

## Committee of the Whole (1) Report

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**DATE:** Monday, July 13, 2020

**WARD(S):** 4

**TITLE: BLOCK 18 PROPERTIES INC.  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V003  
VICINITY OF GRAND TRUNK AVENUE AND MURET  
CRESCENT**

**FROM:**

Nick Spensieri, Acting Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole on Draft Plan of Subdivision File 19T-19V003 for the subject lands shown on Attachment 2. The Owner is proposing a Draft Plan of Subdivision consisting of 40 lots for detached dwelling units, a new public road, and a block to be used as a buffer, as shown on Attachments 3 and 4.

**Report Highlights**

- The Owner seeks approval of a residential subdivision consisting of 40 lots for detached dwelling units, a new public road accessed from Muret Crescent, and a block to be used as a buffer
- A Draft Plan of Subdivision application is required to permit the proposed development
- The Development Planning Department supports the approval of the Draft Plan of Subdivision Application as it will facilitate a residential development consistent with the *Provincial Policy Statement 2020*, conforming to the Growth Plan 2019, the York Region Official Plan 2010, Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

## **Recommendations**

1. THAT Draft Plan of Subdivision File 19T-19V003 (Block 18 Properties Inc.) BE APPROVED, to facilitate a residential plan of subdivision comprised of 40 lots for detached dwelling units, a new public road and a block to be used as a buffer , as shown on Attachment 3, subject to the Conditions of Approval in Attachment 1.
2. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V003 (Block 18 Properties Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 40 residential dwelling units (143 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 subject lands (the ‘Subject Lands’) are located at the northeast corner of Grand Trunk Avenue and Muret Crescent as shown on Attachment 1. The Subject Lands are 2.25 ha in size and are legally described as Block 203 on Plan 65M-3932 and Part 31 on Reference Plan 65R-26885 within Part of Lot 19, Concession 3. The surrounding land uses are shown on Attachment 2.

The Subject Lands are vacant lands and were intended to be developed with a school. The York Catholic District School Board on June 23, 2016, confirmed the Subject Lands are no longer required for an elementary school.

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

The City on August 23, 2019, circulated a Notice of Public Hearing (the ‘Notice’) to all property owners within 150 m of the Subject Lands. A copy of the Notice was posted on the City’s website at [www.vaughan.ca](http://www.vaughan.ca) and Notice Signs were installed along the Grand Trunk Avenue and Muret Crescent frontages in accordance with the City’s Notice Signs Procedures and Protocols.

Vaughan Council on October 2, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of September 17, 2019, and to forward a comprehensive technical report to a future Committee of the Whole meeting. The

following deputations and written submissions were received by the Development Planning Department and at the Public Hearing:

#### Deputations

- Bill Tam, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant
- Ms. Elena Pussekina, Muret Crescent, Maple

#### Written Submissions

- David Atkinson, Muret Crescent, Maple, via email
- Zahra Lotfazar, Muret Crescent, Maple, via email
- Tanya Chu, no address provided, via email
- [Savona\\_place@hotmail.com](mailto:Savona_place@hotmail.com), no address provided
- Michael Rutigliano, no address provided, via email
- Mahbubur Rahman & Nazneen Sayeda, Steeles Ave West., North York, via email

The following is a summary of, and responses to, the comments provided in the deputations and written submissions submitted at the Public Hearing of September 17, 2019, and written submissions received by the Development Planning Department:

- a) Comment: A previous sign on the Subject Lands advised a school was proposed. The new development does not have the green space or playground a school would have. A question was raised regarding the existing zoning on the lands if the original plan was for a school.

Response: The York Region Catholic School Board declared the site surplus and no longer requires a school at this location and the Subject Lands were sold. The following warning clause was included in the original subdivision agreement for the Subject Lands, and registered on title:

“Purchasers and/or tenants are hereby advised that the construction of an elementary school on a designated site is not guaranteed. Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. The Board will in its discretion designated pick-up points for students who qualify for transportation.”

The subdivision agreement also required this clause be included in all Offers of Purchase and Sale or Lease of all lots in the subdivision.

Should a school be built on the Subject Lands there would be green space and associated facilities however, a school site would also include loading areas, bus and vehicular pick-up/drop-off facilities, lighting and other facilities that may impact residents living in the surrounding area. The proposed Draft Plan of Subdivision includes lot sizes and would facilitate future dwellings with front and rear yard private green spaces similar and compatible with those in the surrounding community. Block 44 as shown on Attachment 2, would provide a pedestrian connection from the Subject Lands and the lands in the surrounding neighbourhood to Freedom Trail Park.

All school sites in the City of Vaughan are zoned using a Residential Zone similar to the abutting lands, to permit residential development consistent with the surrounding community.

- b) Comment: The existing public school in the area is full, 40 new residential dwelling units will create additional demand on the schools in the area. The development is very dense, will increase the traffic in the area and is inconsistent with the surrounding houses.

Response: The York Region Catholic School Board declared the site surplus and no longer requires a school at this location and the lands were sold. The York Region District School Board advised that they have no concern with the development.

The Development Engineering ('DE') Department has indicated the traffic volume impact of 40 detached residential dwellings will not adversely impact the surrounding streets and will have less impact on the street network than a school.

The Subject Lands are zoned "RD4 Residential Zone" and would permit lots with a minimum 9 m frontage and 243 m<sup>2</sup> arear. The Draft Plan of Subdivision includes minimum 12 m frontage with lot areas greater than 350 m<sup>2</sup> and meet the "RD3 Residential Zone" standards consistent with the surrounding lots to the south and southwest as shown on Attachment 1.

- c) Comment: The proposed road parallel to Grand Trunk Avenue is too close to the curve on Muret Crescent and drivers/ pedestrians will not have enough reaction time to stop or have full visibility.

Response: The Traffic Impact Study ('TIS') submitted in support of the application identifies the road will operate safely. The DE Department has reviewed the TIS and the Draft Plan of Subdivision and identified no concerns with the location of the road.

- d) Comment: Questions were raised regarding the access being provided from Muret Crescent instead of Grand Trunk Avenue or a second access from Muret Crescent

Response: The Development Engineering ('DE') Department advises the Development generates a relatively low volume of trips (approximately 45 site trips in either of the weekday AM and PM peak hours). Therefore, site trips can be accommodated by the surrounding road network regardless of the location of the access. Based on the transportation studies submitted with the Application, a second access would not be required to accommodate the proposed number of units from a traffic volume perspective. The DE Department can support the proposed access onto Muret Crescent from a safety or traffic operations perspective. In general, it is desirable to minimize the number of roadway connections onto collector roads.

A road connection to Grand Trunk Avenue is technically feasible, however there are number of issues/challenges to consider such as: the grade differential from Grand Trunk Avenue to the east limit of the site would require a considerable amount of fill and retaining walls for future lots and the operational and maintenance issues to operate a second access. In addition, currently there is no storm sewer draining from Grand Trunk Avenue to Muret Crescent. Grand Trunk Avenue slopes upward from south to north and the existing storm sewer on Grand Trunk Avenue collects and discharges drainage to the existing pond located on Freedom Trail. If a new road configuration is proposed with an access to Grand Trunk Avenue it would result in more drainage area to be directed to the stormwater pond located on Freedom Trail, thereby exceeding its capacity.

- e) Comment: The lots adjacent to the existing woodlot having sufficient setback in consideration of the slope of the land

Response: An Environmental Impact Study ('EIS') was prepared by Dillion Consulting including an evaluation of the development limit, specifically the woodland edge and the slope of the land. The Toronto and Region Conservation Authority ('TRCA') and the Policy Planning and Environmental Sustainability ('PPES') Department have reviewed the submitted EIS and concur with the development limits. Buffer Block 41 will be deeded into public ownership for preservation and conservation.

The Development Planning Department on June 25, 2020, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the application.

## **Previous Reports/Authority**

The following link provides information regarding the Application:

[Item 1, Report No. 26 Committee of the Whole \(Public Hearing\) September 17, 2019](#)

## **Analysis and Options**

### ***A Draft Plan of Subdivision Application has been submitted to facilitate a residential development***

The Owner has submitted a Draft Plan of Subdivision application (the 'Application') for a residential plan of subdivision consisting of 40 lots for detached dwelling units, a public road and a block to be used as a buffer, as shown on Attachment 3. The Draft Plan of Subdivision (the 'Draft Plan') consists of the following:

<b>Lots/ Blocks/ Roads</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number of Units</b>
Lots 1-9, 12-16, 21-38 and 40	Lots for detached residential dwelling units having a minimum frontage of 12m and area of 360 m <sup>2</sup>	1.392	33
Lots 10, 11, 17-20 and 39	Lots for detached residential dwelling units having a minimum frontage of 13.7 m and area of 410 m <sup>2</sup>	0.316	7
Block 41	Buffer	0.19	n/a
Blocks 42 & 43	0.3 m reserve	0.001	n/a
Block 44	Open space	0.002	n/a
Street '1'	17.5 m wide street	0.35	n/a
	<b>TOTAL</b>	<b>2.251 ha</b>	<b>40 units</b>

### ***The Development is consistent with the Provincial Policy Statement 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2020 (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 Draft Plan is consistent with Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.4, 1.4.1, 1.4.3 and 2.1.8 of the PPS. The Development is located within a defined settlement area by the PPS and would make efficient use of the Subject Lands by minimizing land consumption, utilizing existing servicing and infrastructure, and avoiding the need for

the uneconomical expansion of services. Buffer Block 41 will protect the health and ecological function of the environmental features to the east. The Draft Plan is consistent with the policies of the PPS.

***The Development 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 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 encourages population and employment growth within settlement areas and promotes the development of complete communities offering a mix of housing types, access to local amenities and connections to municipal water and wastewater systems. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Draft Plan conforms to policies 1.2.1, 2.2.1 and 2.2.7 of the Growth Plan. The Draft Plan is located within a settlement area and a greenfield area supporting the completion of the Block 18 Community through the appropriate development of parcel of land declared surplus by the YCDSB. The Draft Plan contributes to a complete community and efficiently utilizes existing municipal water and wastewater systems. The Draft Plan conforms to the Growth Plan.

***The Development conforms to the Oak Ridges Moraine Conservation Plan, 2017***

The Subject Lands are located on the Oak Ridges Moraine ('ORM'), and within the Settlement Area land use designation of the Oak Ridges Moraine Conservation Plan ('ORMCP'). The Subject Lands are within the 120 m Minimum Area of Influence ('MAI') and 30 m Minimum Vegetation Protection Zone ('MVPZ') of a significant woodland and wetland feature. The ORMCP identifies significant woodlands and wetlands as Key Natural Heritage Features ('KNHFs') and/or Hydrologically Sensitive Features ('HSFs').

In accordance with the ORMCP, development is generally prohibited within the MVPZ of KNHFs and HSFs. Furthermore, a Natural Heritage Evaluation ('NHE') is typically required in support of any development located within the MAI of any KNHFs or HSFs to assess the features and potential impacts resulting from development. Development within the Settlement Area is permitted to encroach into the MVPZ if technical environmental documentation can justify that limited alternatives are available, the encroachment is minimized, and the proposed development will not have an adverse impact on the features.

The Draft Plan includes Block 41 to provide a Vegetation Protection Zone ('VPZ') from the adjacent significant woodland and wetland. The proposed VPZ has been supported by appropriate justification from a qualified environmental consultant (Dillon Consulting). The Owner has demonstrated the proposed Development will not adversely affect the adjacent KNHFs and/or HSFs or the ecological integrity of the ORM Plan Area. The TRCA has reviewed the justification for the proposal the VPZ and have determined both to be appropriate. The proposed residential use is also permitted by VOP 2010. Accordingly, the Draft Plan conforms to the ORMCP.

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

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" on Map 1, "Regional Structure" of the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region." Section 5.3.3 of the YROP identifies "local infill" as a municipal intensification strategy to meet York Regional intensification targets to 2031. The Draft Plan will facilitate 40 detached residential units on a former school site which is considered to be modest intensification on a parcel of land declared surplus and considered to be "local infill". The Development conforms to the YROP.

York Region has indicated they have no objections to the Applications subject to their Conditions of Approval included in Attachment 1.

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

The Subject Lands are designated "Low-Rise Residential" by VOP 2010. The "Low-Rise Residential" designation permits detached dwellings and does not prescribe a maximum density. The Draft Plan would facilitate the construction of 40 detached dwelling units and conforms to the Official Plan.

The abutting lands to the east are designated "Natural Areas" by VOP 2010 and zoned OS5 Open Space Environmental Protection Zone by Zoning By-law 1-88. The "Natural Areas" designation includes natural features such as wetlands, woodlands and valley and stream corridors and does not permit development. Minor modifications to boundaries are permitted, as identified in Policy 3.4.2.2 and 3.2.3.11 of VOP 2010.

The Owner has provided an EIS prepared by Dillon Consulting identifying a significant woodland and wetland feature on the adjacent lands. The EIS establishes the development limit and an appropriate VPZ (Block 41) for the Subject Lands as shown



on Attachment 3. The TRCA and PPES Department are satisfied with the development limit and VPZ.

VOP 2010, Policy 3.2.3.10 states Core Features and their related vegetation protection zone will be conveyed to the City and/or TRCA as a condition of development approval to ensure their continued protection and management. The Owner is proposing to convey Block 41 to the City or TRCA and a condition to this effect is included in Attachment 1.

***The Development complies with Zoning By-law 1-88***

The Subject Lands are zoned “RD4 Residential Detached Zone Four”, subject to site-specific Exceptions 9(1229) and 9(1232). The Draft Plan complies with the minimum lot frontage (9m) and area (243 m<sup>2</sup>) requirements of Zoning By-law 1-88 and no exceptions are proposed to the development standards for the dwellings.

Block 41 as shown on Attachment 3, provides a buffer to the abutting natural features to the east and must be zoned to an appropriate Open Space Zone. The entirety of the Subject Lands, including Block 41, are currently zoned RD4 Residential Detached Zone Four in Zoning by-law 1-88. Block 41 will be conveyed to the City and rezoned “OS5 Open Space Environmental Protection Zone”, consistent with the abutting Open Space Zone, through the City’s comprehensive Zoning By-law review.

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

The Draft Plan shown on Attachment 3 consists of 40 lots with a minimum frontage of 12 m for detached residential dwelling units served by a 17.5 m wide public road (Street ‘1’) intersecting with Muret Crescent and terminating in a cul-de-sac. Access to the proposed lots are provided from Grand Trunk Avenue (Lots 1 to 11), Muret Crescent (Lots 12 to 16) and proposed Street 1 (Lots 17 to 40). A walkway (Block 44) connects Street 1 to Freedom Trail Park. Block 41 provides a buffer to the ecological features east of the Subject Lands. The Development Planning Department has no objection to the Development, subject to conditions of approval in Attachment 1a of this report.

***The Subject Lands have been cleared of archaeological concerns***

The Subject Lands have been cleared of archaeological concern and the standard archaeological clauses are included in the Conditions of Approval identified Attachment 1a of this report.

***The Development meets the Bronze Threshold Score with an Overall Application Score of 24 and an Overall Community Score of 31***

The Owner has submitted the completed Sustainability Scoring Tool and Summary letter ('Sustainability Metrics Package'), dated May 30, 2019, in support of the Development. The Sustainability Metrics Package demonstrates an Overall application Score of 24 and an Overall Community Score of 31, meeting the Bronze Sustainability Threshold Score.

***Policy Planning and Environmental Sustainability have no objections to the Development, subject to Conditions of Approval***

Policy Planning and Environmental Sustainability ('PPES') Department has no objection to the Development, subject to the Owner satisfying their conditions of approval in Attachment 1a of this report.

***The Parks Planning Department has no objections to the Development, subject to Conditions of Approval***

The Parks Planning Department has no objection to the Development, subject to conditions included in Attachment 1a of this report.

***The Development Engineering ('DE') Department have no objections to the Development, subject to Conditions of Approval***

The Development Engineering ('DE') Department has no objection to the Development subject to conditions included in Attachment 1a, and provided the following comments:

Municipal Servicing

The Owner has submitted revised Functional Servicing Report ('FSR'), dated March 2020, prepared by Schaeffers Consulting Engineers in support of the Application. The DE Department has reviewed the report and has no objections to the proposed services.

Water Supply

The development lies within Pressure District 7 of the York Water System. The FSR indicates the existing water supply infrastructure should have adequate capacity to service the Development. The DE Department has no objections to the proposed water supply, subject to the Owner providing a hydrant test to confirm the available pressure and supply.

Units fronting Street "1" will be serviced by a new municipal watermain connected to the existing municipal watermain on Muret Crescent. The Owner is proposing a larger than typical watermain, to be verified by providing a hydrant test. Units fronting on Grand Trunk Avenue and Muret Crescent will receive service connections for each lot from the existing municipal watermain located within the roads.

### Sanitary Servicing

Units fronting Street “1” will be serviced by a new sanitary sewer connected to the existing sanitary sewer on Muret Crescent. Units fronting on Grand Trunk Avenue and Muret Crescent will receive service connections for each lot from the existing or proposed municipal sanitary sewers located within the roads.

### Stormwater Management

The storm drainage from the Development is proposed to be split and conveyed to the existing stormwater management (‘SWM’) ponds located on Freedom Trail and Muret Crescent. The existing ponds have been designed to provide water quality, quantity and erosion control for the Subject Lands. Units fronting Street “1” will be serviced by a new storm sewer connected to the existing storm sewer on Muret Crescent. To enable the storm sewer connection to Muret Crescent, the existing storm sewer will be replaced with a larger storm sewer. Units fronting on Grand Trunk Avenue and Muret Crescent will receive service connections for each lot from the existing municipal storm sewers located within the roads.

### Lot Grading

The DE Department has no objections to the proposed grading. The Owner shall provide a revised detailed grading plan confirming the proposed grading of the site and lot grading of the individual lots meet the current City’s lot grading criteria. A condition to this effect is included in Attachment 1b.

### Environmental Site Assessment

The DE Department has reviewed and is satisfied with the Phase One and Phase Two Environmental Site Assessment (‘ESA’) reports. The findings of the ESA reports did not identify any impacts and indicated no further ESA investigations are required. A Ministry of the Environment, Conservation, and Parks (‘MECP’) Record of Site Condition was filed for the Subject Lands on January 30, 2020.

### Noise Attenuation

The Owner has submitted a Noise Report titled “Noise Impact Study, Proposed Residential Development Block 18”, dated March 30, 2020, prepared by HGC Engineering. Sound levels due to road traffic will exceed the MECP limits at the dwelling units adjacent to Grand Trunk Avenue and Muret Crescent. The report recommends forced air ventilation system with ducts sized to accommodate the future installation of central air conditioning and noise warning clauses to be included in the property and tenancy agreement for the units adjacent to Grand Trunk Avenue and Muret Crescent to inform the future owners/tenants of the sound levels excesses.

### Road Network

The submitted transportation-related studies demonstrate the Development can be adequately served via the existing surrounding road network after construction of the residential cul-de-sac connecting to Muret Crescent. The surrounding transportation network consists of local and minor collector roads and intersections controlled by stop signs.

### Road Restoration

The City will require the Owner to resurface the asphalt roads across the frontage limits of the Subject Lands due to proposed service connections on the existing roads.

### Transit

The Subject Lands are served by York Region Transit bus routes 4/4A Major Mackenzie and 105 Dufferin. Transit services available in the area provide direct access to the Vaughan Mills Shopping Centre and connections to the TTC Sheppard West subway station.

### Active Transportation

Sidewalks are proposed on one side of Street 1 and the surrounding roads to provide pedestrian connectivity to the detached residential dwelling units. Cycling facilities are proposed in the City of Vaughan Pedestrian and Cycling Master Plan within walking distance of the Development and include neighborhood signed bike routes along Freedom Trail and Valley Vista Drive.

### ***Sewage and Water Allocation is available for the Draft Plan***

Vaughan Council on December 17, 2019, endorsed the City's latest annual servicing capacity allocation strategy report. The Report confirms short-term growth capacity (2019-2026) for Vaughan. Therefore, the following resolution to allocate capacity to the Development is recommended for Council approval:

“THAT Draft Plan of Subdivision File 19T-19V003 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 40 residential dwelling units (143 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.”

***The Parks, Forestry and Horticulture Operations Department have no objections to the Development, subject to Conditions of Approval***

The Parks, Forestry and Horticulture Operations Department has no objection to the Development.

***Development Charges apply to the Development***

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.

***Cash-in-lieu of the Dedication of Parkland is not required for the Development***

Real Estate Services has confirmed the parkland dedication requirement for Block 18 was addressed at the Block Plan stage, and no further parkland or cash-in-lieu of parkland is required.

***Developers Group Agreement***

A condition of approval is included in Attachment 1a requiring the Owner to execute a Developer's Group Agreement regarding the provision of servicing infrastructure, roads, parks and open spaces for Block 18. The Owner must satisfy all requirements of the Block 18 Developers Group Agreement and is required to satisfy all obligations, financial and otherwise to the satisfaction of the Block 18 Trustee and the City of Vaughan.

Pursuant to the Block 18 Cost Sharing Agreement dated February 14, 2006 (as amended), The Trustee on behalf of the Block 18 Landowners Group has confirmed the Subject Lands have fully met all requirements with respect to parkland dedication.

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

The TRCA has no objection to the Applications, subject to their conditions included in Attachment 1c of this report.

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

Alectra Utilities Corporation, Bell Canada and Enbridge Gas Distribution has no objection to the approval of the Applications, subject to their conditions contained in Attachments 1d, 1e and 1f of this report.

***Canada Post has no objection to the Development, subject to Conditions of Approval***

Canada Post has no objection to the Development, subject to the Owner installing mailbox 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 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***

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

**Conclusion**

The Development Planning Department has reviewed the Draft Plan of Subdivision File 19T-19V003 in consideration of the applicable policies of the Provincial Policy Statement 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, the YROP, VOP 2010, the requirements of Zoning By-law 1-88, comments from the public, City Departments and external public agencies, and the surrounding existing and planned land use context.

The Draft Plan of Subdivision would facilitate the development of the Subject Lands consistent with the policies of the PPS and conforming to the Growth Plan, the YROP, and VOP 2010. The Draft Plan of Subdivision also complies with all requirements of Zoning By-law 1-88. The Development Planning Department can support the approval of the Application, subject to the Recommendations in this report and the Conditions of Approval set out in Attachment 1.

**For more information**, please contact Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216

**Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Draft Plan of Subdivision File 19T-19V003
4. Master Landscape Plan

**Prepared by**

Margaret Holyday, Senior Planner, ext. 8216

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/FA