



Report to: Development Services Committee

Report Date: May 13, 2025

SUBJECT: RECOMMENDATION REPORT
Scardred 7 Company Ltd.
Application for Redline Revision to a Draft Plan of Subdivision (19TM-18011)
and Extension of Draft Plan Approval to facilitate the creation of a townhouse
block on the northern portion of 4038 and 4052 Highway 7 (Ward 3)
File PLAN 24 180309

PREPARED BY: Melissa Leung, MCIP, RPP, Senior Planner, Central District, ext. 2392

REVIEWED BY: Sabrina Bordone, MCIP, RPP, Manager, Central District, ext. 8230
Stephen Lue, MCIP, RPP, Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the May 13, 2025, report titled, "RECOMMENDATION REPORT, Scardred 7 Company Ltd., Application for Redline Revision to a Draft Plan of Subdivision (19TM-18011) and Extension of Draft Plan Approval to facilitate the creation of a townhouse block on the northern portion of 4038 and 4052 Highway 7 (Ward 3), File PLAN 24 180309", be received;
- 2) THAT the Redline Revision to Draft Plan of Subdivision 19TM-18011 be approved in principle, subject to the conditions set out in Appendix 'A' of this report;
- 3) THAT the Director of Planning and Urban Design, or designate, be delegated authority to issue the Revised Draft Plan Approval, subject to the conditions set out in Appendix 'A', as may be amended by the Director of Planning and Urban Design, or designate;
- 4) THAT the Revised Draft Plan Approval for Draft Plan of Subdivision 19TM-18011 will lapse after a period of three (3) years from the date of Council approval if a Subdivision Agreement is not executed within that period;
- 5) THAT Council assign servicing allocation for a maximum of 619 residential units;
- 6) THAT the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed within a period of three (3) years from the date that Council assigned servicing allocation;
- 7) THAT York region be advised that servicing allocation for 619 residential units has been granted;
- 8) AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

The report recommends approval of the Redline Revision to a Draft Plan of Subdivision application ("Redline Revision") and the Extension of Draft Plan Approval submitted by M. Behar Planning and Design Ltd. (the "Agent"), on behalf of Scardred 7 Company Ltd. (the "Owner") to create a development block to facilitate 49 townhouse units (the "Proposed Development") on the lands municipally known as 4038 and 4052 Highway 7 (the "Subject Lands"). Staff note that the in-force Official Plan and Zoning was approved on May 15, 2024, to permit the Proposed Development. Staff further note that the approval of extensions to draft approved plans of subdivision is delegated to the Director of Planning and Urban Design, as per the City's Delegation of Approval Authority By-law 2023-39. Staff opine that the Application represents good planning, has regard to Section 51(24) of the Planning Act, and is in the public interest.

Application History and Process to Date:

- June 29, 2021: Council enacted site-specific Zoning By-law 2021-49 and draft approved an associated Draft Plan of Subdivision application ("Previous Draft Plan") for 20 single detached lots on the northern portion of the Subject Lands (shown as "Block 1" in Figure 5)
- June 1, 2023: the southern portion of the Subject Lands (shown as "Block 2" in Figure 5) was approved at the Ontario Land Tribunal (the "OLT") for a 12-storey residential building with ground floor commercial uses
- February 1, 2024: City Staff received complete applications for an Official Plan and Zoning By-law Amendment (File PLAN 23 146079) to permit a townhouse development on Block 1, as the Owner no longer intended to pursue the 20 single-detached lot development
- March 19, 2024: the [statutory Public Meeting](#) was held. No oral submissions were made. One written submission that was received, inquiring about potential for parks and community spaces on the Subject Lands. At the statutory Public Meeting, the Development Services Committee (the "DSC") passed a motion to have the applications finalized and enacted without further notice
- May 15, 2024: Council adopted Official Plan Amendment No. 52 ("OPA 52") and enacted Site-Specific Zoning By-law 2024-83 ("By-law 2024-83")
- June 24, 2024: The approval for the Previous Draft Plan lapsed
- November 6, 2024: City Staff received a complete application for a Major Redline Revision to a Draft Plan of Subdivision and Extension of Draft Plan Approval
- March 4, 2025: City Staff received a revised Redline Revised Draft Plan of Subdivision, which is the subject of this report
- March 6, 2025: The 120-day period set out in the *Planning Act* before the Owner can appeal the Application to the OLT for a non-decision expired

According to Bill 23, statutory Public Meetings are no longer required for Draft Plan of Subdivision applications. As such, the Application is being brought to the DSC for recommendation, subject to conditions in Appendix 'A'.

If the DSC approves the Application, then the planning process will include the following next steps:

- a) Staff issues Draft Plan Approval
- b) The Owner must clear the final conditions of Draft Plan of Subdivision, enter into a Subdivision Agreement with the City, and register the Draft Plan of Subdivision

c) Owner would submit applications for Site Plan, Part Lot Control, and Draft Plan of Condominium

BACKGROUND:

Location and Area Context

The 2.42 ha (5.98 ac) Subject Lands, where the Redline Revision applies only to the northern 1.03 ha (2.55 ac) portion, are located on the north side of Highway 7 and east of Village Parkway (see Figures 1 and 2). The Subject Lands are vacant with an existing vacant commercial building on the southern portion of the property and a former surface parking area on the northern portion. Figure 3 shows the surrounding land uses.

The Previous Draft Plan was Draft Approved in 2021 and has since lapsed

The Subject Lands are part of Draft Plan of Subdivision 19TM-18011, which was Draft Approved in 2021 (File SU 18 180309) to facilitate the creation Tomor Drive, Alfredo Street, and William Meleta Drive, along with 20 single-detached lots fronting William Meleta Drive, a future development block, and the future road widening of Highway 7 (see Figure 4). The three-year period for the Applicant to satisfy the draft plan conditions and enter into a Subdivision Agreement lapsed on June 24, 2024.

The Applicant no longer intends to pursue the 20 single-detached lot development and received Council approval to permit a townhouse development on the northern portion of the lands on May 15, 2024. As such, the Applicant has submitted a Redline Revision and Extension of Draft Plan Approval to facilitate the changes as approved by Council and as detailed in the proposal section below.

PROPOSAL:

Figures 5 and 6 shows the proposed townhouse development block on the northern portion of the lands, which in effect eliminates the previously draft approved 20 single-detached lots and reconfigures William Meleta Drive (a new north-south public road), as the townhouse blocks will be serviced by a private condominium road. The southern portion of the Previous Draft Plan will remain generally unchanged, save and except for minor adjustments to the daylight triangle dimensions that resulted in minor changes to the area of Alfredo Street, the Apartment Development Block, and the 0.3 m reserve. Table 1 compares the changes made to the plans.

TABLE 1: Previous Draft Plan vs. Current Redline Revision		
Land Use	Previous Draft Plan (see Figure 4)	Current Redline Revision (see Figure 5)
Townhouse Block	N/A	49 units 1.033 ha (2.552 ac)
Single Detached Lots	20 units 0.773 ha (1.910 ac)	Removed
Apartment Block	570 units 0.826 ha (2.041 ac)	Unchanged 0.825 ha (2.038 ac)
Public Road (future William Meleta Drive extension)	0.106 ha (0.262 ac)	Unchanged
William Meleta Drive	0.399 ha (0.986 ac)	0.138 ha (0.341 ac)
Tomor Drive	0.094 ha (0.232 ac)	Unchanged

TABLE 1: Previous Draft Plan vs. Current Redline Revision

Land Use	Previous Draft Plan (see Figure 4)	Current Redline Revision (see Figure 5)
Alfredo Street	0.160 ha (0.395 ac)	0.159 ha (0.393 ac)
Highway 7 Widening	0.016 ha (0.039 ac)	Unchanged
0.3 m Reserve	0.002 ha (0.005 ac)	0.003 ha (0.007 ac)

DISCUSSION:

Staff consider the Draft Plan of Subdivision appropriate, as it conforms to the 2014 Official Plan as amended by OPA 52, the in-force Zoning By-law 177-96, as amended by By-law 2024-83, and has regard to Section 51(24) of the Planning Act. The Proposed Development is consistent with matters of Provincial interest and conforms to Provincial, Regional, and Municipal plans.

CONCLUSION:

Staff reviewed the Application in accordance with the provisions of the Provincial, Regional, and Municipal plans and are satisfied that the Proposed Development has regard to the Planning Act, represents good planning, and is in the public interest. Therefore, Staff recommend that the proposed Draft Plan of Subdivision be approved subject to the recommendations of this report and conditions in Appendix ‘A’.

FINANCIAL CONSIDERATIONS:

Not Applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not Applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Application aligns with the City’s strategic priorities in the context of growth management and municipal services to ensure safe and sustainable communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Application was circulated to internal City departments and external agencies. The City and external agency requirements have been reflected in the conditions of Draft Plan of Subdivision approval (See Appendix ‘A’: Conditions of Draft Plan of Subdivision Approval).

RECOMMENDED BY:

Giulio Cescato, MCIP, RPP
Director of Planning and Urban Design

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

ATTACHMENTS:

- Figure 1: Location Map
- Figure 2: Aerial Photo and Context
- Figure 3: Area Context and Zoning

Figure 4: Previous Draft Plan of Subdivision

Figure 5: Current Revised Draft Plan of Subdivision

Figure 6: Conceptual Site Plan for Block 1

Appendix 'A': Conditions of Draft Plan of Subdivision Approval

AGENT:

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