

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

14 2464879 ONTARIO INC. (CITY PARK HOMES)
ALLOCATION OF SERVICING CAPACITY TO SITE DEVELOPMENT FILE DA.16.003
WARD 5 - VICINITY OF DUFFERIN STREET AND CENTRE STREET

- 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 September 19, 2017, be approved; and
- 2) That Communication C2 from Mr. Leo F. Longo, Aird & Berlis LLP, Brookfield Place, Toronto, dated September 18, 2017, be received.

1. That Vaughan Council pass the following resolution with respect to the allocation of servicing capacity:
 - a) That Site Development Application File DA.16.003 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 56 residential townhouse units (171 persons equivalent).

- 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.

The purpose of this report is to seek approval from Council for the allocation of servicing capacity to Site Development Application File DA.16.003, which was recently approved by the Ontario Municipal Board in principle.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 14, CW Report No. 31 – Page 2

Background - Analysis and Options

2464879 Ontario Inc. ("City Park Homes") submitted an Official Plan Amendment File OP.16.001, Zoning By-law Amendment File Z.16.001, Site Development File DA.16.003, and Draft Plan of Condominium (Common Elements) File 19CDM-16V002 to develop the lands municipally known as 7803 and 7815 Dufferin Street, for a 56 three-storey freehold townhouse development with a common elements roadway. City Park Homes appealed the City's non-decision with respect to the applications to the Ontario Municipal Board (the "OMB").

Council, at its meeting on June 27, 2017, endorsed approval of the respective applications and directed staff to advise the OMB of its decision. The OMB Hearing commenced on July 24, 2017, and the OMB rendered an oral decision on July 25, 2017, approving the Official Plan Amendment, and approving in principle the Zoning By-law Amendment, Site Plan, and Draft Plan of Condominium (Common Elements).

The final OMB Order regarding the Zoning By-law Amendment is being withheld pending:

1. Confirmation that the applications have been allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 56 residential units (171 persons equivalent); and
2. Receipt by the OMB of the final form of the Zoning By-law Amendment for attachment to the OMB's final Order.

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. Much of this servicing capacity is still available for allocation by Vaughan Council.

Given that the OMB has approved Site Development Application File DA.16.003 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 25, 2017, the Ontario Municipal Board approved in principle the Site Development Application (File DA.16.003) by 2464879 Ontario Inc. (City Park Homes) and the associated Zoning By-law Amendment and Draft Plan of Condominium (Files Z.16.001 and 19CDM-16V002) regarding the development of the lands known municipally as 7803 and 7815 Dufferin Street.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017

Item 14, CW Report No. 31 – Page 3

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
Bill Kiru, Senior Manager of Development Planning, Ext. 8633
Caterina Facciolo, Legal Counsel, Ext. 8662

(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.)

Britto, John

C <u>2</u>
COMMUNICATION
CW - <u>SEPT 19/17</u>
ITEM - <u>14</u>

From: Leo Longo <llongo@airdberlis.com>
Sent: Monday, September 18, 2017 11:21 AM
To: Clerks@vaughan.ca
Subject: COW Meeting #31, Agenda Item #14 - Servicing Capacity Allocation

We represent City Park Homes in this matter.

We have read the staff report and encourage COW to adopt the staff recommendation.

Please send me an email advising of the COW's action on this item.

Regards,
LFL

Leo F. Longo
Certified Specialist
(Municipal Law: Local Government & Land Use Planning and Development)

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**2464879 ONTARIO INC. (CITY PARK HOMES)
ALLOCATION OF SERVICING CAPACITY TO SITE DEVELOPMENT FILE DA.16.003
WARD 5 - VICINITY OF DUFFERIN STREET AND CENTRE 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:

1. That Vaughan Council pass the following resolution with respect to the allocation of servicing capacity:
 - a) That Site Development Application File DA.16.003 be allocated servicing capacity from the York Sewage / Water Supply System for a total of 56 residential townhouse units (171 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

N/A

Purpose

The purpose of this report is to seek approval from Council for the allocation of servicing capacity to Site Development Application File DA.16.003, which was recently approved by the Ontario Municipal Board in principle.

Background - Analysis and Options

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Conclusion

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Attachment

1. Location Map

Report prepared by:

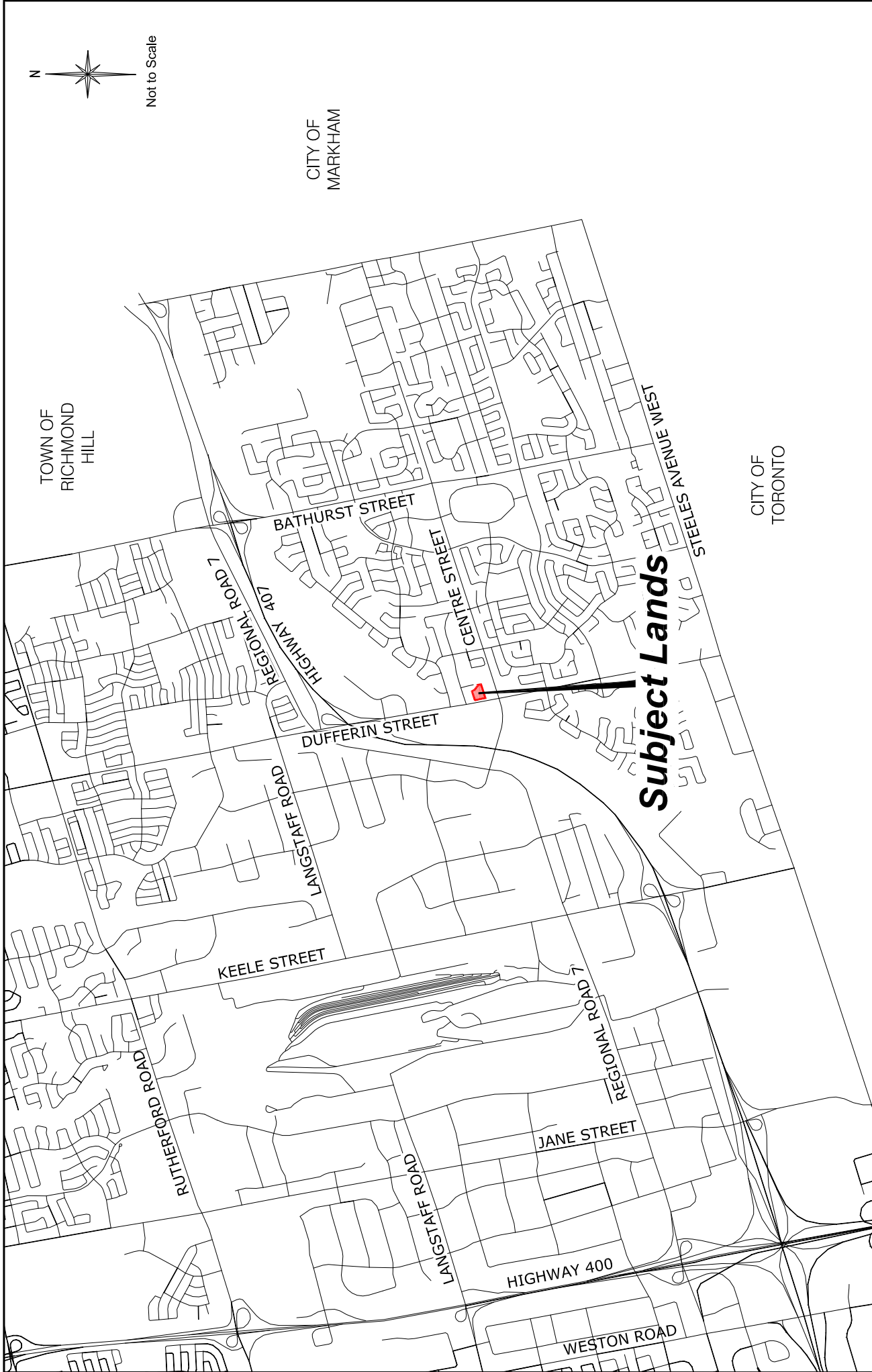
Tony Artuso, Senior Engineering Assistant, Ext. 8396
Bill Kiru, Senior Manager of Development Planning, Ext. 8633
Caterina Facciolo, Legal Counsel, Ext. 8662

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



Context Location Map

Location: Part of Lot 6,
Concession 2

Applicant:
2464879 Ontario Inc. (City Park Homes)

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Attachment

Files: OP.16.001, Z.16.001,
19CDM-16V002 & DA.16.003

Date:
September 19, 2017