

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 23, 2018

Item 18, Report No. 18, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on May 23, 2018.

**18 TESMAR HOLDINGS INC. ALLOCATION OF SERVICING CAPACITY
 DEVELOPMENT FILE DA.14.037**

The Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Public Works, dated May 8, 2018:

Recommendations

1. THAT Development Application File Number DA.14.037 be ALLOCATED servicing capacity from the York Sewage / Water Supply System for a total of 559 residential units (1,235 persons equivalent).

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

Item:



Committee of the Whole Report

DATE: Tuesday, May 08, 2018 **WARD(S):** 4

**TITLE: TESMAR HOLDINGS INC.
ALLOCATION OF SERVICING CAPACITY
DEVELOPMENT FILE DA.14.037**

FROM:
Stephen Collins, Deputy City Manager, Public Works

ACTION: DECISION

Purpose

The purpose of this report is to seek approval from Council for the allocation of servicing capacity to Development Application File Number DA.14.037 pursuant to the City's Servicing Capacity Distribution Protocol.

Report Highlights

- To recommend the distribution of servicing capacity to an active development application.

Recommendations

1. THAT Development Application File Number DA.14.037 be ALLOCATED servicing capacity from the York Sewage / Water Supply System for a total of 559 residential units (1,235 persons equivalent).

Background

The subject lands comprise 1.67 hectares at the northeast corner of Jane Street and Riverrock Gate. Applications for Official Plan Amendment, Zoning By-law Amendment

and Site Development Approval (Files OP.05.020, Z.07.029, DA.14.037) were made by the applicant and subsequently appealed to the Ontario Municipal Board.

The Ontario Municipal Board has approved the site development application for two residential towers of 23 and 20 storeys above a 6-storey podium

On January 25, 2018 and January 26, 2018, in an oral decision, the Ontario Municipal Board (OMB) approved the applications which will facilitate the development of the subject lands for two (2) residential towers of 23 and 20 storeys above a 6-storey podium, for a total of 559 residential units. The concept includes vacant lands that may be developed as a future phase and will require a minimum of 5,000 square metres of non-residential gross floor area to be included in a minimum 3-storey building.

Previous Reports/Authority

Not applicable.

Analysis and Options

Servicing capacity remains available within the York Sewage/Water Supply System to accommodate new growth throughout the City

The City's last annual servicing capacity distribution update report was approved on February 21, 2018 by Council. The report concluded servicing capacity remains available within the York Sewage / Water Supply System to accommodate new growth throughout the City. Based on the OMB's January 25 and 26, 2018 oral decision, staff is recommending servicing capacity be allocated to the above noted site plan.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

Servicing capacity allocated to this site plan is available.

Conclusion

In order to accommodate priority development applications approved since the last annual servicing capacity distribution update report, it is appropriate to allocate to the above noted development application at this time.

For more information, please contact Michael Frieri, Manager of Engineering and Infrastructure Planning

Attachments

Attachment 1 – Location Map

Prepared by

Tony Artuso, Senior Engineering Assistant, Ext. 8396

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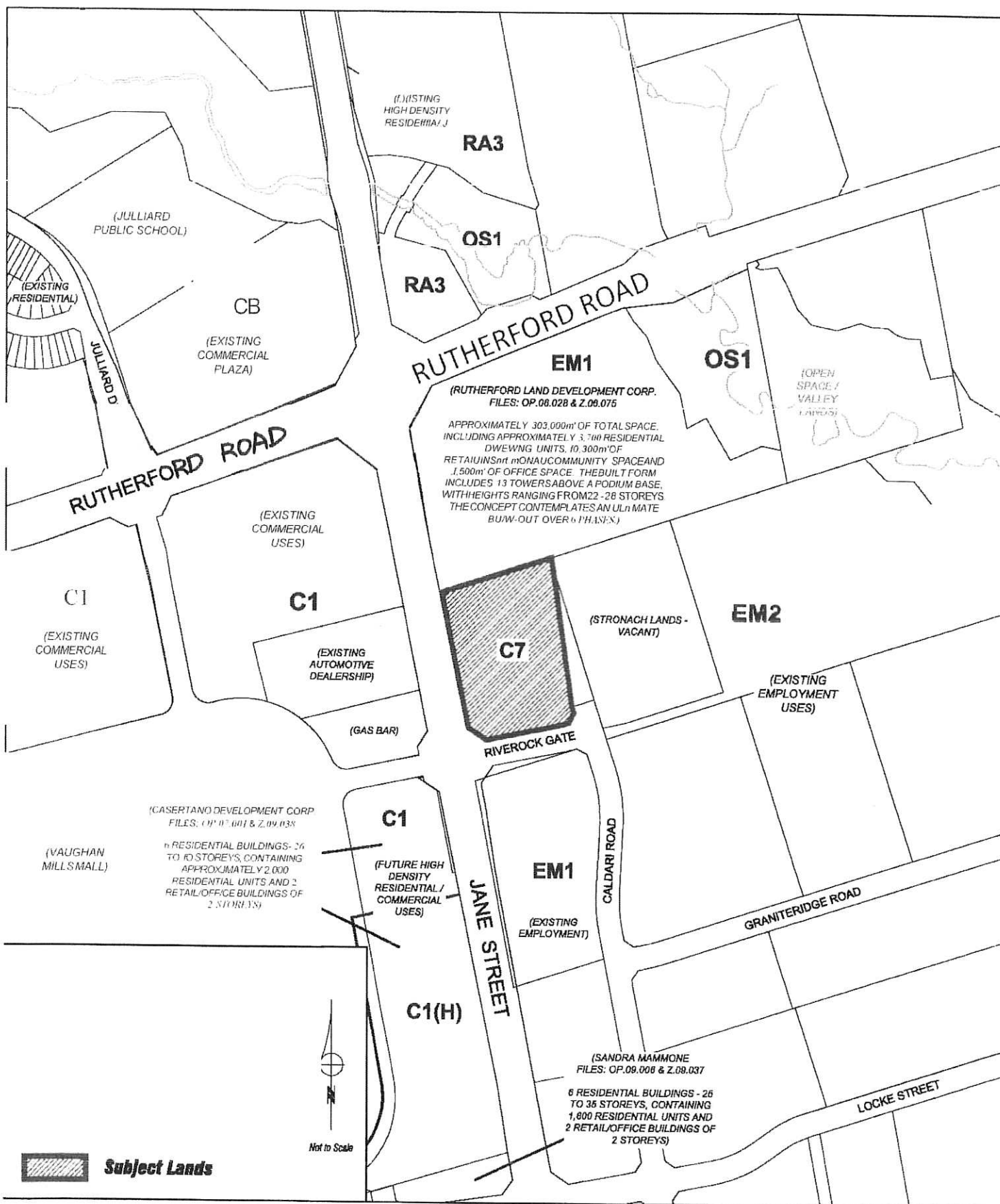
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Attachments

Attachment 1 – Location Map

Prepared by

Tony Artuso, Senior Engineering Assistant, Ext. 8396



Location Map

LOCATION:
Part of Lot 15, Concession 4

APPLICANT:
Tesmar Holdings Corp.
(DA.14.037)

Infrastructure Planning and Corporate
Asset Management Department

Attachment 1