

## Committee of the Whole (1) Report

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**DATE:** Tuesday, December 03, 2019

**WARD:** 1

**TITLE: KIRBY ROAD DEVELOPMENTS INC.  
ZONING BY- LAW AMENDMENT FILE Z.16.032  
DRAFT PLAN OF SUBDIVISION FILE 19T-16V007  
WARD 1- VICINITY OF KIRBY ROAD AND KIPLING AVENUE**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision Files Z.16.032 and 19T-16V007 (Kirby Road Developments Inc.) to permit a residential Draft Plan of Subdivision comprised of 9 lots for detached dwelling units, one future residential block, open space blocks, landscape vista blocks, a block for stormwater management pond and a 18.5 m public street, as shown on Attachment 3.

**Report Highlights**

- The Owner proposes to rezone the Subject Lands and seek Draft Plan of Subdivision approval for 9 lots for detached dwelling units, one future residential lot, open space and vista blocks.
- The Development Planning Department recommends approval of the applications as they will facilitate a development that is consistent with the Provincial Policy Statement, conforms to the Growth Plan and the York Region and City of Vaughan Official Plans, and is compatible with the existing and planned land uses in the surrounding area.

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.16.032 (Kirby Road Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands shown on Attachment 2 from “A Agricultural Zone” to “A Agricultural Zone”, “RD1(H) Residential Detached Zone One” with the addition of the Holding Symbol “(H)”, “RD2 Residential Detached Zone Two”, “OS2 Open Space Park Zone” and “OS1 Open Space Conservation Zone”, in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Holding Symbol “(H)” shall not be removed from the Subject Lands until the following conditions are addressed to the satisfaction of the City:
  - a) Draft Plan of Subdivision File 19T-17V002 (G. Farruggio et al.) to the immediate east of the Subject Lands is approved to allow access and services to the subject lands through the continuation of Street A, and the construction of the stormwater management pond to the satisfaction of the City; and
  - b) The Holding Symbol “(H)” for Blocks 16 and 17 (future residential lot) shall only be removed once the adjacent lands to the immediate west develop and Street A is extended westward, thereby removing the temporary turning circle.
3. THAT the Owner be permitted to apply for a Minor Variance Application(s) from the Vaughan Committee of Adjustment, if required, to permit minor adjustments to the in-effect Zoning By-law before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into full force and effect.
4. THAT Draft Plan of Subdivision File 19T-16V007 (Kirby Road Developments Inc.) BE APPROVED, to facilitate a residential Draft Plan of Subdivision comprised of 9 lots for detached dwellings, residential blocks, open space blocks, stormwater management block, one 18.5 m public street and be permitted to proceed in 2 phases, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval set out in Attachment 1 of this report.
5. THAT the Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the subject lands prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s cash-in-lieu Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Infrastructure Development Department Real Estate Division, and the approval shall form the basis of the cash-in-lieu payment.

6. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-16V007 be allocated servicing capacity for a total of 9 residential units (32 persons equivalent). The allocation of said capacity may be revoked by Council resolution and/or in accordance with the City’s current Servicing Capacity Distribution Protocol in the event that (at the discretion of the City) the development does not proceed with a building construction program within a reasonable timeframe.”

## **Background**

The 3.291 ha. subject lands (the ‘Subject Lands’) shown on Attachments 2 and 3, are located south of Kirby Road, west of Kipling Avenue, municipally known as 5445 Kirby Road. The Subject Lands do not include the lands identified as “Other Lands Owned By The Applicant” as shown on Attachment 3. These lands are located entirely within the Greenbelt and consists of one residential dwelling and will remain zoned “A Agricultural Zone”.

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

On November 11, 2016, a Notice of a Public Hearing was circulated to all property owners within an expanded notification area beyond 150 m of the Subject Lands and to the Kleinburg and Area Ratepayers’ Association (‘KARA’). A copy of the Notice of Public Hearing was also posted on the City’s web-site at [www.vaughan.ca](http://www.vaughan.ca) and a Notice Sign was installed on the property in accordance with the City’s Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on December 6, 2016, to receive comments from the public and the Committee of the Whole. Vaughan Council on December 13, 2016, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of December 6, 2016, and to forward a comprehensive report to a future Committee of the Whole meeting.

Two letters were received prior to the Public Hearing:

- An email from Melissa (no last name or address provided) a resident from Kleinburg, regarding the existing road system and the lack of improvements cannot accommodate more residential development in the Kirby Road and Kipling Avenue area
- A letter from Brutto Consulting, the planning consultant representing the owners of lands to the immediate east (5315 Kirby Road) with active development applications (Files Z.17.007 and 19T-17V002 G. Farruggio et al.) requesting to be informed of any future meetings

Response:

The proposed Draft Plan including Street 'A' conforms to the approved Block 55 East Plan. Lots 7 to 9 will have access from an existing municipal road, First Nations Trail. No new road networks or services are required to facilitate this Development as it was planned and approved through the Block 55 East Plan process.

A Notice of this Committee of the Whole meeting was mailed to Brutto Consulting and to other individuals requesting notification on November 22, 2019.

***The Applications have been amended to include a Provincially Significant Wetland (Block 13) in order to convey these lands into public ownership***

At the time of the December 6, 2016 Public Hearing, the Applications did not include Block 13, a Provincially Significant Wetland ('PSW') as shown on Attachment 3. Block 13 and the lands to the north identified as the 'Other Lands Owned By The Applicant' are located entirely within the Greenbelt Plan.

In response to both internal and external agency comments and the policies of Vaughan Official Plan 2010 ('VOP 2010') respecting the protection of core features, Block 13 and its related vegetated protection zone(s) ('VPZ') will remain zoned "A Agricultural Zone", will not be developed and will be conveyed into public ownership. A condition to convey the lands into public ownership is included in Attachment 1A) Conditions of Draft Plan of Subdivision Approval.

**Previous Reports/Authority**

**[December 6, 2016, Committee of the Whole Public Hearing \(Item 1 Report No. 44\)](#)**

**Analysis and Options**

***Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit a residential development***

The Owner has submitted the following applications (the 'Applications') to permit a development consisting of 9 lots for detached dwelling units, one future residential lot, open space blocks and a public street (the 'Development') as shown on Attachments 2 and 3:

1. Zoning By-law Amendment File Z.16.032 to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" to "A Agricultural Zone", "RD1(H) Residential Detached Zone One" with the addition of the Holding Symbol "(H)", "RD2 Residential Detached Zone Two", "OS2 Open Space Park Zone" and "OS1 Open Space Conservation Zone", in the manner shown on Attachment 4, together with the site-specific zoning exceptions identified in Table 1 of this report.

2. Draft Plan of Subdivision File 19T-16V007 to facilitate a residential Plan of Subdivision (the 'Draft Plan'), as shown on Attachment 3, and consisting of the following:

| <b>Lots/<br/>Blocks</b> | <b>Land Use</b>                  | <b>Area<br/>(ha)</b> | <b>Number<br/>of Units</b> |
|-------------------------|----------------------------------|----------------------|----------------------------|
| 1-9                     | Single Detached Residential Lots | 0.66                 | 9                          |
| 10-11                   | 30 m buffer Blocks               | 0.825                |                            |
| 12-13                   | Open Space Blocks                | 1.47                 |                            |
| 14                      | Landscape Vista Block            | 0.037                |                            |
| 15                      | Stromwater Management Pond Block | 0.026                |                            |
| 16-17                   | Future Residential Blocks        | 0.065                | 1                          |
| 18                      | Future ROW Block                 | 0.012                |                            |
| 19                      | Future Landscape Vista Block     | 0.004                |                            |
| 20                      | Road Widening Block              | 0.006                |                            |
| 21-22                   | 0.3 m Reserves                   | 0.001                |                            |
|                         | Street 'A' 18.5 m ROW            | 0.185                |                            |
| <b>TOTAL</b>            |                                  | <b>3.291</b>         | <b>10</b>                  |

***The Draft Plan is consistent with the Provincial Policy Statement ('PPS') 2014***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2014 (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy communities; the wise use and management of resources; and protecting public health and safety.

The *Planning Act* requires that Vaughan Council's planning decisions be consistent with the PPS. The Development Planning Department is of the opinion that the Development is consistent with the policies of the PPS, specifically:

- Section 1.1.1 - to accommodate an appropriate range of residential, employment, institutional, recreation, park and open space uses
- Section 1.1.3 - settlement areas being the focus of development based on densities and land uses which efficiently use land
- Section 1.5.1 - planning for and providing publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkage
- Section 1.7 - encouraging a sense of place, by promoting well-designed built form, cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes

The Draft Plan is for a residential use (detached dwelling units) within a settlement area, that efficiently utilizes existing and planned infrastructure and protects the open space core features (the provincially significant wetland Blocks 12 and 13) and their related

VPZs (Blocks 10 and 11) through their conveyance into public ownership. The Owner also proposes to convey into public ownership the open space vistas (Blocks 14 and 19) and the provide a trail system within Block 11, as shown on Attachment 3. On this basis, the Draft Plan is consistent with the PPS.

***The Draft Plan conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019***

*A Place to Grow: Growth Plan for the Greater Golden Horseshoe Growth Plan 2019 (the 'Growth Plan')* is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan. The Development conforms to the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more efficient use of existing infrastructure, and provide a housing type that is compatible with the adjacent area, which are supportive of the Growth Plan objectives, specifically:

- Section 2.2.1 - directing growth to settlement areas that have existing or planned municipal water and wastewater systems
- Section 2.2.2 - contributing to meeting the residential density within a delineated built-up area by 2031 and identifying the appropriate type and scale of development and transition of built form to adjacent areas
- Section 4.1 - protecting and managing valuable and important hydrological and natural heritage features and areas

The Draft Plan shown on Attachment 3 provides for a residential development within a settlement area and a delineated built-up area while also protecting the Greenbelt and natural core features in accordance with the policies of VOP 2010. Accordingly, the proposed Draft Plan conforms to the Growth Plan.

***The Draft Plan conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 (the 'YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Towns and Villages" on Map 1, "Regional Structure" of the YROP. Section 5.0 of the YROP states that "Growth will also occur in new community areas, Towns and Villages throughout the Region." Section 3.5.4 of the YROP requires that "local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." The Draft Plan is comprised of lots for detached dwellings that are compatible with and contribute to the range of lot and unit sizes in the community. The proposed Draft Plan conforms to the YROP.

***The Draft Plan conforms to Vaughan Official Plan 2010***

The Subject Lands are identified as “Community Areas”, “Greenbelt” and “Natural Areas and Countryside” under Schedule 1 Urban Structure of Volume 1 of Vaughan Official Plan 2010 (‘VOP 2010’).

Policy 2.2.3 of VOP 2010 states that, “Community Areas” are characterized by predominantly Low-Rise Residential housing stock, with local amenities including local retail, community facilities, schools and parks, and provide access to the City’s natural heritage and open spaces. The policies of this Plan will protect and strengthen the character of these areas. As the City grows and matures, these Community Areas will remain mostly stable. However, incremental change is expected as a natural part of maturing neighbourhoods. This change will be sensitive to, and respectful of, the existing character of the area.”

The subject lands are designated “KN Low-Rise Residential 1” “Special Study Area”, “Natural Heritage System: Core Area” and Agricultural” by the North Kleinburg-Nashville Secondary Plan (‘NKNSP’), and are located within the Kipling Avenue Community as identified on Schedule 3B of the NKNSP, Volume 2 of VOP 2010. The “KN Low Rise Residential 1” designation permits detached dwelling units with a maximum building height of 3-storeys.

The Special Study Area (the ‘SSA’) designation recognizes that lands within the SSA may have some development potential, subject to a detailed Environmental Impact Study (the ‘EIS’) prepared to the satisfaction of the City in consultation with the Toronto and Region Conservation Authority (‘TRCA’) and any other agency having jurisdiction. Through the review of the EIS report any lands found to have development potential shall be considered for development under the policies of the “KN Low-Rise Residential 1” designation, without further amendment to the Plan.

Through the Block 55 East Plan approval process, Environmental Impact Studies were submitted and concluded that the most appropriate use for the developable area of SSA’s is residential, particularly larger lot sizes to reduce impervious surfaces and promote groundwater infiltration and water quality treatment. The Owner has submitted an addendum Letter to the EIS (Block 55 East) prepared by Beacon Environmental as it pertains to the Subject Lands, which was required because of the natural heritage features including the PSWs on the Subject Lands and to establish development limits. The City and the TRCA accept the findings of the EIS and addendum study.

The Development conforms to the Community Area policy objectives, the “KN Low-Rise Residential 1” designation and the “Special Study Area” designation as the proposed lotting for the Draft Plan is compatible with the lot sizes and frontages of the development within the immediate area. The proposed land use conforms to VOP 2010.

***The Draft Plan is consistent with the approved Block 55 East Plan***

The Neighbourhood Development objectives of the NKNSP are to create an urban environment that provides for safe, functional and attractive residential / mixed-use neighbourhoods. The Draft Plan forms part of the Block 55 East Plan (Attachment 5), which facilitates the development of a cohesive and complete community, with a mix of

land uses, housing types and activities. The Draft Plan conforms to the May 27, 2014, Vaughan Council approved Block 55 East Plan.

***Amendments to Zoning By-law 1-88 are required to permit the Draft Plan***

The Subject Lands are zoned “A Agricultural Zone” by Zoning By-law 1-88, which does not permit the proposed Draft Plan. In order to implement the proposed Draft Plan a Zoning By-law Amendment is required to rezone the Subject Lands to “RD1(H) Residential Detached Zone One with a Holding Symbol “(H)”, “RD2 Residential Detached Zone Two”, “OS1 Open Space Conservation Zone”, “OS2 Open Space Park Zone” and “A Agricultural Zone” in the manner shown on Attachment 4, together with the following site-specific exceptions:

Table 1:

|    | <b>Zoning By-law<br/>1-88 Standard</b> | <b>RD1 Residential<br/>Detached Zone One<br/>Requirements</b> | <b>Proposed Exceptions to the<br/>RD1 Residential Detached<br/>Zone One Requirements</b> |
|----|----------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------|
| a. | Min. Lot Depth                         | 30 m                                                          | Blocks 16 & 17 -11.5 m (along east lot line), 29 m (along west lot line)                 |
| b. | Min. Rear Yard                         | 7.5 m                                                         | Blocks 16 & 17 - 3.5 m (east portion of lot)                                             |
| c. | Min. Front Yard                        | 4.5 m                                                         | Blocks 16 & 17 - 3.5 m                                                                   |

|    | <b>Zoning By-law<br/>1-88 Standard</b> | <b>RD2 Residential<br/>Detached Zone Two<br/>Requirement</b> | <b>Proposed Exception to the<br/>RD2 Residential Detached<br/>Zone Two Requirements</b> |
|----|----------------------------------------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| a. | Min. Lot Frontage                      | 15 m                                                         | 7.2 m (Lot 9)                                                                           |

The proposed development standards for the future residential blocks (Blocks 16 and 17) when combined will create 1 future lot, are required because of its irregular shape. The future block meets the minimum lot area and frontage requirements of the RD1 Zone. In addition, this future block will abut open space to the south and east which lessens any impact to the surrounding land uses.

The proposed lot frontage for Lot 9 is also a result of its irregular shape and the configuration of the road and is considered minor in nature as this lot meets or exceeds all other requirements of the RD2 Residential Zone category.

The Development Planning Department can support the proposed site-specific zoning exceptions as they are minor in nature and will not significantly impact the surrounding development.

Lots 1 to 6 and Blocks 10, 11, 12 and 15 on the Draft Plan will be zoned with the Holding Symbol “(H)” in the manner shown on Attachment 4 and will not be removed until the development approvals for the lands to the immediate east (Files Z.17.007 and 19T-17V002 G. Farruggio et. al.) in order to allow the westerly continuation of Street A through to the Subject Lands and the construction of the stormwater management pond, as shown on Attachment 3. Blocks 16 and 17 on the Draft Plan will also be zoned with the Holding Symbol and removed once the lands to the west are developed and the temporary turning circle is no longer required. Condition to this effect are included in the Recommendations of this report and in the Conditions of Draft Plan of Subdivision Approval in Attachment 1A.

***The Planning Act permits Vaughan Council to pass a resolution to permit the Owner to apply for a Minor Variance application, if required, within 2 years of a Zoning By-law coming into full force and effect***

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application(s) to the Committee of Adjustment within two (2) years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance application(s) within 2 years of the passing of the zoning by-law amendment. Development Planning Department Staff support the inclusion of a resolution to accommodate minor design changes that may occur through the finalization of all plans and construction. A condition to this effect is included in the Recommendations of this report.

***The Development Planning Department has no objection to the approval of the Draft Plan, subject to the Recommendations in this report***  
Subdivision Design

The Draft Plan shown on Attachment 3, includes 2 phases. Phase 1 include 3 lots with frontages on First Nations Trail, an existing public road, the PSW Block 13 and Kirby Road widening Block 20. Phase 2 includes 6 residential lots and 2 residential blocks (to be combined to make one residential lot) with minimum lot frontages of 18 m, and an 18.5 m public street terminating in a temporary turning circle, open space Blocks 10 to 11 and future stormwater management pond Block 15 as shown as Attachment 3. The extension of Street ‘A’ through the Subject Lands is dependent on the Draft Plan of Subdivision File 19T-17V002 being approved and developed. Street “A” will be the extension of Silver Morning Court, which currently serves development east of the Subject Lands.

The Open Space Blocks 10 to 13 inclusive, consist of two Provincially Significant Wetlands (PSW) features (Blocks 12 and 13) and related VPZs (Blocks 10 and 11) which will be conveyed into public ownership. A condition to this effect is included in Attachments 1A and 1C of the Conditions of Draft Plan of Subdivision Approval.

The Development Planning Department is satisfied with the proposed design and phasing of the Draft Plan, subject to the Recommendations in this report, and the Conditions of Draft Plan of Subdivision Approval outlined in Attachment 1 of this report.

***The Owner must enter into the Developer's Group Agreement to the satisfaction of the City***

The Owner shall enter into a Developers Group Agreement which shall deal with, but not limited to, all cost sharing for the development, the provision of parks, cash-in-lieu of parkland, roads and municipal services for the Block 55 East Plan. The Owner as a member of the Block 55 East Developers' Group is required to satisfy all obligations to the satisfaction of the Block 55 East Trustee and the City of Vaughan. A condition to this effect is included in Attachment 1A.

***The Development Engineering Department has no objection to Development, subject to the Conditions of Approval in Attachment 1A).***

The Development Engineering ('DE') Department has no objection to the Applications subject to the Owner satisfying their comments and conditions of Draft Plan of Subdivision Approval.

**Road Network**

The proposed 18.5 m local road (Street "A") connects to Kleinburg Summit Way. Street "A" shall be constructed as an 18.5 m modified right-of-way which conforms with the Block 55 East Plan. Lots 7 to 9 will be accessed from First Nations Trail.

**Sidewalk Plan**

The proposed pedestrian system will consist of an on and off-road trail system that link with the proposed road network and connect to the residential community. The internal sidewalk plan conforms to the approved Transportation Management and Sidewalk Master Plan.

**Water and Sanitary Servicing**

The Draft Plan be serviced by extension of the existing watermain and sanitary sewer on Silver Morning Court.

**Storm Drainage**

The storm water management pond is proposed to control the urban storm water runoff to the target release rates established for the East Humber River watershed. The Subject Lands are designed to drain to a Storm Water Management Pond 1 ('Pond 1'), located west of the hydro corridor and south of Silver Morning Court and is external to the Subject Lands. Pond 1 must be constructed to accommodate the flow from this Draft Plan.

### Environmental Site Assessment ('ESA')

The Owner submitted Phase One ESA and Test pitting documents. The findings indicated that the soil met applicable criteria. The DE Department is satisfied with the ESA documents.

### Environmental Noise Impact

The Owner is required to submit a noise report for review and approval by the City as part of the detailed engineering submission.

### Street-lighting

The design and type of street lighting in the Draft Plan shall meet City's design criteria and standards with respect to the use of LED luminaire technology in the new development. This matter will be addressed at the detailed engineering design stage.

### Sewage and Water Allocation

On February 21, 2018, the City's latest annual servicing capacity allocation strategy report was endorsed by Vaughan Council. This Draft Plan was reserved servicing capacity for 9 detached residential units (32 persons equivalent). Accordingly, servicing capacity to the Draft Plan is available and unrestricted and a resolution regarding allocation is included in the Recommendations of this report.

### ***The Parks Planning Department has no objection to the approval of the Draft Plan, subject to Conditions of Approval***

The Parks Planning Department have no objection to the Draft Plan, subject to their conditions set out in Attachment 1A, and has provided the following comments:

The Parks Planning Department advise that the open space valley lands and the PSW's (Blocks 12 and 13) and the related 30 m ecological buffer/setback (Blocks 10 and 11) and the landscape vistas (Blocks 14 and 19) shall be dedicated into public ownership, either to the TRCA or the City of Vaughan free of all costs and encumbrances. However, it is noted that the landscape vista blocks are not considered as part of the parkland dedication for the approved Block 55 East plan.

The Owner shall design and agree to complete base works, including the grading shelf for the proposed multi-use recreational pathway from the Stormwater Management Pond (Block 15) through the open space buffer block (Block 11) to the south limit of the Subject Lands as shown on Attachment 3. The proposed shelf is to have a total width of 6 m (minimum trail width of 3 m and minimum 1.5 m maintenance clearance on both sides) and not to exceed a 5% grade. As such should the buffer blocks be dedicated to the TRCA ownership, an easement for the purposes of establishing and/or maintaining the proposed pedestrian trail shall be provided in favour of the City of Vaughan. The appropriate warning clauses shall be included in all Offers of Purchase and Sale for all lots abutting open space, buffer blocks, trail system and landscape vista blocks as included in Attachment 1A.

***Development Charges apply to the Draft Plan***

The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A condition to this effect is included in Attachment 1A of this report.

***The Toronto and Region Conservation Authority has no objection to the Development, subject to Conditions of Approval***

The TRCA has no objection to the Draft Plan, subject to their conditions included in Attachment 1C of this report.

***Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution have no objection to the Development, subject to Conditions of Approval***

Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution have no objection to the approval of the Draft Plan, subject to their Conditions of Draft Plan of Subdivision Approval in Attachments 1D,1E and 1F of this report.

***The School Boards have no objection to the Development***

The York Region District (Public) School Board, York Catholic District School Board and the Conseil Scolaire de District Catholique Centre-Sud have advised that they have no objection to the Draft Plan and have no conditions of approval.

***Canada Post has no objection to the approval of the Draft Plan, subject to Conditions of Approval***

Canada Post has no objection to the Draft Plan, subject to the Owner installing mail box facilities and equipment to the satisfaction of Canada Post. Conditions to this effect are included in Attachment 1G of this report.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

***York Region has no objection to the Development, subject to Conditions of Draft Plan of Subdivision Approval***

The York Region Community Planning Department has no objection to the approval of the Draft Plan, subject to their Conditions of Draft Plan of Subdivision Approval and comments in Attachment 1B.

**Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File Z.16.032 and Draft Plan of Subdivision File 19T-16V007, which if approved, would facilitate the development of the Subject Lands with 9 lots for detached dwelling units, one future residential block, open space blocks, landscape vista blocks, stormwater management block and an 18.5 m street as shown on Attachment 3. The proposed Draft Plan and zoning for the Subject Lands is consistent with the policies in the PPS,

conforms to the Growth Plan, York Region Official Plan, Vaughan Official Plan 2010 and the Block 55 East approved plan.

The Development Planning Department is satisfied that proposed Draft Plan, shown on Attachment 3, and the proposed zoning and site-specific exceptions identified in Table 1 of this report will result in a residential development that is appropriate and compatible with the existing and permitted uses in the surrounding area. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations of this report, and the Conditions of Draft Plan of Subdivision Approval set out in Attachment 1.

**For more information,** please contact: Eugene Fera, Senior Planner, Development Planning Department, ext. 8003.

### **Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Draft Plan of Subdivision File 19T-16V007 & Phasing Plan
4. Proposed Zoning
5. Approved Block 55 East Plan

### **Prepared by**

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/MEO