

Committee of the Whole (1) Report

DATE: Wednesday, April 7, 2021

WARD: 1

TITLE: FRANCA ZEPPA

SITE DEVELOPMENT FILE DA.20.032

10356 HUNTINGTON ROAD

**VICINITY OF HUNTINGTON ROAD AND EAST'S CORNERS
BOULEVARD**

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.20.032 for the Subject Lands shown on Attachment 2, to permit the development of a two-storey private community centre and day nursery facility with an accessory outdoor play area, as shown on Attachments 3 to 7.

Report Highlights

- The Owner proposes a two-storey private community centre and day nursery facility with an accessory outdoor play area
- The Development Planning Department supports the approval of the Site Development application as the development is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, as amended, is a permitted use in Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area

Recommendations

1. THAT Site Development File DA.20.032 (Franca Zeppa) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS listed in Attachment 1 to the satisfaction of the Development Planning Department, to permit the development of a two-storey

private community centre and day nursery facility with an accessory outdoor play area, as shown on Attachments 3 to 7.

Background

Location

The subject lands (the ‘Subject Lands’) are 0.38 ha in size and are municipally known as 10356 Huntington Road. A one-storey single detached dwelling and a detached garage occupies the Subject Lands and is proposed to be demolished to facilitate the Development. The Subject Lands and surrounding land uses are shown on Attachment 2.

Previous Reports/Authority

Not applicable.

Analysis and Options

A Site Development Application has been submitted to permit the Development

Franca Zeppa (the ‘Owner’) has submitted Site Development File DA.20.032 (the ‘Application’) to permit the proposed development (the ‘Development’) of a two-storey private community centre and day nursery facility, having a Gross Floor Area (‘GFA’) of 1,459.63 m² with an accessory outdoor play area of 371.85 m², as shown on Attachments 3 to 7. The total GFA is comprised of the following:

Day Nursery Ground Floor	368.40 m ²
Community Centre Ground Floor	365.93 m ²
Day Nursery Second Floor	359.59 m ²
<u>Community Centre Second Floor</u>	<u>365.71 m²</u>
Total	1,459.63 m ²

The Development is consistent with the Provincial Policy Statement, 2020

Section 3 of the *Planning Act* requires that 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.

The Development is identified as a “Prime Agricultural Area” in the “Agricultural Land Base Map” developed by the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA). Section 2.3.6.1.b of the PPS identifies that limited non-residential uses are permitted in the “Prime Agricultural Area”, provided the land does not comprise a specialty crop area, the minimum distance separation formulae is complied with, there is

an identified need within the planning horizon for additional lands to accommodate the proposed uses and alternative locations outside of prime agricultural areas and within lower priority agricultural lands have been evaluated.

The Subject Lands are currently occupied by a detached dwelling and detached garage and are not located within a specialty crop area. There are no livestock operations that exist within proximity to the Subject Lands therefore, compliance with the minimum distance separation formulae is not required. A new residential community area (Block 61) exists on the east side of Huntington Road, which does not include a community centre therefore, the Development provides a private community centre and day nursery option for residents.

The west side of Huntington Road between Nashville Road and Major Mackenzie Drive is identified as a “Prime Agricultural Area”, therefore there were no reasonable alternative locations within proximity of the Subject Lands, to accommodate the proposed uses and avoid prime agricultural areas. The Subject Lands are currently developed with a detached single family dwelling and detached garage, not currently being farmed, and are small in size which would make it difficult to support a viable farm operation in the future therefore, priority agricultural lands are not being lost as a result of redevelopment. In consideration of Section 2.3.6.1.b of the PPS, the Development conforms.

Additionally, the proposed day nursery and community centre uses are permitted as-of-right in the Agricultural Zone of Zoning By-law 1-88.

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, as amended, (‘Growth Plan’) guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council’s planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Subject Lands are identified as “Prime Agricultural Area” on the Agricultural Land Base Map of the Growth Plan. Section 4.2.6.8 of the Growth Plan provides direction for lands identified as “Prime Agricultural Area”: “outside of the Greenbelt Plan area, provincial mapping of the agricultural land base does not apply until it has been implemented in the applicable upper or single-tier official plan. Until that time, prime agricultural areas identified in upper and single-tier official plans that were approved and in effect as of July 1, 2017 will be considered the agricultural land base”. The Development is not located within the Greenbelt Plan and since the schedules of the

York Region Official Plan 2010 and Vaughan Official Plan 2010 as it relates to agricultural lands have not been updated to identify “Prime Agricultural Areas”, the Development conforms to the “Prime Agricultural Area” policies of the Growth Plan.

The Development is also located within a “designated greenfield area – conceptual” and located within proximity to a “future transportation corridor”. In accordance with Section 2.2.7 of the Growth Plan, new development within greenfield areas will be planned, designated, zoned, and designed in a manner that supports the achievement of complete communities, active transportation and encourages the integration and sustained viability of transit services. The Development would provide a private community centre and day nursery option available to residents in the new residential community of Block 61 and beyond. The Development also supports active transportation as it includes a 1.5 m sidewalk and crosswalk to create safe pedestrian connections on the Subject Lands. The City is currently undertaking a project to urbanize Huntington Road which is planned to be constructed by the year 2023. This project will include but not be limited to the widening of Huntington Road, municipal service works and the addition of sidewalks or multi use paths to make Huntington Road more accessible to pedestrians and promote active transportation.

Section 4.2.6 (Agricultural System) of the Growth Plan indicates that where agricultural uses and non-agricultural uses interface outside of settlement areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed. Where appropriate, this should be based on an agricultural impact assessment.

An Agricultural Impact Assessment was submitted in support of the Development, prepared by John Zipay and Associates, which provides information on the mitigation measures that are currently in place and those proposed for the Development to ensure compatibility between the proposed non-agricultural uses and the existing agricultural uses surrounding the Subject Lands. Landscape features including deciduous and coniferous planting with foliage from base to crown, buffer plantings with a crown density between 50-70% will provide adequate air circulation and a cedar wood privacy fence of 1.8 m in height surrounding the Subject Lands are proposed for the Development to mitigate dust, noise and pesticide migration impacts from the surrounding agricultural land use. The Policy Planning and Environmental Sustainability Department has reviewed the Agricultural Impact Assessment and confirms that best efforts as it relates to mitigation, are proposed to minimize adverse impacts of the

Development on the Agricultural system. Therefore, in consideration of the above, the Development conforms to the Growth Plan.

Additionally, the proposed day nursery and community centre uses are permitted as-of-right in the Agricultural Zone of Zoning By-law 1-88.

The Development does not conform to the York Region Official Plan 2010; however, institutional uses including community centres and day nursery facilities are permitted as-of-right by Zoning By-law 1-88

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Whitebelt" with a "Planned Transportation Corridor (Proposed – EA Approved)" overlay on Map 1 - Regional Structure, and designated "Agricultural" on Map 8 – Agricultural and Rural Area.

Section 6.3.2 of YROP 2010 identifies that institutional uses are not permitted within the "Agricultural Area," and are encouraged on lands designated "Towns and Villages" by Map 1 - Regional Structure by YROP 2010. The YROP does not permit institutional uses in the "Agricultural Area" designation; however, institutional uses including the proposed community centre and day nursery facility are permitted as-of-right in the Agricultural Zone by Zoning By-law 1-88.

The proposed uses are not permitted in the Agricultural designation of Vaughan Official Plan 2010; however, the uses are permitted as-of-right by Zoning By-law 1-88

The Subject Lands are located in "Natural Areas and Countryside" and outside of the "Urban Boundary" as identified on Schedule 1 – Urban Structure of the Vaughan Official Plan 2010 ('VOP 2010'), Volume 1, and are designated "Agricultural" by Schedule 13 – Land Use of VOP 2010. The Subject Lands are identified as being within a 10-25 year zone by Schedule 11 – Wellhead Protection Areas of VOP 2010, Volume 1.

Institutional uses are not permitted within the "Agricultural" designation of VOP 2010; however, Section 9.2.1.9 of VOP 2010 permits day nurseries in all land use designations, provided that day nurseries are located on a public street with a right-of-way width of 26 metres or greater. Huntington Road is planned to be widened to an ultimate right-of-way width of 26 m, as per Schedule 9 of VOP 2010, Vol. 1 therefore, a day nursery is permitted on the Subject Lands by VOP 2010.

The proposed private community centre use is not permitted by VOP 2010, however the day nursery and the private community centre are institutional uses permitted as-of-right in the “Agricultural Zone” by Zoning By-law 1-88.

The uses are permitted in the Agricultural Zone by Zoning By-law 1-88; however, minor variances are required

The Subject Lands are zoned “A - Agricultural Zone” by Zoning By-law 1-88, as shown on Attachment 2. The “A - Agricultural Zone” permits institutional uses including day nurseries and community centres however, the following variances are required to permit the Development:

1. Minimum front yard setback of 3 m, whereas 15 m is required from Huntington Road.
2. Minimum interior side yard setback of 1.5 m, whereas 15 m is required from the building to the north lot line.
3. Minimum interior side yard setback of 10 m, whereas 15 m is required from the building to the south lot line.
4. Minimum landscape strip of 3 m, whereas 6 m is required abutting Huntington Road.
5. A total of 50 parking spaces, whereas 136 parking spaces are required:
 - a) The minimum number of proposed parking spaces for the day nursery is 24 parking spaces whereas 36 parking spaces (1.5 space x 24 employees) are required; and
 - b) The minimum number of proposed parking spaces for the community centre is 26 parking spaces whereas 100 parking spaces (1 space per 3 persons in the designated maximum capacity – 298) are required.

The Development Planning Department has reviewed the proposed variances to Zoning By-law 1-88 and consider them appropriate for the Development given the surrounding context. The proposed setbacks will provide street oriented, pedestrian development and the landscape buffer proposed along Huntington Road is sufficient to allow for planting and provide an attractive streetscape. The City is currently undertaking a project to urbanize Huntington Road which is planned to be constructed by the year 2023. This project will include but not be limited to the widening of Huntington Road, municipal service works and the addition of sidewalks or multi use paths to make Huntington Road more accessible to pedestrians and promote active transportation.

The Development Engineering Department is satisfied that the proposed parking supply is sufficient to service the Development, as the proposed parking supply meets IBI parking standards, in accordance with the March 2010 Draft Parking Design Guidelines.

Should the Application be approved, the Owner shall submit a Minor Variance application to the satisfaction of the Committee of Adjustment (the 'Committee') and obtain approval from the Committee, and the Committee's decision shall be final and binding, prior to final Site Plan Approval. A condition to this effect is included in Attachment 1.

The Development Planning Department supports the Development, subject to the Conditions of Approval in Attachment 1
Site Plan

The Development is a two-storey private community centre and day nursery facility with a 371.85 m² accessory outdoor play area, as shown on Attachments 3 to 7. Three building entrances are proposed: two at the rear of the building (one entrance for the day nursery use and one for the community centre use) and an additional building entrance is provided for the community centre use along the Huntington Road frontage.

The day nursery facility includes 7 classrooms, accommodating a total capacity of 104 toddlers and 24 employees, an indoor play area and therapy rooms. The private community centre facility includes universal spaces, the use of which will be determined by a private operator. The designed maximum capacity for the community centre is estimated at 298 persons to accommodate for future public programming opportunities.

One full movements access to the Subject Lands is proposed from Huntington Road via a 6 m wide driveway and a total of 50 surface parking spaces (including visitor and 3 barrier free parking spaces) are proposed to serve the Development. Ten bicycle parking spaces are also provided near the building entrances for convenience.

The loading pad for the Subject Lands is proposed at the rear of the Subject Lands. Waste will be stored in 3 Molok bins adjacent to the loading pad. An appropriate amount of landscape screening is proposed to mitigate view and noise impacts of the loading pad from the street and abutting landowners. Two snow storage areas proposed in the southwest and northwest corners of the Subject Lands, and one is proposed adjacent to the outdoor play area.

Landscape Plan

The landscape plan is shown on Attachment 4. A 1.5 m wide walkway is proposed along the east, west and south sides of the building, with direct access to the outdoor play area. The proposed outdoor play area includes a track, synthetic turf, a jungle-gym, a picnic table, waste receptacles and landscaping around its perimeter, enclosed by a 1.8 m high wood privacy screen adjacent to the parking area and 1.2 m high ornamental metal fence adjacent to the private driveway. A pedestrian crosswalk is provided across the driveway to facilitate safe pedestrian connection from the parking area to the building and outdoor playground.

A combination of deciduous and coniferous vegetation is proposed in the landscape buffers around the perimeter of the Subject Lands, as well as a 1.8 m high cedar wood fence to provide an attractive streetscape, mitigate view impacts of the Development as well as mitigate the effects of noise and dust migration that may occur due to the proximity of the surrounding agricultural uses. A transformer and associated pad are proposed to be located in the northwest corner of the Subject Lands to service the Development.

The Arborist Report and landscape design identifies a total of 24 trees under private ownership and 2 trees under City ownership that are required to be removed from the Subject Lands to facilitate the proposed Development. In accordance with the City's Tree Protection Protocol, the Owner is required to provide tree compensation planting in the amount of 36 trees on the Subject Lands to compensate for the tree canopy loss. Where it is determined trees cannot be accommodated on the Subject Lands, cash-in-lieu will be required as monetary compensation in accordance with the City's Tree Protection Protocol.

Prior to final approval of the Landscape Plan, the Owner is required to provide a revised Arborist Report, a revised landscape cost estimate and enter into a Tree Protection Agreement with the City and pay the required securities. Conditions to this effect are included in Attachment 1.

Building Elevations

The proposed building elevations are shown on Attachments 5, 6 and 7. The proposed day nursery facility includes: prefinished ribbed commercial metal siding, longboard faux woodgram metal siding, prefinished standing seam metal roofing with a stone masonry base. The architectural materials proposed for the community centre includes prefinished aluminum soffit/fascia with a brick veneer base and pier. Gooseneck lighting is proposed for the elevations to illuminate signage for both uses and bird friendly glass is also proposed. The Owner has advised that signage details will be provided on the building elevations to satisfy Development Planning's comments.

Lighting

A total of 5 light poles are proposed adjacent to the private driveway and the parking area to service the Development. Prior to final approval, the photometric plan shall be revised to achieve 5.0 lux along the barrier free paths of travel and entrances and achieve 0.0 lux along the property lines.

The final site plan, building elevations, architectural materials signage details, landscape plan, landscape details, landscape cost estimate, photometric plan and arborist report must be approved to the satisfaction of the Development Planning Department, prior to the execution of the Site Plan Agreement. Conditions to this effect are included in Attachment 1 to this report.

Sustainability Performance Metrics

The Development achieves an overall application score of 31, which meets the City's minimum threshold requirement for Site Development applications; however, the Sustainability Metrics needs to be revised to accommodate bird friendly design features and recognize any updates that were made as a result of the latest submission for the Subject Lands. A condition to this effect is included in Attachment 1.

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations ('Vaughan Forestry') Department has no objection to the approval of the Development, subject to conditions

Vaughan Forestry has no objection to the Development subject to the Owner entering into a Tree Protection Agreement ('TPA') prior to the execution of the Site Plan Agreement. The TPA will identify the standards and procedures required by the City to protect public and private trees through the development processes as indicated in the City's Tree Protection Protocol By-law 052-2018. The Owner shall submit a final planting plan to the satisfaction of the Development Planning Department and the Vaughan Forestry Department. A condition to this effect is included in Attachment 1.

The Development Engineering Department has no objection to the Development, subject to the conditions provided in Attachment 1

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

Water and Wastewater Servicing

The Subject Lands are proposed to be serviced with municipal water and wastewater through a connection to watermain and sanitary sewers via Kincardine Street, which is an unassumed road within the Nashville Heights Phase 3, Plan of Subdivision File 19T-10V004. The sanitary connection is proposed to be oversized to allow for operation and maintenance opportunity in the future without the need to excavate the pipe.

Service connections for water and wastewater are proposed to connect to existing services that are not yet assumed by the City. The Owner will be required to enter into a Development Agreement with the City to ensure appropriate design and construction of the services to the Development. The Development Agreement will include, but not be limited to, paying for all costs for grading, backfilling, road restoration, utility relocations, access, and storm sewer service. The Owner may also be required to arrange for and facilitate an amending Subdivision Agreement for the Nashville Heights Phase 3, Plan of Subdivision File 19T-10V004, for the provision of the same items identified as required for the Development Agreement. Conditions to this effect have been included in Attachment 1.

Stormwater Servicing

The Subject Lands are proposed to be serviced with a municipal storm service connection to a future storm sewer that is currently being designed as part of the City's Huntington Road Urbanization project. The Owner has proposed a temporary/interim storm outlet to the existing Huntington Road ditch. A stub connection to allow for the future service connection is also proposed. Internal stormwater management is proposed to be controlled within the Subject Lands underground private storm storage tanks which also provides opportunity for infiltration to meet water balance requirements.

Since the Nashville Heights Phase 3, Plan of Subdivision File 19T-10V004 is unassumed and the Development benefits from the services installed for the subdivision and Block 61, the Owner is required to obtain a clearance letter from the Block 61 Trustee of the landowner's group. Furthermore, the Owner is required to obtain a certification letter from the engineering consultant for Plan of Subdivision File 19T-10V004 to certify that connecting to the Block 61 services will have no adverse effect on the servicing for the subdivision or the Development. The functional servicing and stormwater management report submitted in support of the Development is also required to be revised. These revisions are required to address inspections as it relates to the existing Huntington Road ditch to ensure no blockages or ponding will occur from development flows being directed on an interim basis until the Huntington Road Urbanization project is completed. Conditions to this effect are included in Attachment 1.

Transportation

A traffic assessment memo was submitted in support of the Development, prepared by Cole Engineering, dated November 19, 2020. Transportation Engineering concurs with the findings of the memo and agrees that the Development will introduce an acceptable traffic impact that can be accommodated by the existing road network.

The Development accommodates the ultimate 26 m road width condition for Huntington Road. The Development includes a full moves 6 m private access driveway via Huntington Road; however, the proposed access is required to be designed and constructed in accordance with the City's Huntington Road Urbanization project. The Owner shall agree in the Development Agreement to provide the private driveway design in accordance with the City's Huntington Road Urbanization project. Alternatively, the driveway design for the Development may be completed through the City's Huntington Road Urbanization project with financial contribution from the Owner to complete this work. A condition to this effect is included in Attachment 1.

A total of 50 parking spaces are proposed to service the Development, whereas 136 spaces are required by Zoning By-law 1-88. The Development Engineering Department is satisfied that the proposed parking supply is sufficient to service the Development, as the proposed parking supply meets the IBI parking standards, in accordance with the March 2010 Draft Parking Design Guidelines. However, the Owner is required to address outstanding site plan comments of DE as it relates to stop signs, stop bar, fire route, parking signs, accessible parking signs and pedestrian parking signs.

Prior to the execution of the Site Plan Agreement, the final site plan, grading, site servicing, erosion and sediment control plan, functional servicing and stormwater management report will be approved to the satisfaction of the Development Engineering Department. Conditions to this effect are included in Attachment 1.

The Policy Planning and Environmental Sustainability ('PPES') Department has no objection to the approval of the Development, subject to conditions

The Subject Lands abut an existing agricultural operation. The following landscape features are proposed for the Development to mitigate dust, noise and pesticide migration impacts from the surrounding agricultural land use: mixed deciduous and coniferous planting with foliage from base to crown, buffer plantings with a crown density between 50-70% to provide adequate air circulation and a cedar wood privacy fence of 1.8 m in height surrounding the Subject Lands.

PPES recommends that the Site Plan Agreement, as well as any agreements for purchase, sale, rental, or operations for the day nursery facility, include warning clauses for the protection of the future users of the Development. Conditions to this effect are included in Attachment 1.

The Parks Infrastructure Planning and Development Department has no objection to the approval of the Development, subject to conditions

The Active Together Master Plan (2018), encourages opportunities for joint and/or shared use of community sites, when privately initiated. The Parks Infrastructure Planning and Development Department ('Parks Department') has no objection to the

approval of the Development, subject to Owner providing an acknowledgement letter to the satisfaction of the Parks Department to acknowledge the possibility for shared space opportunity and to allow the City to enter into a Shared Use Agreement with the Owner at any time for the provision of public programming within the community centre space to the mutual satisfaction of the parties. Conditions to this effect are included in Attachment 1.

The Environmental Services Department, Waste Management Division ('Waste Management') has no objection to the Development

Waste Management has no objection to the Molok waste collection system proposed for the Development, however the waste collection design standards form for the Development shall be approved prior to the execution of the Site Plan Agreement. A condition to this effect is included in Attachment 1.

The Fire and Rescue Services ('Fire Services') Department has no objection to the Development

Fire Services had no objection to the Development subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

The Subject Lands are identified as being in an area of archaeological potential

The Vaughan Development Planning Department Cultural Heritage Division has advised the Subject Lands are outside of a Heritage Conservation District; however, archaeological potential is present therefore, the standard archaeological clauses will be included in the Site Plan Agreement. Conditions to this effect are included in Attachment 1.

The Office of Infrastructure Development Department, Real Estate Services has no objection to the approval of the Development, subject to conditions

The Office of Infrastructure Development Department, Real Estate Services have no objection to the approval of the Development, subject to parkland being dedicated or paid by cash-in-lieu to the City. The Owner is required to submit an appraisal report prepared by an accredited appraiser for approval by the Office of Infrastructure Development Department, Real Estate Services to form the basis of the cash-in-lieu payment. A condition to this effect is included in Attachment 1.

The Financial Planning and Development Finance Department has no objection to the approval of the Development, subject to development charges being paid

The Owner will be required to pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region

District School Board and York Catholic District School Board. A standard clause to this effect is included in all Site Plan Agreements.

The Toronto and Region Conservation Authority ('TRCA') has no objection to the approval of the Development, subject to conditions

The Subject Lands are located outside of the TRCA Regulated Area; however, the Subject lands are located within a Wellhead Protection Area-Q2 (WHPA-Q2) by the Source Protection Plan ('SPP') for the Credit Valley, Toronto and Region and Central Lake Ontario ('CTC'). As such, the submission of a site-specific water balance assessment to mitigate development-related impacts of recharge reduction was required.

The TRCA has reviewed the water balance mitigation strategy included in the Functional Servicing Report ('FSR'), prepared by Condeland Consulting Engineering & Project Managers, dated November 13, 2020. The TRCA has no objection to the Development, provided that the Owner agrees in the Site Plan Agreement to carry out or cause to be carried out, the water balance mitigation strategy as included in the FSR. A condition to this effect shall be included in the Site Plan Agreement as per Attachment 1.

The Ministry of Transportation ('MTO') has no objection to the approval of the Development

MTO has evaluated the proposal in the context of the location of the proposed GTA West Corridor and has identified that the Subject Lands are not within or in proximity to the GTA West Corridor Study Area, therefore no further consultation with MTO is required.

Canada Post has no objection to the approval of the Development

Canada Post has no objection to the approval of the Development, subject to the Owner communicating with Canada Post the excavation date for the first foundation as well as the expected date of first occupancy. A condition to this effect shall be included in the Site Plan Agreement as per Attachment 1.

The various utilities have no objection to the approval of the Development

Rogers Communications, Hydro One and Alectra Utilities have no objection to the approval of the Development, while the remaining utilities such as Enbridge Gas Inc., and Bell Canada have not provided comments to date. All requirements of the various utility companies shall be satisfied. A standard clause to this effect is included in all Site Plan Agreements and is included in Attachment 1.

The School Boards have no objection to the Development

The School Boards such as the York Catholic School Board, York District School Board, and the French Catholic School Board (Conseil Scolaire de District Catholique Centre-Sud) were circulated the Application, but no comments have been received to date.

TransCanada Pipeline ('TCP') Limited has no objection to the approval of the Development

TransCanada Pipelines Limited were consulted as the Subject Lands are located in proximity to a known pipeline. TCP identified that the Subject Lands are located more than 100 m from the pipeline, therefore no further consultation with TCP is required.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

York Region Community Planning and Development Services Department has no objection to the Development, subject to their conditions contained in Attachment 1 being satisfied.

Conclusion

The Development Planning Department has reviewed Site Development File DA.20.032 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the comments received from City Departments, external public agencies, and the surrounding area context. The Development Planning Department is of the opinion that the Application is consistent with the PPS, conforms to the Growth Plan, as amended, are permitted uses by the Agricultural Zone of Zoning By-law 1-88 and the requested variances to Zoning By-law 1-88 are appropriate and mitigation measures have been implemented to demonstrate compatibility with the surrounding area context. On this basis, the Development Planning Department can support the approval of the Application, subject to the Recommendations in this report and the Conditions of Approval in Attachment 1.

For more information, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations – East and South
6. Building Elevations – North and West
7. Coloured Building Elevations

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