

DATE: December 15, 2020
TO: Mayor and Members of Council
FROM: Nick Spensieri, Deputy City Manager Infrastructure Development
RE: **Report No. 61 Item 8 – Council, December 15, 2020,**

**Anatolia Capital Corp.
Zoning By-law Amendment File Z.18.025, Site Development File
DA.18.065
8811 Huntington Road
Vicinity of Huntington Road and Langstaff Road (REFERRED)**

Recommendations

That the Recommendations and staff report for Anatolia Capital Corp., Zoning By-law Amendment File Z.18.025 & Site Development File DA.18.065 be amended as follows:

1. That Recommendation 3 be amended as follows:
 - i) 3b) be deleted and replaced with the following:

“3b) All remaining Block 59 conditions of Block Plan approval as they relate to the Block 59 West Landowners.”;
 - ii) 3c) be deleted and replaced with the following:

“3c) For the lands zoned EM2(H) General Employment Area Zone with the Holding Symbol “(H)” as shown on Attachment 3 lot consolidation is required with the abutting property to the south”;
 - iii) Adding the following condition:

“3d) until a complete servicing strategy is developed to the satisfaction of the City that will have no negative impact on the Blocks 57/58.”
2. That reference to the term “Block 59 Landowners Group” and “Block 59 Developer’s Group” be deleted and replaced with “Block 59 West Landowners” throughout the report and in Attachments 1 and 8.
3. That Attachment 7 – “Block 59 Land Use Distribution and Land Owner Participation” be deleted.

Background

Council on December 1, 2020 deferred Zoning By-law Amendment File Z.18.025 and Site Development File DA.18.065 (Anatolia Capital Corp.) to the December 8, 2020 Committee of the Whole(2) meeting to allow staff the opportunity to respond to Communications respecting these applications. Specifically, the Communications related to the following matters:

i) Block 59 Plan - Street L

The staff report identifies the final Block 59 Plan has been modified to show Street 'L' connecting Line Drive to Highway 27 which was previously shown as "proposed". This change reflects the Traffic and Transportation Study update (October 2020) which includes Street 'L' as part of the transportation network and has been approved to the satisfaction of York Region and the City of Vaughan. A landowner submitted a Communication regarding their desire to delete Street L from the Block 59 Plan.

Vaughan Official Plan 2010, Volume 2, Section 11.9 West Vaughan Employment Area Secondary Plan includes policy 2.2.8 c.) which provides for the following:

"A request to delete a road or portion thereof must be accompanied by a comprehensive transportation study being completed to the satisfaction of the City and the Region. The transportation study must include, among other things, an assessment of the effects of such change on the surrounding local and regional road network to ensure that there are no negative impacts resulting on the development and functioning of the surrounding lands."

This policy in the Official Plan provides a clear process for staff to consider the deletion of Street L. Staff will review a request from the landowner(s) to delete Street L upon submission of a transportation study to support the request, to the satisfaction of the City.

ii) References to Block 59

The staff report includes references to servicing arrangements as they relate to Block 59. The intent in the staff report is that all costs for Phase 1 infrastructure requirements be borne by the Block 59 West landowners. Accordingly, a Recommendation is included to reflect this intent.

iii) Servicing for Blocks 57/58

The proposed phase 2 of the development utilizes an interim servicing strategy which will convey flows to the Huntington trunk sewer. The landowners in Block 57/58 have expressed concerns that the additional flows from the interim strategy will result in capacity constraints in Blocks 57/58.

In consideration of the above, Staff recommends Condition 3b) be amended to add an additional condition to remove the Holding Symbol “(H)” subject to a complete servicing strategy to be developed to the satisfaction of the City to demonstrate there will be no negative impacts on the ability to service future development in Blocks 57/58.

iv) Revision to the Holding Symbol condition related to lot consolidation requirement

The Recommendation includes a condition for the removal of Holding Symbol from the lands zoned EM1(H) Prestige Employment Area Zone and EM2(H) General Employment Area Zone each with the Holding Symbol “(H)” to require lot consolidation with the abutting property to the south. The Owner has requested the parcel zoned EM1(H) Prestige Employment Area Zone with the Holding Symbol “(H)” abutting the property to the south be excluded from this requirement as the parcel complies with the minimum lot size requirements of Zoning By-law 1-88 and can be developed independently. Accordingly, reference to the EM1 Prestige Employment Area Zone in this condition can be deleted. Staff has no objection to this request.

For more information, contact, Frank Suppa, Director, Development Engineering ext. 8255.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Nick Spensieri', with a long horizontal line extending to the right.

Nick Spensieri
Deputy City Manager Infrastructure Development