



Development Planning Department
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memorandum

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Communication
cw: <u>May 13/14</u>
Item: <u>6</u>

DATE: MAY 9, 2014

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

RE: COMMUNICATION

ITEM #6, COMMITTEE OF THE WHOLE – MAY 13, 2014
SITE DEVELOPMENT FILE DA.13.086
611428 ONTARIO LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD

Recommendation

The Commissioner of Planning recommends:

1. THAT the City Clerk be directed to commence road closure procedures pursuant to the Municipal Act for Block 18 on Registered Plan 65M-3966, previously dedicated to the City of Vaughan as a public walkway.
2. THAT Block 18 on Registered Plan 65M-3966 be re-conveyed to the Owner, and that all costs and disbursements associated with said re-conveyance, and an administrative fee of \$1,500, shall be paid by the Owner, pursuant to Section 4.5 of the subdivision agreement associated with File 19T-90018.

Background

The subject lands shown on the attachment to this Communication incorporate the lands municipally known as 133 Milani Boulevard, as well as an existing public walkway block (known as Block 18 on Registered Plan 65M-3966) that was conveyed to the City of Vaughan to be used as a 6.0 m wide public walkway, through the subdivision agreement for File 19T-90018, registered on March 16, 2007 as Plan 65M-3966. The walkway was proposed to be leading from Milani Boulevard through to the open space valley lands (the Rainbow Valley Corridor Trail), to connect Milani Boulevard with a proposed trail system to the south.

Since that time, City staff have confirmed that Block 18 and associated trail system were not feasible due to steep grades and dense existing vegetation in the open space valley lands. Information has been provided by Landscape Planning Limited, which details how the proposed walkway block (Block 18) and trail system would result in a negative environmental impact to the landform, vegetation and habitat of the Rainbow Valley Corridor. In addition, City staff have concern with the long term maintenance and operations costs associated with a walkway and trail due to erosion concerns in the open space valley lands.

Further, as the lands are located within the Toronto and Region Conservation Authority's (TRCA) regulated area, as determined by Ontario Regulation 166/06, TRCA staff were permitted an opportunity to review the matter noted above. TRCA is in agreement with the proposed deletion of the walkway block (Block 18) and the Rainbow Valley Corridor Trail system.

Subdivision Agreement

Section 4.5 of the Subdivision Agreement for Plan of Subdivision File 19T-90018 states that lands conveyed to the City of Vaughan, that are deemed by the City of Vaughan to be no longer required, may be re-conveyed to the Owner, and that all costs and disbursements associated with said re-conveyance shall be paid by the Owner.

As Block 18 is no longer required to be used as a public walkway, the Owner (611428 Ontario Limited) has requested that the entirety of Block 18 be re-conveyed to the adjacent lands to the east, municipally known as 133 Milani Boulevard.

Site Development File DA.13.086

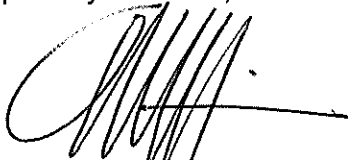
The Owner has submitted Site Development File DA.13.086 to develop the lands municipally known as 133 Milani Boulevard with a 2-storey industrial building. During the review process of File DA.13.086, staff were provided with a revised site plan that included the lands known as Block 18. Staff reviewed the matter; however, the appropriate additional recommendations were not included in the technical report for Site Development approval to ensure the block will be properly re-conveyed to the Owner of 133 Milani Boulevard. The attachment to this Communication has been created to show the location of Block 18 incorporated within the proposed site plan. Staff have no objection to the inclusion of Block 18 within the site plan, subject to the recommendations in this Communication.

Further, through the re-conveyance of Block 18, the Owner has incorporated the block into the development of their lands. While Vaughan Planning staff does not object in principle, staff would like to ensure that a portion of the former walkway block be maintained with an appropriate amount of landscaping along the new property lines, subject to the satisfaction of the Vaughan Planning Department. Planning staff will work with the Owner to finalize the details of the site plan and landscape plan, as identified in the technical report for Site Development File DA.13.086.

Conclusion

Based on the information above, and the fact that the public walkway will no longer serve a formal purpose as the proposed Rainbow Valley Corridor Trail is not feasible and will not be constructed, Planning Staff support the re-conveyance of Block 18 to the adjacent lands to the east, municipally known as 133 Milani Boulevard, subject to the recommendations and comments in this Communication.

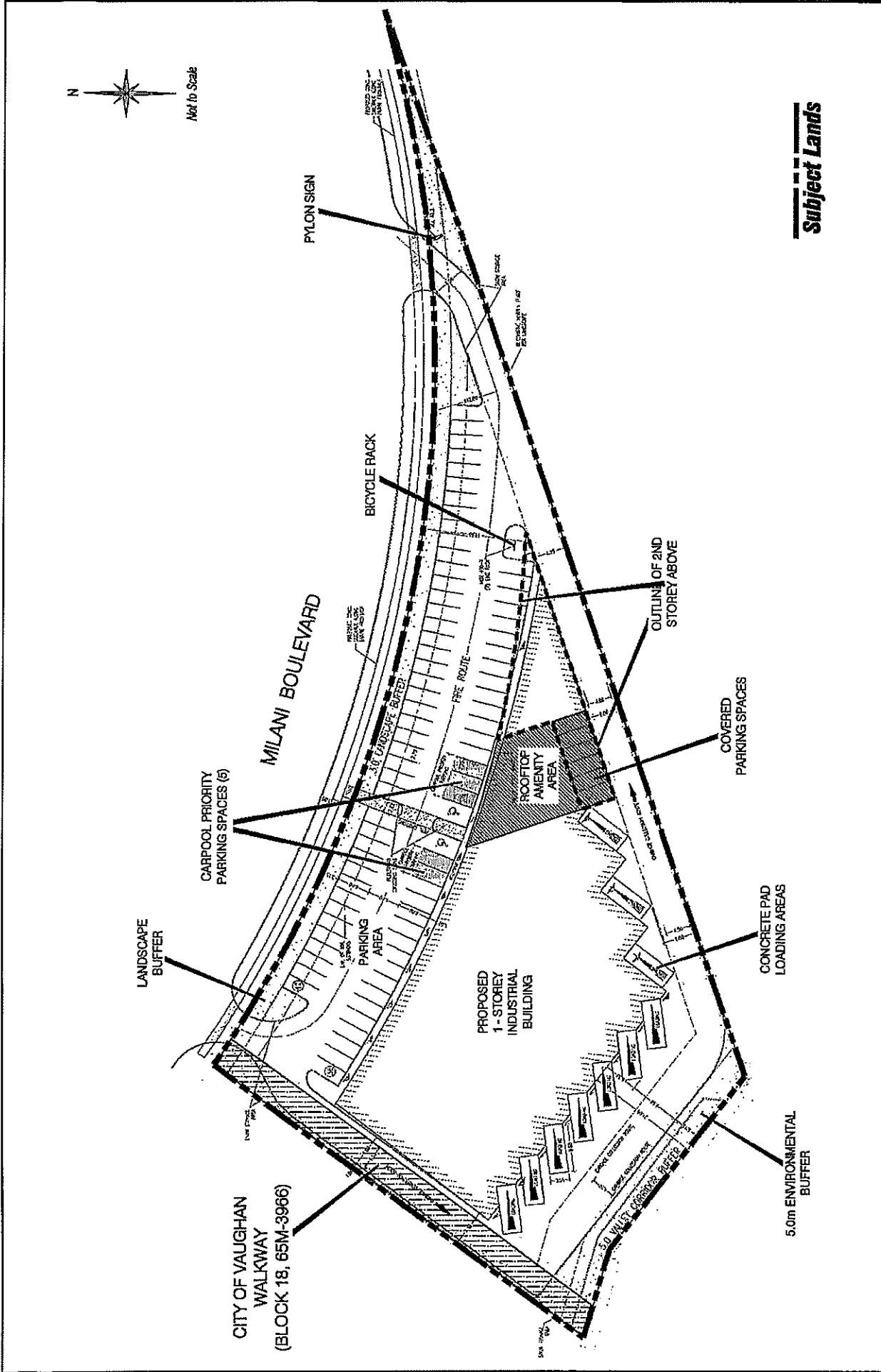
Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

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Attachment: Site Plan and Walkway Block



Subject Lands

Attachment

FILE: DA.13.086
DATE: May 9, 2014



Site Plan and Walkway Block

LOCATION: Part of Lot 9, Concession 9
APPLICANT: 611428 Ontario Limited.
NOTIFY ATTACHMENTS\DA\13.0866.dwg