

## Committee of the Whole (1) Report

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**DATE:** Tuesday, October 06, 2020

**WARD:** 1

**TITLE: NASHVILLE DEVELOPMENTS (SOUTH) INC. AND NASHVILLE  
MAJOR DEVELOPMENTS INC.  
ZONING BY-LAW AMENDMENT FILE Z.19.004  
DRAFT PLAN OF SUBDIVISION FILE 19T-19V001  
VICINITY OF HUNTINGTON ROAD AND MAJOR MACKENZIE  
DRIVE**

**FROM:**

Nick Spensieri, Deputy City Manager, Infrastructure Development

**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.19.004 and 19T-19V001 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) for the Subject Lands shown on Attachment 2. The Owner proposes to rezone the portion of the Subject Lands zoned “A Agricultural Zone” to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone”, to permit a residential plan of subdivision consisting of 178 freehold townhouse units, public streets and a neighbourhood park, as shown on Attachment 3.

**Report Highlights**

- The Owner proposes to develop the Subject Lands with 178 freehold townhouse units and a neighbourhood park accessed by public roads
- 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 Applications as they will permit a development that is consistent with the *Provincial Policy*

## **Recommendations**

1. THAT Zoning By-law Amendment File Z.19.004 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone a portion of the Subject Lands shown on Attachment 2, from “A Agricultural Zone” to “RT1 Residential Townhouse Zone”, “OS1 Open Space Conservation Zone” and “OS2 Open Space Park Zone” in the manner shown on Attachment 3, together with the site-specific zoning exceptions identified in Table 1 of this report.
2. THAT Draft Plan of Subdivision File 19T-19V001 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL as set out on in Attachment 1, to facilitate a residential plan of subdivision, as shown on Attachment 3.
3. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage capacity:

“IT IS HEREBY RESOLVED THAT Draft Plan of Subdivision File 19T-19V001 (Nashville Developments (South) Inc. and Nashville Major Developments Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 178 residential townhouse units (552 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.”
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to 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.

## **Background**

The subject lands (‘Subject Lands’) are comprised of two parcels of land with a combined area of 8.37 hectares and are located on the east side of Huntington Road, north of Major Mackenzie Drive, and are legally described as Part of the West Half of Lot 21 and Part of Lot 22, Concession 9. The Subject Lands and the surrounding land uses are shown on Attachment 2.

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

The City on May 10, 2019, mailed a Notice of Public Hearing to all property owners within 150 m of the Subject Lands and to the Kleinburg and Area Ratepayers’

Association. A copy of the Notice of Public Hearing was also posted on the City's website at [www.vaughan.ca](http://www.vaughan.ca) and two Notice Signs were installed on the Huntington Road and Moody Drive street frontages, in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council, on June 12, 2019 ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of June 4, 2019, and to forward a comprehensive report to a future Committee of the Whole meeting. The following Deputation was made at the Public Hearing:

- Aaron Hershoff, TACC Developments, Applewood Crescent, Vaughan, representing the Owner

No additional deputations or written submissions regarding the Applications were received by the Development Planning Department.

### **Previous Reports/Authority**

The following is a link to the Public Hearing for these Applications:

[June 4, 2019, Committee of the Whole Hearing \(Item 5, Report No. 22, Recommendations 1 and 2\)](#)

### **Analysis and Options**

#### ***Zoning By-law Amendment and Draft Plan of Subdivision applications have been submitted to permit the development***

Nashville Developments (South) Inc. and Nashville Major Developments Inc. (the 'Owner') has submitted the following applications (the 'Applications') to permit the development of 35 residential blocks for 178 townhouse dwelling units, landscape buffer blocks, a park block, and 4 public roads including the construction of the Huntington Road By-Pass required to reconnect Huntington Road to Major Mackenzie Drive (the 'Development'), as shown on Attachment 3:

1. Zoning By-law Amendment File Z.19.004 to amend Zoning By-law 1-88 to rezone the portion of the Subject Lands zoned "A Agricultural Zone" to "RT1 Residential Townhouse Zone", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone" in the manner shown on Attachment 3, together with the site-specific zoning exceptions to the RT1 Residential Townhouse Zone standards of Zoning By-law 1-88 identified in Table 1 of this report.
2. Draft Plan of Subdivision File 19T-19V001 (the 'Draft Plan'), to facilitate the proposed residential plan of subdivision, as shown on Attachment 3, consisting of the following:

Blocks/Roads	Land Use	Area (ha)	Number of Units
1 to 35	Residential Part Lots	3.46	178
36	Neighbourhood Park	0.75	N/A
37-38	Landscape Strips	0.36	N/A
39 to 56	0.3 m Reserves	0.01	N/A
Public Roads	Huntington Road By-pass - 36-30.5 m (530 m)	3.79	N/A
	Streets A, B and C- 17.5 m (1085 m)		
	Laneway 'A' - 8 m (210 m)		
TOTAL		8.37	178

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

The Applications are consistent with the Provincial policies of the PPS, specifically Sections 1.1.3 regarding settlement areas being the focus of development based on densities and land uses to efficiently use land.

The Applications will facilitate residential townhouse dwellings within a settlement area conforming to the "Mid-Rise Mixed-Use 'B'" land use designations in VOP 2010, site-specific Policy 12.7 - Volume 2 and would make an efficient use of the Subject Lands by providing a mix of housing options from the nearby lower-density housing types. The Owner also proposes to maintain the natural heritage resources in consultation with Toronto and Region Conservation Authority ('TRCA'). On this basis, the Applications are consistent with the PPS.

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

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 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 to, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more use of existing infrastructure, and provide housing at densities that are supportive of the Growth Plan objectives, specifically Section 2.2.1 directing growth to settlement areas having existing or planned municipal water and wastewater systems.

The Applications would facilitate residential development within a settlement area and delineated built-up area and conforms to VOP 2010. Accordingly, the Applications conform to the Growth Plan.

***The Development conforms to the York Region Official Plan, 2010 ('YROP')***

The YROP guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Towns and Villages" by Map 1: Regional Structure of the YROP. Section 5.0 of the YROP states "Growth will also occur in new community areas, Towns and Villages throughout the Region."

Section 3.5.4 of the YROP, requires that "local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community." It also states that "the mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements."

YROP encourages pedestrian scale, safety, comfort and mobility, the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. The Development will diversify housing options in the community, including the mix and range of housing types and lots and unit sizes, create a public amenity through the proposed neighbourhood park and provide for the Huntington Road By-pass. The Applications conform to the YROP.

***The Development conforms to Vaughan Official Plan, 2010 ('VOP 2010')***

The Subject Lands are designated "Mid-Rise Mixed-Use 'B'" and "Natural Areas" (a stream traversing the southwest quadrant of the Subject Lands as shown on Attachment 4) by VOP 2010, specifically Volume 2, Section 12.7 – Block 61 West - Nashville Heights. The "Mid-Rise Mixed-Use 'B'" designation permits residential uses with a range of building forms, including buildings up to a maximum of ten (10) storeys in height and a Floor Space Index ('FSI') of 3 times the area of the lot, and limited commercial uses as follows:

- residential units
- retail store
- personal service shop
- business or professional office
- hospice associated with a hospital or other regulated medical health care/support facility
- day nursery
- private home daycare
- schools
- parks and open spaces
- home occupation, and,
- commercial uses (i.e., retail store, personal service shop, and business or professional office uses) provided the use is in a building and includes residential dwelling units, and provided the commercial uses and residential uses are not on the same floor, and the gross floor area for the commercial use(s) shall be determined in the implementing zoning by-law

The proposed townhouse dwellings are permitted by VOP 2010.

The "Natural Area" designation consists of natural heritage components including, but are not limited to, valley and stream corridors, wetlands, woodlands, and significant wildlife habitat and their minimum vegetation protection zones. The Development includes townhouse units within the "Natural Area" designation. The "Natural Areas" designation recognizes the tributary (i.e. valley and stream corridor) traversing the Subject Lands. This portion of the Subject Lands is regulated by the Toronto and Region Conservation Authority ('TRCA').

Policy 12.7.8.2 of VOP 2010 states the location and widths of all valley and stream corridors, as shown on Map 12.7.A for Nashville Heights, is approximate and may be changed without requiring an amendment to VOP 2010. The Owner is proposing to modify the tributary on the Subject Lands by conveying the watercourse through concrete storm sewers from Huntington Road to a proposed culvert at Major Mackenzie Road.

The TRCA has reviewed the proposed modification to the watercourse and has determined it is acceptable subject to the Conditions in Attachment 1c). A review of the preliminary engineering analysis confirmed the safe conveyance of flood waters during a Regional Storm event and additional engineering details and updated ecological reports will be provided to demonstrate how potential impacts to the hydrological and ecological functions will be mitigated and compensated for in the post-development condition.

The southern half of the Subject Lands are located within an area identified as “Major Mackenzie Drive Alignment Special Study Area”. Since the approval of VOP 2010, Major Mackenzie Drive has been temporarily realigned at the intersection of Huntington Road until the final alignment of Major Mackenzie Drive is completed.

Map 12.7 B: Block 61 West – Nashville Heights – Transportation Network identifies a “Collector Road” for the eastern boundary of the Subject Lands. The Draft Plan of Subdivision submitted with the Applications identifies this Collector Road as the “Huntington Road By-pass”, as shown on Attachment 3, and will connect to the final alignment of Major Mackenzie Drive, once completed.

Lands designated “Mid-Rise Mixed-Use “B”” in Block 61 West - Nashville Heights, including those within the Major Mackenzie Drive Alignment Special Study Area, requires a residential density ranging from a minimum of 35 units per net residential hectare up to a maximum of 150 units per net residential hectare.

VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights, Policy 12.7.1.5 states that density shall be calculated on a Block Plan basis, and the Draft Plans of Subdivision and Site Plans shall conform. Furthermore, the area included in the calculations for Residential Density for Nashville Heights shall be based on a net residential hectare, including the lands for local and primary roads, the lands for dwelling units, and stormwater management pond facilities, but excluding lands associated with protected natural features such as woodlots, valley lands, wetlands and the Nashville Cemetery.

The Development yields a residential density of 30 units per net residential hectare on the Subject Lands contributing to the overall density in Block 61 West. VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights requires a minimum density of 35-150 Units per net residential hectares for the Subject Lands. However, Policy 12.7.1.5 concluded that the minimum units per net residential hectare required shall be calculated on a Block Plan basis and not a single parcel and/or application. The Owner has demonstrated that the minimum required density for the overall Block 61 West Plan will be achieved through future, proposed and existing development.

The density analysis provided demonstrates the minimum density requirement for the overall Block 61 Plan will be achieved with an excess of 90 units.

In consideration of the above, the proposed rezoning of the Subject Lands and Draft Plan conform to VOP 2010.

***The proposed modifications to the Nashville Heights Block 61 West Plan ('Block 61 West Plan') are in accordance with VOP 2010***

Vaughan Council on May 24, 2011 approved the Nashville Heights Block 61 West Plan ("Block Plan"), which includes the Subject Lands. The Block Plan provides the basis for the land uses, housing mix, development densities, environmental protection, servicing infrastructure, transportation (road) network, public transit, urban design and phasing for Block 61 in order to manage growth. The proposed Draft Plan of Subdivision is consistent with the approved Block Plan shown on Attachment 4.

The Owner proposes minor modifications to the approved land uses, lotting and road pattern in the Block Plan, and the "Natural Areas" designation of VOP 2010 as discussed above. The land uses, road network, and housing type required by VOP 2010, Volume 2, Section 12.7 – Block 61 West - Nashville Heights are maintained in the proposed modifications. The Block Plan and supporting Master Environmental Servicing Plan ('MESP') must be updated to address the modifications should the Applications be approved. A condition to this effect is included in Attachment 1a).

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

The Subject Lands are zoned "An Agricultural Zone", "OS1 Open Space Conservation Zone" and "OS2 Open Space Park Zone", as shown on Attachment 2. The Owner is proposing to rezone a portion of the Subject Lands zoned "A Agricultural Zone" to "RT1 Residential Townhouse Zone" (townhouse units), "OS1 Open Space Conservation Zone" (buffer lands) and "OS2 Open Space Park Zone" (park) in the manner shown on Attachment 3, together with the following site-specific exceptions to the RT1 Zone standards:



Table 1

	<b>Zoning By-law 1-88 Standard</b>	<b>“RT1 Residential Townhouse Zone” Requirements</b>	<b>Proposed Exceptions to the “RT1 Residential Townhouse Zone” Requirements</b>
a.	Minimum Lot Area for a Lot Accessed by a Lane	180m <sup>2</sup> / unit	<u>Blocks 1 to 10</u> 162m <sup>2</sup> / unit
b.	Minimum Lot Depth for a Lot Accessed by a Lane	30m / unit	<u>Blocks 1 to 10</u> 26m / unit
c.	Minimum Yard Requirements for a Lot Accessed by a Lane	Front: 4.5m Rear: 15m Interior Side: 1.2m	<u>Blocks 1 to 10</u> Front: 3m Rear: 12.5m Interior Side: 1m
d.	Maximum Building Height	Dwelling: 11m  Accessory Garage: 4.5m	Dwelling: 11.5m  <u>Blocks 1 to 10</u> Accessory Garage: 6.5m, with or without a covered porch or breezeway connection
e.	Minimum Distance Between Garage and Nearest Wall of Dwelling	7.5m	<u>Blocks 1 to 10</u> 5m, and the garage and dwelling unit may be connected with a covered porch or breezeway, not to exceed a maximum width of 2.5m

The requested zoning exceptions identified in Table 1 would facilitate a development consistent with the character of the area and current zoning standards in the surrounding community. Similar exceptions have been approved in Block 61. The compact built form of the Development will provide for housing types consistent and compatible with the community.

In consideration of the above, the Development Planning Department is satisfied the proposed zone categories and the site-specific zoning exceptions to the “RT1 Residential Townhouse Zone” are appropriate and maintain the intent of the “Mid-Rise Mixed-Use ‘B’” designation of the VOP 2010.

***The Development Planning Department has no objection to the rezoning of the Subject lands and the Draft Plan, subject to the Conditions of Approval***

**Subdivision Design**

The Draft Plan shown on Attachment 3, includes 35 residential blocks to be developed with 178 townhouse dwellings, a neighbourhood park, landscape strips, and 4 new public roads, including the construction of the Huntington Road By-pass required to reconnect Huntington Road to Major Mackenzie Drive.

**Urban Design**

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved Block 61 West Nashville Heights Architectural Design Guidelines prepared by John G. Williams Limited, Architect and the approved Block 61 West Nashville Heights Landscape Master Plan prepared by NAK Design Strategies. A condition to this effect is included in Attachment 1a).

**Sustainability Performance Metrics**

The Development achieves an overall Sustainability Performance Metrics (‘SPM’) application score of 35 (bronze level). This score meets minimum threshold requirements.

**Archaeology**

The Vaughan Development Planning Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands and is not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included as Conditions of Approval in Attachment 1a).

The Development Planning Department is satisfied with the proposed Draft Plan of Subdivision design as shown on Attachment 3, subject to the Conditions of Approval in Attachment 1a) of this report.

***The Policy Planning and Environmental Sustainability (‘PPES’) Department has no objection to the Development***

The PPES Department has no objection to the approval of the Applications. The Owner shall ensure the provisions of the *Endangered Species Act, 2007*, S.O. 2007

are not contravened. As such, it is the responsibility of the Owner to comply with any Ministry of Environment, Conservation and Parks ('MECP') regulations and guidelines to protect Species at Risk and their habitat.

***Development Engineering has no objection to the approval of the Development, subject to the comments in this report and conditions of approval included in Attachment 1***

The Development Engineering ('DE') Department has provided the following comments:

Road Network

The current configuration of Huntington Road is proposed to be terminated at the intersection with Street 'A' (the south-western area of the Subject Lands). The Draft Plan includes lands for the construction of a Huntington Road By-pass in order to service north and southbound traffic access to Major Mackenzie Drive. A roundabout is proposed at the intersection of Huntington Road and Huntington Road By-pass. The cross section of the existing Huntington Road is proposed to be urbanized, to accommodate the proposed infrastructure and the existing Regional 750mm diameter transmission watermain.

The proposed Huntington Road By-pass has a right-of-way ('ROW') width ranging from 30 m to 36 m. Huntington Road would have a ROW width of 20 m south of the intersection of the Huntington Road By-pass and Huntington Road.

Environmental Noise Impact

The Owner has provided a preliminary noise report dated February 14, 2019 and updated addendum on August 21, 2020 by Valcoustics Canada Ltd. The report identifies noise sources impacting the Subject Lands such as: railway noise from the CP railway and roadway noise from New Huntington Road, Highway 427 Extension and Major Mackenzie Drive. The report provides recommendations including typical measures to develop the proposed lots and mitigate the noise sources such as single loaded roads, acoustic barriers, safety berm, air conditioning, warning clauses and potentially upgraded building components and foundations. In addition, lots abutting Huntington Road, Major Mackenzie Drive and Highway 427, are being proposed with acoustic barriers ranging in heights between 1.8m to 2.5m at different locations.

Municipal Servicing

a) Water Supply

Water supply servicing for the Subject Lands will be provided via two connections, one to the existing 250mm diameter watermain plug on Moody

Drive and another to the existing 600mm diameter watermain on Huntington Road.

b) Sanitary Servicing

Sanitary services for the Subject Lands can be provided by connecting to the existing 200mm diameter sanitary sewer on Moody Drive. This ultimately connects to the existing Barons Street sanitary collector sewer and conforms to the Block 61 Master Environmental Servicing Plan. The Owner's consultant completed downstream sanitary analysis and concluded there is sufficient capacity in the system to accommodate the Subject Lands. Further review is required at the detailed design stage by the City to confirm the findings of the downstream sanitary analysis.

c) Storm Drainage

The storm drainage from the Subject Lands is proposed to be conveyed as an interim solution to a temporary expansion of the existing Storm Water Management ('SWM') Pond, located to the east of the Subject Lands to be built by others. In the ultimate condition, the expansion will be decommissioned, and the Subject Lands will drain to a SWM planned for construction with the Hwy 427 Extension, located south of Major Mackenzie Drive. The proposed interim expansion and the ultimate SWM Pond have been designed to provide water quality, quantity and erosion control for their catchment areas including the Subject Lands.

d) Sewage and Water Allocation

Servicing for the Draft Plan shall conform to the approved Block 61 West Block Plan. Vaughan Council on December 17, 2019, endorsed its latest Allocation of Servicing Capacity Annual Distribution and Update and Allocation of Servicing Capacity Policy. The intention is to provide Council its next update in December 2020. Accordingly, a resolution to allocate servicing capacity to Draft Plan of Subdivision File 19T-19V001 is included in the Recommendations of this report.

Environmental Site Assessment ('ESA')

Where the lands are proposed to be conveyed to the City (roads and parks) the Owner is required to submit as a minimum, Phase One Environmental Site Assessment ('ESA') report. The Phase One ESA submitted shall have been completed within 18 months of the Environmental Engineer's notification memo. Should the Phase One ESA identify area of potential environmental concern recommending a Phase Two ESA, it shall also be undertaken and submitted to the City. All ESA reports provided to the City shall be accompanied with a Letter of Reliance from the Consultant in conformance with the City's template.

Street-lighting

The design and type of street lighting for the Development shall meet City's design criteria and standards with respect to the use of light-emitting diode ('LED') luminaire technology in new developments. This matter will be addressed in conjunction at the detailed engineering design stage.

#### On-Street Parking

The Owner has explored the opportunity to incorporate lay-by parking along the entirety of Huntington Road abutting the Subject Lands and along Street 'A'.

Huntington Road and Street 'A' have proposed ROW widths of 20.0 m and 17.5 m respectively. A minimum ROW width of 23m is required to incorporate lay-by parking. The proposed ROW's cannot support lay-by parking but can accommodate on-street parking. The final number, location and details of the on-street parking spaces will be determined in consultation with Development Engineering staff in the final approval of the plans.

#### Block 61 Developers' Group Agreement and Cost Sharing

The Subject Lands are located within an approved Block Plan (Block 61) and is subject to a Developers' Group Cost Sharing Agreement with other participating landowners. The Owner is a member of the Block 61 West Landowner's Group (i.e. Developers' Group) and is required to satisfy all obligations, financial and otherwise, to the satisfaction of the Block 61 Trustee and the City of Vaughan. The agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services within Block 61. A condition to this effect is included in Attachment 1a).

#### ***The Financial Planning and Development Finance Department have 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 Parks Planning Department has no objection to the Applications, subject to the Conditions of Approval***

The Owner is proposing a 0.75-hectare Neighbourhood Park shown as Block 36 on Attachment 3. The proposed location and size of the park differs from the Approved Block 61 West Plan shown on Attachment 4. However, the Parks Planning Department is satisfied with the proposed park size and location subject to the Owner addressing the Conditions of Approval in Attachment 1a) and associated technical comments.

***The Office of 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 they have no objection to the approval of the Applications. The Owner acknowledges any outstanding 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 Forestry Operations Division has no objection to the Applications, subject to conditions***

The Forestry Operations Division of the Parks, Forestry and Horticulture 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 and the conditions of approval contained in Attachment 1a).

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

As identified previously, the Development includes townhouses within the "Natural Area" designation. The "Natural Areas" designation recognizes the tributary (i.e. valley and stream corridor) traversing the Subject Lands and regulated by the TRCA. The TRCA has reviewed the proposed Draft Plan and has indicated they have no objection to the approval of the Applications, subject to the conditions of approval contained in Attachment 1c).

***The Ministry of Transportation Ontario ('MTO') has no objection to the Applications, subject to obtaining an MTO permit and the Conditions of Approval***

The MTO offers no comments for the Zoning By-law Amendment application; however, as the Subject Lands are located within the MTO permit control area, the following requirements apply to the Draft Plan of Subdivision application:

- MTO permits are required for all buildings located within 46 m from the Highway 427 Extension property line and a radius of 396 m from the centre point of the Highway 427 Extension and Major Mackenzie Drive, prior to any construction being undertaken
- MTO requires any new buildings/structures (including internal roads) above and below ground (including detention ponds, internal roads) be setback a minimum distance of 14 m from the Highway 427 Extension property line

The Draft Plan includes the requested 14m setback from the Highway 427 Extension property line. MTO has no objection to the Development, subject to the above-noted requirements and the Conditions of Approval in Attachment 1d) of this report.

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

Canada Post has no objection to the Development, subject to their Conditions of Approval in Attachment 1f).

***The school boards have no objection to the Applications***

The York Region District School Board and York Catholic District School Board have advised they have no objection to the Applications and have no conditions regarding the proposed Draft Plan.

***Canadian Pacific Railway has no objection to the Applications***

Canadian Pacific Railway has reviewed and is satisfied with the recommendations of the Environmental Noise Assessment dated February 14, 2019. Canadian Pacific Railway has no objections to the Draft Plan.

***The various utility companies have no objection to the Applications, subject to the Conditions of Approval***

Bell Canada, Enbridge Gas and Alectra Utilities have no objection to the Applications, subject to their Conditions of Approval in Attachments 1e), 1g) and 1h) respectively. Rogers Communications and Hydro One Networks Inc. have no objection to the Applications.

**Financial Impact**

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

**Broader Regional Impacts/Considerations**

***York Region Community Planning and Development Services has no objection to the Applications, subject to the Conditions of Approval***

York Region has no objections to the Applications, subject to their comments and Conditions of Approval included in Attachment 1b).

**Conclusion**

The Development Planning Department has reviewed Zoning By-law Amendment and Draft Plan of Subdivision Files Z.19.004 and 19T-19V001, 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 the Applications are consistent with the PPS, conform to the Growth Plan, the policies of the YROP and VOP 2010, and are compatible with the existing and planned land uses in the surrounding area. On this basis, the Development Planning Department can support the approval of the Applications, subject to the Recommendations of this report and the Conditions of Approval in Attachment 1.

**For more information**, please contact Jennifer Kim, Planner, Development Planning Department, at extension 8592.

### **Attachments**

1. Draft Plan of Subdivision Conditions of Approval
2. Context and Location Map
3. Proposed Zoning and Draft Plan of Subdivision File 19T-19V001
4. Approved Block 61 West Plan – November 29, 2011 (As Revised June 19, 2018)

### **Prepared by**

Jennifer Kim, Planner, ext. 8592

Clement Messere Senior Planner, ext. 8409

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

### **Approved by**

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Nick Spensieri, Deputy City Manager,  
Infrastructure Development

### **Reviewed by**

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Jim Harnum, City Manager