

8.3 REPORT NO. 42 - DEVELOPMENT SERVICES COMMITTEE (DECEMBER 6, 2021)

8.3.3 [RECOMMENDATION REPORT APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT SUBMITTED BY 4551 ELGIN MILLS DEVELOPMENT LTD. AND MAJOR KENNEDY SOUTH DEVELOPMENTS LTD. TO FACILITATE THE CREATION OF APPROXIMATELY 2,305 GROUND ORIENTED DWELLING UNITS, FUTURE MIXED USE AND RESIDENTIAL DEVELOPMENT BLOCKS, PARKS, SCHOOLS, STORMWATER MANAGEMENT FACILITIES, OPEN SPACE, GREENWAY PROTECTION AND THE SUPPORTING ROAD NETWORK ON THE SUBJECT LANDS KNOWN MUNICIPALLY AS 4551 ELGIN MILLS ROAD EAST, 10225-10227 KENNEDY ROAD, AND 4638 MAJOR MACKENZIE DRIVE EAST \(WARD 6\) \(10.5, 10.7\)](#)

1. That the staff report dated December 6, 2021 titled “Recommendation Report, 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd., Applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit a residential subdivision including mixed use multi-storey development blocks at 4551 Elgin Mills Road East, 10225 – 10227 Kennedy Road and 4638 Major Mackenzie Drive East (Ward 6), File No.: PLAN 20 113780,” be received; and,
2. That in accordance with the provisions of subsections 45 (1.4) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the Owners shall through this Resolution, be permitted to apply to the Committee of Adjustment for a variance from the provisions of the accompanying Zoning By-law, before the second anniversary of the day on which the by-law was approved by Council; and,
3. That the application submitted by 4551 Elgin Mills Developments Ltd., Major Kennedy Developments Ltd., and Major Kennedy South Developments Ltd. to amend Zoning By-law 304-87, as amended, be approved and the draft Zoning By-law attached hereto as Appendix ‘A’, be finalized and brought forward to a future Council meeting to be enacted without further notice; and,
4. That Draft Plan of Subdivision 19TM-20002 be approved in principle, subject to the conditions set out in Appendix ‘B’ of this report and be brought forward to a future Council meeting once all outstanding matters have been resolved to staff’s satisfaction; and,
5. That the Director of Planning and Urban Design or his designate, be delegated authority to issue Draft Plan Approval, subject to the conditions set out in Appendix ‘B’, as may be amended by the Director of Planning and Urban Design or his designate; and,

6. That Draft Plan Approval for Draft Plan of Subdivision 19TM-20002 will lapse after a period of three (3) years from the date of Council approval in the event that a subdivision agreement is not executed within that period; and,
7. That servicing allocation for 2,084 units be assigned to Draft Plan of Subdivision 19TM-20002; and further,
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.



Kimberley Kitteringham
City Clerk

[Figure 1: Location Map](#)

[Figure 2: Aerial Photo](#)

[Figure 3: Area Context/Zoning](#)

[Figure 4: Draft Plan of Subdivision](#)

[Figure 4A: South Subject Lands Draft Plan of Subdivision Excerpt](#)

[Figure 4B: North Subject Lands Draft Plan of Subdivision Excerpt](#)

[Figure 5: Original Draft Plan of Subdivision](#)

[Figure 6: 2014 Official Plan Map 3 Extract - Land Use](#)

[Figure 7: Robinson Glen Secondary Plan - Land Use Map](#)

[Figure 8: Robinson Glen Draft Plan of Subdivision Composite Plan](#)

[Figure 9: Proposed Location of the Homer Wilson House and J.P. Carr Cottage](#)

[Appendix A: Draft Zoning By-law Amendment](#)

[Appendix B: Conditions of Draft Plan of Subdivision](#)

Cc: A. Prasad
B. Karumanchery
S. Lue
M. Caputo
D. Brutto
B. Patel
E. Grant, Malone Given Parsons Ltd.