

**DATE:** MARCH 18, 2013  
**TO:** HONOURABLE MAYOR & MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING  
**RE:** COMMUNICATION – COUNCIL MEETING, MARCH 19, 2013

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| C                     | 17     |
| Item #                | 16     |
| Report No.            | 9 (CW) |
| Council - MARCH 19/13 |        |

**ITEM #16, COMMITTEE OF THE WHOLE – FEBRUARY 26, 2013**  
**OFFICIAL PLAN AMENDMENT FILE OP.11.007**  
**ZONING BY-LAW AMENDMENT FILE Z.11.032**  
**SITE DEVELOPMENT FILE DA.12.057**  
**1541677 ONTARIO LIMITED**  
**WARD 5 – VICINITY OF BATHURST STREET AND BEVERLEY GLEN BOULEVARD**

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#### Recommendation

The Commissioner of Planning recommends:

1. THAT Recommendation #2 a) i) respecting Item 16 of the report of the Commissioner of Planning dated February 26, 2013, be replaced with the following together with the re-lettering of conditions 2 b) and 2 c) to 2 a) and 2 b), respectively:
  - "2. THAT Zoning By-law Amendment File Z.11.032 (1541677 Ontario Limited) BE APPROVED, specifically to rezone the subject lands shown on Attachments #1 and #2 from C2 General Commercial Zone subject to Exception 9(4) to RA3 Apartment Residential Zone to facilitate a mixed-use development consisting of 2 apartment buildings (condominium-style) with 835 m<sup>2</sup> ground floor commercial uses as shown on Attachment #4, subject to the following conditions:".
2. THAT a new Recommendation #6 be added to Item 16 of the report of the Commissioner of Planning dated February 26, 2013 to allocate servicing capacity to Site Development File DA.12.057 (1541677 Ontario Limited) as follows:
  - "6. THAT Site Development File DA.12.057 (1541677 Ontario Limited) is allocated sanitary sewage capacity from the York Sewage Servicing System and water supply capacity from the York Water Supply System for a total of 438 residential units, subject to confirmation from the Region of York that the required Southeast Collector Improvements are on schedule and servicing capacity is available, and subject to the execution of a Site Plan Agreement to the satisfaction of the City."

#### Background

Through recent discussions between the Applicant and the Vaughan Development/Transportation Engineering Department, it was verified that on June 26, 2012, Council reserved capacity for 482 apartment units through the City's Annual Servicing Distribution Protocol to Site Development File DA.12.057 (1541677 Ontario Limited). The Development/Transportation Engineering Department has advised the Development Planning Department that Council can pass a resolution with respect to the allocation of servicing capacity to Site Development File DA.12.057 for the proposed 438 residential units, if the application is approved.

The above-noted applications were considered by the Committee of the Whole on February 26, 2013, which required a Holding "H" provision to be applied to the zoning of the subject lands until such time as

Council had passed a resolution allocating sewage and water supply capacity to this development. Accordingly, it will be necessary to amend Recommendation #2 to remove the reference to the Holding "H" provision and conditions for its removal, and to add a new Recommendation #6 to formally allocate servicing capacity through the approval of Site Development File DA.12.057, if approved by Council, in the manner identified in the recommendation of this Communication. Should Council concur, the staff recommendation can be adopted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a long horizontal stroke extending to the right.

**JOHN MACKENZIE**  
**Commissioner of Planning**

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Copy to: Clayton Harris, City Manager  
Jeffrey A. Abrams, City Clerk  
Grant Uyeyama, Director of Development Planning