



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner of Development Services

Prepared by: Daniel Brutto, Senior Planner, Planning and Urban Design

Date: March 8, 2022

Re: SUPPLEMENTARY MEMORANDUM
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

RECOMMENDATIONS:

- 1) THAT the SUPPLEMENTARY MEMORANDUM dated March 8, 2022, titled “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 residential subdivisions that include mixed-use multi-storey development blocks at 4551 Elgin Mills Road East, 10225 to 10227 Kennedy Road and 4638 Major Mackenzie Drive East (Ward 6), File No.: PLAN 20 113780”, be received;
- 2) THAT Draft Plan of Subdivision 19TM-20002 be approved subject to the conditions set out in Appendix ‘B’ of this supplementary memorandum;
- 3) AND THAT Draft Plan Approval for Draft Plan of Subdivision 19TM-20002 will lapse after a period of five (5) years from the date of Council approval in the event that a subdivision agreement is not executed within that period.

PURPOSE:

The purpose of this supplementary memorandum is to advise Council that the conditions of Draft Plan of Subdivision approval have been finalized and recommend Draft Plan of Subdivision approval, subject to conditions set out in Appendix ‘B’.

BACKGROUND:

The Draft Plan of Subdivision and Zoning By-law Amendment applications are located within the Robinson Glen Secondary Plan Area, which are bounded by Elgin Mills Road East to the north,

the Robinson Creek to the east, Major Mackenzie Drive to the south and Kennedy Road to the west, within the City's Future Urban Area (See Figure 1: Location Map).

The Applications facilitate the creation of approximately 2,072 single detached and townhouse units, future mixed-use and residential development blocks, parks, schools, stormwater management facilities, open space, greenway protection and the supporting road network (See Figure 2: Draft Plan of Subdivision).

The Development Services Committee ("DSC") on December 6, 2021, endorsed in principle the Draft Plan of Subdivision and resolved that the draft plan of subdivision conditions and zoning by-law be brought forward to a future Council meeting once all outstanding matter had been resolved to Staff's satisfaction.

This recommendation and others were adopted by Council on December 14, 2021 (See Appendix A: December 14, 2021 Council Resolution Extract).

DISCUSSION

Since the December 14, 2021, Council meeting, City staff have worked with the Owner and external stakeholders, including York Region, the Toronto and Region Conservation Authority ("TRCA") and Bell, to finalize the draft plan conditions. Attached as Appendix 'B' are the final Draft Plan of Subdivision conditions agreed to by all stakeholders, including York Region and the TRCA.

The lapsing period has increased from three (3) years to five (5) years as requested by the Owner. Staff are amenable to the change based on the significant size of the plan, which is anticipated to be built in phases over several years and will likely require several Subdivision Agreements. This is reflected in the recommendations of this supplementary memorandum.

NEXT STEPS

If approved, the Owner can clear conditions of Draft Plan of Subdivision approval set out in Appendix 'B', enter into a subdivision agreement with the City, and register the respective draft plan. The Zoning By-law amendment will be brought forward to a separate Council meeting once all matters have been resolved.

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Draft Plan of Subdivision

Appendix 'A': December 14, 2021 Council Resolution Extract

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