

Item:



Committee of the Whole Report

DATE: Tuesday, January 22, 2019

WARD: 2

**TITLE: OFFICIAL PLAN AMENDMENT FILES OP.16.007/OP.17.011
ZONING BY-LAW AMENDMENT FILES Z.16.019/Z.17.031
DRAFT PLAN OF SUBDIVISION FILES 19T-16V004/19T-17V011
GEMINI URBAN DESIGN (W) CORP.
VICINITY OF RUTHERFORD ROAD AND REGIONAL ROAD 27**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan Amendment Files OP.16.007 and OP.17.011, Zoning By-law Amendment Files Z.16.019 and Z.17.035 and Draft Plan of Subdivision Files 19T-16V004 and 19T-17V012 for the Subject Lands shown on Attachments 2 and 3 to permit the development of 111 townhouse units to be served by private common element roads, as shown on Attachments 4 to 6.

Report Highlights

- The Owner proposes to develop the Subject Lands with 111 townhouse units to be served by private common element roads.
- The Owner proposes to amend Vaughan Official Plan 2010 and Zoning By-law 1-88 and Draft Plan of Subdivision approval to permit the development.
- The Owner appealed the Applications to the Ontario Municipal Board ("OMB") / Local Planning Appeal Tribunal ("LPAT").
- The Development Planning Department supports the approval of the Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Applications as they will permit a development that is consistent with the *Provincial Policy Statement 2017*, conforms to the Growth Plan, the York Region Official Plan and is compatible with the existing and planned land uses in the surrounding area.

Recommendations

1. THAT Official Plan Amendment File OP.17.011 (Gemini Urban Design (W) Corp.) BE APPROVED, to amend the following policies of Vaughan Official Plan 2010 ("VOP 2010") for the Subject Lands:
 - a) Sections 9.1.2.2, 9.1.2.3 and 9.2.3.2 respecting new development within established "Community Areas" to permit the development of 111 townhouse units, as shown on Attachments 5 and 6.
2. THAT Zoning By-law Amendment File Z.17.031 (Gemini Urban Design (W) Corp.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from RR Rural Residential Zone to RR Rural Residential Zone, RT1(H) Residential Townhouse Zone with a Holding Symbol "(H)", and OS1 Open Conservation Zone, in the manner shown on Attachment 5, together the site-specific zoning exceptions as identified in Table 1 of this report.
3. THAT the Holding Symbol "(H)", as shown on Attachment 4, shall not be removed from the Subject Lands, or any portion (phase) thereof, until the following conditions are satisfied:
 - a) the Owner obtaining and filing for a Ministry of the Environment, Conservation and Parks ("MECP") Record of Site Condition ('RSC') following remediation and verification sampling to the satisfaction of the City of Vaughan.
 - b) The Owner successfully obtaining the approval of a Site Development Application and the required allocation of servicing capacity from Vaughan Council.
 - c) The Subject Lands are located in an area, adjacent to Regional roads (Rutherford Road and Regional Road 27), that are tributary to the future sanitary trunk sewer scheduled to be installed by York Region in 2028. The Holding Symbol "(H)" is to only be lifted under one of the following two scenarios:
 - i) The sanitary trunk sewer on Regional Road 27 is constructed by York Region and the Owner has secured the necessary lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the sanitary sewer between Simmons Street and Regional 27; or,
 - ii) The Owner has demonstrated that an alternate interim sanitary outlet to Royalpark Way as shown within the Functional Servicing

Report can be achieved utilizing an adequate easement width and a comprehensive study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, and available allocation, to the satisfaction of the City.

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 comes into effect, to permit minor adjustments to the implementing Zoning By-law.
5. THAT Draft Plan of Subdivision File 19T-17V011 (Gemini Urban Design (W) Corp.) BE APPROVED, to create one residential block and other blocks for road widenings, in the manner shown on Attachment 4, subject to the Conditions of Approval in Attachment 1.
6. THAT, the Owner withdraw their appeals of Files OP.16.007, Z.16.018 and 19T-16V004, prior to the approval of a related Site Development File DA.18.070 which will be the subject a future report to the Committee of the Whole.
7. THAT City of Vaughan staff and external counsel, as required, be directed to attend any Local Planning Appeal Tribunal Pre-hearing regarding the disposition of Official Plan and Zoning By-law Amendment Files OP.16.007 and Z.16.019 and Draft Plan of Subdivision File 19T-16V004), and if necessary, the Recommendations contained in this report.

Background

The subject lands (the 'Subject Lands') are located on the south side of Rutherford Road, west of Regional Road 27, and are municipally known as 6061 and 6079 Rutherford Road and 134 and 140 Simmons Street, shown as Subject Lands on Attachments 2 and 3. The surrounding land uses are shown on Attachment 3.

The applications are related to development applications that have been appealed to the Ontario Municipal Board ("OMB") / Local Planning Appeal Tribunal ("LPAT")

The Owner in April 2016, submitted Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Files OP.16.007, Z.16.019, and 19T-16V004 ('Original Applications') to the City of Vaughan for 6061 and 6079 Rutherford Road, which form part of the Subject Lands shown on Attachments 2 and 3. The original development concept is shown on Attachment 7 and consisted of 100 three-storey freehold townhouse units and 1 (one) detached dwelling unit. Vaughan Council considered these applications at a Public Hearing held on November 1, 2016.

The Original Applications consisted of two development phases to accommodate the required sanitary servicing, which included a temporary septic system. Phase 1, as shown on Attachment 7, was for 76 townhouse units serviced by a temporary septic system located on the Phase 2 lands. Once municipal servicing was identified for the Phase 1 lands, the Phase 2 lands would be developed for 24 townhouse units and 1 detached dwelling.

After the filing of the Original Applications and the November 2016 Public Hearing, the Owner acquired two additional properties, municipally known as 134 and 140 Simmons Street, as shown on Attachment 3. The Owner submitted the subject Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.17.011, Z.17.031 and 19T-17V011 (the 'Applications') to reflect the additional property assembly and revisions to the Original Applications. The Applications include the entirety of the lands subject to the Original Applications.

The Owner, on November 22, 2017, appealed the Original Applications to the then Ontario Municipal Board ("OMB") now Local Planning Appeal Tribunal ("LPAT"), citing the City's failure to make a decision within the timeframes prescribed by the *Planning Act*. The Original Applications currently remain before the LPAT.

The Applications were the subject of a Public Hearing held on April 4, 2018. The Owner has not filed an appeal with respect to the subject Applications. For the purposes of this report, the Subject Lands shown on Attachments 2 and 3 comprise all 4 properties including, 6061 and 6079 Rutherford Road and 134 and 140 Simmons Street.

The conceptual site plan shown on Attachment 5 includes revisions to the original concept site plan (Attachment 7) as follows:

- municipal water, sanitary and stormwater services for the development is proposed from Simmons Street
- vehicular access is from Simmons Street, whereas the original concept proposed access from Rutherford Road
- an emergency access onto Rutherford Road is proposed on the northwestern portion of the Subject Lands
- the private road access (at Simmons Street) has been widened
- a total of 111 townhouse units is proposed
- each townhouse unit will have a minimum width of 6 m, except for 2 units that are located next to a curve in the private access driveway
- the majority of the units have a minimum 6 m rear yard setback
- a maximum of 6 units or less is included in each block.

A LPAT Pre-hearing Conference was held on July 9, 2018, at which time the Owner, the City, Mr. Tony Di Benedetto, and the Toronto and Region Conservation Authority were identified as Parties. Participant status was granted to Mr. Sal Brassa and Mr. Livio Silvestri. The LPAT was advised that the Owner/Appellant anticipated a settlement proposal and that should Vaughan Council approve the Applications, including adopting the required Official Plan Amendment, enacting the implementing Zoning By-law

Amendment and approve the Draft Plan of Subdivision, their appeals of the Original Applications would be withdrawn after the expiration of the appeal periods for the implementing documents for the subject Applications.

The Owner has filed related Site Development File DA.18.070 which will be considered at a future Committee of the Whole Meeting. Should Vaughan Council approve the Applications and the Official Plan and Zoning By-law Amendment, and Draft Plan of Subdivision approval are not appealed, the Owner is required to withdraw their appeals, prior to the approval of the related Site Development File DA.18.070. A condition to this effect is included in the Recommendation section of this report.

A second Pre-hearing conference is scheduled for Friday, February 8, 2019 to consider the status of the anticipated settlement.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

Vaughan Council has considered the Applications at 2 Public Hearings and the Owner arranged a non-statutory community meeting.

On October 7, 2016, the City circulated a Notice of Public Hearing (the 'Notice') to all property owners within 150 m of the Subject Lands, the West Woodbridge Homeowners' Association ("WWHA") and the Kleinburg and Area Ratepayers' Association ("KARA"). This Public Hearing was held on November 1, 2016, regarding the Original Applications. A copy of the Notice was also posted on the City's website at www.vaughan.ca and a notice sign was installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

Vaughan Council on November 15, 2016, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of November 1, 2016, and to forward a comprehensive technical report to a future Committee of the Whole meeting. Vaughan Council also passed a resolution that a community meeting be organized with the Owner, residents, appropriate City staff, and Regional Councillors.

A Community Meeting was held on January 26, 2017, with approximately 20 people in attendance.

On March 9, 2018, the City circulated a Notice to all property owners within 150 m of the all properties with frontage on to Simmons Street, the WWHA, KARA, and to those individuals who provided written correspondence or made oral deputations at the November 1, 2016, Public Hearing for the Original Applications.

Vaughan Council on April 11, 2018, ratified the recommendation of the Committee of the Whole to receive the Public Hearing report of April 4, 2018, and to forward a comprehensive technical report to a future Committee of the Whole meeting.

At the Public Hearings, the following deputations and written submissions were received:

November 1, 2016 Public Hearing (Original Applications)

Deputations

- Mr. Jim Levac, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga Jardin Drive, Concord, representing the Owner
- Mr. Richard Lorello, Treelawn Boulevard, Kleinburg

Written Submissions

- Mr. Joe Balderston, Brutto Consulting, Edgeley Boulevard, Vaughan, dated October 31, 2016
- Mr. Tony Di Benedetto, Di Benedetto Lane, Woodbridge, dated October 28, 2016
- Ms. Joan MacIntyre, Malone Given Parsons Ltd., Renfrew Drive, Markham, dated October 31, 2016

April 4, 2018 Public Hearing (Applications)

Deputations

- Mr. Jim Levac, Glen Schnarr & Associates Inc., Kingsbridge Garden Circle, Mississauga Jardin Drive, Concord, representing the Owner
- Mr. Richard Lorello, Treelawn Boulevard, Kleinburg
- Ms. Iolanda Grassa, Simmons Street, Woodbridge
- Mr. Salvatore Grassa, Arcangelo Gate, Woodbridge
- Ms. Lorenda Alberto (no address provided)

Written Submissions

- Mr. Adam Grossi, Humphries Planning Group Inc., Chrislea Road, Vaughan, dated April 4, 2018
- Mr. Doug Bentley, Simmons Street, Vaughan, dated April 4, 2018
- Ms. Alfia Lacaria, Simmons Street, Vaughan, dated March 29, 2018

The following is a summary of, and responses to, the comments provided in the deputations and written submissions submitted at the Public Hearings of November 1, 2016 and April 4, 2018, the community meeting held on January 26, 2017, and written submissions received by the Development Planning Department:

a) The City Could Use these Applications to Re-designate and Rezone Other Properties in the Area

Some of the landowners in the surrounding area expressed support for the Applications and commented that the City use the Applications as an opportunity to redesignate and rezone other properties in the area.

Response

Development applications must be submitted by the Owner(s) on each individual property to be considered by the City of Vaughan, should other landowners wish to pursue development of their land.

b) Stormwater Management Pond and the Use of Septic Systems

Previous iterations of the proposal included the use of a septic system and identified a stormwater management block at the southeast corner of the Subject Lands (abutting Simmons Street).

Response

The revised proposal is based on full municipal services and the stormwater management block has been removed and replaced by an underground system (located internal to the site).

c) Compatibility of New Lots and Amenity Space

The proposed built form is not compatible with the surrounding neighbourhood.

Response

The Owner revised the original plan (Attachment 7) to: limit the number of townhouse units per block to a maximum of 6; increase the amount of front and rear yard setbacks for the units; increase the amount of private additional amenity space throughout the development, include a pathway within an emergency access connection to Rutherford Road. The latest concept includes wider private roads of up to 8.4 m in width. The development proposal will be refined through the Site Plan review process.

d) Location of the entrance on Rutherford Road, Grade Separation and Possible GO Station in the Area

Comments were made about an additional entrance onto Rutherford Road, and as to the timing of a grade separation on Rutherford Road and a possible GO Station in the area.

Response

Rutherford Road is under the jurisdiction of York Region. The Region generally limits the number of access points onto a regional road and does not support multiple driveways due to safety concerns. The current proposal includes access to a private road from Simmons Street.

Road improvements to Rutherford Road, including the grade separation of the train tracks, are not currently included in York Region's 2017 ten-year capital roads construction program. York Region's 2016 Transportation Master Plan shows that Rutherford Road and the railway grade separation is planned to occur sometime between 2032 and 2041.

York Region has advised that Metrolinx has confirmed that a potential GO Station has been identified on the northeast quadrant of Rutherford Road and the Canadian Pacific Railway which satisfies policies 7.2.30 and 7.2.31 of the York Region Official Plan 2010.

e) Noise

Noise pollution from motor vehicles and the occupants of the new homes, would affect quality of life and privacy.

Response

A Noise and Vibration Feasibility Study, prepared by HGC Engineering Ltd., was prepared to undertake an analysis of the noise and vibration impacts from the development, which must be approved to the satisfaction of the City. The study shall be updated and finalized concurrent with the detailed design of the subdivision and shall address matters related to the height and placement of acoustic barriers. A condition to this effect is included in the Conditions of Approval in Attachment 1.

The Development Planning Department, on January 15, 2019, mailed a non-statutory courtesy notice of this Committee of the Whole meeting to those individuals requesting notice of further consideration of the Applications.

Previous Reports/Authority

[November 1, 2016 Public Hearing Related Applications](#)

[April 4, 2018 Public Hearing Report](#)

Analysis and Options

Official Plan and Zoning By-law Amendment and Draft Plan of Subdivision Applications have been submitted to permit the proposed development

The Owner has submitted the following Applications for the Subject Lands shown on Attachments 2 and 3 to permit a residential development consisting of 111 townhouse units shown on Attachments 5 and 6 (the “Development”):

1. Official Plan Amendment File OP.17.011 to amend the policies of Vaughan Official Plan 2010 (“VOP 2010”) respecting the design and compatibility criteria for new development within lands identified as a “Community Area”.
2. Zoning By-law Amendment File Z.17.031, to rezone the Subject Lands, shown on Attachments 2 and 3, from RR Rural Residential Zone to RR Rural Residential Zone, RT1(H) Residential Townhouse Zone with a Holding Symbol “(H)”, and OS1 Open Conservation Zone, in the manner shown on Attachment 5, together the site-specific zoning exceptions as identified in Table 1 of this report.
3. Draft Plan of Subdivision File 19T-17V011, shown on Attachment 4, for a Draft Plan of Subdivision consisting of the following:

Block 1 for 111 residential units	3.10 ha
Block 2 for Private Open Space	0.13 ha
Block 3 for a Road Widening (Rutherford Road)	0.06 ha
<u>Block 4 for an Environmental Buffer</u>	<u>0.15 ha</u>
Total	3.44 ha

The Draft Plan of Subdivision application has been submitted to create a Block within a future Registered M-Plan and to facilitate a future Draft Plan of Condominium (Common Elements) application to create the condominium tenure of the common elements (internal road, visitor parking spaces and landscape amenity area) under the *Planning Act*, for the Development. The Draft Plan of Subdivision (Attachment 4) also includes a 0.37 ha Block shown as “Additional Lands Owned by the Applicant” fronting on to Simmons Street.

The Development Planning Department has reviewed the Development shown on Attachments 4 to 6 in consideration of the following policies:

The Development is consistent with the Provincial Policy Statement (“PPS”) 2014

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the *Provincial Policy Statement, 2014* (the “PPS”). The PPS provides policy direction on matters of provincial interest related to land use planning and development.

The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. The *Planning Act* requires that Vaughan Council’s planning decisions be consistent with the PPS. The Development Planning Department has reviewed the Development in consideration of the policies of the PPS and is of the opinion that the Development is consistent with the PPS, specifically:

Part V - “Policies” of the PPS states (in part) the following:

Settlement Areas

1.1.3.2 “Land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - 4. support active transportation.”

Development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses at densities that make efficient use of land and existing infrastructure.

Housing

1.4.3 “Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market by (in part):

- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.”

The Subject Lands are located within a defined settlement area identified by the PPS. The Development achieves the intention of the Settlement Areas and Housing policies of the PPS by making efficient use of the Subject Lands, as it minimizes land consumption, proposes a housing typology that adds to the range and mix of housing types in the City.

The Development conforms to the Growth Plan for the Greater Golden Horseshoe, 2017 (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, housing, transportation and infrastructure. The Growth Plan promotes intensification of existing built-up areas, with a focus on directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields.

The Growth Plan is intended to guide the development of land, encourage compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types, and, direct growth to settlement areas that offer municipal water and wastewater systems. The Growth Plan states that a focus for transit and infrastructure investment to support future growth can be provided by concentrating new development in these areas and creating complete communities with diverse housing types.

The proposed Development is consistent with the policy framework of the Growth Plan as the built form would utilize the Subject Lands more efficiently, make more efficient 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 with municipal water and wastewater systems, public service facilities, and public transit to support the achievement of complete communities;

- Section 2.2.2 - contributing to meeting 60% of residential development within a delineated built-up area by 2031; and
- Section 2.2.6 - providing a diverse mix of housing densities to meet the needs of current and future residents.

The Development shown on Attachments 5 and 6 is located within a settlement area and a delineated built up area that contributes to providing a mix of housing densities and unit types within the neighbourhood in accordance with VOP 2010. Accordingly, the Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan 2010 (“YROP”)

The York Region Official Plan 2010 (“YROP”) guides economic, environmental and community building decisions across York Region. The Subject Lands are designated “Urban Area” by the YROP. The “Urban Area” designation permits a range of residential, commercial, industrial and institutional uses, subject to additional policy criteria. Section 5.0 of the YROP states that “intensification within the Urban Area will accommodate a significant portion of the planned growth in 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.

The Development will diversify housing options, including a mix and range of housing type, lot and unit sizes, and tenure in the community. The Development conforms to the YROP.

York Region has indicated they have no objections to the Applications, subject to their comments in the Regional Implications section of this report, and the Conditions of Approval included in Attachment 1B.

The Official Plan Amendment applications were reviewed by York Region and considered to be of local significance and in accordance with Regional Official Plan policy 8.3.8. The proposed Amendment does not adversely affect Regional planning policies or interests. York Region, on May 29, 2018, exempted Official Plan Amendment Files OP.16.007 and OP.17.011 from approval by the Regional Committee of the Whole and Council.

An amendment to Vaughan Official Plan 2010 is required to permit the Development

The Subject Lands are designated “Low-Rise Residential” and “Natural Areas” by Vaughan Official Plan 2010 (“VOP 2010”) and are located within a “Community Area” as identified on Schedule 1, “Urban Structure” of VOP 2010. The “Low Rise Residential”

designation permits detached, semi-detached and townhouse dwelling units having a maximum permitted building height of 3-storeys, and there is no associated density requirement.

Sections 9.1.2.2 and 9.1.2.3 of VOP 2010 identifies compatibility criteria for new development in a “Community Area”. The compatibility criteria directs that new development be designed to respect and reinforce the physical character of the established neighbourhood within which it is located. In addition, new development in a “Community Area” within established development areas shall pay attention to local lot patterns, size and configuration, and existing building types with similar setbacks. The Development is located on the south side of Rutherford Road, a major arterial road, that contains larger residential lots to the east and the Canadian Pacific rail line and lands that are designated for employment uses to the west. The Development is not consistent with the compatibility and development criteria of VOP 2010. Therefore, an amendment to VOP 2010 is required.

VOP 2010 permits limited intensification in Community Areas provided the proposed development is sensitive to and compatible with the character, form and planned function of the surrounding context.

A portion of the Subject Lands are designated as “Natural Areas”. Residential development is not proposed on this portion of the Subject Lands. The Natural Areas lands are proposed to be zoned OS1 Open Space Conservation Zone (Attachment 5) and will remain in private ownership.

Section 9.2.3.2. in VOP 2010 identifies development criteria for townhouses, stating that the following policies and development criteria apply to Townhouses:

- a. A Townhouse is a Low-Rise Residential building, up to three storeys in height, situated on a single parcel and part of a row of at least three but no more than six attached residential units.
- b. In Community Areas with existing development, the scale, massing, setback and orientation of Townhouses will respect and reinforce the scale, massing, setback and orientation of other built and approved Townhouses in the immediate area. Variations are permitted for the purposes of minimizing driveways and having front entrances and porches located closer to the street than garages.
- c. In areas of new development, the scale, massing, setback and orientation of Townhouses will be determined through the process of developing and approving

Secondary Plans, Block Plans, Plans of Subdivision, Zoning By-laws, and/or urban design guidelines.

- d. Townhouses shall generally front onto a public street. Townhouse blocks not fronting onto a public street are only permitted if the unit(s) flanking a public street provide(s) a front-yard and front-door entrance facing the public street.
- e. The facing distance between blocks of Townhouses that are not separated by a public street should generally be a minimum of 18 m in order to maximize daylight, enhance landscaping treatments and provide privacy for individual units.

The Development has regard for the Community Area Policy Review for Low-Rise Residential Designations

Council on October 20, 2015, directed the Policy Planning and Environmental Sustainability (“PPES”) Department to initiate the Community Area Policy Review for Low-Rise Residential Designations. Council subsequently adopted the Urban Design Guidelines for Infill Development in Established Low-Rise Residential Neighbourhoods (the “Guidelines”) and the Community Area Policy Review for Low Rise Residential Designations Study (the “Study”). Council on October 19, 2016, approved the Guidelines and serve to clarify and implement existing VOP 2010 policies related to compatibility. Council, on April 19, 2017, approved the Study. Official Plan Amendment Number 15, to implement the Study recommendations, was adopted by Council on September 27, 2018, which has been forwarded to York Region for approval.

The Guidelines and Study / OPA identify the Subject Lands as being part of a “Large Lot Neighbourhood”. The Applications were submitted on April 29, 2016 (Original Applications) and August 27, 2017 (Applications) and were deemed “Complete” on May 17, 2016 and February 14, 2018 respectively. The commencement of the Applications pre-date the approval of OPA Number 15. However, the Development has regard for the following provisions of the Guidelines:

- The townhouse blocks contain a maximum of 6 units
- The minimum unit size is 6 m x 12 m (with the exception of 2 units)
- The common amenity areas are located in prominent locations that are visible and easily accessed from all units
- The majority of the front and interior yard setbacks are consistent with the Guideline requirements of 4.5 m and 1.5 m respectively
- A minimum 50% of each front yard consists of soft landscaping (with exception of 2 units)
- Each townhouse has a private backyard as set out in the Guidelines

- The total number of visitor parking spaces complies with Zoning By-law 1-88, although a variance for the width of certain parallel spaces within the private road is required.

The Development Planning Department is satisfied that the proposed Development has appropriate regard for the “Community Area” policies of VOP 2010, and the Council approved Guidelines.

Summary of Planning Policy

In consideration of the above, the Development Planning Department is satisfied that the Development is consistent with the PPS, conforms to the Growth Plan, the York Region Official Plan, and is compatible with the existing land uses in the surrounding area. Accordingly, the Development Planning Department can support the Applications that includes an Amendment to VOP 2010 to address the compatibility criteria for new development in a “Community Area”.

The proposed 3-storey townhouse dwellings, shown as Blocks 1 to 22 on Attachment 5, will establish a residential Development consistent in scale and built form with the policies set out in VOP 2010 and will provide a low-rise residential development that is appropriate and compatible, but not identical, with the existing surrounding and proposed developments.

Other Development Application have been submitted for similar development in the vicinity of the Subject Lands

The following applications have been submitted in the area of the Subject Lands, shown on Attachment 3, for similar development as follows:

Files OP.18.019, Z.18.031 and 19T-18V012 (Di Benedetto Group Inc.)

These applications apply to properties municipally known as 10, 20, 25 Di Benedetto Lane and 110 Simmons Street for 73 townhouse units on a private road.

Files OP.18.020, Z.18.032 and 19T-18V013 (Gemini Urban Design (C) Corp.

These applications apply to the property municipally known as 88 Simmons Street for 32 townhouse units on a private road.

A Pre-Application Consultation Meeting was also held with respect to the property municipally known as 75 Simmons Street which contemplates townhouse units with direct frontage onto Simmons Street.

The review of all of the development applications in this area require the co-ordination of development. Should the development applications in this area be approved, each landowner will be required to grant reciprocal easements to maintain vehicular and pedestrian access between the adjoining developments. The provision of these easements will be secured through the site plan approval process. Review of the Applications will also ensure that multi-use recreational pathways to connect each project to Regional Road 27 via Rutherford Road is secured. The Parks Development Department will review the lands to the immediate south of the Subject Lands, as shown on Attachment 3, to determine if a Park block located off of Simmons Street and central to the existing and planned neighbourhood can be accommodated.

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

The Subject Lands are zoned RR Rural Residential Zone by Zoning By-law 1-88, which permits only detached dwellings on lots with a minimum frontage of 45 m and a lot area of 400m². A townhouse is not a permitted use in the RR Rural Residential Zone.

The Owner is proposing to rezone the Subject Lands from RR Rural Residential Zone to and RT1(H) Residential Townhouse Zone (lands to be developed with townhouse dwelling units) with a Holding Symbol “(H)”, RR Rural Residential Zone (to accommodate for the existing dwelling and remnant parcel shown as “Additional Lands Owned by the Applicant” on Attachment 4), and OS1 Open Space Conservation Zone (for the environmentally protected lands), in the manner shown on Attachment 5, together with the following site-specific zoning exceptions:

Table 1

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
a.	Frontage on a Public Street	No person shall erect any building in any zone unless the lot upon which such building is to be erected fronts onto a public street.	Permit a building to be erected that fronts onto a public street or a private common element condominium road.

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
b.	Definition of a “Street Townhouse Dwelling”	Means “a townhouse dwelling in which each dwelling unit is situated on its own lot, which abuts a public street”.	Means “a townhouse dwelling in which each dwelling unit is situated on its own lot or parcel of tied land (“POTL”), which abuts a public street or private common element road”.
c.	Minimum Lot Depth	27 m / unit	23 m / unit 19 m: Unit 111
d.	Minimum Lot Area	162 m ² / unit	<ul style="list-style-type: none"> • 160 m² / unit: Unit 109 • 150 m² / unit: Units 2-5, 8, 9, 19-21, 24, 25, 33, 34, 50-53, 68, 69, 90-93, and 108 • 145 m² / unit: Units 18, 28, 32, 37, 38, 41, 42, 45, 72-75 and 110 • 135 m² / unit: Units 46, 47, 56-59, 62, 63, 78-81, 84-87, 96, 97, 100, 101, 104, 105
e.	Minimum Lot Frontage	6 m/unit	5.83 m - Units 12 and 15
f.	Minimum Rear Yard Setbacks	7.5m	<ul style="list-style-type: none"> • 7.2 m (Block 1) • 7 m (Blocks 11 & 18) • 6.3 m (Blocks 10, 12, 13,

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
			16, 17, 19, 20 and 21) <ul style="list-style-type: none"> • 5.88 m (Unit 110) • 5 m (Unit 111)
g.	Minimum Exterior Side Yard Setback (Private Road)	4.5 m	<ul style="list-style-type: none"> • 1.25 m (Block 1) • 1.0 m to porch, 2.7 m to main wall (Block 4) • 1.1 m (Block 5) • 2.7 m (Block 7) • 3.3 m to main wall and 1.1 m to porch (Block 11) • 1.9 m (Block 13) • 3.7 m (Block 18) • 3.8 m (Block 21)
h.	Minimum Interior Side Yard Setback (Greenway or Buffer Block)	3.5 m	1.5 m (Block 22)
i.	Minimum Setback to a Site Triangle (Private Road)	3 m	<ul style="list-style-type: none"> • 1.2 m (Block 4) • 1.6m (Block 5) • 2.7 m (Block 7) • 2.2 m (Block 11) • 2.7 m (Block 16) • 7 m (Block 22)
j.	Percentage of Soft Landscape Area in Front Yard	60 %	50% - Units 12, 13, 14 and 15

	Zoning By-law 1-88 Standard	RT1 Residential Townhouse Zone Requirements	Proposed Exceptions to the RT1 Residential Townhouse Zone Requirements
k.	Maximum Building Height	11 m	11.5 m
l.	Maximum Width of a Driveway Entrance	7.5 m	9.32 m
m.	Minimum Dimensions Visitor Parallel Parking Space	2.7 m X 6 m	2 m X 6 m
n.	Placement of Air Conditioners	Not permitted in front yard	Permit in front yard, above the garage - Blocks 1, 2 and 3
	Zoning By-law 1-88 Standard	RR Rural Residential Zone	Proposed Exception to RR Rural Residential Zone Requirement
a.	Minimum Lot Area	4,000 m ²	3,700 m ²

The Development Planning Department has reviewed and supports the proposed site-specific zoning exceptions in Table 1 on the following basis:

Frontage on a Public Street and Definition

Zoning By-law 1-88 does not included standards for townhouse development utilizing a common element condominium road. The RT1 Residential Townhouse Zone permits units only on lots that front onto a public street. The proposed definition will permit a unit on a lot with frontage on a private common element road and facilitate the creation of

Parcels of Tied Land (POTLs) for future individual ownership. The proposed definitions implement the Development on a private common element road.

Lot Frontage, Lot Area, Minimum Yard Setbacks, Lot Depth, Building Height, Maximum Interior Garage Widths, and Driveway Widths

The amendments to the lot frontage, lot area, and lot depth requirements recognize the creation of the development blocks and POTLs for the townhouse dwellings that will facilitate a compact built form. The proposed yard setbacks, building height and make more efficient use of the Subject Lands and implements the compact built form. Many of the exceptions in Table 1 apply only to certain buildings and/or units and not to the entire Development.

The proposed zoning exceptions would implement a townhouse development which is a built form permitted by Vaughan Official Plan 2010 and is compatible with the existing and planned built form in the surrounding area.

The Planning Act permits Vaughan Council to pass a resolution to permit a landowner to apply for a future Minor Variance application(s), if required, within 2 years of a Zoning By-law coming into full force and effect

Section 45 (1.3) of the *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Committee of Adjustment within two years of the day on which a Zoning By-law was amended. The *Planning Act* also permits Council to pass a resolution to allow an Owner to apply for a Minor Variance(s) within 2 years of the passing of a by-law amendment.

Should Council approve the Zoning By-law Amendment, the Development Planning Department has included a Recommendation to permit the Owner to apply for a Minor Variance application(s), if required, prior to the two-year moratorium in order to address minor zoning deficiencies that may arise through the finalization and construction of the Development.

The Development Planning Department has no objection to the Draft Plan of Subdivision, subject to the Conditions of Approval of this report

The Development Planning Department has no objection to the approval of the Draft Plan of Subdivision ('Draft Plan') shown on Attachment 4, subject to the Conditions of Approval included in Attachment 1. The primary purpose of the Draft Plan is to create one residential development Block (Block 1) for the overall Development. In order to facilitate the creation of the individual freehold townhouse lots, the Owner must submit a

Part Lot Control Exemption application to create the freehold townhouse units, should the Applications be approved.

A Draft Plan of Condominium application is required to establish the Common element condominium tenure of the Development

Should Council approve the Applications, the proposed condominium tenure for the Development will be created through a future Draft Plan of Condominium application, which is subject to approval by Council. The future condominium corporation will be responsible for the maintenance of all common element areas in the Development, including but not limited to, parking, private road, pedestrian connections, landscaping, sanitary and storm water connections, and amenity areas.

Site Development Application File DA.18.070 will require the approval of Council

The Owner has submitted detailed conceptual site plans as part of the Applications that are the subject of this report. The Owner, in August 2018, submitted Site Development File DA.18.070 to permit the Development. Should the subject Applications be approved by Vaughan Council, Site Development File DA.18.070 will be subject to a technical report for consideration at a future Committee of the Whole meeting. The Owner will be required to withdraw their LPAT appeals of the Original Applications prior to the approval of Site Development File DA.18.070. A condition to this effect is included in the Recommendation section of this report.

The Development Engineering (“DE”) Department has no objection to the Development, subject to the Conditions of Draft Plan of Subdivision Approval and that the Zoning By-law include conditions to be satisfied prior to the removal of the Holding Symbol

A Functional Servicing Report (‘FSR’), prepared by Schaeffers Consulting Engineers dated May 2018, with supplemental information, was submitted in support of the Applications. Based on the review of documentation, the following comments are provided:

a) Water Servicing

The Development is proposed to be serviced primarily by an existing 300mm diameter watermain on the west side of Simmons Street with a second connection to an existing 300mm diameter watermain on the south side of Rutherford Road. The Development is located within Pressure District 5. The DE Department is satisfied with this schematic information provided in principle. However, additional analysis will be required through the detailed design stage

and the requirements for same are included in the conditions of approval in Attachment 1.

b) Sanitary Servicing

The Subject Lands are tributary to the future sanitary trunk sewer scheduled to be installed on Regional Road 27 and Rutherford Road by York Region in 2028. In the interim, the Owner is proposing that the Development be serviced by a new sanitary sewer traversing from Simmons Street to an existing 200mm diameter sanitary sewer located on Royalpark Way. The Development is north and west of the connection to the Royalpark Way sewer. The Owner is proposing to design and construct, at no cost to the City, a new sanitary sewer within the City (Simmons Street and Regional Road 27 rights-of-way) to discharge sanitary flow from the Subject Lands, utilizing part of an existing City watermain easement located on the property municipally known as 75 Simmons Street to connect the proposed sewers between Simmons Street and Regional Road 27. The FSR demonstrates that the interim solution is attainable.

The DE Department requires the Owner provide supplemental analysis including flow monitoring, study area refinements and detailed conveyance capacity analysis of downstream sewers. The Owner shall demonstrate that the interim sanitary schematic detailed within the FSR outlining sanitary discharge to the existing Royalpark Way sanitary network can be achieved utilizing an adequate easement width.

Prior to final approval of the Draft Plan, the Owner shall demonstrate, to the satisfaction of the City, that a design and construction method can facilitate both the existing watermain and proposed sanitary sewer concurrently. The Owner shall be responsible to modify the description of the easement to include the proposed sanitary sewer to the satisfaction of the City. The Owner shall agree in the subdivision agreement to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services utilizing an adequate easement width. Lands may include any required easements and/or additional lands within and/or external to the Draft Plan, to the satisfaction of the City. Conditions to this effect are included in Attachment 1.

c) Storm Servicing

Stormwater for the Development is proposed to be captured within underground storage facilities and oversized sewers to be constructed within the development boundaries, with the flow conveyed utilizing pre-development target flow rates to a new storm sewer on Simmons Street. The Owner further proposes to design and construct a new storm sewer, at no cost to the City, within the Simmons

Street right-of-way, to convey stormwater flow from the Subject Lands northerly to the existing road stormwater outlet located at the low point of Simmons Street. The sewer is proposed to terminate with a new headwall at the outlet east of Simmons Street where flow is then conveyed easterly through an existing overland ditch. All stormwater storage and quality facilities are proposed to be within a common-element condominium development.

The DE Department is generally satisfied with the general stormwater drainage schematic, however, supplemental analysis, particularly with respect to accommodating existing drainage areas within the Simmons Street right-of-way and the geotechnical and hydrogeological recommendations for the construction of the proposed sewer. Additional analysis will be required through the detailed design stage and the requirements for same are included in the Conditions of Approval in Attachment 1.

d) Grading Design

Preliminary engineering design drawings, prepared by Schaeffers Consulting Engineers, dated May 2018, were submitted in support of the Applications. A detailed evaluation of the grading design and erosion and sediment control measures will be conducted during the detailed design stage and as part of the Site Plan Approval. The DE Department is generally satisfied with the preliminary schematic for the Owner to urbanize Simmons Street, at no cost to the City, subject to the Conditions of Approval in Attachment 1.

e) Noise and Vibration

A Noise and Vibration Feasibility Study, prepared by HGC Engineering Ltd., was prepared to undertake an analysis of the noise and vibration impacts on the Development. The Owner shall address and fulfill the comments and conditions to the satisfaction of the City. The study shall be updated and finalized concurrent with the detailed design of the subdivision and shall address matters related to the height and placement of acoustic barriers. A condition to this effect is included in the Conditions of Approval in Attachment 1.

f) Environmental

The Owner submitted Phase One and Two Environmental Site Assessments ('ESA'), which identified minor exceedances of petroleum hydrocarbons in soil and polycyclic aromatic hydrocarbons in groundwater. As a result of the impacts, the Owner submitted a Remedial Action Plan ('RAP') that addressed the

remediation of the impacts. The DE Department reviewed the reports and correspondence and are satisfied with the ESA documents submitted to date.

Remediation is required for the Subject Lands, in accordance with the City's Contaminated Sites Policy, and therefore a Holding Symbol ("H") and will be included in the implementing Zoning By-law, with removal of the Holding Symbol from the Subject Lands being contingent upon the Owner's implementation of the RAP and submission of a Record of Site Condition ('RSC') filed on the Environmental Site Registry and acknowledged by the MECP. A condition to this effect is included in the Recommendations of this report and is to be included in the implementing Zoning By-law, should the Applications be approved. A condition to this effect is also included in the Conditions of Approval in Attachment 1.

g) Transportation

The Owner has submitted a Transportation Impact Study ('TIS) prepared by Nextrans Consulting Engineers, dated April 25, 2016, with an additional updated TIS dated April 2018 and a response letter dated November 9, 2018. The Transportation Engineering Division is working with the Owner to finalize the Study, including the review of all transportation infrastructure improvements including urbanization of Simmons Street to include sidewalk(s), streetlights and an eastbound right turn lane at Rutherford Road and Simmons Street intersection. All of which must be approved to the satisfaction of the DE Department. A condition to this effect is included in the Conditions of Approval in Attachment 1.

The DE Department requires that the Holding Symbol "(H)" shall not be removed from the lands zoned "RT(1) Residential Townhouse Zone" with the Holding Symbol "(H)" as shown on Attachment 5, until the following matters have been addressed to the satisfaction of the City:

- i) The Subject Lands are located in an area, adjacent to Regional roads (Rutherford Road and Regional Road 27), that are tributary to the future sanitary trunk sewer scheduled to be installed by York Region in 2028. The Holding Symbol "(H)" is to only be lifted under one of the following two scenarios:
 - a. The sanitary trunk sewer on Regional Road 27 is constructed by York Region and the Owner has secured the necessary lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the sanitary sewer between Simmons Street and Regional Road 27; or,

- b. The Owner has demonstrated that an alternate interim sanitary outlet to Royalpark Way as shown within the Functional Servicing Report can be achieved utilizing an adequate easement width and a comprehensive study including, but not limited to, flow monitoring, conveyance capacity analysis of downstream sewers, and available allocation, to the satisfaction of the City.
- ii) The Owner obtaining and filing for an MECP Record of Site Condition (RSC) following remediation and verification sampling to the satisfaction of the City of Vaughan.

The DE Department has no objections to the Development and will continue to work with the Owner to finalize all plans and reports subject to the conditions identified in the Recommendations of this report, and the Conditions of Approval identified in Attachment 1 of this report.

The Urban Design and Cultural Heritage Division of the Development Planning Department have no objection to the Applications

The Urban Design and Cultural Heritage Division of the Development Planning Department have reviewed the Stage 1 – 2 Archaeological Assessment which conclude that no archaeological potential was identified on the Subject Lands. The letter from the Ministry of Tourism, Culture and Sport accepting this report has also been submitted. Therefore, the Subject Lands are cleared of archeological concern. However, standard clauses will apply and are included in the Conditions of Approval identified in Attachment 1 of this report:

- a) Should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- b) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries at the of Consumer Services.

Cash-in-lieu of the dedication of Parkland is required for the Draft Plan

The Office of the City Solicitor, Real Estate Department has advised that the Owner shall dedicate land and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Development Charges are applicable to the Development

The Financial Planning and Development Finance Department has advised that the Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges.

The Parks Development Department has no objection to the approval of the Applications, subject to the Owner providing a trail connection to Regional Road 27 via Rutherford Road

The Parks Development Department is generally satisfied with the Development and the Community Services and Facility Study submitted with the Applications, subject to the development of an acceptable multi-use recreational pathway to connect to Regional Road 27 via Rutherford Road. A condition to this effect is included in the Conditions of Approval in Attachment 1.

Given the lack of pedestrian connections from the Development into the surrounding community, the provision of a connection would be invaluable to allow for public access to the existing open space systems. This pedestrian connection will remain in place until such time as York Region is prepared to complete the grade separation at Rutherford Road, at which time, the connection will be re-established to the plan condition.

In order to facilitate the city wide parkland objectives of the Active Together Master Plan and given the submission of two additional development applications seeking townhouse units in the surrounding area, the Parks Development Department will consider the opportunities for future connections to public parkland in Block 59 (future District Park) and the future community area planned in Block 60 East, and /or the provision of public park space as part of the review of those development applications.

Parks Development staff will review the lands to the immediate south of the Subject Lands, as shown on Attachment 3, to determine if a Park block located off of Simmons Street and central to the existing and planned neighbourhood can be accommodated. These future development lands will require further review by the City of Vaughan for suitability for use as a park block, which will require the Owner(s) of these lands to provide a facility fit conceptual design prepared by a Landscape Architect. The facility fit conceptual design should be prepared to take into consideration basic park design and park planning practices, which shall include, but is not limited to:

- identify existing vegetation
- include setbacks to residential properties, streets and railway line
- assess slopes, storm water run-off, drainage patterns and servicing requirements
- includes park program requirements based on City's Active Together Master Plan and as determined by the City
- comply with the principles of CPTED (Crime Prevention Through Environmental Design) safety, active visual surveillance, etc.
- allow for a minimum road frontage in accordance with VOP 2010
- free of encumbrances that would include utilities, service easement(s), natural heritage features, buffers, railway rights-of-way, etc. Encumbered lands are not eligible for parkland dedication

The Environmental Services Department, Solid Waste Management Division has no objection to the Applications

The Environmental Services Department Solid Waste Management has no objection to the proposed waste collection proposed for the Development. Upon a successfully completed Application, site inspection and executed Agreement as determined by the City, the Condominium Corporation(s) may be eligible for municipal waste collection services. Should the Condominium Corporation(s) be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation(s). The following clause shall be included within the future Condominium Agreement:

“Prior to final approval, upon a successfully completed application, site inspection and executed registration of an Agreement with the Vaughan Environmental Services Department, Solid Waste Management Division, as determined by the City, the Condominium Corporation(s) will be eligible for municipal waste collection services. Should the Condominium Corporation(s) be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation(s).”

The Fire and Rescue Service Department has no objection to the Development, subject to the Conditions of Approval

The Fire and Rescue Services Department has no objection to the Development. The Fire and Rescue Services Department has advised that fire hydrants (municipal or private) are required to be installed in accordance with the Ontario Building Code, and the fire hydrants shall be unobstructed and ready for use at all time. In addition, access roadways shall be maintained and suitable for large heavy vehicles.

The Toronto and Region Conservation Authority ("TRCA") has no objection to the Development

The TRCA has no objection to the Applications subject to the Conditions of Approval set out in Attachment 1C.

All school boards have no objection to the Development

The York Region District School Board and York Region Catholic District School Board have no objection to the Development.

Canadian Pacific Railway has no objection to the Development

The Canadian Pacific Railway has no objection to the Development subject to the Conditions of Approval identified in Attachment 1D of this report.

Canada Post Corporation has no objection to the Development

The Canada Post Corporation has no objection to the Development subject to the Conditions of Approval identified in Attachment 1E of this report.

All utility companies have no objection to the Development

Alectra Utilities Corporation and Enbridge Gas Distribution Inc. have indicated no objection to the Draft Plan, subject to the Conditions of Approval identified in Attachment 1.

Bell Canada and Alectra Utilities Corporation (formerly PowerStream Inc.) have no objection to the approval of the Development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to commencement of site works.

Financial Impact

There are no requirements for new funding associated with these Applications.

Broader Regional Impacts/Considerations

York Region has reviewed the Official Plan Amendment Application and has determined that the proposed amendment is a matter of local significance and does not adversely affect Regional planning policies or interest. York Region, on May 29, 2018, exempted the Official Plan Amendment Application from approval by the Regional Committee of the Whole and Council.

York Region has reviewed the Applications and has no objection to their approval. The Owner is required to satisfy all York Region requirements, subject to the comments and Conditions of Approval in Attachment 1B.

Conclusion

The Development Planning Department has reviewed Official Plan and Zoning By-law Amendment Files OP.17.011 and Draft Plan of Subdivision File 19T-17V011 in consideration of the Provincial Policies and the applicable York Region and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments, external public agencies, the public, and the surrounding area context.

The Development Planning Department is of the opinion that the Applications, when considered comprehensively, are consistent with the *Provincial Policy Statement, 2014*, conforms to the *Growth Plan for the Greater Golden Horseshoe, 2017*, and the York Region Official Plan and that the Applications represent good planning. The Development Planning Department recommends that the Applications be approved. On this basis, the Development Planning Department can support the approval of the Applications subject to the Recommendations in this report, and the Conditions of Approval set out in Attachment 1.

For more information, please contact Clement Messere, Senior Planner, Development Planning, at extension 8409.

Attachments

1. Conditions of Approval
2. Context Location Map
3. Location Map
4. Draft Plan of Subdivision Files 19T-16V004 and 19T-17V011
5. Proposed Zoning and Conceptual Site Plan
6. Typical Elevation Rendering
7. Previous Conceptual Site Plan Considered at the November 1, 2016 Public Hearing

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