

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

Item 2 Report No. 8, of the Special Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 21, 2017.

2

**TRI-PARTY SERVICING AGREEMENT
SITE DEVELOPMENT FILE DA.12.042
SMITH FARM PROPERTY HOLDINGS INC.
SITE DEVELOPMENT FILE DA.16.044 / DRAFT PLAN OF SUBDIVISION FILE 19T-16V005
WOODBIDGE PARK LIMITED
SITE DEVELOPMENT FILE DA.16.029
407 ETR
WARDS 2, 3, 4 AND 5 - STEELES AVENUE WEST CORRIDOR**

The Special Committee of the Whole recommends approval of the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning, dated February 21, 2017:

Recommendation

The Deputy City Manager, Planning & Growth Management, Interim Director of Development Planning, and Senior Manager of Development Planning in consultation with the Director of Development Engineering and Infrastructure Planning recommend:

1. THAT City of Vaughan Council formally request York Region, in conjunction with the City of Vaughan and the City of Toronto, to enter into a Tri-Party Servicing Agreement for each of the three (3) sites being Smith Farm Property Holdings Inc., 407 ETR, and Woodbridge Park Limited in order to allow servicing of the respective development sites that are located along the Steeles Avenue West corridor.
2. THAT City of Vaughan Council resolve that York Region and the City of Toronto be advised that the City of Vaughan consents to the initiation of additional Tri-Party Servicing Agreements, subject to a request from the Deputy City Manager of Planning and Growth Management, as may be required for future developments on other lands located in the City of Vaughan that are reliant on servicing from the City of Toronto.

Contribution to Sustainability

The applications implement the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031, and by ensuring that the strategy is subject to periodic review and renewal

Goal 4: To create a vibrant community where citizens, business and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st Century

Economic Impact

There are no requirements for new funding associated with this report.

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EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 21, 2017

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Communications Plan

N/A

Purpose

The purpose of this report is to seek City of Vaughan Council's formal request to York Region, in conjunction with the City of Toronto, to enter into a Tri-Party Servicing Agreement with Smith Farm Property Holdings Inc., 407 ETR, and Woodbridge Park Limited in order to allow servicing of the respective development sites that are located along the Steeles Avenue West corridor. This report also includes a request to initiate future Tri-Party Servicing Agreements, as may be required, for future developments on other lands located in the City of Vaughan that are reliant on servicing from the City of Toronto.

Background - Analysis and Options

Synopsis:

A formal request to York Region, in conjunction with the City of Vaughan and the City of Toronto, is required to enter into a Tri-Party Servicing Agreement with Smith Farm Property Holdings Inc., 407 ETR, and Woodbridge Park Limited in order to allow servicing of the respective development sites that are located along the Steeles Avenue West corridor. Additionally, the report seeks York Region to initiate additional Tri-Party Servicing Agreements, as may be required, for future developments for other lands located in the City of Vaughan that rely on servicing from the City of Toronto subject to a request from the Deputy City Manager of Planning and Growth Management.

Location

The lands subject to the Tri-Party Agreements, shown on Attachment #1, are generally located on the north side of Steeles Avenue West, east of Regional Road 27, and west of Kipling Avenue.

York Region Request for a Council Resolution

York Region is in receipt of requests from landowners to execute Tri-Party Servicing Agreements with the City of Toronto to facilitate development. In order to align our schedules and to facilitate timely development of these projects, staff have brought forward this report.

York Region has requested a formal resolution from Vaughan Council to enter into a Tri-Party Servicing Agreement for each of the three (3) development proposals.

Site Development Applications Requiring a Tri-Party Agreement

On October 19, 2016, Vaughan Council ratified the decision of the Committee of the Whole approving Site Development File DA.12.042 (Smith Farm Property Holdings Inc.) to permit the development of a 20,855.73 m² employment building.

On December 13, 2016, Vaughan Council ratified the decision of the Committee of the Whole approving Site Development File DA. 16.044 and Draft Plan of Subdivision File 19T-16V005 (Woodbridge Park Limited) to permit a residential development comprised of 249 townhouse units, 26 rental apartment units and 868 m² of at-grade commercial uses.

Site Development Application File DA.16.029 (407 ETR) will facilitate an expansion of the existing 407 ETR site with a new 2,565 m² maintenance building, 3,067 m² covered enclosure to accommodate plough trucks, and the addition of 103 new parking spaces. The application, which was filed in March 2016, has been in review with the Ministry of Transportation, City of Toronto,

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Toronto and Region Conservation Authority, York Region, and various Departments in the City of Vaughan. Development Planning Department staff will provide final approval of the plans and will administer the required implementing agreement(s) in accordance with By-law 123-2013 (Site Plan Control By-law) which delegates approval authority to staff in certain instances.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Invest, renew and manage infrastructure and assets
- Attract investment and create jobs
- Continue to cultivate an environmentally sustainable City

Regional Implications

York Region has been working diligently with the City of Toronto, the various landowners, and the City of Vaughan in trying to finalize a Tri-Party Servicing Agreement that would allow for servicing of the respective development sites that are located along the Steeles Avenue West corridor. York Region has also advised the Vaughan Development Planning Department that it requires a formal resolution from Vaughan Council to enter into a Tri-Party Servicing Agreement for each of the three (3) development proposals.

Conclusion

York Region has requested a resolution from Vaughan Council to enter into a Tri-Party Servicing Agreement for each of the three (3) development sites that is required in order to allow the development sites to proceed to final approval, thereby creating shared economic benefits and housing for both the City of Vaughan and York Region. Should Vaughan Council approve the recommendations of this report, the Tri-Party Servicing Agreements necessary to facilitate the three affected development proposals can be initiated, which would allow the City of Vaughan to be in a position to issue Building Permits for Spring 2017. Vaughan Development Planning staff are also recommending that Vaughan Council adopt the recommendation to advise York Region to initiate additional Tri-Party Servicing Agreements, as may be required, subject to a receipt of a request from the Deputy City Manager of Planning and Growth Management, for future developments for other lands located in the City of Vaughan that rely on servicing from the City of Toronto.

Attachments

1. Location Map

Report prepared by:

Bill Kiru, Senior Manager of Development Planning, ext. 8633

(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.)

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Recommendation

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Report prepared by:

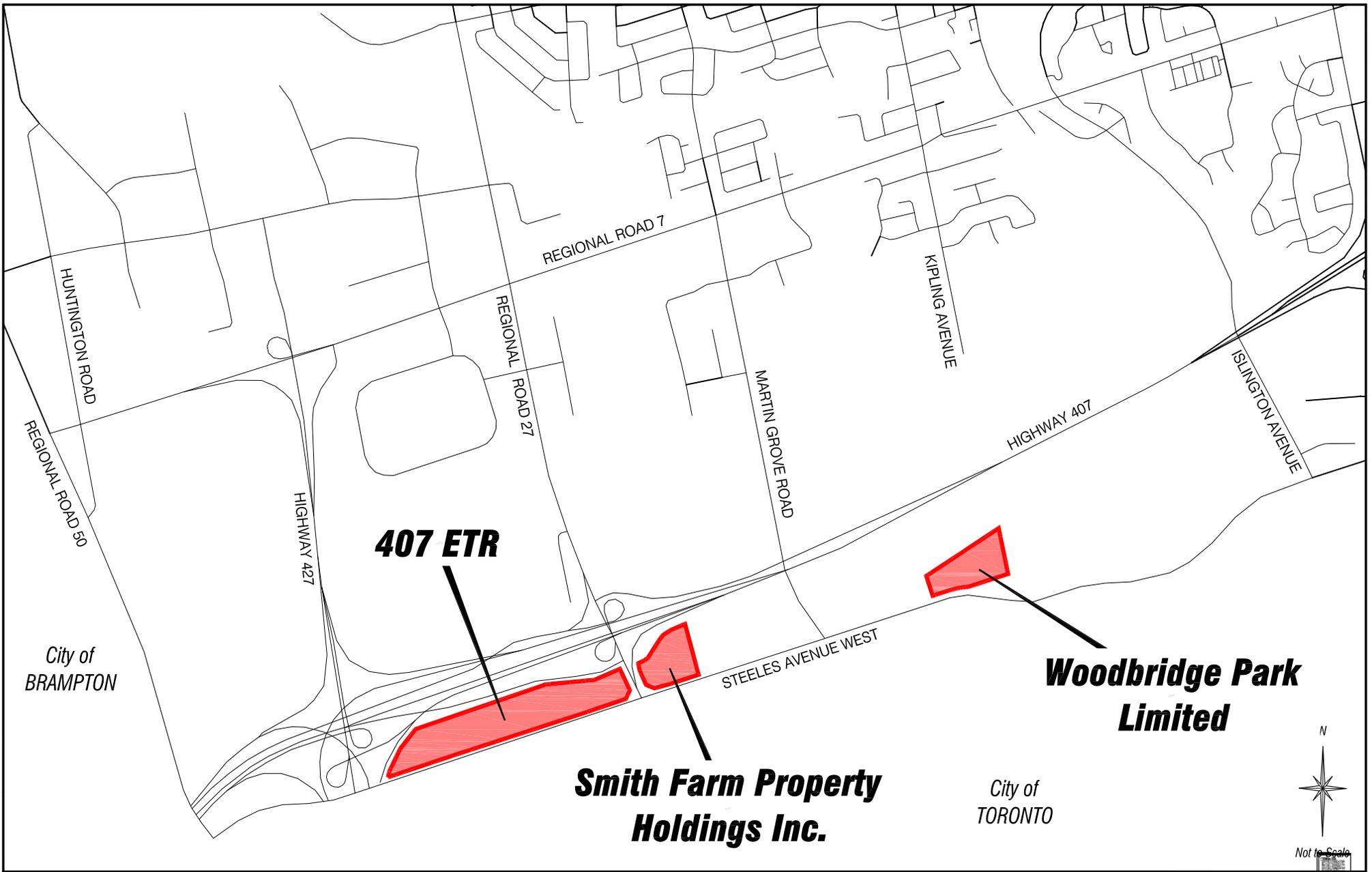
Bill Kiru, Senior Manager of Development Planning, ext. 8633

Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager
Planning & Growth Management

MAURO PEVERINI
Interim Director of Development Planning

/CM



Location
Map



Attachment

1

DATE:
February 16, 2017