

Committee of the Whole (1) Report

DATE: Tuesday, March 31, 2026

WARD: 1

TITLE: DG (VAUGHAN) INC.

OFFICIAL PLAN AMENDMENT FILE NO. OP.25.001

ZONING BY-LAW AMENDMENT FILE NO. Z.25.002

DRAFT PLAN OF SUBDIVISION FILE NO. 19T-25V001

2720 KING-VAUGHAN RD.

VICINITY OF JANE STREET AND KING-VAUGHAN ROAD

FROM:

Vince Musacchio, Deputy City Manager, Planning and Infrastructure Development

ACTION: DECISION

Purpose

To seek approval on applications to permit a residential development consisting of 158 street townhouses, 69 single detached dwellings, two low-rise residential blocks, two future development blocks, a stormwater management block, public park and public roads as shown on Attachments 1 to 3.

Report Highlights

- The Owner proposes a residential subdivision consisting of 158 street townhouses, 69 single detached dwellings, two low-rise residential blocks, two future development blocks, a stormwater management facility block, a natural heritage feature block, neighbourhood park block, and five new public roads.
- Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Applications are required to permit the proposed development.
- The Development and Parks Planning Department supports the proposed development subject to conditions as outlined in this report.

Recommendations

1. That Official Plan Amendment File OP.25.001 (DG (Vaughan) Inc.) be approved, to amend VOP 2010, Volume 1, for portions of the Subject Lands shown on Attachments 1 and 2 as follows:
 - a) To amend Schedule 1 – Urban Structure, to redesignate the portion of the Subject Lands outside of the Oak Ridges Moraine from “Natural Areas and Countryside” to “Community Areas” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;
 - b) To amend Schedule 1A – Urban Area, to redesignate a portion of the Subject Lands outside of the Oak Ridges Moraine from “Non-Urban Area” to “Urban Area” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;
 - c) To amend Schedule 1C – Protected Major Transit Station Areas, to redesignate the portion of the Subject Lands outside of the Oak Ridges Moraine from “Natural Areas and Countryside” to “Community Areas” and expand the urban boundary to include the portion of the Subject Lands outside of the Oak Ridges Moraine to align with the urban boundary illustrated in York Region Official Plan 2022;
 - d) To amend Schedule 2 – Natural Heritage Network, to remove the “Unapproved” designation on the portion of the Subject Lands outside of the Oak Ridges Moraine and amend the boundary of the “Core Features” designation within the portion of the Subject Lands outside of the Oak Ridges Moraine to reflect the boundary of Block 109;
 - e) To amend Schedule 9 – Future Transportation Network to add a Minor Collector Road in the location of Street A; and
 - f) To amend Schedule 13 – Land Use, to redesignate portions of the Subject Lands outside of the Oak Ridges Moraine from “Agricultural” to “Low-Rise Residential”, “Natural Areas”, “Parks” and “Infrastructure and Utilities”, as shown on Attachment 2.
2. That Zoning By-law Amendment File Z.25.002 (DG (Vaughan) Inc.) be approved, to amend Zoning By-law 001-2021, to rezone portions of the Subject Lands shown on Attachment 3, from “A Agriculture Zone,” to “EP Environmental Protection Zone”, “OS1 Open Space One Zone”, and “U Utility Zone”, in the manner shown on Attachment 3 and to “FD Future Development Zone”, “R3A Third Density Residential A Zone”, “R4 Fourth Density Residential Zone”, and

“RT1 Townhouse Residential One Zone”, with a Holding Symbol “(H)” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Attachment 4 of this report.

3. That the Holding Symbol “(H)” shall not be removed from any portion the Subject Lands where it is applied 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) York Region commissions its Pressure District 9 (PD9) water booster station, and a suitable local connection point is identified for the Draft Plan of Subdivision in the City’s local Pressure District 9 service area, to the satisfaction of the City; and
 - c) York Region commissions its Jane Street Sanitary Trunk Sewer and the City’s ultimate local sanitary sewer is constructed between Shipwill Street and Jane Street and connected to the Jane Street Sanitary Trunk Sewer, and a suitable outlet is constructed through Block 35 East for the Draft Plan of Subdivision (Integrated Urban Water Master Plan Wastewater Project No.’s 15 and 16), to the satisfaction of the City.
4. That Draft Plan of Subdivision File 19T-25V001 (DG (Vaughan) Inc.) as shown on Attachment 3, be approved, to permit a residential Draft Plan of Subdivision, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 5 for a period of three years (no less than three years) from the date on which approval was given, and the approval shall lapse at the expiration of that time period.

Background

Location: 2720 King-Vaughan Rd. (the Subject Lands). The Subject Lands and the surrounding land uses are shown on Attachment 1. The eastern portion of the Subject Lands are within the Oak Ridges Moraine as shown on Attachment 2 and are not proposed to be developed. The eastern portion of the Subject Lands will continue to be used for agricultural purposes.

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

DG(Vaughan) Inc. (the Owner), has submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications (the Applications) for the western portion of the Subject Lands to permit the proposed development comprised of 158 street townhouses, 69 single detached dwellings, two low-rise residential blocks, two future development blocks, a stormwater management facility block, a

park block, and five new public roads (the Development) as shown on Attachments 2 and 3. The Draft Plan of Subdivision (the Draft Plan) consists of the following:

Lot/Block Number(s)	Land Use	Area (ha)
1-69	Single Detached Dwellings	2.68
70-104	Street Townhouses	3.71
105, 106, 111, 113	Future Development	3.44
107	Park	0.99
108	Storm Water Management Facility	1.45
109	Environmental Protection	1.26
110	Road Widening	1.17
112	Future Development - Infrastructure	0.02
114	Landscape Buffer	0.12
115	Landscape/Servicing	0.03
116-148	0.3 m Reserves	0.01
Streets A-E	Subdivision Road Network	4.54
Total		19.42

Future Development Applications are required, if the Applications are approved by Council.

Should the Applications be approved by Council, the Owner is required to submit Draft Plan of Condominium (if applicable), Zoning By-law Amendment, and Site Development Applications to facilitate the development of Draft Plan Blocks 105, 106, 111 and 113 as shown on Attachments 2 and 3.

The boundary of the Development was revised.

The Subject Lands are listed under Section 27 of the Ontario Heritage Act as they contain a built heritage attribute: The McBride-Walkington House. The McBride-Walkington House is partially located within the portion of the Subject Lands within the Oak Ridges Moraine.

The portion of the Subject Lands outside of the Oak Ridges Moraine containing the McBride-Walkington House have been removed from the Zoning By-law Amendment and Draft Plan of Subdivision Applications. A Cultural Heritage Impact Assessment (CHIA) for the McBride-Walkington House is required and will be submitted at a later date once the balance of the Subject Lands outside of the Oak Ridges Moraine are proposed for development, to confirm whether the structure is to be designated under Part IV of the Ontario Heritage Act and may be integrated into future development or to remain as part of the retained agricultural lands on the Oak Ridges Moraine.

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

- Date of Notice (Circulated 150 metres from Subject Lands as shown on Attachment 1): March 7, 2025

- Location of Notice Signs: Installed along Jane Street and along King-Vaughan Road in accordance with the City's Notice Signs Procedures and Protocols
- Date of Public Meeting: April 1, 2025, date ratified by Council: April 23, 2025
- Date of Committee of the Whole Courtesy Notice sent to those requested to be notified: March 17, 2026

Public Comments were received

The following is a summary of the comments provided and received to date. The comments are organized by theme as follows:

Access, Traffic

- The Development will increase traffic congestion in the area and impact vehicle and pedestrian safety.

Density, Built Form

- The Development, with townhouses and narrower lots for single detached homes will create the densest development in the area and is not compatible with the surrounding context.

Development Phasing

- The Development is proceeding in advance of the prescribed Secondary Plans for the adjacent Block 28 and 35 landowner groups and should consider the development of those blocks.

Servicing

- Water, wastewater and natural gas servicing are not currently available and will need to be brought to the Development to service it.
- The Development could impact existing wells in the area.

These comments are addressed throughout this report.

Previous Reports/Authority

The previous report related to the Applications can be found at the following link: DG (Vaughan) Inc. OP.25.001 and Z.25.002, Public Meeting Report [June 4, 2025, Committee of the Whole Public Meeting \(Item 6, Report 23\)](#)

Analysis and Options

The Applications are consistent with the Provincial Planning Statement, 2024 and conforms to the Oak Ridges Moraine Conservation Plan, 2017, York Region Official Plan 2022 and Vaughan Official Plan 2010.

Provincial Planning Statement, 2024

The Provincial Planning Statement is a policy statement issued pursuant to Section 3 of the *Planning Act* and 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

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 states that all planning authorities shall plan 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.

The portion of the Subject Lands where the Development is proposed, with the exception of a portion of Street A, is within a Settlement Area, where growth and development are to 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 planned infrastructure and public service facilities. The Development facilitates an urban community with varied dwelling types and planned municipal services. Staff are satisfied that the proposed development is consistent with the Provincial Planning Statement.

The Oak Ridges Moraine Conservation Plan, 2017

A portion of the Subject Lands are located on the Oak Ridges Moraine and are subject to the Oak Ridges Moraine Conservation Plan. The Oak Ridges Moraine Conservation Plan was established by the Province to provide land use and resource management direction for lands within the Oak Ridges Moraine. The purpose of the Oak Ridges Moraine Conservation Plan is to provide resource and land use management direction on how to protect the Oak Ridges Moraine's ecological and hydrological features and functions.

The portion of the Subject Lands within the Oak Ridges Moraine are designated Natural Linkage Area by the Oak Ridges Moraine Conservation Plan. The proposed Official Plan and Zoning By-law Amendments are outside of the Oak Ridges Moraine. The proposed Draft Plan of Subdivision, with the exception of a portion of Street A, is also located outside of the Oak Ridges Moraine. Section 12(3)4 permits infrastructure uses within the "Natural Linkage Area" designation subject to certain criteria listed in Section 41(2) and 41(2.1). Section 41(1)(a) defines a public highway as a form of infrastructure and Street A, as a public street, meets the definition of public highway. Section 41(2) and 41(2.1) permits infrastructure provided:

- a. There is no reasonable alternative
- b. The construction area and road widths are kept to a minimum to minimize site disturbance
- c. Wildlife movement is protected
- d. An agricultural impact assessment demonstrates there is no reasonable alternative and that any adverse impacts to the prime agricultural area be minimized to the extent possible

The Applications are at an edge of the Oak Ridges Moraine and demonstrate that the proposed Development will not adversely impact the moraine as there are no Key Natural Heritage Features or Key Hydrological Features near the Development. The Subject Lands are primarily cultivated fields associated with the agricultural operation known as Robintide Farms.

Street A occupies approximately one hectare of land within the Oak Ridges Moraine; an area currently used for crop production. The road intrusion is necessary for the orderly layout of the Draft Plan, including a more efficient lotting pattern, road geometry, and centralized park. The design also maintains an appropriate road design for traffic safety, such as straight sections of road leading up to the intersections with Jane Street and King-Vaughan Road.

The eastern portion of the Subject Lands not subject to the Applications is approximately 27 hectares and will continue to have agricultural uses. The removal of one hectare of agricultural land for Street A will have minimal impact on the agricultural operations to continue upon the eastern portion of the Subject Lands given the area of the remaining agricultural lands.

On this basis, the Development conforms to the Oak Ridges Moraine Conservation Plan.

York Region Official Plan 2022

York Region Council adopted the York Region Official Plan 2022 (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*) 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.

The portion of the Subject Lands outside of the Oak Ridges Moraine are identified in York Region Official Plan 2022 as follows:

- “Urban Area” and “Regional Greenlands System” on Map 1 – Regional Structure of York Region Official Plan 2022; and
- “Community Area” on Map 1A – Land Use Designations of York Region Official Plan 2022

The Urban Area and Community Area designations permit the Development, and an environmental protection block is proposed within the Draft Plan with appropriate zoning to protect the key natural heritage and key hydrological features identified by the Regional Greenlands System overlay and outlined in section 3.2 of York Region Official Plan 2022.

The Development aligns with the planning objectives and policies applicable to the Subject Lands. As such, the Development conforms to York Region Official Plan 2022.

The recently adopted Vaughan Official Plan 2025 is not the in-force policy for the Subject Lands.

The Vaughan Official Plan 2025, which represents the City's new policy direction, was adopted by the City on Oct. 28, 2025, as the new official plan for the City. The Vaughan Official Plan 2025 is subject to approval by the Minister of Municipal Affairs and Housing and is not in force. The Applications were deemed complete prior to the approval of the Vaughan Official Plan 2025. As such, VOP 2010, in addition to certain York Region Official Plan 2022 policies deemed to be the City's official plan policies, are the in-force policies against which conformity of the Applications is/are reviewed and assessed.

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:

- "Natural Areas and Countryside" and "Oak Ridges Moraine Natural Linkage" on Schedule 1 – Urban Structure of VOP 2010
- "Natural Areas", "Agricultural" and "Natural Linkage Area" on Schedule 13 – Land Use of VOP 2010

The portion of the Subject Lands outside of the Oak Ridges Moraine are designated Natural Areas and Countryside, Natural Areas, and Agricultural. This is inconsistent with York Region Official Plan 2022, which has identified these lands as being within a Settlement Area. The Official Plan Amendment Application proposes to redesignate the lands outside of the Oak Ridges Moraine to bring them into conformity with York Region Official Plan 2022 in the context of the proposed Development. The following designations are proposed for the portion of the Subject Lands outside of the Oak Ridges Moraine as shown on Attachment 2:

- "Community Areas" and the Urban Boundary location on Schedule 1 – Urban Structure of VOP 2010
- "Urban Area" and the Urban Boundary location on Schedule 1A – Urban Area of VOP 2010
- "Community Areas" and the Urban Boundary location on Schedule 1C – Protected Major Transit Station Areas of VOP 2010
- "Low-Rise Residential", "Parks", "Natural Areas", and "Infrastructure and Utilities" on Schedule 13 – Land Use of VOP 2010

In addition to the above-noted designations, other amendments to VOP 2010 are also proposed to facilitate the Development as shown on Attachment 2:

- Amend Schedule 2 – Natural Heritage Network, to remove the “Unapproved” designation on the portion of the Subject Lands outside of the Oak Ridges Moraine and amend the boundary of the “Core Features” designation within the portion of the Subject Lands outside of the Oak Ridges Moraine to reflect the boundary of Block 109 as shown on the Draft Plan
- Amend Schedule 9 – Future Transportation Network, to add a Minor Collector Road in the location of Street A is also sought.

The adjustments to Schedules 1 and 1A facilitate the proposed land use designations proposed on Schedule 13. The Low-Rise Residential designation permits residential uses no greater than 3 storeys in the form of single detached homes, semi-detached homes, townhouses and institutional buildings. Single detached homes and townhouses are proposed. The Parks designation is for lands owned/operated by the City for passive or active recreation. A neighbourhood park is proposed on Block 107 of the Draft Plan, which will be conveyed to the City. The Natural Areas designation applies to core features in the City’s Natural Heritage Network, which are to be protected for the long term to maintain their ecological function and biodiversity. An environmental protection block is proposed on Block 109 of the Draft Plan to protect identified core features (a tributary of the East Humber River and a wetland community and their vegetation protection zones). The Infrastructure and Utilities designation is for lands that will contain infrastructure to support development, such as stormwater management ponds. A stormwater management pond is proposed on Block 108 of the Draft Plan. The Applicant has demonstrated Street A satisfies Section 3.4.10 with respect to permitting infrastructure within the Oak Ridges Moraine.

The amendments are appropriate to ensure the orderly development of the Subject Lands. The proposed Low-Rise Residential, Parks, Natural Areas and Infrastructure and Utilities designations are appropriate land uses within a Community Area and Urban Area. The Draft Plan maintains a minimum density of 65 persons and jobs per hectare in excess of Policy 2.1.3.2 of VOP 2010 and in conformity with Policy 4.2.20 of York Region Official Plan 2022.

The Development conforms to VOP 2010 and brings the Subject Lands into conformity with York Region Official Plan 2022.

Amendments to Zoning By-law 001-2021 are required to permit the Development Zoning:

- A – Agricultural Zone and A-ORM – Agricultural Zone with the Oak Ridges Moraine suffix by Zoning By-law 001-2021.
- These Zones do not permit the proposed uses.
- No zone changes are proposed to the portion of the Subject Lands within the A-Oak Ridges Moraine Zone.

- The Owner proposes to rezone portions of the Subject Lands outside of the Oak Ridges Moraine zoned A – Agricultural Zone to R3A - Third Density Residential, R4 – Fourth Density Residential, RT1 – Townhouse Residential One, OS1 – Public Open Space One, EP – Environmental Protection, FD – Future Development and U - Utility Zones together with the following site-specific zoning exceptions identified in Attachment 4 to permit the Development, as shown on Attachments 2 to 3.

The OS1 Open Space Zone is proposed for the Draft Plan’s neighbourhood park (Block 107), stormwater management facility (Block 108), and landscape buffers/servicing strips (Blocks 114 and 115). The U Utility Zone is proposed at the northeastern corner of the intersection of Jane Street and King-Vaughan Road (Block 112) for future York Region works. The FD Future Development Zone is proposed for lands which are intended for future development (Blocks 105, 106, 111, and 113) and will require future Draft Plan of Condominium (if applicable), Zoning By-law Amendment and Site Development Applications to permit the further development of those blocks.

The Development and Parks Planning Department can support the zoning exceptions identified in Table 1, Attachment 4 on the basis that the proposed site-specific zoning standards would facilitate a development that is consistent with the policies of the Provincial Planning Statement, 2024, Oak Ridges Moraine Plan, 2017, York Region Official Plan, 2022 and VOP 2010. The site-specific development standards will enable a more compact built form with various dwelling types.

Minor modifications may be made to the zoning exceptions identified in Table 1, Attachment 4 prior to the enactment of an implementing Zoning By-law, as required, should the Applications be approved.

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 residential and future development zoning for the Subject Lands to address the outstanding issues discussed throughout this report. The Holding Symbol “(H)” shall not be removed from the Subject Lands, 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 of Approval

Subdivision Design

The Draft Plan shown on Attachment 3 will create a residential subdivision comprised of 158 street townhouses, 69 single detached dwellings, two low-rise residential blocks, two future development blocks, a stormwater management facility block, two landscape buffer/servicing blocks, a utility block, a neighbourhood park block, an environmental protection block for natural heritage features, and five new public roads.

The 0.99 ha. neighbourhood park block is located central to the Draft Plan. The Draft Plan will provide two road accesses linked by a Minor Collector Road, Street A. One access is provided to Jane Street and the other to King-Vaughan Road. Street A largely delineates the City's urban area from the Oak Ridges Moraine to the east and northeast. Four other public roads are proposed to link lands within the subdivision with Street A. The diagonal section of Street A is within the Oak Ridges Moraine. The siting of part of the road within the Oak Ridges Moraine is required to: (1) provide the required straight section of road leading to the intersections with Jane Street and King-Vaughan Road (2) provide a more efficient lotting pattern, road geometry, and more centralized neighbourhood park.

The environmental protection block, Block 109, is located to the southwest and contains a tributary to the East Humber River, a wetland community following the watercourse, and their vegetation protection zones.

The proposed blocks containing the neighbourhood park (Block 107), environmental features (Block 109), and landscape buffer/servicing (Blocks 114 and 115) will be conveyed to the City.

The Development and Parks Planning Department is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 3, subject to the Conditions of Approval in Attachment 5a) of this report.

Urban Design

The Urban Design division of the Development and Parks Planning Department has no objections to the Draft Plan subject to the Draft Plan Conditions captured in Attachment 5a).

Built Heritage Resources and Archaeology

The Development and Parks Planning Department, Cultural Heritage Division has advised that the Subject Lands are Listed under Section 27 of the Ontario Heritage Act as there are built heritage attributes on the Subject Lands. The farmhouse (McBride-Walkington House) is partially upon lands outside of the Oak Ridges Moraine. The lands outside of the Oak Ridges Moraine immediately surrounding farmhouse have been excluded from the Zoning By-law Amendment and Draft Plan of Subdivision Applications. The farmhouse will be the subject of a Cultural Heritage Impact Assessment at a later date when development on the balance of the Subject Lands outside of the Oak Ridges Moraine is proposed. The agricultural buildings on the Subject Lands are not recommended for conservation, according to the Cultural Heritage Impact Assessment prepared by Vincent J. Santamaura, Architect Inc., dated Dec. 11, 2025. City Cultural Heritage staff recommend the Cultural Heritage Impact Assessment be updated to examine potential for salvage of agricultural building components and commemoration identifying the history of the lands. Draft Plan Conditions to this effect are included in Attachment 5a).

The Subject Lands were subject to Stage 2 Archaeological Assessment, and the related report dated Aug. 28, 2025, identifies a further Stage 3 Archaeological Assessment is required. Follow up archaeological reports and letters of review and acceptance of the reports are required prior to final approval of the subdivision application and are included as Conditions of Approval in Attachment 5a).

Tree Protection Agreement

The Owner shall provide a detailed Tree Preservation Study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations. The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018. A condition is included in the Conditions of Approval in Attachment 5a).

Parks Planning

The Development and Parks Planning Department, Parks Planning Division, requires the Owner to submit the following:

- A parkland dedication summary table.
- A Park Facility Fit Plan/Report illustrating size and location of the proposed park along with the proposed outdoor recreational facilities. The Owner shall submit and finalize the technical details to the satisfaction of the City.
- A construction Cost Estimate (for the total estimated value of construction costs of the park) for the City's review and approval.

Block 107 is to be conveyed as parkland to the City in a physical condition satisfactory to the City in accordance with its policies, practices, and guidelines.

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

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 of Approval

The Policy Planning and Special Programs Department has advised that there are natural heritage features on the Subject Lands and that the features, inclusive of their vegetation protection zones and compensation areas (where applicable) be conveyed into public ownership. A condition to this effect is included in Attachment 5a).

The City of Vaughan has Species at Risk within its jurisdiction that are protected under the *Endangered Species Act* (2007) regulated by the Ministry of Environment, Conservation and Parks. The onus is on the Owner to ensure the provisions of the *Endangered Species Act* are not contravened. As such, it is the responsibility of the Owner to comply with any Ministry of Environment, Conservation and Parks regulations and guidelines to protect Species at Risk and their habitat. Once available, the Owner

shall keep the City apprised of all requirements of the Ministry of Environment, Conservation and Parks and discussion/correspondence with the Ministry, as the City has an interest in identifying mitigation measures regarding Species at Risk.

Vaughan contains Migratory Birds within its jurisdiction that are protected under the *Migratory Bird Convention Act*, 1994. The Owner shall not remove any trees within the breeding bird window in Vaughan from March 31 to Aug. 31.

The Draft Plan achieves a Bronze Sustainability Threshold Score

The Development achieves an overall Sustainability Performance Metrics application score of 32 (bronze level). This score meets minimum threshold requirements. A Condition of Approval is included in Attachment 5a) to ensure the minimum overall Sustainability Performance Metrics score is maintained.

The Development Engineering Department supports the Development, subject to the conditions in this report.

The Development Engineering Department has provided the following comments:

Municipal Servicing – Water

The Subject Lands are within Pressure District 9 of the York Water System. The Owner is proposing two servicing options. Option 1 is temporary and Option 2 is permanent. Option 1 is to connect to a future local Pressure District 8 watermain identified in the City's Integrated Urban Water Master Plan at Jane Street and King Vaughan Road and to construct a temporary booster pumping station to increase pressure, if necessary. Option 2 is to connect to the Pressure District 9 system as intended. The proposed Pressure District 9 booster station is permanent and will be constructed in Phase 1 of York Region's Northeast Vaughan Water and Wastewater Servicing project. The Pressure District 9 water booster station will provide a secure water supply to the City's local Pressure District 9 water distribution system. The in-service date of the Pressure District 9 water booster station is approximately Q4-2026. Therefore, the Owner shall provide a design that includes a connection to the proposed Pressure District 9 water distribution system, including looping through Block 28. A secondary feed will be required based on the number of units proposed and the advancement of development applications in Block 28. The City will be constructing a Pressure District 9 watermain from York Region's Pressure District 9 booster station on Jane Street and along Kirby Road from Jane Street to Ravineview Drive, thus providing a secondary connection option for draft plans of subdivision in Block 28.

Since York Region's Northeast Vaughan Water and Wastewater Servicing project is ongoing, the City requires a Holding Symbol "(H)" on the Subject Lands for water servicing capacity from York Region's proposed Pressure District 9 water booster station anticipated to be commissioned by Q4-2026. A condition to this effect is included in the Recommendations section of this report.

Municipal Servicing – Sanitary

The Subject Lands are tributary to York Region’s Jane Street Trunk Sanitary Sewer. The proposed Draft Plan envisions a connection to a future 600 millimetre diameter sanitary sewer in Block 35 East via a 450 millimetre diameter sanitary sewer along King-Vaughan Road. In general, this alignment conforms to the recently approved Integrated Urban Water Master Plan Class Environmental Assessment approved in June 2024 (Project’s No. MP-15 and MP-16). However, currently, there is no available interim servicing capacity in the downstream system in Block 33 East (Mahmood Crescent) beyond the approved or currently active development applications in Block 34 East. Therefore, an outlet for the Draft Plan is subject to the commissioning of York Region’s Jane Street Sanitary Trunk Sewer and the City’s local Teston Road Sanitary Sewer between Shipwill Street and connection to York Region’s trunk sanitary sewer outlet currently scheduled to be completed in Q4-2028.

Since York Region’s Northeast Vaughan Water and Wastewater Servicing project is ongoing, the City requires a Holding Symbol “(H)” on the Subject Lands for sanitary servicing until the sanitary sewers in Block 34 East and Block 35 East are constructed, and an ultimate connection is made to York Region’s Jane Street Sanitary Trunk Sewer. A condition to this effect is included in the Recommendations section of this report.

Municipal Servicing – Stormwater

The Subject Lands currently have no existing storm servicing infrastructure. The stormwater management plan proposes a new stormwater management pond at the south-west corner of the Subject Lands. The City’s design standards dictate that the stormwater management pond should control the urban stormwater runoff to the target release rates established in the City of Vaughan Integrated Urban Water Plan and provide water quality treatment and erosion control. The Owner’s proposal identifies that the Development will facilitate water quality, quantity treatment and erosion control through the proposed stormwater management pond. This approach is consistent with the City’s design criteria. The proposed outlet for the stormwater management pond will be a tributary of the East Humber River and will require Toronto and Region Conservation Authority (TRCA) review and approval. There are proposed storm bypass pipes to convey existing drainage from the Oak Ridges Moraine lands.

Site Grading

The grading, erosion and sediment control design drawings in support of the Development will be reviewed in the detailed design stage. The drawings shall include all the special structures and property required to service the Subject Lands. 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. 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.

Noise Assessment

The Owner submitted an Environmental Noise and Vibration Assessment to investigate the potential environmental noise impacts on the Subject Lands from road traffic and surrounding land uses.

The Canadian National railway line is located approximately 1 kilometre east of the Development and so there were no sources of vibrations that were noted close to the Development.

Stationary sources of noise were identified as: Strada Aggregates and Kings Valley Paving Inc. Each facility is over 500 metres from the proposed development based on the modeling completed, and no exceedances of the Class 2 sound level criteria were identified.

Jane Street, King-Vaughan Road, and Hwy. 400 were identified as the significant transportation sources of noise nearby. The study recommended upgrading building exterior components, central air conditioning, and noise warning clauses to be included in all Offers of Purchase and Sale or Lease and registered on title and included in the subdivision agreement to make future occupants aware of the potential noise impacts.

It has been determined that the sound levels are acceptable to the Ministry of Environment. No further assessment is required currently until the final noise study is submitted at the detailed design stage to the satisfaction of the Development Engineering Department for approval.

Environmental Engineering

The Owner has submitted Phase One and Two Environmental Site Assessment (ESA) Reports which have been reviewed to the satisfaction of the Environmental Engineering Division. The Environmental Site Assessment reports indicate that the Development meets the applicable Ministry of Environment, Conservation and Parks Standards and is suitable for residential/ICI uses.

Air Quality

A Land Use Compatibility – Air Quality Report reviewed industrial facilities within 1 km of the site, identifying a total of seven facilities – two Class II facilities and five Class 1 facilities. None of these facilities were in the potential areas of influence based on these classifications. No proposed future intensification of these industrial uses was identified. It was determined that these lands were expected to be compatible with current and future surrounding usages.

Hydrogeological Investigation and Water Balance Assessment

A Hydrogeological Investigation and Water Balance Assessment were completed by EXP Services Inc. (EXP), who were retained by the Owner. The report concluded that the temporary and localized construction dewatering activities are not expected to have any adverse effects on potential receptors, including surrounding residential wells, surface water features, and existing residential development around the Subject Lands.

However, due to the anticipated extent of the predicted zone of influence and the proximity to the Natural Heritage System, pre-, during-, and post-construction monitoring is recommended to confirm that dewatering effects are not widespread and that construction activities do not impact the Natural Heritage System or surface water features.

The Subject Lands are located within a Significant Groundwater Recharge Area (SGRA) and a Wellhead Protection Area-Q recharge management area, both of which are classified as vulnerable areas under the CTC Source Protection Plan. Maintenance of pre-development infiltration rates is mandatory within Significant Groundwater Recharge Areas and Wellhead Protection Area-Q areas.

Domestic well users have been reported as active in the area. To verify the current status of well usage, it is recommended that a door-to-door well survey be completed prior to construction to confirm the status of wells within a 500 metre radius of the Development. Additionally, due to the extent of the predicted zone of influence from construction dewatering and the proximity to water supply wells, pre-, during-, and post-construction monitoring is recommended to confirm that dewatering effects are not widespread and that construction activities do not impact groundwater users.

Based on the water balance assessments for the site and the Subject Lands' development, an infiltration deficit is anticipated under post-development conditions. To fully mitigate this deficit across the entire site, Low Impact Development measures will be required to offset the water balance shortfall. The Low Impact Developments are to be designed to mimic the pre-development natural infiltration patterns across the Subject Lands.

Sewage and Water Allocation

A Holding Symbol ("H") is required to be placed upon the portion of the Subject Lands to be developed for servicing capacity allocation. A condition to this effect is included in the Recommendations section of this report.

Transportation

A Transportation Impact Study has been submitted in support of the Draft Plan of Subdivision Application to assess the transportation implications of the proposed development. The study evaluates the proposed road network and access configuration, anticipated traffic generation and distribution, intersection operations, active transportation connections, and Transportation Demand Management measures. The proposed development is structured around a single primary collector road with a 24.0 metre right-of-way, providing access to King-Vaughan Road and Jane Street, and is supported by a system of local roads serving the low-rise residential community.

Based on Development Transportation Engineering's review, the proposed Draft Plan of Subdivision is acceptable for draft plan approval, subject to the satisfaction of conditions in Attachment 5a). The anticipated traffic impacts associated with the development are expected to be manageable within the surrounding transportation network. However,

revisions are required to the Transportation Impact Study to correct and clarify references to the internal road network, specifically to reflect that the development is structured around one primary collector road with a 24.0 metre right-of-way, rather than two primary collector roads, consistent with the Draft Plan.

In addition, the internal intersection layouts shown on the Draft Plan require revisions to ensure compliance with the City of Vaughan Standard Drawing R-110, including the applicable sight triangle requirements for local road-to-local road and minor collector road-to-local road intersections.

A Functional Design Plan is not required at the Draft Plan stage and will instead be submitted and reviewed at the Site Plan Application stage for the low-rise residential blocks, in coordination with York Region, once detailed design information becomes available.

Similarly, the Transportation Demand Management Toolkit will be updated at the Site Plan Application stage for the low-rise residential blocks to reflect the detailed site design and to demonstrate compliance with the City of Vaughan's required Transportation Demand Management score.

The Transportation Impact Study will be updated accordingly at that time to address the finalized Transportation Demand Management measures associated with the low-rise residential blocks.

Cash-in-Lieu of the dedication of parkland is required.

To meet dedication requirements under the *Planning Act*, VOP 2010, and the current Parkland Dedication By-Law and amendments, payment-in-lieu of parkland will be applicable at the time of building permit, discounting any public parkland dedicated to the City.

Prior to the issuance of a Building Permit, the Owner shall dedicate land and/or pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the value of the lands subject to development, in accordance with the *Planning Act* and the City of Vaughan Parkland Dedication By-law. The Owner shall submit an appraisal of the subject lands, in accordance with the *Planning Act* and the City's Parkland Dedication By-law, prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the calculation of the cash-in-lieu payment, as applicable.

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

York Region, the TRCA, Development Finance Department, Real Estate Department, Policy Planning and Special Programs Department – Environmental Planning, Parks Forestry and Horticulture Operations, Alectra Utilities, Bell Canada, Rogers

Communications Inc., Enbridge Gas Inc., and Canada Post have no objection(s) to the Applications, subject to the conditions included in Attachment 5.

Zoning Services, Building Standards, By-law and Compliance Licensing and Permit Services, Emergency Planning, Fire and Rescue Service, Environmental Services Department, Hydro One Networks Inc., the Ministry of Transportation, York Catholic District School Board, York Region District School Board, and the French Catholic school board have no objection(s) to the Applications.

Broader Regional Impacts/Considerations

The Regional Municipality of York has provided conditions of approval.

The Applications have been circulated to the Regional Municipality of York (York Region) for the purpose of receiving comments on matters of Regional interest i.e. roads and servicing infrastructure. York Region has no objection to their approval. 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 provided conditions of approval.

The TRCA has identified that the southwestern portion of the Subject Lands contain a Regional Storm flood plain hazard and a tributary of Humber River Watershed and are therefore subject to *Ontario Regulation 166/06*. The proposal includes a cut and fill to create a regular defined flood plain limit and to support the proposed stormwater management block. Minor grading/fill placement is proposed within the flood plain buffer to facilitate a 3:1 slope to support the stormwater management block. TRCA technical staff are satisfied with the development limits, cut fill strategy, and associated works, and will further review the proposal, stormwater management strategy, and hydrology modelling at the future detailed design review.

The regulated natural features and natural hazards have been placed in an appropriate designation and zone effectively prohibiting development.

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 Applications are consistent with the Provincial Planning Statement 2024, and conforms to the Oak Ridges Moraine Conservation Plan 2017, York Region Official Plan 2022, and VOP 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 5.

For more information, please contact David Harding, Senior Planner, at extension 8409.

Attachments

1. Context and Location Map
2. Proposed Official Plan Designations
3. Proposed Zoning and Draft Plan of Subdivision File 19T-25V001
4. Zoning By-law 001-2021 Table 1
5. Conditions of Draft Plan of Subdivision Approval File 19T-25V001

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