

Committee of the Whole (1) Report

DATE: Tuesday, May 6, 2025

WARD: 1

**TITLE: 1212763 ONTARIO LIMITED C/O FIELDGATE DEVELOPMENTS
ZONING BY-LAW AMENDMENT FILE Z.24.004
DRAFT PLAN OF SUBDIVISION FILE 19T-24V002
10970 WESTON ROAD
VICINITY OF WESTON ROAD AND TESTON ROAD**

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 425-unit residential subdivision, nine part-lots and one part block for future development, as shown on Attachments 2 and 3.

Report Highlights

- The Owner proposes a residential subdivision with 425 units, nine part-lots and one part block for future development.
- Zoning By-law Amendment and a 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.24.004 (1212763 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" and "Mid-Rise Residential Zone" to "RD4 Residential Detached Zone Four" and "RT1 Residential Townhouse Zone", to include a Holding Symbol (H) for Lots

1 to 212, and Blocks 300, 301, 309, 310, 326, and 338 to 346 in the manner shown on Attachment 3, and to introduce new site-specific zoning exceptions as identified in Tables 1 and 2 in Attachment 5.

2. THAT the Holding Symbol (H) shall not be removed from Lots 1 to 212, and Blocks 300, 301, 309, 310 and 326 or any portion thereof, until the following condition is 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.
3. THAT Draft Plan of Subdivision File 19T-24V002 (1212763 ONTARIO LIMITED C/O FIELDGATE DEVELOPMENTS) as shown on Attachment 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-24V002 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-24V002 be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 200 residential 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 from the date of Council approval is granted.
6. THAT notwithstanding the changes to the proposed Zoning By-law Amendment File Z.24.004 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: 10970 Weston 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.

1212763 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 to permit a 425-unit residential subdivision comprised of 299 single detached dwellings (street and laneway access), 86 townhouse dwellings (street, laneway access and dual frontage), 40 back-to-back

townhouse dwellings, and nine part-lots and one part block for future development (the Development), as shown on Attachments 2 and 3. The Draft Plan of Subdivision (the Draft Plan) consists of the following:

Lot/Block Number	Land Use	Area (ha)
Lots 1 to 271	Residential – Street Access Single Detached Dwellings	9.79
Lots 272 to 299	Residential – Lane Access (Dual Frontage) Single Detached Dwellings	0.74
Blocks 300 to 306	Residential – Dual Frontage Townhouse Dwellings	0.66
Blocks 307 and 308	Residential – Lane Access Townhouse Dwellings	0.22
Blocks 309 to 320	Residential – Street Townhouse Dwellings	1.01
Blocks 321 to 324	Residential – Back-to-Back Townhouse Dwellings	0.45
Block 325	Future Development Block (Mid-Rise Residential)	0.02
Block 326	Stormwater Management Facility	7.71
Block 327	Greenbelt Lands	15.86
Block 328	Possible Park	0.07
Blocks 329 & 331	Walkways and Vista	0.06
Block 332	Road Widening	0.27
Blocks 333 & 334	Servicing Easement	0.06
Block 335 to 337	Entry Features	0.02
Blocks 338 to 346	Residential - Part Lots	0.05
Blocks 347 to 396	Road Reserves (0.3 m)	0.02
Total		37.01

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 all properties north and northwest of the Subject Lands up to Kirby Road, and properties east of the Subject Lands as shown on Attachment 1): April 12, 2024*
- *Location of Notice Sign: Weston 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 Applications 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 \(Item 4, Report 30\)](#)

1212763 Ontario Limited c/o Fieldgate Developments Public Meeting Report:
[May 7, 2024, Committee of Whole \(Public Meeting\) \(Item 4, Report 18\)](#)

Analysis and Options

The Development is consistent with the Provincial Planning Statement, 2024 and conforms to the Greenbelt Plan and the Vaughan Official Plan 2010.

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 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 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. Stormwater management systems are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones. The Greenbelt Plan also permits recreational uses within lands designated “Rural” as defined by the Greenbelt Plan.

The Master Environmental Servicing Plan for Block 41 has identified wetlands, woodlands and contributing habitats for potential significant wildlife associated with the East Purple Creek on and in proximity to the Subject Lands. There are no Redside Dace habitats within the Subject Lands and occupied habitats are located approximately one kilometre downstream of East Tributary and Central Tributary of East Purpleville Creek from the Subject lands. The Draft Plan contemplates a portion of Street “B”, and two naturalized stormwater management ponds within the Greenbelt Plan, outside of these key natural heritage features, hydrologic features and their associated vegetation protection zones. No negative impacts are contemplated, provided that general mitigation measures are implemented, including low impact development measures to mitigate erosion to and protect the water quality of the East Purple Creek habitats. In addition, the Owner is required to obtain a Letter of Assurance from the Ministry of Environment, Conservation and Parks and if applicable, an approval from the Department of Fisheries and Oceans, approving the proposed mitigation and monitoring measures. A condition to this effect is included in Attachment 6a).

Portions of the Subject Lands are designated Rural on Schedule 1A of the York Region Official Plan, 2022. The Draft Plan proposes pedestrian trails, recreational uses and facilities within the Greenbelt lands, as permitted within the Rural” designation, 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"
- "Low-Rise Residential Designation", "Mid-Rise Residential Designation", "Natural Areas Designation", "Agricultural Designation", and "Greenbelt Plan Area" on Schedule B – "Block 41 Land Use Plan" of Vaughan Official Plan 2010 Volume 2, Section 11.14, Block 41 Secondary Plan (OPA #50) (the 'Block 41 Secondary Plan')

Residential uses in the Draft Plan are proposed in the Low-Rise Residential and Mid-Rise Residential Designation. Stormwater Management uses in the Draft Plan are proposed within the Greenbelt Plan Area.

- The Low-Rise Residential Designation permits single-detached dwellings and townhouse dwellings (up to three-storeys).
- The Mid-Rise Residential Designation permits townhouse dwellings (up to three-storeys).
- The Greenbelt Plan Area permits naturalized stormwater management facilities and parks outside of key natural heritage features and key hydrologic features.

The Draft Plan 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, Potential Parkland, Greenbelt Plan Area, Stormwater Management Facility and Vista. 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 uses. 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 and Mid-Rise Residential Zone by O. Reg. 644/20.
- The Owner proposes to rezone the lands from Low-Rise Residential Zone and Mid-Rise Residential Zone to RD4 Residential Detached Zone Four and RT1 Residential Townhouse Zone, including a Holding Symbol (H) for Lots 1 to 212, and Blocks 300, 301, 309, 310, 326, and 338 to 346 in a manner shown on Attachment 3.
- The Owner proposes the following:
 - to carry forward zoning standards from O. Reg. 644/20 into a new site-specific exception in Zoning By-law 1-88,
 - to introduce new site-specific exceptions as identified in Tables 1 and 2 in Attachment 5, to permit the Development shown on Attachments 2 and 3.
- No changes to land use or permitted uses in O. Reg. 644/20 are proposed by the Owner.

The Development and Parks Planning Department can support the rezoning of the Subject Lands, and new zoning exceptions identified in Tables 1 and 2 on the basis that the proposed site-specific zoning standards identified in Tables 1 and 2 would facilitate a development that is consistent with the policies of the Provincial Planning Statement, maintains the general intent of the Minister's Zoning Order, 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 that facilitate a compact built form.

Minor modifications may be made to the zoning exceptions identified in Tables 1 and 2 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 to the RD4 Residential Detached Zone Four and RT1 Residential Townhouse 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 and RT1 Residential Townhouse zones 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.24.004 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 the proposed zoning for Lots 1 to 212, and Blocks 300, 301, 309, 310, 326, and 338 to 346 to address the servicing capacity allocation for the Development as discussed throughout this report. The Holding Symbol “(H)” shall not be removed from Lots 1 to 212, and Blocks 300, 301, 309, 310, 326, and 338 to 346, 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 conditions in Attachment 6a).

Subdivision Design

The Draft Plan shown on Attachment 2 will create a residential subdivision comprised of 299 single detached dwellings (street and laneway access), 86 townhouse dwellings (street, laneway access and dual frontage) and 40 back-to-back townhouse dwellings. The nine part-lots (future development blocks) will be consolidated with lands in Draft Plan of Subdivision File 19T-24V004 to facilitate single detached dwellings. The one part-lot block will be consolidated with 10830 Weston Road to facilitate a mid-rise residential development.

The Draft Plan will provide two accesses from Weston Road, Street “A” and “B”, as shown on Attachment 3. The development of the portion of Street “B” located on 10830 Weston Road will need to be coordinated with the Owner of the Subject Lands to the satisfaction of Development Engineering Department and York Region. The Owner shall secure the part of the lands along Street “B” located on 10830 Weston Road or as part of the neighbouring development application prior to registration of the Draft Plan to the

satisfaction of the Development Engineering Department and York Region. Conditions to this effect are included in Attachment 6a).

The proposed stormwater management ponds, public parks, vistas, walkways, public easements, and core features within the Subject Lands shall be conveyed into City of Vaughan prior to the registration of the Draft Plan. The potential park located on Block 328 identified through the Draft Plan shall be finalized through the Master Parkland Agreement and will 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 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.

Draft Plan Conditions to this effect are included in Attachment 6a).

Environmental Planning:

Environmental Planning has advised that there are Species at Risk contributing habitat, Significant Wildlife Habitat and Fish Habitat within the Subject Lands, and the Environmental Impact Study proposes mitigation measures that shall be implemented during construction. The Owner is required to provide a Letter of Assurance from the Ministry of Environment, Conservation and Parks and/or Department of Fisheries and Oceans confirming the proposed mitigation measures are sufficient to meet the requirements of the *Endangered Species Act* 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 SAR and their habitats. Conditions to this effect are included in Attachment 6a).

The Draft Plan achieves a Bronze Sustainability Threshold Score.

The Draft Plan achieves an overall Sustainability Performance Metrics application score of 34 (bronze level). This score meets the 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 7 of the York Water Supply System. Within the vicinity of the Subject Lands, there is an existing 400 mm diameter Pressure District 7 watermain stub at the northeast intersection of Teston Road and Weston Road. The Block 41 Landowners' Group, 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 the Street "B" intersection, and looping their system to the proposed internal 400 mm diameter watermain to Draft Plan of Subdivision File 19T-24V004, as shown on Attachment 1, to the north via Street "B".

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

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 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 Landowner's Group, via a future Spine Servicing Agreement, is proposing to connect to the existing 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 the existing sanitary stub Weston Road sewer at the Street "B" intersection and drain to its ultimate outlet.

The Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) 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 that is proposed to be constructed within the Draft Plan. 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 Landowner's Group, via a future Spine Servicing Agreement, is proposing to construct this stormwater facility that the Draft Plan will outlet to.

The Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) 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 425 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 Development Engineering Department to ensure that the necessary external water distribution system and wastewater infrastructure is constructed to provide an outlet for the Draft Plan.

The City requires a Holding Symbol (H) on the remaining 226 residential units for the Development. 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.

The Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) to support a complete approval of the proposed sewage and water allocation 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 Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) to support a complete approval of the proposed lot grading strategy.

Noise Assessment

The Owner submitted an Environmental Noise Feasibility Study prepared by Valcoustics Canada Ltd. dated Feb. 22, 2024, for the Subject Lands. The Noise levels at the Development are anticipated to meet the applicable Ministry of Environment, conservation and Parks Class 1 guidelines, subject to the implementation of noise

abatement measures. An updated Environmental Noise Feasibility Study is required as part of the detailed design review and prior to registration of the Draft Plan.

The Development Engineering Department requires the Owner to satisfy the conditions in Attachment 6a) to support a 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. Transportation Engineering staff anticipates that with the implementation of the Block 41 road network and required improvements, the Development will introduce an acceptable level of traffic impact. Details surrounding the requirements and configuration of improvements to Weston Road are subject to York Region's review and approval. Conditions to this effect are included in Attachment 6a), requiring that these details be confirmed with York Region.

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

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 Operations and Environmental Services Department 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 the 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 the 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 the southern portion of the Subject Lands are located within the Protected Countryside of the Greenbelt Area, and that a significant portion of the Subject Lands are within the Toronto and Region Conservation Authority's Regulated Area 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 headwater subcatchment of the East Humber River, and surface drainage from the Development drains into two valley corridor systems associated with the East Tributary of the Purpleville Creek. The Draft Plan contains portions of the Greenbelt Area, Provincially Significant Wetlands and unevaluated wetlands, valley corridors, and flood/erosion hazards. The Owner shall obtain the necessary permits for any work proposed within the Greenbelt Area, and Toronto and

Region Conservation Authority permits are required prior to any work commencing within the Toronto and Region Conservation Authority's Regulated Area, including topsoil striping, rough grading, servicing, and final grading.

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-24V002
3. Draft Plan of Subdivision File 19T-24V002 and Proposed Zoning
4. Block 41 Block Plan and Draft Plan of Subdivision File 19T-24V002
5. Zoning By-law 1-88 Tables 1 and 2
6. Conditions of Draft Plan of Subdivision File 19T-24V002 (Attachments 6a to 6i)

Prepared by

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