

DATE: December 11, 2017

TO: HONOURABLE MAYOR BEVILACQUA AND MEMEBERS OF COUNCIL

FROM: JASON SCHMIDT-SHOUKRI, DEPUTY CITY MANAGER PLANNING & GROWTH MANAGEMENT

RE: **COMMUNICATION – ITEM 2, REPORT NO. 43
ONTARIO MUNICIPAL BOARD HEARING
VAUGHAN MILLS CENTRE SECONDARY PLAN
OFFICIAL PLAN AMENDMENT 2
RELATED SITE SPECIFIC APPEALS
WARDS 3 AND 4 – VICINITY OF THE JANE STREET AND RUTHERFORD ROAD**

Recommendation

The Deputy City Manager, Planning and Growth Management and the Director of Development Engineering, in consultation with the City Solicitor, recommend:

1. That the Mayor and Clerk be authorized to execute a standard servicing agreement(s) with Tesmar Holdings Inc. and/or Rutherford Land Development Corporation for the design and construction of the northerly extension of Caldari Road from Riverrock Gate to Rutherford Road, if required.

Purpose

This report seeks Council's approval to execute a servicing agreement with Tesmar Holdings Inc. and/or Rutherford Land Development Corporation for the design and construction of the northerly extension of Caldari Road from Riverrock Gate to Rutherford Road in advance of development approvals.

Background - Analysis and Options

An Ontario Municipal Board pre-hearing conference is scheduled for January 25 and 26, 2018 with respect to the appeals of the Vaughan Mills Centre Secondary Plan and consolidated site specific matters. The Tesmar development proposal is one of the related matters.

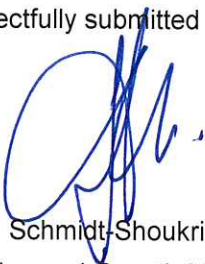
Tesmar Holdings Inc. wishes to advance the construction of the Caldari Road extension to facilitate their site development in the Vaughan Mills Centre Secondary Plan area. Typically, obligations and requirements related to road construction are included in a development agreement once approvals are granted. Planning approvals provide staff with the authority to execute such agreements. Tesmar has requested the City enter into a stand-alone agreement in advance of development approvals to construct the road at no cost to the City and at the sole risk of the developer.

The City received a revised site plan submission on December 8, 2017 that appears to include the necessary civil drawings and engineering reports for the Caldari Road extension. This submission will need to be reviewed by Development Engineering staff and the necessary permits and approvals (MOECC, water permit, etc) secured before construction of the road and services can begin. The servicing agreement can be prepared in parallel with the engineering review.

Conclusion

Entering into a servicing agreement with Tesmar and/or Rutherford Land Development Corporation in advance of development approvals would expedite the construction of the Caldari Road extension, which will form part of the City's public transportation network in accordance with the Vaughan Mills Centre Secondary Plan.

Respectfully submitted



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



Andrew Pearce, Director,
Development Engineering

Copy to: Daniel Kostopoulos, City Manager
Barbara McEwan, City Clerk
Claudia Storto, City Solicitor
Mauro Peverini, Director of Development Planning
Mark Christie, Director of Policy Planning