



**Communication : C 6
Committee of the Whole (1)
October 5, 2021
Agenda Item # 3**

DATE: October 5, 2021
TO: Mayor and Members of Council
FROM: Haiqing Xu, Deputy City Manager, Planning and Growth Management
RE: COMMUNICATION - Committee Of The Whole (1), October 5, 2021
Item # 3, Report # 43

**CAPLINK LIMITED
ZONING BY-LAW AMENDMENT FILE Z.21.015
SITE DEVELOPMENT FILE DA.21.018
WARD 2 - VICINITY OF HIGHWAY 50 AND LANGSTAFF ROAD**

Recommendations

The Deputy City Manager, Planning and Growth Management recommends:

That the staff report for Zoning By-law Amendment File Z.21.015 and Site Development File DA.21.018 (Caplink Limited) be amended as follows:

1. THAT the “Transportation and Road Network” section be deleted and replaced as follows:

“Transportation and Road Network

Three vehicular accesses are proposed to the Subject Lands including one on each of Highway 50, Langstaff Road and on the east side of the Subject Lands connecting with the Keyes Court extension. In support of the proposed Development, a Traffic Impact Study prepared by nexTrans dated June 30, 2021 and Site Plan by Baldassarra Architects dated July 12, 2021 were submitted. Transportation Engineering is satisfied with the overall findings of the report; however, the study requires approval by York Region. Furthermore, the Traffic Impact Study and Site Plan must be updated to reflect the Keyes Court extension as a public road instead of an access driveway should the lands to the east of the Subject Lands not be developed as a comprehensive campus-style development with the Subject Lands. Detailed engineering drawings would also be required for the proposed north-south portion of the future Keyes Court road extension at this time. A condition to this effect is included in Attachment 1.”

2. THAT Condition 1e) in Attachment 1 – “Conditions of Site Plan Approval” be deleted and replaced as follows:

- “1e) The Owner shall agree to design and construct the extent of the north to south road that may ultimately connect to the Keyes Court’s extension on the east side of Huntington Road to the satisfaction of the Development Engineering Department. The Owner will be required to submit the engineering drawings for review and approval by the Development Engineering Department;”
3. THAT Condition 2d) in Attachment 1 – “Conditions of Site Plan Approval” be deleted and replaced as follows:
- “2d) The proposed road shall be designed as per City of Vaughan standards as part of the Block 57/58 Transportation Master Plan. Currently, the proposed road shall act as an access driveway but shall be constructed as a public road that may be conveyed to the City in the future for the north to south road link that ties Langstaff Road to Keyes Court as part of the Block 57/58 Plan and the Transportation Master Plan, if the lands to the east is not developed in a campus style manner;”

Background

The “Transportation and Road Network” section of the staff report for Zoning By-law Amendment File Z.21.015 and Site Development File DA.21.018 (Caplink Limited) requires the north-south road link located on the east limit of the Subject Lands to be constructed to municipal standards but can be used as an access driveway until the remaining public road right-of-way connecting to Huntington Road is constructed by the abutting landowner to the east.

Further clarification is being provided through this Communication that the north-south road link may be conveyed to the City and the connection to Huntington Road may be constructed should the lands to the east of the Subject Lands not be developed as a comprehensive campus style development with the Subject Lands. Accordingly, revisions to the staff report and conditions of site plan approval are included to reflect this intent.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Haiqing Xu". The signature is written in a cursive, flowing style with a long, sweeping tail on the final letter.

Haiqing Xu
Deputy City Manager, Planning and Growth Management