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<b>TO</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. Eng. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>3493 COLONEL TALBOT ROAD MEETING ON TUESDAY NOVEMBER 26, 2013</b>

<b>RECOMMENDATION</b>
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That on the recommendation of the Manager of Development Planning, the following information report in response to the presentation from D. Ailles, York Developments and L. Courtney, 3493 Colonel Talbot Road on October 16, 2013 **BE RECEIVED** for information.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None.

<b>PURPOSE</b>
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This report has been prepared in response to the October 16, 2013 Planning and Environment Committee delegation by York Developments for the future development of 3493 Colonel Talbot Road. The purpose of this report is to identify any issues with proceeding with an application for draft plan of subdivision and rezoning for these lands.

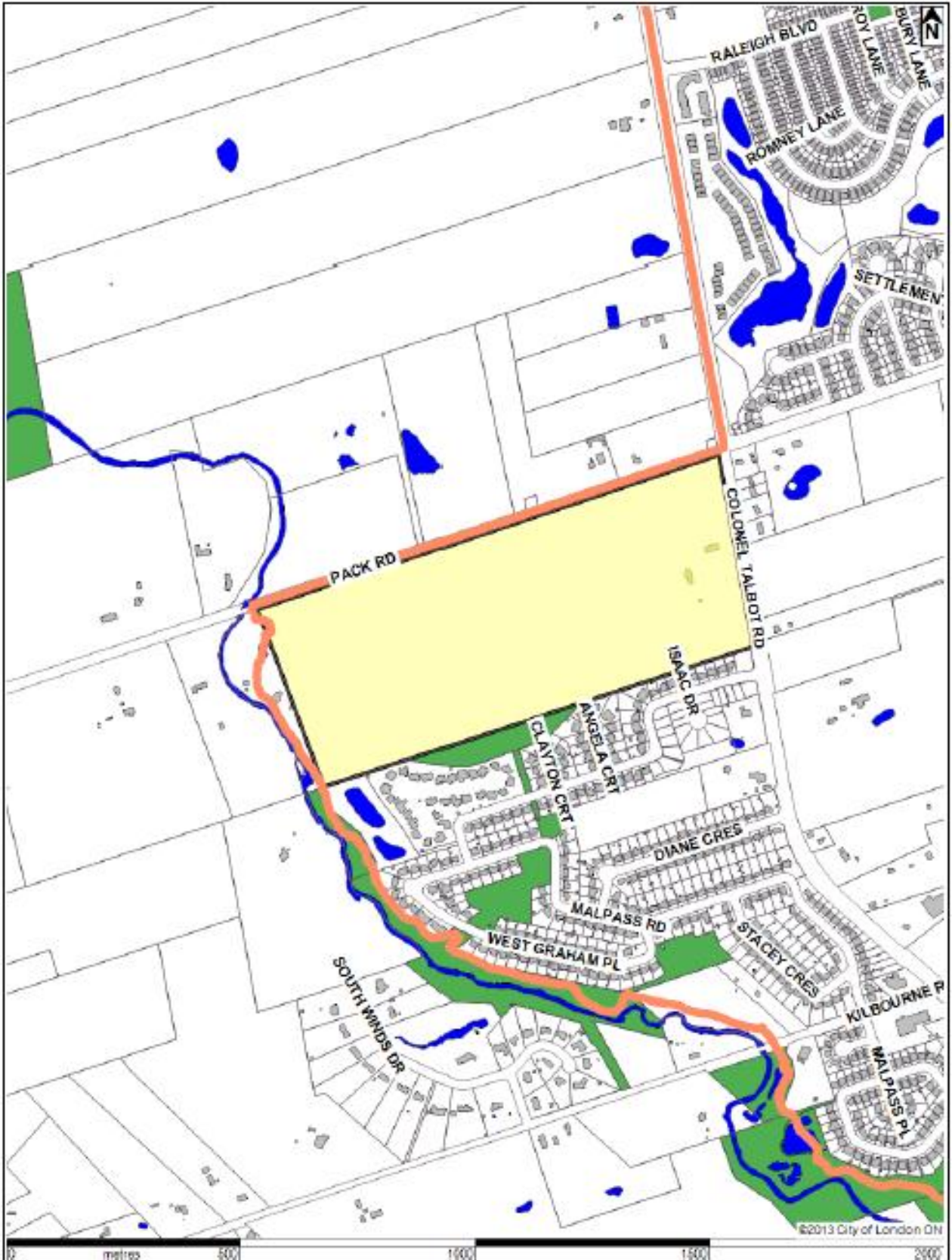
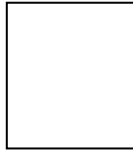
<b>BACKGROUND</b>
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On October 22, 2013 Council directed Civic Administration to meet with representatives of York Developments to determine if the proposed development at 3493 Colonel Talbot Road can be accommodated "expediently" and to report back at a November Planning and Environment Committee on the outcome of discussions.

The subject lands are located at the southwest corner of Colonel Talbot Road and Pack Road (see map on next page). Staff circulated various departments and agencies to determine potential development and processing issues and on November 15, met with representatives of York Developments, MHBC Planning and Stantec Consulting to discuss the issues relating to proceeding with their development proposal.

Two major issues identified by the Owner were sanitary and storm servicing of the subject lands. Waste Water and Drainage Engineering staff noted that they could not properly assess the ultimate servicing strategy for the Courtney lands in advance of the Southwest Area Sanitary Servicing Master Plan and 2014 Development Charge By-law Update. They did however advise that there are options for a temporary servicing strategy, noting that costs associated with temporary servicing could be substantial. They indicated that they are prepared to work with the developer and his consultants towards a solution for sanitary servicing.






With respect to storm servicing, staff advised that based on the plan York Developments presented to the Committee on October 15, both Schedule A and Schedule B EA's would be required (for the pond and the relocation of the existing channel). York Developments presented a revised



**LOCATION MAP**

Subject Site: Courtny Lands  
File Number: 0000000000000000  
Created By: Allister MacLean  
Date: 2013-11-15  
Scale: 1:10100

**LEGEND**

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



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concept plan to staff (attached) which is more closely aligned with the designation(as it relates to the Open Space lands) as approved by Council for the Southwest Secondary Plan(SWAP- which is currently under appeal). Further review of this concept is required to determine how this impacts the type of EA required for SWM servicing of these lands. SWM staff agreed to work with York Developments to determine the EA process required for stormwater management.

In addition, the timing for the construction of any stormwater management facility on these lands has not been determined as of yet (this will be determined through the 2014 DC Update and GMIS). Although these items are “unknowns” at this time, staff agreed that they would continue to work with the applicant to address the issue regarding approval processes and timing for storm servicing. York Developments also indicated that if additional timing was required (ie more than 6 months) to address these issues, they would refrain from appealing any application for draft plan approval to the OMB in order to allow sufficient time for the necessary approvals.

York Developments were also advised of a former landfill site located at the northwest corner of these lands. They agreed to conduct the necessary studies to determine if this landfill site will have any impact on development in the area.

In addition to the above, staff from Engineering, Development Services, Planning Services, Parks Planning and the UTRCA advised that additional studies relating to the development of these lands will be required and clearly defined as part of an Initial Proposal Report and Proposal Review Meeting, which are part of the pre-consultation process required prior to the acceptance of the draft plan of subdivision.

<b>CONCLUSION</b>
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Development Services along with other City Departments and Agencies are prepared to work with the Owner through the application pre-consultation process in order to determine the requirements for a complete application for draft plan of subdivision. York Developments has indicated that it is their intention to work with staff so that they will be in a position to submit a draft plan of subdivision application (and any associated Official Plan and Zoning By-law amendment applications) to the City for these lands by the end of year or early in 2014.

<b>PREPARED &amp; RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING</b>	<b>TERRY GRAWAY, MCIP RPP MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>
<b>SUBMITTED BY:</b>	
<b>GEORGE KOTSIFAS, P.Eng. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>	

**Revised Concept Plan**

(as presented by York developments to staff on November 15, 2013)

