

# Corporate Report

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<b>REPORT NUMBER</b> 303-2025-Growth-Development Services-Planning Services	
<b>DATE PREPARED</b>	September 18, 2025
<b>FILE</b>	58T-15501
<b>MEETING DATE</b> October 7, 2025	
<b>SUBJECT</b>	Amend Draft Approval of a Plan for Subdivision - 1294 Dawson Road

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## **RECOMMENDATION**

WITH RESPECT to Report 303-2025 Amend Draft Approval of a Plan for Subdivision - 1294 Dawson Road, we recommend that the request by 1000479970 Ontario Limited to extend draft plan approval (58T-15501) as it applies to a portion of Mining Location R3 shown as PROPERTY LOCATION on Attachment "A" to Report 303-2025 (Planning Services), 1294 Dawson Road, to October 19, 2030, subject to the conditions outlined in Attachment "B" for the draft plan as shown on the redlined plan dated August 26, 2015 Draft Plan of Subdivision prepared by J.D. Barnes in Attachment "C" to Report No. 303-2025 (Planning Services); be approved;

AND THAT any necessary By-laws be presented to City Council for ratification.

## **EXECUTIVE SUMMARY**

This report recommends a 5-year extension to meet all conditions and execute a final subdivision agreement for a subdivision at 1294 Dawson Road. The subject lands received draft approval for a plan of subdivision on October 19, 2015 and was granted a 5-year extension on August 24, 2020.

This subdivision has the potential for the development of a minimum of 124 low rise residential buildings and 275 mid-rise residential dwellings all on full urban services

Administration is recommending that a further extension be granted for 5 years subject to the original conditions.

## **DISCUSSION**

The lands (shown on Attachment A) have draft approval for a residential plan of subdivision that is to be fully serviced with municipal piped water, sanitary sewers, and storm sewers. The plan has the potential for the development of a minimum of 124 low

rise residential buildings and 275 multiple dwelling units in the form of townhomes and multi-unit dwellings over 6 units.

The draft plan is comprised of 21 Blocks for residential uses, 2 blocks for neighbourhood commercial and/or mixed uses, 5 walkway blocks, 3 blocks for combination storm water management facilities and parkland, 9 blocks for storm water management facilities, 9 blocks of 0.3 metres reserves, and 6 new streets.

The subject lands received draft approval for a plan of subdivision on October 19, 2015. Despite the site and design work by the previous developer, the development did not proceed to the registration of the first stage.

The new Developer, 1000479970 Ontario Limited, intends to move forward with completing the outstanding conditions. There is a significant amount of bedrock on the site, which has impacted work together with a number of other issues that have affected the finalization of these conditions.

To date, certain conditions (Attachment "B") have been completed, which include:

- Approved street names.
- Final storm water management report for the entire development.
- Lot grading and drainage plan approved by Hydro One.
- Transportation analysis for the entire development.
- Easement approvals from Tbaytel.
- Preparation of a draft subdivision agreement for the first stage.
- Preliminary servicing studies.

The new Developer requests that an extension of 5 years (October 19, 2030) be granted in order to allow for the outstanding conditions to be satisfied. Five years is requested given that it is a very large development which will need to be developed in stages over a number of years.

Planning, Engineering and Parks Open Spaces staff have reviewed the draft conditions (shown in Attachment "B") and no additional conditions are requested.

Given that the lands have been sold and the new Developer is working towards its completion, Administration supports the request to extend Draft Plan Approval to October 19, 2030.

### ***FINANCIAL IMPLICATION***

There are no direct financial implications associated with this report.

### ***CONCLUSION***

It is concluded that extending the time for completion of draft plan approval conditions for the draft plan of subdivision should be approved subject to the conditions of draft plan approval as contained in Attachment "B".

***BACKGROUND***

The subject lands received draft approval for a plan of subdivision (Wenscott Subdivision) on October 19, 2015 under application by a previous owner (Wenscott Developments Ltd.). In 2020, a first extension was granted to October 19, 2025. 1000479970 Ontario Limited purchased the lands in 2023.

***REFERENCE MATERIAL ATTACHED***

1. Attachment "A" – Property Location
2. Attachment "B" – Conditions of Draft Plan Approval
3. Attachment "C" - Approved Redlined Plan

***REPORT PREPARED BY***

Decio Lopes, RPP, Supervisor – Planning Services

***REPORT SIGNED AND VERIFIED BY***

Kerri Marshall, Commissioner - Growth

Date (09/29/2025)