

COMMITTEE OF THE WHOLE – SEPTEMBER 4, 2007

SITE DEVELOPMENT APPLICATION DA.07.068 AND PART LOT CONTROL EXEMPTION APPLICATION PLC.07.033 1720447 ONTARIO LTD. RESERVATION OF SEWAGE AND WATER SERVICING CAPACITY

Recommendation

The Commissioner of Engineering and Public Works and the Commissioner of Planning recommend:

That Council pass the following resolution with respect to the RESERVATION of sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System which may be allocated in the future by Council in conjunction with Site Plan and Part Lot Control approval:

“IT IS HEREBY RESOLVED THAT site development application DA.07.068 and part lot control exemption application PLC.07.033 are reserved sewage capacity from the York-Durham Servicing Scheme and water supply capacity from the York Water Supply System for a total of 229 residential units. Said reservation shall automatically be revoked after a period of one year from the time of reservation of servicing capacity through Council in the event that a Site Plan Agreement has not been executed.”

Economic Impact

There are no immediate budgetary impacts resulting from the adoption of this report.

Communications Plan

Not applicable.

Purpose

To seek authorization from Council to reserve servicing capacity for site development application DA.07.068 and part lot control exemption application PLC.07.033 in accordance with the City's Servicing Allocation Capacity Distribution Protocol as adopted by Council on November 14, 2005.

Background – Analysis and Options

The subject lands as identified on Attachment No. 1, are located on the north side of Steeles Avenue east of Bathurst Street. The lands were originally designated for residential use by Official Plan Amendment (OPA) 247 as amended. OPA and Zoning for the subject lands were subsequently approved by the Ontario Municipal Board in May of 2002. The owner has submitted a site development application to facilitate the development of 162 apartment units and 61 townhouse units, and a part lot control exemption application to facilitate the development of 6 single detached units for a total of 229 residential units.

On November 14, 2005 the subject lands were reserved servicing allocation capacity by Council for a period of one year. Since there was not an active development application made to the City, and that a Site Plan Agreement had not been executed for the property, this reservation was automatically revoked on November 14, 2006.

On February 26, 2007, when the City last updated its Servicing Allocation Capacity Strategy, the subject lands were not re-reserved capacity as a result of the inactivity on the property over the

previous 12 months. During this time the previous owners of the property, Cypress Point Holdings Limited were in the process of selling the lands to the current owner. The City was not advised of the pending sale, nor of the current owner's intention to submit development applications for the property.

On April 2, 2007 the City received written confirmation from the Region of York that allocation of servicing capacity is not required for retirement home type facilities where:

- i. individual units/rooms do not contain kitchen facilities;
- ii. food preparation and dining are a centralized function/facility; and
- iii. assisted living care and/or healthcare are offered to the residents who are dependent on this service (although the facilities do not necessarily need to be registered under the Nursing Home Act).

Facilities that meet the above criteria are exempt from the individual assignment of allocation as they fall under the "non-residential" category for the purposes of servicing capacity. As a result, additional servicing allocation capacity from recently developed neighbouring retirement homes has become available for re-distribution by the City.

Development of the subject site will substantially assist in completing the build out of the OPA 247 community plan. Based on the current owners development schedule, it is expected that the subject lands will proceed to construction and that a site plan agreement will be executed within the next 12 months. Further, the site is adequately serviced by existing local and regional sanitary sewer and watermain infrastructure.

Relationship to Vaughan Vision 2007

In consideration of the strategic priorities related to planning and managing growth as established by Vaughan Vision 2007, the recommendations of this report will assist in staging growth to coordinate with available infrastructure and community facilities.

This report is therefore consistent with the priorities previously set by Council.

Regional Implications

Not applicable.

Conclusion

In accordance with the City's Servicing Allocation Capacity Distribution Protocol as adopted by Council on November 14, 2005, and given that site development application DA.07.068 and part lot control exemption application PLC.07.033 meet the City's Priority 2 criteria, it is recommended that these applications be reserved servicing allocation capacity for a period of one year.

Attachments

1. Location Map

Report prepared by:

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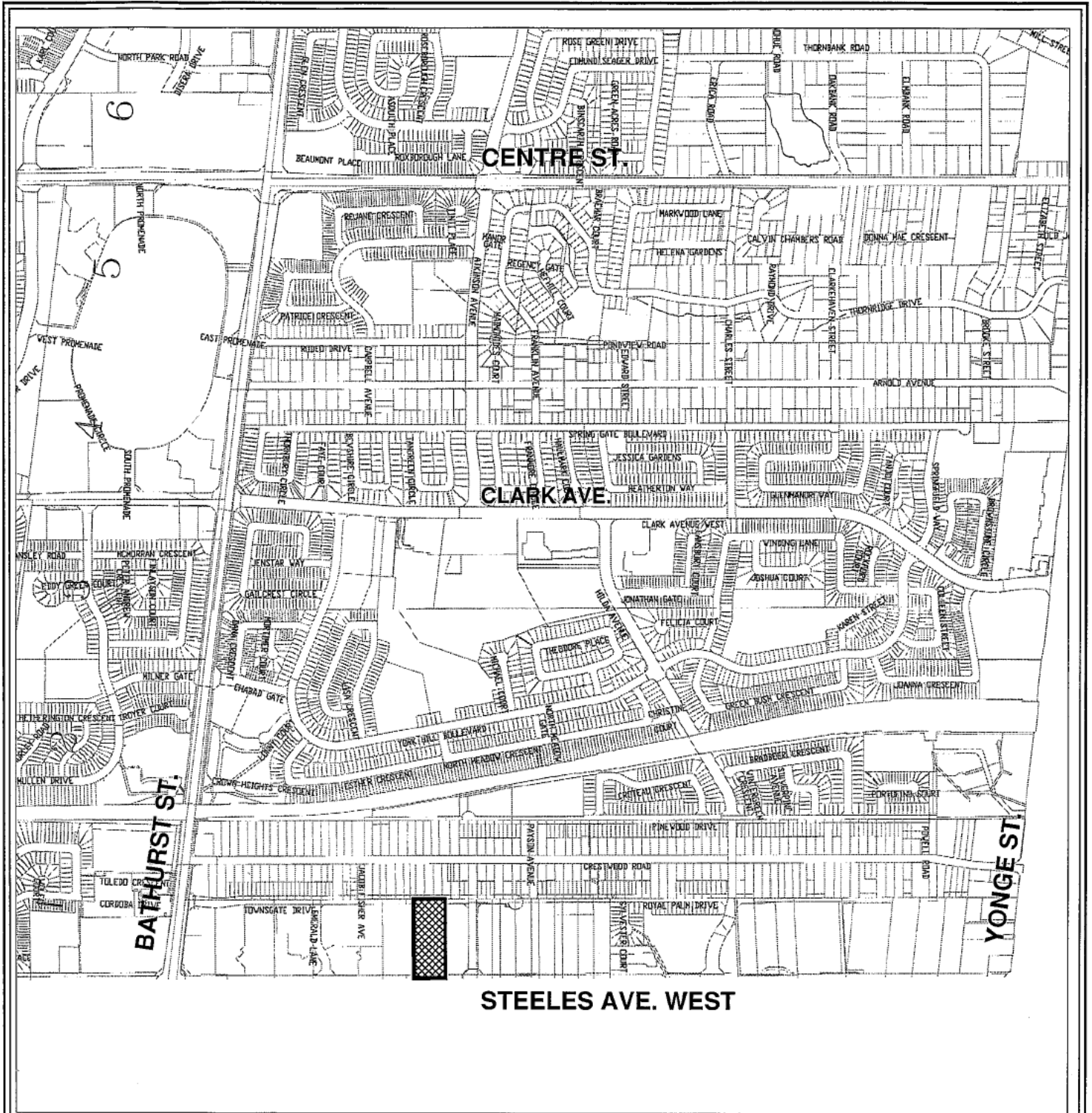
Respectfully submitted,

Bill Robinson, P. Eng.
Commissioner of Engineering
And Public Works

John Zipay
Commissioner of Planning

Michael Frieri, C.E.T.
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ATTACHMENT NO. 1



**SITE DEVELOPMENT APPLICATION DA.07.068 AND
PART LOT CONTROL EXEMPTION APPLICATION PLC.07.033**

1720447 ONTARIO LTD.

LOCATION MAP

LEGEND



SUBJECT LANDS



NOT TO SCALE