION FILE 19T-24V001
4330 TESTON ROAD
VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE

FROM:

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

ACTION: DECISION

Purpose

To seek approval on applications to rezone and introduce new site-specific zoning exceptions for the subject lands shown on Attachment 1, to a Minister's Zoning Order, (Ontario Regulation 644/20), to permit a residential subdivision consisting of 209 residential units, one medium density residential block, and one school block, as shown on Attachments 2 and 3.

Report Highlights

- The Owner proposes a residential subdivision with 209 residential units, one medium density block and one school block.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to facilitate the residential subdivision.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendations

1. THAT Zoning By-law Amendment File Z.24.003 (1212765 Ontario Limited c/o Fieldgate Developments) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 1 from "Low-Rise Residential Zone", "Mid-Rise Residential Zone", and "Mid-Rise Mixed-Use Zone" to "RD4 Residential Detached Zone Four", "RT1 Residential Townhouse Zone", and "RA1

Apartment Residential Zone”, with the Holding Symbol (H) for Block 177, in the manner shown on Attachment 3, and to introduce new site-specific exceptions identified in Table 1 of this report and Tables 2 and 3 in Attachment 5.

2. THAT the Holding Symbol (H) shall not be removed from the Block 177 of the Draft Plan or any portion thereof, until the following conditions are addressed to the satisfaction of the City:
 - a) Vaughan Council adopts a resolution allocating sewage and water supply capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the subject lands.
 - b) The Owner shall enter into a Development Agreement with the City agreeing to contribute their share of the cost of infrastructure works and/or to undertake the necessary improvements for the works associated with any required downstream improvement(s) that have been identified in Block 40/47, including but not limited to, upgrades to the Pine Valley North Sewage Pumping Station to accommodate the ultimate build-out of Block 41 and proposed Medium Density Block 177 on Draft Plan of Subdivision File 19T-24V001. Any required downstream improvements shall conform to the conclusions and recommendations of the City’s on-going Integrated Urban Water Master Plan Environmental Assessment Study and the Block 41 Master Environmental Servicing Plan, all to the satisfaction of the City.
3. THAT Draft Plan of Subdivision File 19T-24V001 (1212765 Ontario Limited c/o Fieldgate Developments) as shown on Attachments 2, BE APPROVED, to permit a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 6.
4. THAT Council’s approval of Draft Plan of Subdivision File No. 19T-24V001, subject to the conditions set out in Attachment 6, 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.
5. THAT Draft Plan of Subdivision File 19T-24V001 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 209 residential units (724 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 permits issuance within 36 months from the date of Council approval is granted.
6. THAT notwithstanding the changes to the proposed Zoning By-law Amendment File Z.24.003 from what was proposed at the May 7, 2024, Statutory Public Meeting, that Council finds the changes to be minor and that no further notice is required in accordance with Section 34(17) of the *Planning Act*.

Background

Location: 4330 Teston Rd. (the Subject Lands). The Subject Lands and surrounding land uses are shown on Attachment 1.

Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development.

1212765 Ontario Limited c/o Fieldgate Developments (the Owner) has submitted Zoning By-law Amendment and Draft Plan of Subdivision Applications (the Applications) for the Subject Lands shown on Attachment 1 to permit a residential subdivision comprised of 162 single detached dwellings (street and laneway access), 47 townhouse dwellings with laneway access, one medium density block and one school block (the Development), as shown on Attachments 2 and 3. The Draft Plan of Subdivision (the Draft Plan) consists of the following:

Lot/Block Nos.	Land Use	Area (ha)
Lots 1 to 54, 80 to 90, 99 to 104 and 114 to 162	Residential – Street Access Single Detached Dwellings	4.71
Lots 55 to 79, 91 to 98, and 105 to 113	Residential – Lane Access Single Detached Dwellings (Dual Frontage)	1.07
Blocks 163 to 171	Residential – Lane Access Townhouse Dwellings (Dual Frontage)	0.87
Block 172	School Block	6.21
Block 173	Potential Park	0.08
Blocks 174 to 176	Vista, Walkway	0.05
Block 177	Medium Density Block	0.54
Blocks 178 and 179	Greenbelt Lands/Open Space	19.06
Blocks 180 to 182	Stormwater Management Facilities	4.36
Block 183	Arterial Road Widening	0.35
Blocks 184 and 185	Entry Features	0.06
Blocks 186 to 228	0.3 m Reserves	0.03
Block 229	Servicing Block	0.01
Total		37.40

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

- *Date of Notice (Circulated 150 m from Subject Lands, with an expanded polling area including properties north of the Subject Lands up to Kirby Road, as shown on Attachment 1): April 12, 2024*
- *Location of Notice Signs: Pine Valley Road and Teston Road*
- *Date of Public Meeting: May 7, 2024, date ratified by Council May 22, 2024*

No comments from the public were received related to the Applications.

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
[Nov. 6, 2020, O. Reg. 644/20 \(Ontario.ca\)](#)

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

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

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

1212765 Ontario Limited c/o Fieldgate Developments Public Meeting Report:
[May 7, 2024, Committee of Whole \(Public Meeting\) \(Item 3, Report 18\)](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement, 2024 and conforms to the Greenbelt Plan and the Vaughan Official Plan.

Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 is a policy statement issued pursuant to Section 3 of the *Planning Act* that came into effect on Oct. 20, 2024. All decisions made on or after Oct. 20, 2024, in respect of the exercise of any authority that affects a planning matter shall be consistent with this policy statement. The Provincial Planning Statement, 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 Provincial Planning Statement, 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. Staff are satisfied that the Applications are consistent with the Provincial Planning Statement, 2024.

The Greenbelt Plan, 2017

The Greenbelt Plan, 2017 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 Greenbelt Plan, 2017 permits new infrastructure within the Protected Countryside provided it meets one of two objectives; one being that it serves the significant growth and economic development expected in southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban centres. New infrastructure shall avoid key natural heritage features and key hydrologic features unless a need has been demonstrated, and the planning, design and construction practices shall minimize negative impacts on and disturbance of the feature. Stormwater management systems are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones.

The Master Environmental Servicing Plan for Block 41 has identified wetlands, woodlands and occupied and contributing habitats for potential significant wildlife associated with the East Purple Creek on and in proximity to the Subject Lands. The Environmental Impact Study identifies the West Tributary Purple Creek as the occupied Red Side Dace habitat and the Central Tributary of East Purple Creek as the contributing habitat area for endangered species, which are protected from the Development by introducing mitigation measures identified in the Environmental Impact Study including but not limited to low impact development measures to mitigate erosion to and protect the water quality of East Purple Creek habitats. The Development maintains the approved setbacks in accordance with the Block 41 Block Plan from woodlands and key natural heritage features.

The Federal Fisheries Act (FFA) requires the Owner to consult and obtain approvals from the Department of Fisheries and Oceans (DFO) Canada, if there are direct or indirect impacts to fish or fish habitats resulting from an alteration to or the surrounding areas of the fish habitat. The proposed stormwater management ponds within the Subject Lands are located outside of the Meander Belt, which regulates the Redside Dace habitats, and all the stormwater management ponds are designed to meet the quality standard of the Redside Dace criteria. The Owner has confirmed that the development details will be submitted to Department of Fisheries and Oceans for a voluntary request for review under Federal Fisheries Act. A condition to this effect is included in Attachment 6a).

Street “A” of the Draft Plan bisects key natural heritage and key hydrologic features; however the Street has been designed to cross at the narrowest width of these features to minimize impact, and general mitigation measures are recommended to be implemented. The Draft Plan also includes two stormwater management facilities with underground storage and/or above ground dry storage, without any encroachments into the Greenbelt Plan, and outside of key natural heritage and hydrologic features. The occupied habitats for Red Side Dace located within the Greenbelt Lands are not impacted by the Development. Any and all other development activities impacting Redside Dace habitats are to be addressed through provisions of the *Provincial Endangered Species Act* regulations and all proposed mitigation measures shall be in accordance with the Guidance for Development Activities in Redside Dace Protected Habitat (MNRF 2016). The Owner is required to obtain a Letter of Assurance from the Ministry of Environment, Conservation and Parks approving the proposed mitigation and monitoring measures. A condition to this effect is included in Attachment 6a).

The portion of the Subject Land located within the Greenbelt Plan is designated Rural on Schedule 1A of the York Region Official Plan 2022, and the Greenbelt Plan permits recreational uses within Rural designated lands. The Draft Plan includes pedestrian trails, recreational uses and facilities within the Greenbelt lands, that will provide an interconnected trails system within Block 41.

The Draft Plan conforms to the Greenbelt Plan.

York Region Official Plan, 2022

York Region Council adopted the York Region Official Plan, 2022 in June 2022. York Region Official Plan, 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*) 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*, York Region Official Plan, 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

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

- “Community Area”, “Natural Areas and Countryside”, and “Greenbelt Plan Area” on Schedule 1 – “Urban Structure” of Vaughan Official Plan, 2010

- “Greenbelt Natural Heritage System” on Schedule 4 – “Oak Ridges Moraine Conservation Plan and Greenbelt Plans Areas” of Vaughan Official Plan, 2010
- “Low-Rise Residential”, “Mid-Rise Residential”, “Mid-Rise Mixed Use”, “Natural Areas” “Agricultural” and “Greenbelt Plan Area” 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 Secondary School, Potential Stormwater Management Facility and Neighborhood Parks are also identified on Schedule B – Land Use Plan by the Block 41 Secondary Plan

Residential uses and the school use in the Draft Plan are proposed in the Low-Rise Residential and Mid-Rise Residential Designations. The stormwater management uses are proposed in both Mid-Rise Residential and in Mid-Rise Mixed-Use Designations. The Natural Areas, Agricultural and Greenbelt Plan Areas are protected but connects the rest of Block 41 through Street “A” and Open Space Blocks.

- The Low-Rise Residential Designation permits single-detached dwellings and townhouse dwellings (up to three-stores).
- The Mid-Rise Residential Designation permits townhouse dwellings (up to three-stores).
- The Mid-Rise Mixed-Use Designation permits stormwater management facilities.
- The Natural Areas Designation permits natural area management, transportation, infrastructure and utilities, and low-intensity and passive recreational activities.
- The Greenbelt Plan Area permits naturalized stormwater management facilities, parks, trails and recreational uses outside of key natural heritage features and key hydrologic features and their associated vegetation protection zones, and also outside of prime agricultural areas.

The Draft Plan shown on Attachments 2 and 3 conforms to Vaughan Official Plan, 2010, the Block 41 Secondary Plan, and the Block 41 Block Plan.

Block 41 Block Plan Application

Vaughan Council, on Sept. 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)”, “Low-Rise Residential (lane)”, “Mid-Rise Residential”, “Secondary School”, “Stormwater Management Facility”, and “Potential Park”. 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 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 6a).

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

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

Amendments to Zoning By-law 1-88 are required to permit the Development.

Zoning:

- "Low-Rise Residential Zone", "Mid-Rise Residential Zone" and "Mid-Rise Mixed-Use Zone" by O. Reg. 644/20
- The Owner proposes to rezone the Subject Lands from "Low-Rise Residential Zone", "Mid-Rise Residential Zone" and "Mid-Rise Mixed-Use Zone" to "RD4 Residential Detached Zone Four", "RT1 Residential Townhouse Zone", and "RA1 Apartment Residential Zone" including a Holding Symbol (H) for Block 177 in a manner shown on Attachment 3.
- The Owner proposes the following:
 - to carry forward appropriate zones and zoning standards from O. Reg. 644/20 into the new site-specific exception in Zoning By-law 1-88,
 - to amend site-specific development standards, as identified in Table 1 below, and
 - to introduce new site-specific exceptions as identified in Tables 2 and 3 in Attachment 5, to permit the Development shown on Attachments 2 and 3.
- Portions of the Subject Lands zoned "Mid-Rise Residential" are proposed to be rezoned RD4 Residential Detached Zone Four, which will permit the uses in the "Low-Rise Residential" zone in accordance with O. Reg. 644/20. These lands are being rezoned to the RD4 Residential Detached Zone Four to be consistent with Vaughan Official Plan, 2010 designations and Block 41 Block Plan.
- No changes to land use or permitted uses in O. Reg. 644/20 are proposed by the Owner.

Table 1:

	O. Reg. 644/20 Standards	O. Reg. 644/20 Requirement	Proposed Exceptions to the O. Reg. 644/20 Requirements
a.	Minimum Rear Yard Setback (Lots 15, 16, 80, 81, 118 & 119)	7 m	6 m

The Development and Parks Planning Department can support the rezoning of the Subject Lands to adjust the zoning boundary from RT1 Residential Townhouse Zone to RD4 Residential Detached Zone Four as it is consistent with the Vaughan Official Plan, 2010 designations and approved Block 41 Block Plan. The proposed amendment to the

rear yard setback and the new zoning exceptions identified in Tables 2 and 3 can be supported as they would facilitate a development that is consistent with the policies of the Provincial Planning Statement and conforms to the Greenbelt Plan, Vaughan Official Plan, 2010 and the Block 41 Secondary Plan. The site-specific zoning standards allow for lane access single detached and townhouse dwellings, facilitating a compact built form and greater mix of building types.

Minor modifications may be made to the zoning exceptions identified in Table 1 above and Tables 2 and 3 in Attachment 5 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

The Zoning By-law Amendment Application has been revised since the statutory public meeting held on May 7, 2024, to now rezone the Subject Lands RD4 Residential Detached Zone Four, RT1 Residential Townhouse Zone, and RA1 Apartment Residential Zone to permit single detached dwellings and townhouses dwellings with street and laneway access, together with revised site-specific exceptions related to the RD4 Residential Detached Zone Four and RT1 Residential Townhouse Zone categories. The revisions have been made in consultation with City Staff to integrate O. Reg. 644/20 within Zoning By-law 1-88 and the RD4 Residential Detached Zone Four, RT1 Residential Townhouse Zone, and RA1 Apartment Residential Zone categories are appropriate for the Development. The form of the Development remains the same as the proposal presented at the statutory public meeting.

Staff have included a condition in the Recommendations of this report that notwithstanding the changes to the proposed Zoning By-law Amendment File Z.24.003 from what was proposed at the May 7, 2024, statutory public meeting, that Council finds the changes to be minor and that no further notice is required in accordance with Section 34(17) of the *Planning Act*.

A Holding Symbol (H) is recommended for the Subject Lands to satisfy the conditions of the City

A Holding Symbol (H) is recommended to be placed on Block 177 in the Draft Plan to address matters regarding servicing allocation and the requirement of executing a development agreement with the City. The Holding Symbol (H) shall not be removed from Block 177, or any portion thereof, until the conditions included in the Recommendation section of this report are addressed to the satisfaction of the City. A condition to this effect is included in the Recommendations of this report.

The Development and Parks Planning Department recommends approval of the Draft Plan, subject to the Conditions in Attachment 6a).

Subdivision Design

The Draft Plan shown on Attachment 2 will create a residential subdivision comprised of 162 single detached dwellings and 47 townhouse dwellings with laneway access. The Draft Plan is divided into east and west portions separated by the Greenbelt Lands. The west portion consists of single detached dwellings, townhouse dwellings with rear lane

access, a 0.54 ha medium density block and a 1.72 ha stormwater management pond with access to Pine Valley Road. The medium density block will be subject to a future Site Development Application to facilitate its development. The east portion consists of street single-detached dwellings and dual-frontage single detached dwellings with laneway access, a secondary school block, a 2.34 ha stormwater management pond.

The Draft Plan includes Street “A” which provides access from Teston Road through the Greenbelt Plan connecting to Weston Road and a public minor collector road network that connects the Draft Plan to the surrounding Block 41 Block Plan lands.

The proposed stormwater management ponds, public parks, walkways, vistas, public easements and core features within the Subject Lands shall be conveyed into the City's ownership prior to registration of the Draft Plan. All proposed trails and connections through the Subject Lands shall be finalized at the detailed design stage, and the identified potential park, Block 173, shall be finalized through the Master Parkland Agreement to either be conveyed as a public park or a vista to the satisfaction of the City. A condition to this effect is included in Attachment 6a).

The Owner shall satisfy all conditions of the Draft Plan of Subdivision Approval contained in Attachment 6 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 6a):

- 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 conditions to this effect are included in Attachment 6a).

Built Heritage Resources and Archaeology

The Development and Parks Planning Department, Cultural Heritage Division has reviewed the Applications and determined there are no 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 6a).

Parks Planning

The Development and Parks Planning Department, Parks Planning Division, requires that the Owner 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 6a).

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs Department supports the Draft Plan, subject to Conditions in Attachment 6a).

Block 41 Block Plan:

The Policy Planning and Special Programs Department requires the Owner to satisfy the following Block 41 Block Plan conditions:

- Submit a final Master Environmental Servicing Plan, Master Class Environmental Assessment, 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 6a).

Environmental Planning:

Environmental Planning has advised that there are Species at Risk, Significant Wildlife Habitat and Fish Habitat within the Subject Lands. The Subject Lands contain Redside Dace regulated habitat (occupied) as well as fish habitats within the West tributaries of the East Purpleville Creek and contributing habitats within the Central Tributary of East Purpleville Creek, and the Significant Wildlife Habitats within the Greenbelt Area.

Mitigation measures have been proposed, and no direct impacts to Species at Risk, fish habitat and Significant Wildlife Habitat are anticipated. The Owner is required to obtain a Letter of Assurance from Ministry of Environment, Conservation and Parks approving the proposed mitigation and monitoring measures and/or approvals from Department of Fisheries and Oceans prior to registration of the Draft Plan to the satisfaction of Policy Planning and Special Programs Staff.

The Owner is required to provide an updated Environmental Impact Study report outlining the finalized development limits prior to registration of the Draft Plan to the satisfaction of Policy Planning and Special Programs Staff.

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 Owner to comply with the Ministry of Environment, Conservation and Parks and/or Department of Fisheries and Oceans regulations and guidelines to protect Species at Risk and their habitats. Conditions to this effect are included in Attachment 6a).

The Development achieves a Bronze Sustainability Threshold Score

The Development achieves an overall Sustainability Performance Metrics application score of 34 (bronze level). This score meets minimum threshold requirements.

The Development Engineering Department supports the Development, subject to the conditions in Attachment 6a)

The Development Engineering Department has provided the following comments:

Municipal Servicing - Water

The Subject Lands are situated within Pressure District Seven of the York Water System. The Development intends to connect to existing Pressure District Seven infrastructure along Pine Valley Drive and Teston Road. The Draft Plan is naturally divided into east and west portions by the Greenbelt Plan; the east side connecting to Teston Road and the west side connecting to Pine Valley Drive. The west side proposes two connection points; one connection to the watermain on the east side of Pine Valley Drive just north of Teston Road, and one to Ballentyne Boulevard in Block 47 through a new watermain along Teston Road and north along Pine Valley Drive to the proposed intersection that will serve as a secondary feed. The east portion of the Draft Plan proposes to connect to the existing watermain on Teston Road and will loop internally to the future watermain to the north once the other participating lands in Block 41 are serviced, ultimately connecting to Weston Road.

The Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) to support a complete approval of the proposed water servicing strategy.

Municipal Servicing - Sanitary

The Draft Plan implements the Master Environmental Servicing Plan, proposing connections to the existing sanitary sewers in Block 40/47 North in 2 locations. The west side of the Draft Plan will connect to the existing sanitary sewer on Pine Valley Drive just north of Teston Road, and the east side will connect to the existing sanitary sewer on the south side of Teston Road developed through the second phase of Draft

Plan of Subdivision File No. 19T-03V05. Both connections drain south and ultimately to the Pine Valley North Sewage Pumping Station located in Block 40/47 North.

The Pine Valley North Sewage Pumping Station was not designed to accommodate the increase in population envisioned in the western portion of Block 41. Therefore, a Holding Symbol (H) is required for the Development until the Owner has entered into an Agreement committing and agreeing to undertake any required work for downstream improvements, including but not limited to improvements to the Pine Valley North Sewage Pumping Station, and submitted a remediation plan to the satisfaction of the Development Engineering Department. A condition to this effect is included in Attachment 6a).

The Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) to support the complete approval of the proposed sanitary servicing strategy.

Municipal Servicing – Stormwater Management

Stormwater drainage for the Subject Lands will discharge to 2 stormwater management facilities that are proposed to be constructed on the east and west side of the Draft Plan. The stormwater management facilities 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 Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) to support the complete approval of the proposed stormwater management strategy.

Sewage and Water Allocation

The Subject Lands are located within the Pine Valley North Sewage Pumping Station Service Area, and part of the Development was included in the Block 40/47 Pine Valley North Sewage Pumping Station Ultimate Design Flow calculations. However, the proposed Medium Density Block 177 in the Draft Plan was not included in the original servicing capacity calculations, and a Holding Symbol (H) is required until the Owner has agreed to satisfactorily address the sewage and water capacity requirements for Block 177 to the satisfaction of the City. The Holding Symbol (H) shall not be removed until the Owner has secured sewage and water capacity through a Site Development Application.

The Development Engineering Department requires the Owner to satisfy the condition in Attachment 6a) to support the 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 Feb. 22, 2024 for the Subject Lands. Noise levels at the Development are anticipated to meet the applicable Ministry of Environment,

Conservation and Parks Class one guidelines, subject to the implementation of noise abatement measures.

The Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) to support the complete approval of the proposed noise mitigation strategy.

Environmental Engineering

A Phase One Environmental Site Assessment and Phase Two Environmental Site Assessments were prepared for the Subject Lands. A supplementary letter was also submitted to provide additional information regarding sensitive land uses identified on and in proximity to the Subject Lands. No soil or groundwater exceedances were identified with respect to the applicable site condition standards for the respective portions of the Subject Lands. The provided reports and documents were completed to the satisfaction of Development Engineering and no further investigations are required at this time.

The Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) 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. The Transportation Engineering Division of the Development Engineering Department anticipates that with the implementation of the Block 41 road network and required improvements, the Development will introduce an acceptable level of traffic impact. Any outstanding details surrounding the requirements and configuration of improvements to Pine Valley Drive shall be completed at the detailed engineering stage prior to registration of the Draft Plan. Conditions to this effect are included Attachment 6a).

The Block 41 road network shall be designed and implemented in accordance with the Block 41 Collector Roads Environmental Assessment approved by the Ministry of Environment, Conservation and Parks. Conditions to this effect are included in Attachment 6a). The Transportation Engineering division of the Development Engineering Department has no concerns regarding the Environmental Assessment. Further conditions of approval involving confirming emergency access(es) and details regarding the internal road network, and coordination of the implementation of streets which will extend to neighbouring lands, all in accordance with City standards are required, as identified in Attachment 6a).

The Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) 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 at the detailed design review stage. 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 Development Engineering Department required the Owner to satisfy the conditions in Attachment 6a) to support the complete approval of proposed 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 6a).

Other internal departments, external agencies and various utilities have no objection to the Development.

The Development Finance Department, Parks Infrastructure Planning and Development Department, Environmental Planning, 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 6.

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

Broader Regional Impacts/Considerations

The Regional Municipality of York has no objection to the Applications, subject to conditions in Attachment 6b).

The Applications have been circulated to Regional Municipality of York for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. The Regional Municipality of York has no objections to the approval of the Applications. The Owner is required to satisfy all Regional Municipality of York conditions of approval as set out in Attachment 6b).

The Toronto and Region Conservation Authority has provided conditions of approval

The Toronto and Region Conservation Authority has identified that a significant portion of the Subject Lands are part of the Humber River Watershed and are subject to Ontario Regulation 41/24. The Subject Lands are located within the East Purple Creek Subwatershed, a subcatchment of the East Humber River. The Draft Plan contains a portion of the Greenbelt Area, Provincially Significant Wetlands, valley corridors, woodlands, headwater drainage features and flood/erosion hazards. The Owner shall obtain the necessary permits for any work proposed within the Greenbelt Area and TRCA permits are required prior to any works commencing within the Toronto and Region Conservation Authority Regulated Area, including topsoil stripping, rough grading, servicing, and final grading associated with the Draft Plan.

The Toronto and Region Conservation Authority has no objections to the approval of the Applications. The Owner is required to satisfy all Toronto and Region Conservation Authority conditions of approval as set out in Attachment 6c).

Conclusion

The Development and Parks Planning Department is satisfied the Applications are consistent with the Provincial Planning Statement, 2024, conforms to the Greenbelt Plan and Vaughan Official Plan, 2010, and are appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the Development and Parks Planning Department can recommend approval of the Applications, subject to the recommendations in this report and Conditions of Approval in Attachment 6.

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

Attachments

1. Context and Location Map
2. Draft Plan of Subdivision File 19T-24V001
3. Draft Plan of Subdivision File 19T-24V001 and Proposed Zoning
4. Block 41 Block Plan and Draft Plan of Subdivision File 19T-24V001
5. Zoning By-law 1-88 Tables 2 and 3
6. Conditions of Draft Plan of Subdivision File 19T-24V001 (Attachments 6a to 6i)

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