

## Committee of the Whole (1) Report

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**DATE:** Tuesday, June 09, 2020

**WARD(S):** 1

**TITLE: KLEINDOR DEVELOPMENTS INC.**

**ZONING BY-LAW AMENDMENT FILE Z.18.033**

**DRAFT PLAN OF SUBDIVISION FILE 19T-18V003**

**VICINITY OF MAJOR MACKENZIE DRIVE AND REGIONAL ROAD 27**

**FROM:**

Bill Kiru, Acting 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.18.033 and 19T-18V003 (Kleindor Developments Inc.). The Owner proposes to rezone the Subject Lands from “RD2 Residential Detached Zone Two” to “RD3 Residential Detached Zone Three” to permit a residential plan of subdivision consisting of 27 lots and 3 residential blocks for detached dwellings and a public street, as shown on Attachment 3.

### **Report Highlights**

- The Owner proposes a plan of subdivision for 27 lots and 3 residential blocks to be combined with 3 adjacent blocks on the lands to the north to form 3 full lots, for detached dwellings and a public road
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to permit the development
- The Development Planning Department supports the approval of the Zoning By-law Amendment and Draft Plan of Subdivision Applications as the development is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, the York Region Official Plan 2010 and Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.18.033 (Kleindor Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from “RD2 Residential Detached Zone Two” subject to site-specific Exception 9(1313) to “RD3 Residential Detached Zone Three”, in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the City and/or the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands came into effect, to permit minor adjustments to the implementing Zoning By-law.
3. THAT Draft Plan of Subdivision File 19T-18V003 (Kleindor Developments Inc.) BE APPROVED, to facilitate a residential plan of subdivision consisting of 27 lots for detached dwellings and three (3) blocks, as shown on Attachment 3, subject to the Conditions of Draft Plan of Subdivision Approval in Attachment 1.
4. 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-18V003 (Kleindor Developments Inc.) be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 28.5 residential units (88 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan.”

## **Background**

The 1.67 ha vacant subject lands (the ‘Subject Lands’) shown on Attachment 2 are located north of Major Mackenzie Drive West and west of Regional Road 27, and are legally known as Block 200, Registered Plan 65M-4383. The Subject Lands represent the south portion of a former school block where the York Catholic District School Board (‘YCDSB’), on July 6, 2017, released their interest. The surrounding land uses are shown on Attachment 2.

The north portion of the former school block is subject to approved Draft Plan of Subdivision File 19T-18V007 (Cal-Crown Homes (Three) Inc.) (‘Plan 19T-18V007’), legally known as Block 203, Registered Plan 65M-4361, as shown on Attachment 3. Vaughan Council, on September 24, 2019, approved Plan 19T-18V007 allowing for the creation for 17 full lots for detached dwellings and three blocks to be combined with the 3 blocks proposed on the Subject Lands. The combination of the 3 blocks would allow another 3 full lots to be created for detached dwellings, and a future 20 m wide public street. File 19T-18V007 contains a public street connecting the Subject Lands to Port Royal Avenue to the north.

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

The City on December 14, 2018, circulated a Notice of Public Hearing (the 'Notice') to all property owners within 150 m of the Subject Lands and to the Kleinburg and Area Ratepayer's Association ('KARA'). A copy of the Notice was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and two notice signs were installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council, on January 29, 2019, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of January 22, 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:

Deputation

- R. Lavecchia, KLM Planning Partners Inc., Jardin Drive, representing the Owner

Written Submission

- Abifolchi, resident, no address provided, Kleinburg, e-mail dated November 20, 2018
- P. Turco and A. Torrieri, Port Royal Avenue, Kleinburg, email and letter dated December 19, 2018

The following is a summary of, and response to, the comments provided in the deputations and written submissions submitted at the Public Hearing of January 22, 2019, and written submissions received by the Development Planning Department:

a) Increased Number of Small Lots

The proposed development will provide smaller lots in the neighbourhood.

Response

The Subject Lands are proposed to be developed with 27 full lots, three (3) blocks for detached dwellings and a public street. Development of the Subject Lands will be coordinated with the lands to the north (draft approved Plan 19T-18V007) consisting of 12 full lots and three (3) blocks for detached dwellings.

The Owner proposes to rezone the Subject Lands from "RD2 Residential Detached Zone Two" (lots with a minimum frontage of 15 m), to "RD3 Residential Detached Zone Three" (lots with a minimum frontage of 12 m). The RD2 and RD3 Zone both permit single detached dwellings.

The Subject Lands are designated "Low-Rise Residential" by Vaughan Official Plan 2010 ('VOP 2010') and permits detached dwellings and does not stipulate a density. The proposed lots with 12m frontages conform to VOP 2010. The proposed rezoning is also consistent and compatible with the existing lots in the

surrounding community, zoned “RD2 Residential Detached Zone Two” and “RD3 Residential Detached Zone Three” as shown on Attachment 2.

b) Traffic

The proposed development will increase traffic in the area, and the proposed T-intersection at Port Royal Avenue and the proposed public street extension will cause navigational confusion and damage to properties.

Response

The Owner has submitted a Traffic Impact Brief (‘TIB’) and Traffic Impact Reliance Letter (‘TIRL’) prepared by Candevcon Limited, and dated April 20, 2018, and August 10, 2018, respectively. The TIRL concludes that the proposed development will not adversely impact local traffic and will generate less vehicle trips compared to the originally planned school use.

The proposed road connection from Port Royal Avenue to Woodgate Pines Drive will create a T-intersection. Westbound traffic movement on Port Royal Avenue and southbound traffic movement onto Woodgate Pines Drive will be controlled with stop signs. The TIB and TIRL conclude that the proposed road connection is consistent with the layout of the existing streets in the neighbourhood and will provide appropriate sightlines. The Development Engineering (‘DE’) Department concurs with the conclusions of the TIB and TIRL.

A condition is included in Attachment 1 requiring the Owner to replace or reinstall to the original condition or better all driveways, fences, trees and any other private property damage at the Owner’s expense to the satisfaction of the City.

The Development Planning Department, on June 2, 2020, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the applications.

**Previous Reports/Authority**

This following links provide information related to this report:

[November 3, 2008 Committee of the Whole Meeting - Zoning By-law Amendment File Z.05.057 and Draft Plan of Subdivision File 19T-05V10 \(Lake Rivers Inc.\)](#)

[January 22, 2019 Committee of the Whole \(Public Hearing\) - Zoning By-law Amendment File Z.18.033 and Draft Plan of Subdivision 19T-18V003 \(Kleindor Developments Inc.\)](#)

## **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 the development of 27 lots for detached dwellings and three (3) blocks for future detached dwellings on the Subject Lands (the 'Development'), as shown on Attachment 3:

1. Zoning By-law Amendment File Z.18.033 to amend Zoning By-law 1-88, specifically to rezone the Subject Lands from "RD2 Residential Detached Zone Two" subject to site-specific Exception 9(1313) to "RD3 Residential Detached Zone Three" in the manner shown on Attachment 3, and to permit the site-specific zoning exceptions identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-18V007 to facilitate a residential plan of subdivision (the 'Draft Plan') shown on Attachment 3 consisting of the following:

<b>Lots/Blocks/ Streets</b>	<b>Land Use</b>	<b>Area (ha)</b>	<b>Number Of Units</b>
1 - 27	Lots for Detached Dwellings	1.331	27
28 - 30	3 Blocks for Detached Dwellings	0.106	1.5
31 -35	0.3 m Reserves	0.002	
Street 1	20 m wide public right-of-way	0.232	
Total		1.671	28.5

### ***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 PPS recognizes that local context and character is important. The *Planning Act* requires Vaughan Council's planning decisions be consistent with the PPS.

The Development is consistent with Sections 1.1.3 and 1.4.1 of the PPS encouraging development within Settlement Areas to make the efficient use of land and planned and existing infrastructure and services. The policies also encourage an appropriate range and mix of housing options and densities.

The Subject Lands are located within a defined Settlement Area, are vacant and the current zoning permits residential dwellings. Detached dwellings are proposed, consistent with the local context and character and would utilize existing municipal infrastructure and services, and avoid the need for the uneconomical expansion of services. The Subject Lands are located next to Woodgate Pines Park, a neighbourhood park featuring a junior soccer field, junior and senior playground equipment, a basketball court, a shade structure, site furnishing, lit pathways and

landscape plantings. In consideration of the above, the Development is consistent with the PPS.

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

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019 ('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 is located within a Settlement Area and Delineated Built-up Area providing residential lands with existing and planned municipal water and wastewater systems, in accordance with Section 2.2.1 of the Growth Plan. The Subject Lands are located within a "Community Area" in Schedule 1 - Urban Structure of VOP 2010, makes a more efficient use of the lands and the future detached dwellings would contribute to establishing a complete community in accordance with Sections 2.2.1.4 and 2.2.6.2 of the Growth Plan. In consideration of the above, the Development conforms to the Growth Plan.

***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 "growth will also occur in new community areas...throughout the Region."

Section 3.5.4 of the YROP requires "local municipal official plans and zoning by-laws to permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." Section 3.5.4 of the YROP also states "the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements." The Development includes modest intensification in the form of 27 lots for detached dwellings and three (3) blocks to be combined with blocks on the lands to the north to form another 3 lots for detached dwellings, and is considered "local infill" in accordance with the Intensification Policies (Section 5.3.3) of the YROP. The Development conforms to the YROP.

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

***The Development conforms to VOP 2010***

The Subject Lands are located within a “Community Area” as identified on Schedule 1 - Urban Structure of VOP 2010, and are designated “Low-Rise Residential” by VOP 2010, Schedule 13 - Land Use. The “Low-Rise Residential” designation permits detached dwellings with a maximum building height of three-storleys. There is no associated density requirement.

Section 9.1.2.2 of VOP 2010 identifies compatibility criteria for new development in a “Community Area” and requires new development be designed to respect and reinforce the physical character of the established neighbourhood. In addition, new development in a “Community Area” within established areas shall pay particular attention to local lot patterns, size and configuration, and existing building types with similar setbacks.

Section 9.2.3.1 of VOP 2010 requires detached houses to respect and reinforce the scale massing, setback and orientation of other built and approved detached houses in the immediate area. The Owner is proposing to an “RD3 Residential Zone Three” category and the Draft Plan includes lot sizes (frontage and areas) consistent and compatible with the existing and planned surrounding development. The Development conforms to VOP 2010.

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

The Subject Lands are zoned “RD2 Residential Detached Zone Two” by Zoning By-law 1-88 and subject to Exception 9(1313), as shown on Attachment 3. The Owner is proposing to rezone the Subject Lands to “RD3 Residential Detached Zone Three” together with the following site-specific zoning exceptions to the RD3 Zone standards:

Table 1:

	<b>Zoning By-Law 1-88 Standards</b>	<b>‘RD3 Residential Detached Zone Three’ Requirements</b>	<b>Proposed Exceptions to the ‘RD3 Residential Detached Zone Three’ Requirements</b>
a.	Minimum Interior Side Yard Setback Abutting a Non-Residential Use (Park)	3.5 m	1.2 m (Lot 27)
b.	Minimum Exterior Side Yard Setback Abutting a Sight Triangle	3 m	1.2 m (Lots 7, 11 and 24)

	<b>Zoning By-Law 1-88 Standards</b>	<b>'RD3 Residential Detached Zone Three' Requirements</b>	<b>Proposed Exceptions to the 'RD3 Residential Detached Zone Three' Requirements</b>
c.	Minimum No Encroachment Zone	A 1.5 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard, and within the interior side yard	A 1.2 m no encroachment zone shall be maintained inside the property line within the front yard and exterior yard

The Development Planning Department supports the rezoning of the Subject Lands to "RD3 Residential Detached Zone Three" as the rezoning implements the "Low-Rise Residential" designation of VOP 2010, resulting in a development that is consistent with the surrounding area. The requested zoning exceptions identified in Table 1 are considered minor changes to the "RD3 Residential Detached Zone Three" requirements and are consistent with the character of the area and zoning standards in the surrounding community. Blocks 28, 29 and 30 will utilize the same Zone category and exceptions as the 3 Blocks on the lands to the north (Plan 19T-18V007) to form 3 full lots with consistent zoning.

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

**Subdivision Design**

The Draft Plan shown on Attachment 3 consists of 27 lots for detached dwellings (Lots 1 to 27), and three (3) blocks for future detached dwellings (Blocks 28 to 30), to be combined with 3 existing blocks in Plan of Subdivision 19T-18V007 to the north to form 3 full lots. The Subject Lands will be accessed by a public road (Street 1) and connect Port Royal Avenue through Plan 19T-18V007 to the north to Woodgate Pines Drive. A temporary turning circle or hammerhead at the north end of Street 1 may be required to allow for the extension of Street "1". A condition to this effect and a warning clause advising of the temporary turning circle or hammerhead is included in Attachment 1a). The proposed lots and public road extension are consistent with the lot pattern and road network in the area.

The Development must conform to the Vaughan Council approved Block 61 East Molise Kleinburg Estates / Lake Rivers Community Architectural Design Guidelines prepared by Watchorn Architect Inc. and the Block 61 East Molise Kleinburg Estates - South Neighbourhood Landscape Master Plan prepared by The MBTW Group. Conditions to this effect are included in Attachment 1a) of this report.



The Arborist Report ('AR') prepared by The MBTW Group and WAI and dated October 3, 2018, and the Tree Inventory and Protection Plan ('TIPP') and Tree Compensation Plan ('TCC') prepared by the MBTW Group and dated October 2019 were submitted in support of the Development. The AR and TIPP identify 14 of the existing 20 trees located along Timber Creek Boulevard and Woodgate Pines Drive conflict with the proposed driveways. The TIPP identifies of these 14 trees, 5 trees will be transplanted and 9 removed due to being dead or in poor condition. The 6 remaining existing trees located on the Subject Lands will be preserved. The TCC identifies 26 trees comprised of 5 transplanted and 21 new trees will be located along Timber Creek Boulevard, Woodgate Pines Drive and the proposed public road (Street 1).

Prior to final approval, the City shall approve the final AR, TIPP and TCP. The Owner shall not remove trees without written approval by the City. The Owner is required to enter into a Tree Protection Agreement in accordance with the Council enacted Tree By-law 52-2018, including a security for the trees to be protected and compensation planting. A condition to this effect is included in Attachment 1a) of this report.

The Subject Lands abuts Woodgate Pines Park located to the east. The Owner is required to erect a permanent 1.8 m high wood fence or approved equal along the limits of the residential lots and blocks that abut the existing Woodgate Pines Park. A condition to this effect is included in Attachment 1a) of this report.

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

#### Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics ('SPM') application score of 25 points. The Development includes public sidewalks linking to the neighbourhood park located east of the Subject Lands. The Development is required to achieve a minimum application performance level score of 31 points to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1a) of this report.

#### Archaeology

The Subject Lands are not designated under the *Ontario Heritage Act*, are not included in the Register of Property of Cultural Heritage Value and are not noted as a property of interest, in accordance with the City of Vaughan Heritage Inventory. Therefore, there are no cultural heritage concerns regarding the Subject Lands.

The Subject Lands were previously cleared of archaeological concern as part of Draft Plan of Subdivision File 19T-05V10 (Kleindor Developments Inc) ('Plan 19T-05V10'). The Development Planning Department has no objection to the Draft Plan, subject to the Conditions of Approval outlined in Attachment 1a) of this report.

***The Policy Planning and Environmental Sustainability Department has no objection to the approval of the Draft Plan, subject to the Conditions of Approval***

The Policy Planning and Environmental Sustainability Department has advised that there are no natural heritage features on the Subject Lands and therefore, has no further concerns respecting these Applications. However, all applications regardless of their location are required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Natural Resources and Forestry ('MNRF'). The Owner is required to complete an information request form and submit it to the MNRF for confirmation of any potential Species at Risk on the Subject Lands. A condition to this effect is included in Attachment 1a) of this report.

***The Development Engineering Department has no objection to the Development, subject to the comments in this report and Conditions of Approval***

The Development Engineering ('DE') Department has reviewed the Applications and provides the following comments:

Water and Sanitary Servicing

The Subject Lands are in an area with existing municipal services. The proposed water supply and sanitary servicing shall be designed in accordance with the City's design criteria. The Development will not impact the existing water supply or sanitary services.

Storm Sewer and Stormwater Management

There is an existing storm sewer system located south of the Subject Lands on Woodgate Pines Drive ultimately discharging into Stormwater Management Pond ('SWM Pond') "K1" located south of Major Mackenzie Drive. SWM Pond "K1" was sized to accept the flows from the Development.

Road Network

As noted earlier in the report, in response to the traffic impact, the TIRL concludes the Development will not adversely impact local traffic and will generate less vehicle trips in comparison to the originally planned school.

Lot Grading

The Subject lands were pre-graded through Plan 19T-05V10 for the Humber Trails Neighbourhood Phase 1 portion of the abutting development given they were originally intended to be a school block. The proposed grading on the Subject Lands must match the existing elevations at the property lines.

The DE Department has reviewed the grading plan submitted in support of the Applications and has no objections to the proposed grading subject to the conditions of approval identified in Attachment 1 a). At the detailed design stage, the Owner shall provide a detailed grading plan confirming that the grading of the Subject Lands and the individual lots meet the City's Lot Grading Criteria.

### Environmental Site Assessment

The DE Department has reviewed the submitted Phase One Environmental Assessment Report ('Phase I ESA'), Phase Two Environmental Assessment Report ('Phase II ESA'), and the updated Reliance Letter ('RL') prepared by Soil Engineers Ltd. and dated October 12, 2018, November 18, 2019, and January 16, 2020 respectively.

The Phase II ESA recommends a remedial action plan. The area for remediation is localized and minor due to its surficial depth and slight exceedance above the Ministry of the Environment, Conservation and Parks ('MECP') standards. On this basis, a Holding Symbol 'H' will not be required. The Owner will be required to provide a Record of Site Condition ('RSC') prior to final approval of the Development (i.e. prior to Registration). A condition to this effect is included in Attachment 1a).

### Environmental Noise Impact

The Owner has submitted a noise report prepared by Jade Acoustics and dated October 26, 2018 ('Noise Report'). The purpose of the Noise Report is to verify noise sources surrounding the Development, provide a noise impact assessment, and identify any noise control measures.

The Owner is required to submit an updated Noise Report for review and approval by the DE Department as part of the detailed engineering submission. The City requires all dwelling units that abut or face an arterial road, or a railway be constructed with mandatory central air-conditioning. A condition to this effect is included in Attachment 1a).

### Street-lighting

The design and type of street-lighting for the Development shall meet the City's design criteria and standards with respect to the use of light-emitting diode ('LED') luminaire technology. The LED lighting is to be addressed at the detailed engineering design stage. A condition to this effect is included in Attachment 1a).

### ***Servicing Allocation is available for the Draft Plan***

Vaughan Council, on February 21, 2018, endorsed the annual servicing capacity allocation strategy. The report confirmed servicing capacity is available to support continued urban growth throughout the City. Servicing capacity to the Draft Plan is available and unrestricted. Therefore, the following resolution to allocate capacity to the Draft Plan may be recommended for Council approval:

"THAT Draft Plan of Subdivision File 19T-18V003 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 28.5 residential units (88 persons equivalent) in accordance with the Inflow and Infiltration Reduction Pilot Project agreement between York Region, the Huntington Landowners Trustee Inc., and the City of Vaughan."

The DE Department has no objections to the Development subject to their condition in Attachment 1a) of this report.

***The Financial Planning and Development Finance Department has no objection to the Draft Plan***

The Owner shall enter into a Subdivision Agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, regarding matters the City may consider necessary, including development charges. A condition to this effect is included in Attachment 1a).

***The Office of the Infrastructure Development Department, Real Estate Services has no objection to the Draft Plan, subject to the Conditions of Approval***

The Office of the Infrastructure Development Department, Real Estate Services has advised that they have no objection to the approval of the Applications. The Owner acknowledges that cash-in-lieu of parkland shall be paid in accordance with Section 42 of the *Planning Act* and shall conform to the City's Cash-in-Lieu of Parkland Policy. A condition to this effect is included in Attachment 1a) of this report.

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

The Parks Development Department has no objection to the Development subject to the Owner entering into a Tree Protection Agreement. The Tree Protection Agreement will include, if required, potential tree compensation and/or protection requirements to the satisfaction of the City for municipal trees falling within and adjacent to the proposed work area, and the inclusion of warning clauses respecting the abutting Woodgate Pines Park. Conditions to this effect are included in Attachment 1a).

***The Forestry Operations Division has no objection to the Development, subject to conditions***

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has no objection to the Development subject to the Owner informing the Forestry Operations Division once tree protection measures have been installed for inspection and approval according to City specifications.

***The Toronto and Region Conservation Authority ("TRCA") has no objection to the Applications, subject to the Conditions of Approval***

The Subject Lands are located within a Wellhead Protection Area - Recharge Management Area ('WHPA-Q') of the Credit Valley, Toronto and Region and Central Lake Ontario Source Protection Plan ('CTCSPP'). The Owner is required to maintain the predevelopment recharge rate as required under the CTCSPP.

The Functional Servicing and Stormwater Management Report ("FSSMR"), prepared by Schaeffers Consulting Engineers and dated November 2019, included a water balance assessment component. The TRCA have reviewed this component of the report and are satisfied with the analysis and mitigation strategy proposed, and the Development meets the intent of the CTCSPP to maintain the predevelopment recharge rate.

The TRCA advised that localized surface ponding in the rear yards may be expected during significant rainfall events. The FSSMR and Construction Drawings prepared by Schaeffers Consulting Engineers and submitted to the DE Department include infiltration trenches to address any potential ponding. The TRCA has no objection to the Applications subject to their condition included in Attachment 1c) of this report.

***The various utilities have no objection to the Draft Plan, subject to the Conditions of Approval***

Alectra Utilities Corporation has no objection to the approval of the Applications, subject to their Condition of Approval in Attachment 1a) of this report

Enbridge Gas Inc. has no objection to the Applications subject to their conditions included in Attachment 1d) of this report.

Bell Canada has no objection to the Applications subject to their conditions included in Attachment 1e) of this report.

Rogers Communications has no objection to the Applications.

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

Canada Post Corporation has no objection to the Applications, subject to their conditions of approval included in Attachment 1f).

***Canadian Pacific Railway have provided Conditions of Approval***

The Development is in proximity to the Canadian Pacific ('CP') owned and operated Mactier Subdivision to the west, classified as a principal main rail line. CP is not in favour of residential development in proximity to its right-of-way; however, the Conditions of Approval included in Attachment 1g) have been provided to mitigate adverse environmental factors caused by the Development's proximity to the CP right-of-way and to ensure the comfort of adjacent residents.

***The School Boards have no objection to the Draft Plan***

The York Region District School Board and York Catholic District School Board have no objection to the Applications. No comments were received from the Conseil Scolaire de District Catholique Centre-Sud.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

York Region has no objection to the Applications subject to their Conditions of Approval in Attachment 1b).

**Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment File

Z.18.033 and Draft Plan of Subdivision File 19T-18V003 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications are consistent with the PPS, conform to the Growth Plan, the YROP and VOP 2010, and are compatible with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications, subject to the recommendations in this report and the Conditions of Approval in Attachment 1.

**For more information**, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

**Attachments**

1. Conditions of Draft Plan of Subdivision Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-18V003

**Prepared by**

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/FA