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Communication
COUNCIL: <u>Nov 19/19</u>
<u>CW</u> Rpt. No. <u>34</u> Item <u>2</u>

DATE: NOVEMBER 14, 2019

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

**FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER,
PLANNING AND GROWTH MANAGEMENT**

**RE: COMMUNICATION
ITEM NO. 2, REPORT NO. 34, COMMITTEE OF THE WHOLE
NOVEMBER 5, 2019**

**LAURIER HARBOUR (KEELE) INC.
OFFICIAL PLAN AMENDMENT FILE OP.15.020
ZONING BY-LAW AMENDMENT FILE Z.15.019
DRAFT PLAN OF SUBDIVISION FILE 19T-15V007
SITE DEVELOPMENT FILE DA.17.068
VICINITY OF KEELE STREET AND BARRHILL ROAD**

Recommendation

The Deputy City Manager, Planning and Growth Management recommends:

1. THAT condition 3 c) of Item No. 2, Report No. 34 of the November 5, 2019, Committee of the Whole be deleted and replaced with the following:
 - "c) Permanent reciprocal access and servicing easements between the owners of the Subject Lands and 9773 Keele Street for shared road access and services shall be obtained from the Vaughan Committee of Adjustment and registered on title to the respective lands."
2. THAT condition 3 d) of Item No. 2, Report No. 34 of the November 5, 2019, Committee of the Whole be deleted.
3. THAT the following condition be added to Recommendation 1 a) for Site Development File DA.17.068:
 - "ix) The Owner of the lands municipally known as 9773 Keele Street shall successfully obtain approval from Vaughan Council of the Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site

Development applications for 9773 Keele Street; or

The Owner of the Subject Lands and the owner of 9773 Keele Street shall have entered into an agreement with the City, pursuant to Section 53(12) and 51(26) of the *Planning Act*, to secure the design and construction of the access route and joint services to be constructed at 9773 Keele Street for the Subject Lands and 9773 Keele Street.

Background

Condition 3 of Item No. 2 of the Committee of the Whole Report dated November 5, 2019 recommends that the Subject Lands be zoned with the Holding Symbol "(H)" to permit the Development. Four (4) conditions prior to the removal of the Holding Symbol "(H)" from the Subject Lands were recommended to ensure shared access and servicing is secured through the lands to the south municipally known as 9773 Keele Street, and to ensure the development of the shared access is approved by the Region and the City.

Should the Applications be approved, Condition 3 c) will require the Owner to secure permanent reciprocal access and servicing easements between the Subject Lands and 9773 Keele Street through a Consent Application to be considered by the Committee of Adjustment. The revised Condition 3 c), as identified in this Communication, provides greater clarity that the reciprocal easements are permanent and that they must be registered on title prior to removal of the Holding Symbol "(H)".

Should the Applications be approved, Condition 3 d) of Item No. 2, Report No. 34 of the November 5, 2019, Committee of the Whole would require the Owner of 9773 Keele Street to successfully obtain approval from Vaughan Council of the Official Plan and Zoning By-law Amendment, Draft Plan of Subdivision and Site Development applications for 9773 Keele Street prior to the lifting of the Holding Symbol "(H)".

The revised condition, as identified in this Communication to be added as a condition of the draft approval of the Site Plan, maintains the original condition proposed as 3 d) and adds an option for the Owner, in consultation with the owner of 9773 Keele Street, to construct the proposed driveway access and servicing on 9773 Keele Street through conditions of approval of the Consent Applications for the proposed reciprocal easements for the Subject Lands and 9773 Keele Street. The revised condition is recommended to be satisfied prior to the execution of the Site Plan Agreement, should the Applications be approved, as Condition 3 c) will require the Owners to secure permanent reciprocal access easements registered on title prior to removal of the Holding Symbol "(H)".

The revised conditions identified in this Communication will provide greater clarity and an additional option for the Owner regarding the requirements to remove the Holding Symbol "(H)".

Respectfully submitted,



JASON SCHMIDT-SHOUKRI
Deputy City Manager,
Planning and Growth Management

Prepared By

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