

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 29, 2020

Item 4, Report No. 40, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 29, 2020.

4. NASHVILLE (BARONS) DEVELOPMENTS INC. 19T-17V008 ALLOCATION OF SERVICING CAPACITY

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Infrastructure Development, dated September 22, 2020:

Recommendations

1. “THAT Draft Plan of Subdivision File Number 19T-17V008 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 50 single-family residential units (179 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City’s Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months.”

Committee of the Whole (2) Report

DATE: Tuesday, September 22, 2020

WARD(S): 1

**TITLE: NASHVILLE (BARONS) DEVELOPMENTS INC.
19T-17V008
ALLOCATION OF SERVICING CAPACITY**

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To request formal approval from Council for the allocation of servicing capacity to this draft plan approved development application pursuant to the City's Servicing Capacity Distribution Policy.

Report Highlights

- To recommend distribution of servicing capacity to this development application
- Formal allocation of servicing capacity permits staff to clear the "No Pre-Sale" Agreement condition and Holding Symbol ("H") provision related to the municipal servicing scheme and lot creation for the Lands

Recommendation

1. "THAT Draft Plan of Subdivision File Number 19T-17V008 be allocated servicing capacity from the York Sewage Servicing / Water Supply System for a total of 50 single-family residential units (179 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City) in accordance with the City's Allocation of Servicing Capacity Policy if the development does not proceed to registration and/or building permit issuance within 36 months."

Background

Council on June 19, 2018, recommended that Draft Plan of Subdivision 19T-17V008 be approved. At that time, Regional servicing capacity for a total of 50 single-family residential units (179 persons equivalent) was “Reserved” to the plan along with draft plan approval conditions tied to the allocation of servicing capacity. One of the conditions of draft plan approval required the Owner enter into an agreement with the City of Vaughan committing the Owner to not enter into any agreements of purchase and sale with end users for the Plan until unrestricted Regional sewage and water servicing capacity be formally allocated by Council. As well, the Lands within the plan were zoned with a Holding Symbol (“H”) until the proposed water, wastewater and stormwater servicing scheme for the Lands were approved by the City’s Development Engineering Department in a Functional Servicing Report prepared by the Owners Consultant, and Lot 27 consolidated with a property purchased from York Region (York Region Well lands) to create a buildable lot, to the satisfaction of the City.

Previous Reports/Authority

https://vol.vgn.cty/departments/OCC/Council%20Secretariat/Extracts%20Library/2018/Committee/21cw0605_18ex_full.pdf

Analysis and Options

Draft Plan of Subdivision File Number 19T-17V008 was approved by Vaughan Council on June 19, 2018. Since then, the Owner has fulfilled its obligations to the City related to sewage servicing and water supply for the Plan and purchase and consolidation of properties to form a buildable lot.

Financial Impact

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

Broader Regional Impacts/Considerations

Regional servicing capacity allocated to this draft plan is available and unrestricted

Conclusion

The Functional Servicing Report prepared by Schaeffers Consulting Engineers dated July 2020 was approved by the City’s Development Engineering Department and the required land acquisition from York Region by the Owner, and creation of a building lot have been completed to the satisfaction of the City’s Development Engineering Department.

Therefore, it is appropriate to allocate Regional sewage and water servicing capacity to this development application.

For more information, please contact Frank Suppa, Director, Development Engineering (Ext.8255).

Attachment

1. Location Map

Prepared by

Tony Artuso, Senior Engineering Assistant, Ext. 8396

Augusto Nalli, Manager, Development Engineering, Ext. 8239

Frank Suppa, Director, Development Engineering, Ext. 8255

Approved by

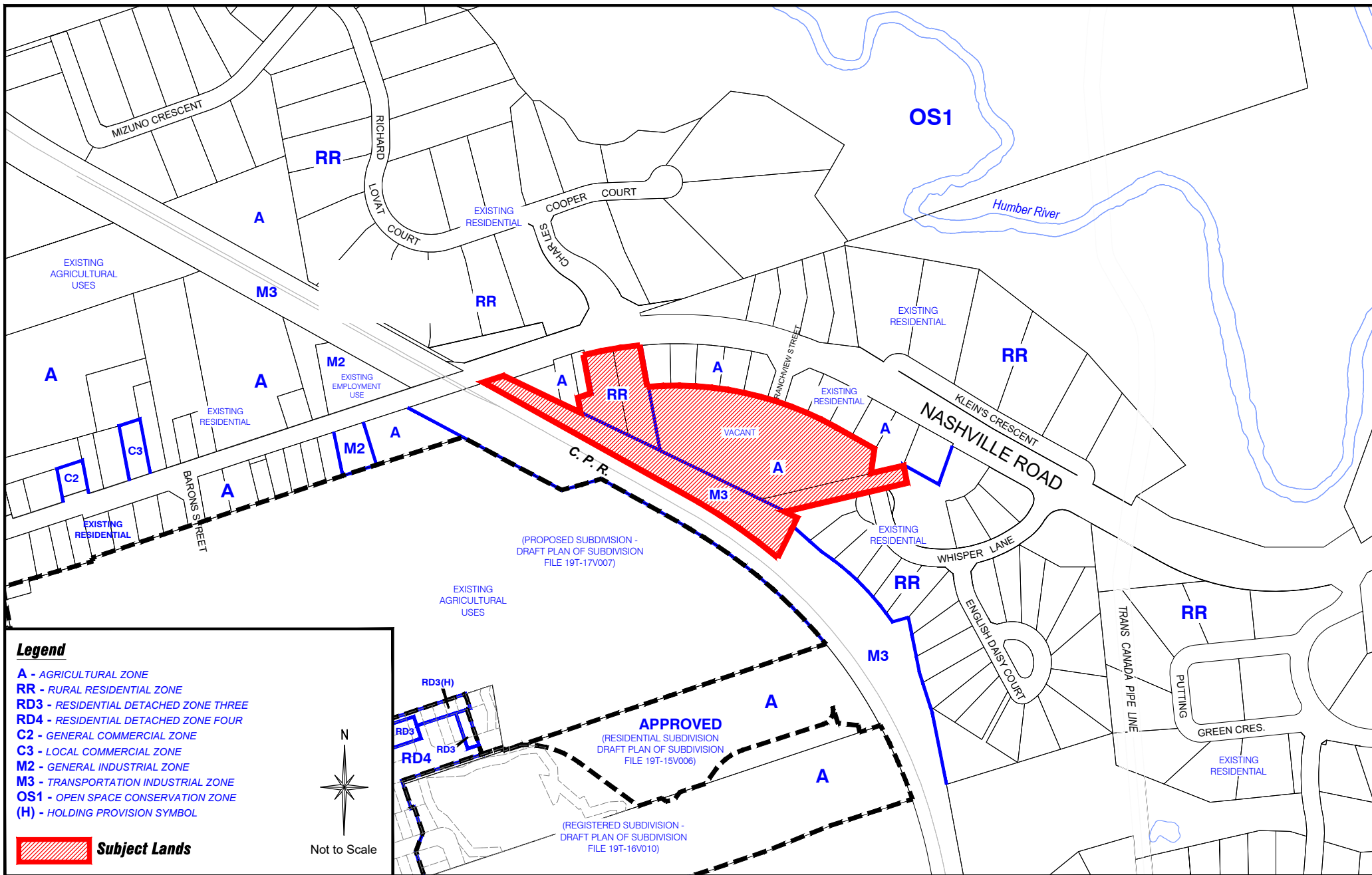


Nick Spensieri
Deputy City Manager
Infrastructure Development

Reviewed by



Jim Harnum
City Manager



Location Map

LOCATION:
Part of Lot 25, Concession 9

APPLICANT:
Nashville (Barons) Developments Inc.

N:\GIS_Archive\Attachments\Z\z.17.024a.dwg



Attachment

FILES: Z.17.024 &
19T-17V008

DATE:
September 22, 2020

1