



## Memorandum

TO: Mayor and Members of Council

FROM: Arvin Prasad, Commissioner of Development Services

PREPARED BY: Sabrina Bordone, Development Manager, Central Planning District

DATE: July 14, 2022

RE: **Conditions of Draft Plan Approval  
Hunter (Mey) Lam c/o 4031 Sixteenth Avenue (Unionville) Inc.  
4031 16<sup>th</sup> Avenue  
File No.: PLAN 22 116814 (19TM-22005)**

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### Recommendations

1. THAT Draft Plan of Subdivision 19TM-22005 be approved in principle, subject to the conditions set out in Appendix 'A' of this memorandum;
2. 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 'A', as may be amended by the Director of Planning and Urban Design or his designate;
3. THAT Draft Plan Approval for Draft Plan of Subdivision 19TM-22005 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;
4. THAT servicing allocation for seven units be assigned to Draft Plan of Subdivision 19TM-22005;
5. AND THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

### Background

#### Subject Lands and Area Context

The 2 ha (4.9 ac) subject lands are located on the south side of 16<sup>th</sup> Avenue, east of Warden Avenue, and are currently developed with a heritage house (the James McLean House), as shown on Figure 1 (the "Subject Lands).

#### History of Previous Approvals

In June 2018, the Local Planning Appeal Tribunal, now the Ontario Land Tribunal (the "Tribunal") approved applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit the following development of the Subject Lands (the "Proposed Development"):

- a) Seven single detached dwelling lots, including the James McLean House relocation
- b) A private laneway intersecting Normandale Road
- c) An Open Space Block for dedication to the City
- d) A Parkland Block for dedication to the City

However, the approved Draft Plan of Subdivision was not registered within the three year time limit stipulated in the *Planning Act*. As a result, the 2018 Draft Plan Approval lapsed in June 2021, which necessitated the requirement for a new Draft Plan of Subdivision application (the “Application”). The Application seeks to facilitate the exact same Proposed Development as the 2018 Draft Plan Approval and would allow the construction of the subdivision to proceed as previously designed and approved.

### **Proposed Draft Plan of Subdivision**

The Application facilitates a development, as detailed below and shown in Figure 2.

<b>Table 1: Proposed Draft Plan of Subdivision</b>		
<b>Land Use</b>	<b>Block Number(s)</b>	<b>Area (ha)</b>
Single-detached dwellings	Blocks 1-7	0.542
Private Road	8	0.125
Open Space	9	1.32
Parkland	10	0.038
<b>TOTAL</b>		<b>2.025</b>

### **The June 27, 2022, Statutory Public Meeting**

The Application was received at the June 27, 2022, statutory Public Meeting, which was referred back to staff with the direction that the conditions of draft plan approval be brought to the July 14, 2022 Council Meeting. The Application is being brought forward to Council at this time for final approval, subject to conditions noted in Appendix ‘A’.

### **Figures**

Figure 1: Location Map

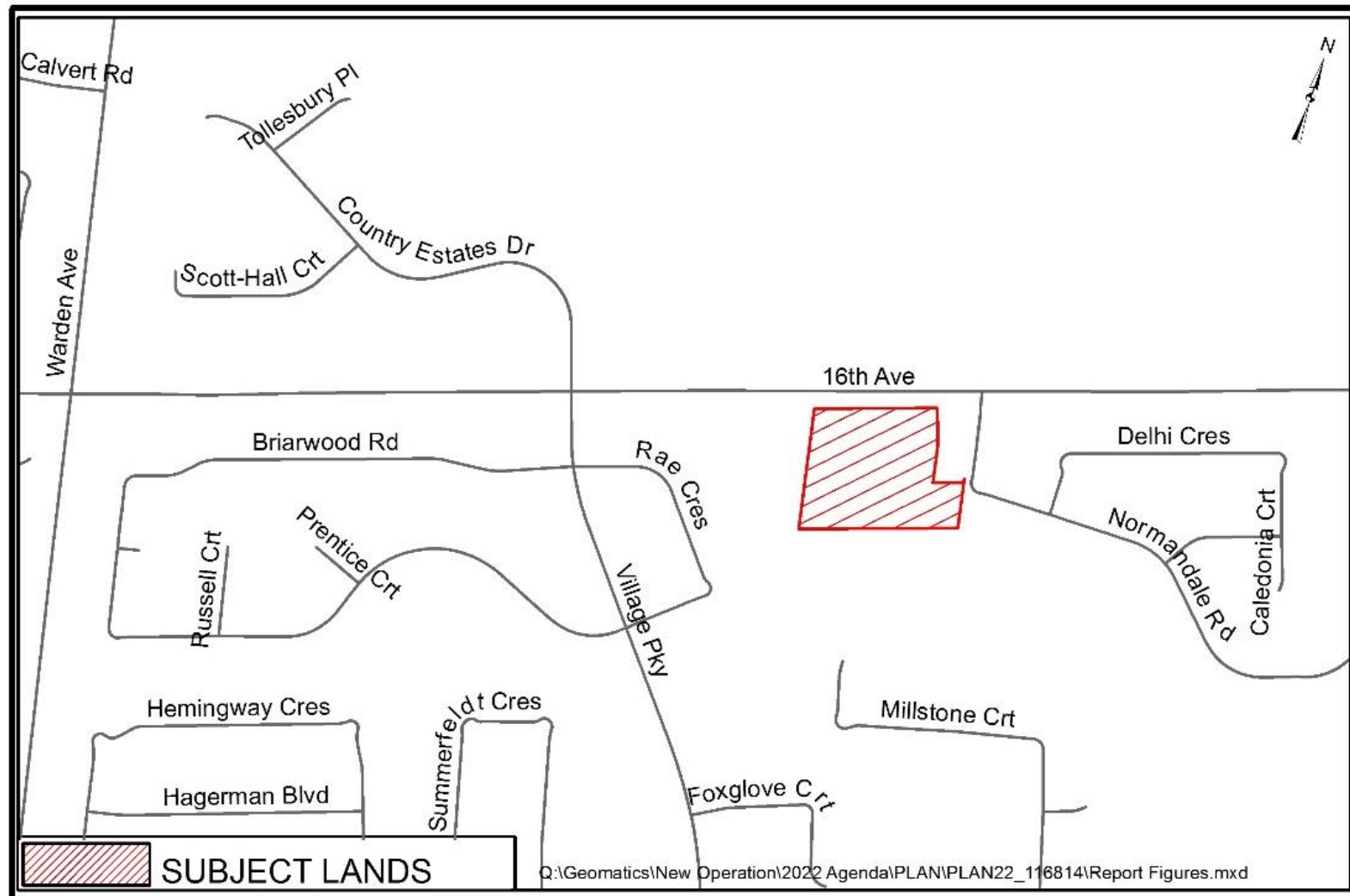
Figure 2: Proposed Draft Plan of Subdivision

### **Appendix**

Appendix ‘A’: Draft Plan Conditions

# Figure 1

## Location Map



# Proposed Draft Plan of Subdivision

