

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

Item 22, Report No. 21, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 5, 2017.

**22 FCF OLD MARKET LANE 2013 INC.
ALLOCATION OF SERVICING CAPACITY TO SITE DEVELOPMENT FILE DA.15.056
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET**

The Committee of the Whole recommends:

- 1) That 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 May 23, 2017, be approved; and**
- 2) That the following be approved in accordance with Communication C1, memorandum from the Deputy City Manager, Legal and Human Resources and the Deputy City Manager, Planning and Growth Management, dated May 19, 2017:**

That Council authorize the Mayor and City Clerk to execute a Section 37 agreement, heritage easement agreement, POPS access agreement, and site plan agreement with respect to the above-noted development, all in forms satisfactory to the Deputy City Manager, Legal and Human Resources and the Deputy City Manager, Planning and Growth Management, with content consistent with previous reports.

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.15.056 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 85 residential units (188 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 is no economic impact associated with this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

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Purpose

The purpose of this report is to seek approval from Council for the allocation of servicing capacity to Site Development Application File DA.15.056, which was recently approved by the Ontario Municipal Board.

Background - Analysis and Options

Site Development Application File DA.15.056 is comprised of a terraced 3 to 6-storey mixed-use building with a total of 85 residential units, 650 m² of ground related commercial uses and the retention, relocation and restoration of portions of the 2 existing heritage buildings. The site development is located on the lands at 177, 185 and 197 Woodbridge Avenue in Woodbridge.

Council, at its meeting on September 20, 2016 refused this Site Development application and associated Zoning By-Law Amendment File Z.14.026, and the applications were subsequently referred to the Ontario Municipal Board (OMB).

On April 28, 2017, the OMB settlement hearing was held for the appeals filed by FCF Old Market Lane 2013 Inc. regarding the lands at 177, 185 and 197 Woodbridge Avenue. The OMB, in an oral decision, approved the six storey, 85 unit proposal by way of the Official Plan Amendment, Zoning By-law Amendment and Site Development application, in principle. The OMB Order is being withheld until all agreements are executed, including the Minutes of Settlement, the Section 37 Agreement, the Heritage Easement Agreement, and the Site Plan Agreement. In addition, the Order is being withheld until the OMB receives notification that servicing capacity has been allocated to the site development by Vaughan Council.

Vaughan 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 the OMB has approved Site Development Application File DA.15.056 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 5, 2017

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Conclusion

On April 28, 2017, the Ontario Municipal Board approved in principle the Site Development Application by FCF Old Market Lane 2013 Inc. and the associated Zoning By-law Amendment (Files DA.15.056 and Z.14.026) regarding the development on lands at 177, 185 and 197 Woodbridge Avenue. Accordingly, it is recommended that Vaughan Council allocate water and wastewater servicing capacity to this development to permit the development to proceed.

Attachment

1. Location Map

Report prepared by:

Tony Artuso, Senior Engineering Assistant, Ext. 8396

(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.)



memorandum

C 1
COMMUNICATION
CW - May 23/2017
ITEM - 22

DATE: MAY 19, 2017

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: CLAUDIA STORTO,
DEPUTY CITY MANAGER, LEGAL AND HUMAN RESOURCES
JOHN MACKENZIE,
DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT

SUBJECT: COMMUNICATION - Committee of the Whole Meeting May 23, 2017

ITEM #22, REPORT #21
FCF OLD MARKET LANE 2013 INC.
ALLOCATION OF SERVICING CAPACITY TO SITE DEVELOPMENT FILE
DA.15.056
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET

Recommendation

The Deputy City Manager, Legal and Human Resources and the Deputy City Manager, Planning and Growth Management recommend:

1. THAT Council authorize the Mayor and City Clerk to execute a Section 37 agreement, heritage easement agreement, POPS access agreement, and site plan agreement with respect to the above-noted development, all in forms satisfactory to the Deputy City Manager, Legal and Human Resources and the Deputy City Manager, Planning and Growth Management, with content consistent with previous reports.

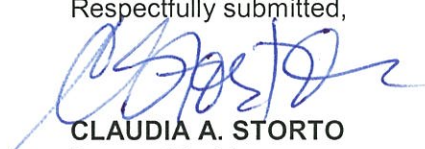
Background and Analysis

In an oral decision delivered on April 28, 2017, the Ontario Municipal Board approved the settlement of FCF Old Market Land 2013 Inc.'s appeal regarding 177, 185, and 197 Woodbridge Avenue subject to confirmation of servicing allocation and the execution of certain agreements with the City. Staff are seeking Council's authorization to execute a Section 37 agreement, heritage easement agreement, POPS access agreement, and site plan agreement – all in form and with content consistent with previous reports – in order to enable to finalize the agreements and request final issuance of the OMB's Order.

Conclusion

In addition to the allocation of servicing capacity, it is recommended that Council authorize the Mayor and City Clerk to execute a Section 37 agreement, heritage easement agreement, POPS access agreement, and site plan agreement with FCF Old Market Lane 2013 Inc. on the basis set out in this communication and previous staff reports.

Respectfully submitted,


CLAUDIA A. STORTO
Deputy City Manager,
Legal and Human Resources


JOHN MACKENZIE
Deputy City Manager,
Planning and Growth Management

**FCF OLD MARKET LANE 2013 INC.
ALLOCATION OF SERVICING CAPACITY TO SITE DEVELOPMENT FILE DA.15.056
WARD 2 - VICINITY OF WOODBRIDGE AVENUE AND WALLACE STREET**

RECOMMENDATION

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

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By-law Amendment and Site Development application, in principle. The OMB Order is being withheld until all agreements are executed, including the Minutes of Settlement, the Section 37 Agreement, the Heritage Easement Agreement, and the Site Plan Agreement. In addition, the Order is being withheld until the OMB receives notification that servicing capacity has been allocated to the site development by Vaughan Council.

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Attachment

1. Location Map

Report prepared by:

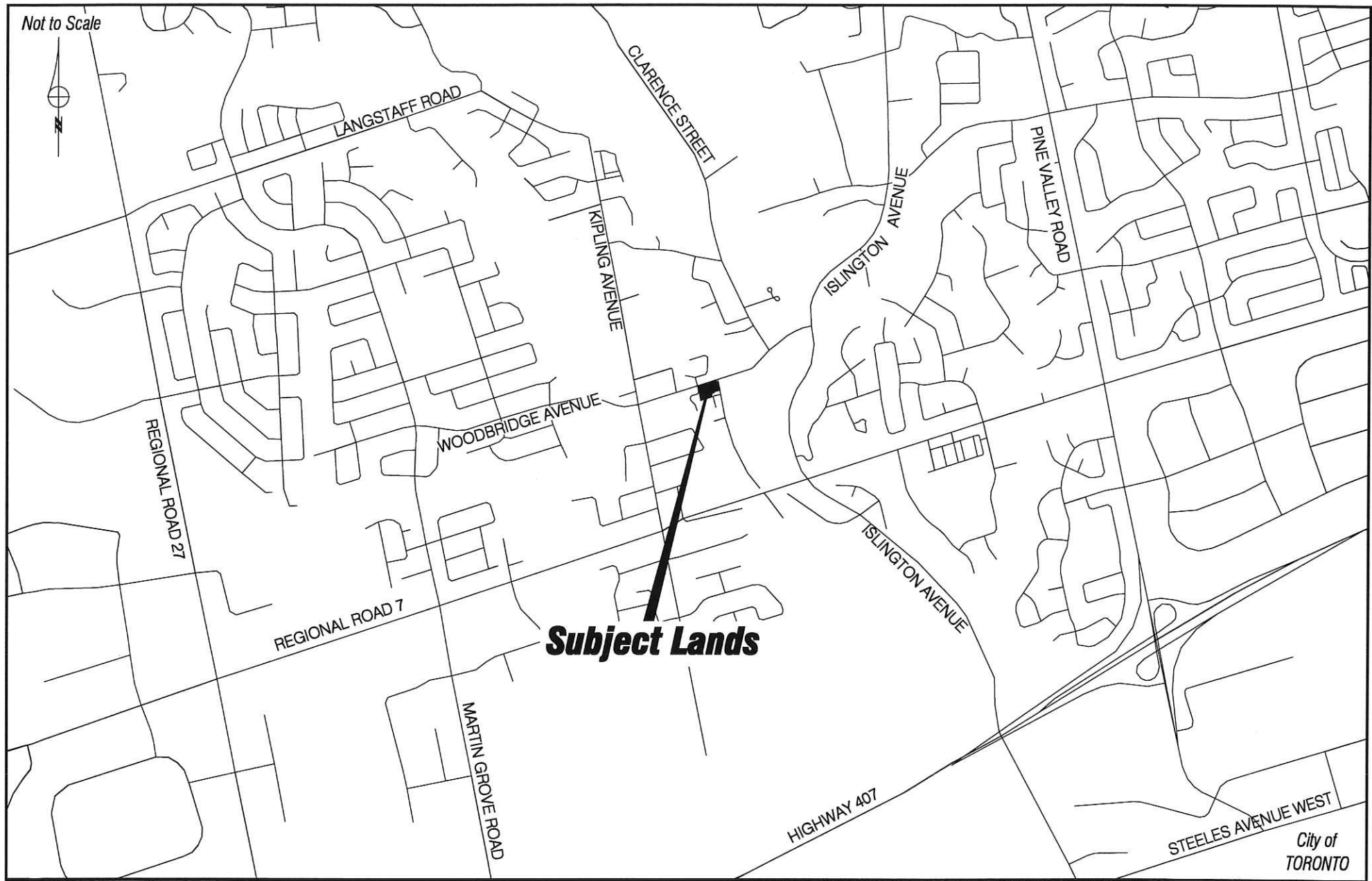
Tony Artuso, Senior Engineering Assistant, Ext. 8396

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager,
Planning & Growth Management

ANDREW PEARCE
Director of Development Engineering
and Infrastructure Planning

MAURO PEVERINI
Director of Development Planning



Location Map

LOCATION:
Part of Lot 7, Concession 7

APPLICANT:
FCF Old Market Lane 2013 Inc.

Attachment

FILES:
OP.14.006, Z.14.026, DA.15.056

DATE:
June 20, 2017

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