

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 13, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 26, 2017.

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CAMELOT ON 7 INC. ALLOCATION OF SERVICING CAPACITY TO SITE DEVELOPMENT FILE DA.15.057 WARD 2 - VICINITY OF ISLINGTON AVENUE AND HIGHWAY 7

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, the Director of Development Engineering and Infrastructure Planning and the Director of Development Planning, dated September 19, 2017:

Recommendation

The Deputy City Manager, Planning and Growth Management, the Director of Development Engineering and Infrastructure Planning, and the Director of Development Planning recommend:

1. That Vaughan Council pass the following resolution with respect to the allocation of servicing capacity:
 - a) That Site Development Application File DA.15.057 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 128 residential units (283 persons equivalent).

Contribution to Sustainability

Efficient distribution of servicing capacity contributes to orderly and sustainable development. The availability of capacity is reliant on the City's active participation in long term water conservation initiatives and the reduction of extraneous flows within the sanitary sewer system. These efforts are consistent with the objectives of the City's Community Sustainability and Environmental Master Plan (Green Directions Vaughan) and will assist in the pursuit of:

- Sustainable growth and development;
- Minimizing energy consumption;
- The conservation and protection of the City's long term water supply; and
- The creation of a City with sustainable built form.

Economic Impact

There are no economic impacts associated with this report.

Purpose

The purpose of this report is to seek approval from Council for the allocation of servicing capacity to Site Development Application File DA.15.057, which was recently approved by the Ontario Municipal Board.

Background - Analysis and Options

Site Development Application File DA.15.057 is comprised of a 7-storey residential building with a total of 128 residential apartment units. The subject lands are located on the north side of Highway 7 and east of Islington Avenue, municipally known as 4902 and 4908 Highway 7 as shown on Attachment 1.

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Council, at its meeting on October 19, 2016 resolved to refuse this Site Development application and associated Zoning By-Law Amendment File Z.13.012 on the basis that access issues have not been satisfactorily resolved, and the applications were subsequently referred to the Ontario Municipal Board (OMB). The applications had previously been appealed to the OMB by the applicant due to non-decision.

Prior to the commencement of the July 11, 2017 OMB hearing, the City was successful in resolving the access issue with the applicant who revised its proposal to reflect a right-in/right-out movement only. The OMB, in an oral decision, allowed the appeals in part, and the Zoning By-law Amendment and Site Development applications in principle, so as to allow for the seven storey, 128 unit residential proposal. The final OMB Order is being withheld pending:

1. Confirmation that the Applicants have entered into a Site Plan Agreement with the City;
2. Confirmation that a Site Plan Agreement has been prepared to the satisfaction of the Regional Municipality of York;
3. Confirmation that the Applicants have been allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 128 residential units; and
4. Receipt by the Board of the final form of the zoning by-law amendment for attachment to the final Order.

Council, at its meeting on December 13, 2016, adopted the last annual servicing capacity distribution update report. In conjunction with this report, Council reserved approximately 12,000 persons equivalent of the available servicing capacity for future distribution by Council to active development applications that proceed to approval during 2017. The majority of this servicing capacity is still available for allocation by Vaughan Council.

Given that the OMB has approved Site Development Application File DA.15.057 in principle, staff is recommending that Council consider allocating water and wastewater servicing capacity to this site development so the project can proceed.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

The matters referred to in this report will support the following Council priorities:

- Invest, renew and manage infrastructure and assets;
- Attract investment and create jobs;
- Continue to cultivate an environmentally sustainable City; and
- Continue to advance a culture of excellence in governance

Regional Implications

The Region of York has assigned sufficient servicing capacity to the City to accommodate this site development.

Conclusion

On July 11, 2017, the Ontario Municipal Board approved in principle the Site Development Application by Camelot on 7 Inc. and the associated Zoning By-law Amendment (Files DA.15.057 and Z.13.012) regarding the development on lands at 4902 and 4908 Highway 7. Accordingly, it is recommended that Vaughan Council allocate water and wastewater servicing capacity to this development to permit the development to proceed.

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Attachment

1. Location Map

Report prepared by:

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)