

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (PUBLIC MEETING)
AGENDA**

If you wish to speak to an item listed on the Agenda, please pre-register by completing a Request to Speak Form online, emailing clerks@vaughan.ca, or contacting Service Vaughan at 905-832-2281, by 12 noon on the last business day before the meeting.

Tuesday, May 7, 2024

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Dr., Vaughan, ON

and Online via Electronic Participation

Indigenous Land Acknowledgement (prior to the commencement of the meeting)

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2. COMMUNICATIONS

3. CEREMONIAL PRESENTATIONS

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5. ADJOURNMENT

ALL APPENDICES ARE AVAILABLE FROM THE CITY CLERK'S OFFICE
PLEASE NOTE THAT THIS MEETING WILL BE AUDIO RECORDED
AND VIDEO BROADCAST

www.vaughan.ca (Agendas, Minutes and Live Council Broadcast)

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 7, 2024

WARD(S): 2

TITLE: WOODBRIDGE GO STATION LAND USE STUDY

FILE NO. BU-9571-20

VICINITY – KIPLING AVENUE AND MEETING HOUSE ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To present the draft Woodbridge GO Station Land Use Study, as shown in Attachment 3, and to receive comments from the public, stakeholders, and the Committee of the Whole on the proposed amendment to the Kipling Avenue Corridor Secondary Plan being part of Schedule 2 to the Vaughan Official Plan 2010. This report provides a summary of the key recommendations contained in the draft Woodbridge GO Station Land Use Study, which, if approved, would establish the framework to guide the development of a future, potential GO Station within the study area.

Report Highlights

- Summary, key outcomes and recommendations of the draft Woodbridge GO Station Land Use Study (“the Study”)
- Overview of the Provincial, Regional and Municipal planning context which informed the development of the draft Study
- Recommendation of a potential future GO Station location resulting from the draft Study
- Technical report to be prepared by the Policy Planning and Special Programs Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Meeting report and presentation for the draft Woodbridge GO Station Land Use Study (File No. BU-9571-20) BE RECEIVED, and that any issues identified be addressed by the Policy Planning and Special Programs Department in a future comprehensive report to the Committee of the Whole.

Background

An Interim Control By-law was enacted by Council in May 2023.

Section 38(1) of the *Planning Act* permits a municipality to pass an Interim Control By-law (ICBL) that prohibits the use of land, buildings or structures for such purposes as set out in the by-law. This, in effect, “freezes” development that is described by the by-law for the period the ICBL is in place. An ICBL can be extended, provided that the total period of time does not exceed two years from the date the ICBL was first passed.

On May 16th, 2023, Council approved ICBL 060-2023 in the vicinity of the Kipling Avenue Corridor Secondary Plan area, as permitted under Section 38(1) of the *Planning Act*, and directed staff to undertake a land use study for the study area identified in Attachment 1. Notwithstanding any other by-law to the contrary, ICBL 060-2023 identifies that no person shall:

- use any land, building or structure for any additional purpose except for a use that lawfully existed on the date of the passage of a proposed By-law as long as it continues to be used for such purpose;
- be permitted to construct, alter or expand any building or structure, except where a Building Permit application filed in accordance with the Ontario Building Code Act was complete on or before the date of the passage of this By-law.

Section 38(2) of the *Planning Act* allows for the ICBL to be extended for up to one (1) additional year. Notwithstanding this, ICBL 060-2023 is currently set to expire on May 16th, 2024, and is not recommended to be extended.

The Woodbridge GO Station Land Use Study is being undertaken in response to Interim Control By-law 060-2023.

As per Council direction, Policy Planning and Special Programs (PPSP) staff, in coordination with Procurement Services, retained a specialized team of consultants, led by Sean Hertel and Associates Land Use Planning, to undertake the Woodbridge GO Station Land Use Study (“the Study”).

The purpose of the Study is to assess the feasibility of a potential GO Station within the study area along the proposed Caledon-Vaughan GO Line. If it is determined that a GO Station is feasible within the study area, the Study will identify and protect for a future station location and optimize the Official Plan land use designations as necessary. The project includes a detailed background review, GO Station technical

analysis, Indigenous community engagement, landowner engagement, public engagement, development of the Study, and the introduction of an Official Plan Amendment (OPA) to protect for a potential station location. The Study formally commenced in January 2024 and is targeting June 2024 for completion.

The Woodbridge GO Station Land Use Study is located within Woodbridge, in Vaughan's Ward 2.

The study area consists of approximately 22 hectares (55 acres) of land along Kipling Avenue, south of Meeting House Road, in Vaughan's Ward 2. To the west of Kipling Avenue, the study area includes industrial lands, currently occupied by Woodbridge Foam Corporation, and lands subject to active development applications OP.14.010, Z.14.042 & DA.14.072 ([Staff Report](#)). To the east, the study area includes the Woodbridge Fairgrounds and residential lands. The existing rail corridor traverses the study area from north to south.

Public Notice was provided in accordance with the Planning Act, and Council's Notification Protocol. The polling area was expanded to 200 metres, whereas 120 metres is required by the Planning Act.

Notification of this meeting was provided through the following methods:

- a) A Notice was mailed to all properties located within the study area, as well as those within a surrounding 200 metre radius of the study area.
- b) Notification of the Public Meeting was posted on the City's website at www.vaughan.ca/woodbridgeGO.
- c) Notice was published in the Toronto Star on April 17, 2024.
- d) Notification was also provided to all individuals who requested further information regarding the Study.

To meet the statutory requirements of the *Planning Act* the draft Study and draft OPA was posted on the City's dedicated project webpage for 20 days in advance of the Public Meeting, on April 18, 2024.

Comments will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and will be reviewed by the Policy Planning and Special Programs Department following the Public Meeting and addressed in a technical report to be considered at a future Committee of the Whole meeting.

The Woodbridge GO Station Land Use Study considers the relevant Provincial, Regional and Municipal policy framework.

The Study has been developed under a broad policy framework that includes the Provincial Policy Statement 2020 (PPS), A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan), the York Region Official Plan 2022 (YROP) and Vaughan Official Plan 2010 (VOP 2010).

The Provincial Policy Statement 2020 (PPS)

In accordance with Section 3 of the *Planning Act*, decisions affecting planning matters “shall be consistent” with the PPS. The PPS provides policy direction on matters of Provincial interest related to land use planning and development.

The PPS states that land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns. The PPS recognizes that “Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel” (Part IV).

The PPS states that, “Healthy, livable and safe communities are sustained by ... promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs” (Section 1.1.1).

In addition, the PPS recognizes, “Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel” (Part IV). Further, “Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose risk to public health and safety” (Part IV).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan)

The Provincial *Places to Grow Act* is the governing legislation that implements the Growth Plan, and it states that all decisions made by municipalities under the *Planning Act* “shall conform to” the Growth Plan. The Growth Plan is intended to guide decisions on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for implementing the government of Ontario’s vision for the Greater Golden Horseshoe which, “... will continue to be a great place to live, work and play. Its communities will be supported by a strong economy and an approach that puts people first” (Section 1.2).

The Guiding Principles of the Growth Plan direct municipalities to “Support the achievement of *complete communities* that are designed to support healthy and active living and meet people’s needs for daily living throughout an entire lifetime” (Section 1.2.1). The Growth Plan also directs municipalities to “Improve the integration of land use planning with planning and investment in infrastructure and public service facilities,

including integrated service delivery through community hubs, by all levels of government” (Section 1.2.1).

York Region Official Plan 2022 (YROP)

The YROP 2022 includes policies which provide for residential and employment growth throughout York Region, directed to strategic growth areas, small-scale intensification in the form of infill and secondary suites, as well as new greenfield development with a mix of low, medium, and high density-built forms. It is planned that the highest densities and the greatest mix of land uses are directed toward the four Regional Centres, as well as existing and new subway stations and other major transit station areas, while more limited density is directed to Regional Corridors between MTSAs as well as Local Centres and Corridors.

YROP 2022 advises that the primary location for growth and development within York Region will take place within the Urban System which includes Urban Areas, Towns and Villages, and Centers and Corridors. The Study Area is designated as an ‘Urban Area’ within York’s Regional Structure. Map 10 – Rapid Transit Network of the YROP 2022 identifies the Caledon-Vaughan GO Line as a “GO Rail Corridor”. It is noted that the previous YROP 2010 identified a ‘Proposed GO Station’ within the Study Area boundary (Map 11 – Transit Network).

Vaughan Official Plan 2010 (VOP 2010)

The Study Area is subject to the Vaughan Official Plan 2010-Volume 1 (VOP 2010) and the Kipling Avenue Corridor Secondary Plan (KACSP), which is contained in Volume 2 of VOP 2010 as an area-specific Secondary Plan.

Schedule 1 Urban Structure of VOP 2010 Volume 1, identifies the Study Area as a ‘Local Centre’. VOP 2010 states that “Local Centres will be the mixed-use cores of their respective communities. They will be predominantly residential in character but will also include a mix of uses to allow residents of the Local Centre and of the surrounding community to meet daily needs in close proximity to where they live or work. Local Centres will be pedestrian-oriented places with good urban design and an intensity of development appropriate for supporting efficient transit service.”

Section 4.2.2 of VOP 2010 outlines policies for supporting a comprehensive transit system, specifically outlining policies for GO Transit and Transit-Oriented Development. Section 4.2.2.11 of VOP 2010 encourages the implementation of new GO train stations in Vaughan and expanded service along the proposed Bolton and the existing Barrie GO railway corridor as shown on Schedule 10 of VOP 2010. In addition, Schedule 10, Major Transit Network, identifies a ‘Proposed GO Station’ within the Study Area.

The KACSP provides more detailed guidance in the development of the amendment area beyond the level of policy provided in Volume 1.

Map 11.5.A of the KACSP identifies several land use designations within the Study Area including Low-Rise Mixed Use, Mid-Rise Residential, Private Open Space, Parks, and

Natural Areas. Lands to the north of the Study Area are primarily designated Low-Rise Mixed Use and Low-Rise Residential, and lands to the south are primarily designated Low-Rise and Mid-Rise Residential, and Mid-Rise Mixed Use.

The Study Area contains active Development Applications located at 8158, 8196 & 8204 Kipling Avenue.

The study area contains active Development Applications, submitted by LCT Investment Group Ltd., on lands municipally known as 8158, 8196 & 8204 Kipling Avenue, located north of the rail corridor and west of Kipling Avenue. The applications are as follows:

- Official Plan Amendment OP.14.010 – proposes to redesignate the subject lands from “Low-Rise Mixed-Use” to “Mid-Rise Residential” to facilitate a mixed-use development consisting of a five-storey apartment building, street townhouse units and a stand-alone office use in the existing “Moody-Darker” heritage house, which is proposed to be relocated within the subject lands south of its current location.
- Zoning By-law Amendment Z.14.042 – proposes to rezone the subject lands from “C1 Restricted Commercial Zone” to “C1 Restricted Commercial Zone” and “RA3 Residential Apartment Zone” with site-specific provisions for permitted uses, separation distances, setbacks, building heights, landscaping and amenity space, among others, to facilitate the proposed development.
- Site Plan Application File DA.14.072 – submitted with applications OP.14.010 & Z.14.042 to facilitate the proposed development.

Development applications OP.14.010 & Z.14.042 were appealed to the Ontario Land Tribunal (OLT) (formerly LPAT) in October 2017 for the City’s failure to make a decision on the applications. A pre-hearing was held on March 16, 2018, with further pre-hearing dates postponed to allow the City and the Applicant to work towards a settlement. The appeal remains ongoing and there are currently no further hearing dates set.

Development Applications OP.14.010, Z.14.042 & DA.14.072 were presented to Committee of the Whole on February 14, 2023, to seek approval for the proposed development. It was determined at the Council meeting on February 22, 2023, that these applications be deferred to a future Committee of the Whole meeting. On May 16, 2023, Vaughan Council approved Interim Control By-law within the vicinity of the Kipling Avenue Corridor Secondary Plan, which included the lands subject to the applications. Applications OP.14.010, Z.14.042 & DA.14.072 are on hold while the Interim Control By-law is in-effect, and no further activity has occurred with respect to these applications since the passing of the ICBL on May 16, 2023.

A comprehensive consultation strategy supports the Woodbridge GO Station Land Use Study.

The Study is supported by a comprehensive consultation strategy, which includes two main platforms to advertise public engagement events. The first platform focused on a digital communication campaign and included the placement of meeting notices on Vaughan Online, Twitter, Facebook and Instagram; the creation of a dedicated webpage for the Woodbridge GO Station Land Use Study, including a friendly Uniform Resource Locator (URL) www.vaughan.ca/woodbridgeGO. An online survey was also made available online on the project webpage. The second platform included a print campaign which involved mailing meeting notices to stakeholders within the Study Area and surrounding community. In addition, the statutory Public Meeting notice was published within the Toronto Star.

Public and stakeholder consultation plays a significant role in the Woodbridge GO Station Land Use Study.

The Study is being informed by a public and multi-stakeholder consultation process, which has been supported by a multi-media communications approach. Key participants include the Woodbridge GO Station Technical Advisory Committee (TAC), Indigenous Communities, key landowners and residents within the study area and surrounding areas. A comprehensive summary of the consultation plan can be found in Appendix B of Attachment 3.

Technical Advisory Committee

A Technical Advisory Committee (TAC) meeting was held for the Study on March 7, 2024. The TAC included subject matter experts in specific areas including parks and open space, urban design, the environment, transportation, and servicing, among others.

Key Landowners

City staff have conducted focused meetings with key landowners located within the study area, including 8214 Kipling Avenue (Woodbridge Foam), 8158, 8196 & 8204 Kipling Avenue (subject to active development applications OP.14.010, Z.14.042 & DA.14.072) and 100 Porter Avenue (Woodbridge Fairgrounds).

Public Open House

A virtual Public Open House for the Study was held on April 4, 2024, and notice of the event was circulated to all landowners within 200 metres of the subject area on March 21, 2024. The Open House provided an opportunity to present an overview of the Study and review the potential station locations. The meeting included a presentation and a question-and-answer period with the public. An online survey was made available on the project website on April 4, 2024, and closed April 18, 2024.

Indigenous Communities

Letters were sent to the City of Vaughan's First Nation communities recognizing the importance of meaningful collaboration and commitment to fostering understanding, trust, and partnership in the journey towards reconciliation. The letters introduced the

project, explained the intent, and offered an opportunity for further discussion and to receive feedback. Upon request, City staff met with representatives of the Six Nations of the Grand River to discuss the Study and provide an opportunity to provide feedback. A meeting is scheduled with representatives of the Mississaugas of Scugog Island for April 25, 2024.

Previous Reports/Authority

Previous reports related to the Study can be found at the following links:

- INTRODUCING AN INTERIM CONTROL BYLAW IN THE VICINITY OF KIPLING AVENUE AND WOODBRIDGE CENTRE
[Tuesday, May 9, 2023, Committee of the Whole \(Item 3, Report 23\)](#)
- LCT INVESTMENT GROUP LTD. OFFICIAL PLAN AMENDMENT FILE OP.14.010 ZONING BY-LAW AMENDMENT FILE Z.14.042 SITE DEVELOPMENT FILE DA.14.072 8156, 8196 AND 8204 KIPLING AVENUE VICINITY OF KIPLING AVENUE AND WOODBRIDGE AVENUE
[Tuesday, February 14, 2023, Committee of the Whole \(2\) \(Item 2, Report 9\)](#)

Analysis

A Caledon-Vaughan commuter rail has previously been considered by Metrolinx.

A commuter rail service between Bolton and Union Station has previously been identified in various plans in past decades. In 2007, the provincial MoveOntario 2020 Transportation Plan identified a GO rail line from Union Station to Bolton to be constructed by 2020. Subsequently, Metrolinx's 2008 Regional Transportation Plan, The Big Move, identified a regional rail for Bolton to Union Station within their 15-year plan.

In 2010, Metrolinx published the Bolton Commuter Rail Feasibility Study which reviewed the technical requirements for implementing a commuter rail service between Bolton and Union Station. The study found the Bolton Commuter Rail to be feasible, however, the rail expansion would not be contemplated within a 10-year timeframe. In 2018, the timeline got further pushed in the updated Metrolinx 2041 RTP, where Bolton GO Rail Service was listed as a project beyond the 2041 horizon.

Recently, The Ontario Ministry of Transportation RTP, Connecting the Greater Golden Horseshoe, noted a new passenger rail service to Bolton to be advanced with a business case with of statement of continuing to protect for potential future rail service opportunities – the plan provides no timeline commitments. Both York Region and City of Vaughan included a proposed Caledon-Vaughan GO Line in their Transportation Master Plans (2022 and 2023, respectively).

As part of the Study, a letter was sent to Metrolinx on February 13, 2024, to apprise Metrolinx of the Study and seek feedback on Metrolinx's preferred involvement in the

Study. Metrolinx provided a response letter, dated March 5, 2024, which can be found in Attachment 4. Within this letter, Metrolinx advised that they are currently working with MTO on an update to the 2041 RTP this year, which will expand the plan to 2051 and bring it into conformity with the Ministry of Transportation's Greater Golden Horseshoe (GGH) Transportation Plan. Metrolinx advised that the proposed Caledon-Vaughan GO Line is currently being analyzed through the RTP Update network sensitivity analysis to assess its performance against the latest 2051 land use scenarios. The line was identified as a "Beyond 2041" project in the 2041 RTP and it was not included in the 2051 network of MTO's GGH Transportation Plan.

Based on this information, Staff understand that the Caledon-Vaughan GO Line and a potential Woodbridge Station are long-term projects that will be further explored by Metrolinx at a future date. Ultimately, it will be at the discretion of Metrolinx as to whether this commuter line and station are pursued for development.

The Study reviewed the feasibility of a potential future GO Station within the study area.

An analysis was undertaken to assess the feasibility of a potential GO Station along the Caledon-Vaughan GO Line, within the study area. The analysis involved the following approach:

- Review of background information of the Caledon-Vaughan GO Line
- Obtain an understanding of the previously forecasted ridership and GO station characteristics
- Review of Metrolinx's GO Design Requirements Manual (DRM) for GO station facilities
- Review of current GO station facilities matching to the forecast ridership
- Review of future and proposed upgrades of GO station facilities matching the forecast ridership
- Synthesize a GO station feature list for assessment at the potential Kipling Avenue location
- Conduct a strengths, weaknesses, opportunities and constraints analysis on potential locations of the GO station at Kipling Avenue with consideration of the GO station features
- Review the resulting site options for technical constraints

The analysis looked at existing conditions, local transit connections, active transportation connections, local road network, traffic volumes, freight traffic along the existing rail, servicing, and civil considerations, to identify potential sites that could accommodate a station.

A fulsome technical analysis was prepared and can be found in Appendix A of Attachment 3.

Four potential sites were identified to evaluate for a potential future GO Station, based on the results of the background review.

Upon completion of the background review, four potential station sites were identified. The four sites can be found in Attachment 2, and are outlined in detail below:

Site 1 Woodbridge Foam Corporation Lands - 8214 Kipling Ave

Site 1 is located to the west of the rail corridor and Kipling Avenue and is approximately 7.6 hectares in size. The lands are currently designated Mid-Rise Residential, Parks and Natural Areas within KACSP and are zoned General Employment Zone and Environmental Protection within the City's Comprehensive Zoning By-law 001-2021. Existing uses on the site include industrial manufacturing by the Woodbridge Foam Corporation.

Site 2 West of Kipling Ave, north of rail corridor ('North Triangle')

Site 2 is located to the west of Kipling Avenue, north of the rail corridor and is approximately 2.5 hectares in size. The lands are currently designated Low-Rise Mixed Use and Mid-Rise Residential within KACSP and are zoned General Commercial and Second Residential Zone within the City's Comprehensive Zoning By-law 001-2021. Existing uses on the site include auxiliary parking for the Woodbridge Foam Corporation, and an existing heritage building. A portion of these lands are subject to active development applications OP.14.010, Z.14.042 & DA.14.072.

Site 3 Woodbridge Fairgrounds

Site 3 is located to the east of Kipling Avenue and the rail corridor and is approximately 8.0 hectares in size. The lands are currently designated Private Open Space/The Fairgrounds within KACSP and are zoned Open Space within the City's Comprehensive Zoning By-law 001-2021. Existing uses on the site include the Woodbridge Fair by the Woodbridge Agricultural Society.

Site 4 East of Kipling, south of rail corridor ('South Triangle')

Site 4 is located east of Kipling Avenue, west of the rail corridor and is approximately 1.8 hectares in size. The lands are currently designated Low-Rise Mixed Use and Parks within KACSP and are zoned Third Residential Zone within the City's Comprehensive Zoning By-law 001-2021. Existing uses on the site include single-detached residential uses.

A technical review including an engineering and SWOC analysis was undertaken for the four potential station sites.

A technical review including an engineering and a Strengths, Weaknesses, Opportunities and Opportunities (SWOC) analysis was undertaken for each potential station site to identify the preferred location. Some of the key considerations that the SWOC analysis took into consideration are outlined below:

- site size and shape
- ability to accommodate GO technical requirements for stations (station size, platform length and configuration etc.)
- frontage onto Kipling Avenue
- rail grade impacts
- public access, active transportation, and street network
- long-term planning considerations outlined within the KACSP
- existing uses and active development applications
- utilities

A fulsome breakdown of the complete technical review for each site is outlined within the draft Study, found in Attachment 3.

The results of the technical review identified issues for both Site 3 and 4 due to a grade separation at William Street that limits platform length. Rail platforms used by GO Transit require a minimum length of 315 metres which would be impeded by this grade separation. Extensive and challenging engineering work would be required to support a potential platform in this location. Due to these constraints, Sites 3 and 4 were removed from consideration.

The technical review found that Site 1 and Site 2 are technically the best suited for a GO station, due to their size, location, and configuration.

A review was undertaken on the long-term planning framework for Sites 1 and 2, as envisioned through the KACSP.

In addition to the technical review, a wholesome review was undertaken on the existing and planned uses, and overall vision and intent of the Kipling Avenue Corridor Secondary Plan for Sites 1 and 2.

Site 1 sits within the Rainbow Creek Neighbourhood North Precinct and is designated within KACSP as Mid-Rise Residential. The Rainbow Creek Neighbourhood North is planned to be a new neighbourhood that is intimately connected to both Kipling Avenue and the open spaces surrounding Rainbow Creek, through a network of pedestrian connections and streets. It is proposed to be an area of mostly residential uses, a neighbourhood that can accommodate a significant residential population, through higher density developments, up to six storeys in height, that are adjacent to significant green areas.

Site 1 currently contains an existing industrial manufacturing use (Woodbridge Foam Corporation), however, the long-term intent for this area is to be re-developed for residential development, as demonstrated within the KACSP. The City does not currently have any active development applications on the subject lands.

Site 2 sits largely within the Kipling Avenue North/South Precinct and is designated Low-Rise Mixed Use and Mid-Rise Residential. The Kipling Avenue North/South Precinct is planned to be a picturesque heritage avenue, with a significant tree canopy and buildings that front directly onto Kipling. There should be active at-grade uses and buildings should be setback, offering a landscaped front yard. It is proposed to be a pedestrian friendly street, that provides pedestrian connections to a range of parks, open spaces, trails and walkways, and to commercial and residential areas, throughout the area. It is proposed to have a residential character and scale, with buildings heights between 2-3 storeys, and include some commercial and live-work uses.

Site 2 currently contains active development applications to facilitate a mixed-use development consisting of a five-storey apartment building, street townhouse units and a stand-alone office use in the existing heritage house. The development of these lands to residential uses are generally in-keeping with the vision and intent of the KACSP.

To compare the two sites:

- Site 2 is smaller than Site 1, with the former having geometric constraints on where and how station access facilities could be located;
- A new residential development is proposed on Site 2, which may not be compatible in its current proposed form with the co-location of required station access facilities. No redevelopment is currently proposed for Site 1;
- Site 2 contains a heritage house, which may constrain the layout and ability to provide station access facilities. No heritage properties are known to exist on Site 1;
- The northern part of Site 1 is designated in the Secondary Plan for mid-rise residential, which would be more transit supportive than Site 2, which is designated for low-rise mixed use; and,
- The longer-term development timeline of Site 1, given that current industry will likely remain active into the foreseeable future, is more aligned with the prospects of the proposed Caledon-Vaughan GO Line and proposed stations, which are not expected until post-2041.

Site 1 was ultimately selected as the recommended site to support a potential future GO Station, based on the technical and planning analysis.

Upon completion of the SWOC analysis and review of the planning framework and overall future vision for the area, it was determined that Site 1 is the preferred site to accommodate a potential future GO station. This is due to the ability of the site to physically accommodate the potential station, the future vision of these lands to support residential development as part of the Rainbow Creek North Precinct, as envisioned by the KACSP, and the long-term development timeline for both the station and future re-development of the subject lands. A fulsome review of the site selection process can be found in the draft Study (Attachment 3).

As this Study is a long-term planning exercise, there will be no immediate on-ground changes resulting from the recommendations. The existing land uses on Site 1 will continue to operate as they do currently. Ultimately, it will be at the discretion of Metrolinx as to whether this commuter line and station are pursued for construction and development.

A draft Official Plan Amendment was prepared to protect for a potential future GO Station in the recommended location.

In order to protect for a future potential station located at Site 1, an Official Plan Amendment (OPA) to the KACSP has been prepared which can be found in Appendix C of Attachment 3. The intent of this OPA is to ensure any future development of these lands will give consideration for a future GO station within this area.

Nothing in the draft OPA will prohibit the continuation of current land uses and it is expected that the existing industrial uses located at Site 1 will continue to operate into the foreseeable future. In the future, should the current industrial uses cease operations, and look to re-develop, consideration will need to be given to the policies outlined within the draft OPA.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

The subject Woodbridge GO Station Land Use Study requires the involvement of staff across several City departments with requisite subject matter expertise, including review of the work at various stages throughout the project.

Broader Regional Impacts/Considerations

The City will continue to work with York Region, Metrolinx and all relevant stakeholders to advance the Woodbridge GO Station Land Use Study and ensure an effective implementation strategy and long-term transportation planning as critical components of complete and healthy communities.

Conclusion

The draft Woodbridge GO Station Land Use Study, as appended to this report in Attachment 3, is the culmination of a comprehensive review of the current policies (City, Region and Province), the surrounding neighbourhood context, and consideration of feedback received from the public, indigenous communities, affected agencies and other stakeholders consulted throughout the Study process to-date.

Comments received at this Public Meeting or subsequently submitted in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Alannah Slattery, Senior Planner, Development Planning Department, ext. 8776.

Attachments

1. Woodbridge GO Station Land Use Study Area
2. Potential Station Locations
3. Draft Woodbridge GO Station Land Use Study and Appendices
4. Metrolinx Letter, March 2024

Prepared by

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Woodbridge GO Station Land Use Study

Interim Control By-Law Woodbridge Area

Attachment

1



Potential station locations

Four potential locations identified for study:

1. Woodbridge Foam Corporation lands (~7.6 ha)
2. Lands west of Kipling and north of the railway (~2.5 ha)
3. The Woodbridge Fair lands (~8.0 ha)
4. Lands east of Kipling and south of the railway (~1.8 ha)

The four potential station locations centred around the Kipling Avenue-railway crossing with the ICBL boundaries in red.



City of Vaughan

Woodbridge GO Station Land Use Study

Report and Conceptual Station Plans

Draft for public review – 2024-04-17



Our project number: P0075-00



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We are still listening! A note about this report and the study timelines

The engagement and consultation program for the Woodbridge GO Station Land Use Study remains active at the time of publication of this draft report. This ongoing effort includes:

- An online survey, which is open to responses until 18 April 2024; and
- A scheduled meeting with representatives of the Mississaugas of Scugog Island on 25 April 2024.

The analyses and findings in this report are therefore shared on a draft and interim basis, pending the completion of the engagement and consultation program. The feedback we received to date, which included what was shared at the Technical Advisory Committee meeting, landowners group meetings, the public open house, and a meeting with representatives of the Six Nation of the Grand River, is reflected in this report and was considered in identifying a preferred location for the proposed Woodbridge GO Station.

The early issuance of this draft report was prompted by our need to:

- Comply with the required public notice requirements leading up to the 7 May 2024 statutory public meeting, as required by the *Planning Act*; and
- Provide Vaughan Council with an opportunity to meet and decide whether *Interim Control By-law 060-2023* should expire on 16 May 2024, or if there is a need to extend it for up to one additional year.

Public comments received after the public release of this draft report, including those shared at the statutory public meeting, will be reflected in a subsequent draft of this report. That version and its appended materials (including a draft official plan amendment) will be considered by Vaughan Council on 25 June 2024.

We also note that this draft report does not include an executive summary at the beginning. This too will be included in a subsequent draft of this report.

1 Study origin and purpose

From its colonial settlement in the late 1830s, Woodbridge is one of the historic villages that form the modern-day City of Vaughan. The settlers of the time found a natural landscape defined by the Humber River, which provided the power needed to operate a growing industrial base of flour and textile mills, and forests, which provided raw materials for sawmills. By the 1860s, Woodbridge was the home of the Abell Agricultural Works, a factory that produced steam-powered agricultural machinery. The thriving village attracted the attention of the railways, and in 1870, the Toronto, Grey & Bruce Railway built the first railway line through Woodbridge. The new railway brought passengers and freight to Woodbridge Station, supporting the growth and incorporation of Woodbridge as a municipality in 1882.

Although the connection between Woodbridge and the railway has changed much since 1882, the railway remains as a defining element of the community today. The railway is now owned by Canadian Pacific Kansas City, and is an integral part of its transcontinental network, connecting Woodbridge with Western Canada and Toronto. Railways in general, in the Toronto region, have also changed from their historic purpose of moving freight across the region to being the arteries of the GO Transit regional passenger rail network.

In a sense, this study, the Woodbridge GO Station Land Use Study, has come full circle with Woodbridge's history and the evolution of the railway. The origin of this study dates to 16 May 2023, when Vaughan Council approved *Interim Control By-law 060-2023* (ICBL) within the vicinity of the Kipling Avenue Corridor Secondary Plan area. The ICBL halted development within the by-law area for a period of up to one year and directed staff to undertake this study. The purpose of this study is to:

- Assess the feasibility of adding a GO Transit passenger rail station in Woodbridge;
- Identify a preferred station location as part of the Caledon-Vaughan GO Line; and
- Review the Official Plan land use designations within the study area and prepare amendments to protect for a station and optimize the land uses in the area.

2 Background information

To familiarize ourselves with the study area, the proposed passenger rail service, and the Woodbridge neighbourhood, City staff and Hertel Planning reviewed the relevant planning policy framework, the history of the railway, and previous planning studies on the feasibility of starting a new GO Transit line on the railway.

2.1 Planning policy framework

Interim Control By-law 060-2023

On 16 May 2023, the City of Vaughan enacted *Interim Control By-law 060-2023* (ICBL) in the vicinity of the Kipling Avenue Corridor Secondary Plan area to allow for the review of the Vaughan Official Plan land use designations and, possibly, to select a desirable location for a Woodbridge GO Station, prompting this study. To do so, the ICBL temporarily prohibits:

- The use of any land, building, or structure other than those lawfully existing on the date of passage for one year; and
- The construction, alteration, or expansion of any building or structure except those with a building permit on or before the date of passage.

The ICBL expires one year from the date of passage (that is, 16 May 2024), but the *Planning Act* permits an extension for up to one additional year. The ICBL area, which is roughly 22 ha, is shown in Figure 1.



Figure 1: *Interim Control By-law 060-2023* boundary superimposed on an aerial photo of the Woodbridge study area

2022 York Region Official Plan

The *2022 York Region Official Plan* is the primary land use plan for The Regional Municipality of York (commonly referred to as York Region). The Plan sets the direction for growth and development across York Region's nine local municipalities, including the City of Vaughan.

Section 6.3 of the Plan, which focuses on moving people and goods, states that the Region's objective is to provide transit service that is convenient and accessible to all residents and workers of York Region. To achieve this objective, Policy 6.3.19 of the Plan states that it is the policy of York Region Council:

To support the Transit Network shown on Map 10 by securing the lands in accordance with policy 6.3.18 of the Plan, for facilities such as:

- a. Transit stations including intermodal terminals, mobility hubs, subway, bus and light rail stations and related passenger drop-off and commuter parking lots;
- b. Related surface and sub-surface transit infrastructure, including vent shafts, transformer stations, turning loops, transit stations, emergency exits, transit operation and maintenance facilities, passenger standing pads and passenger pick-up and drop-off areas, electrical and electronic infrastructure and passenger safety facilities; and,
- c. Active transportation facilities to support users including pedestrians and cyclists.

Figure 2 shows an excerpt from Map 10 (Rapid Transit Network) of the Plan, within our study area generally bounded in red. Of note, no GO rail stations are identified or proposed within the study area, with the nearest stations near Rutherford Road and Highway 27 to the north, and Islington Avenue and Steeles Avenue West to the south.

The *2010 York Region Official Plan*, however, identified a station within the study area, as shown in Figure 3. Upon revising the Plan in 2022, York Region removed the proposed station to be consistent with Metrolinx's *2041 Regional Transportation Plan*.



Figure 2: Excerpt from Map 10 (Rapid Transit Network) of the 2022 York Region Official Plan showing no proposed station within the study area, generally circled in red

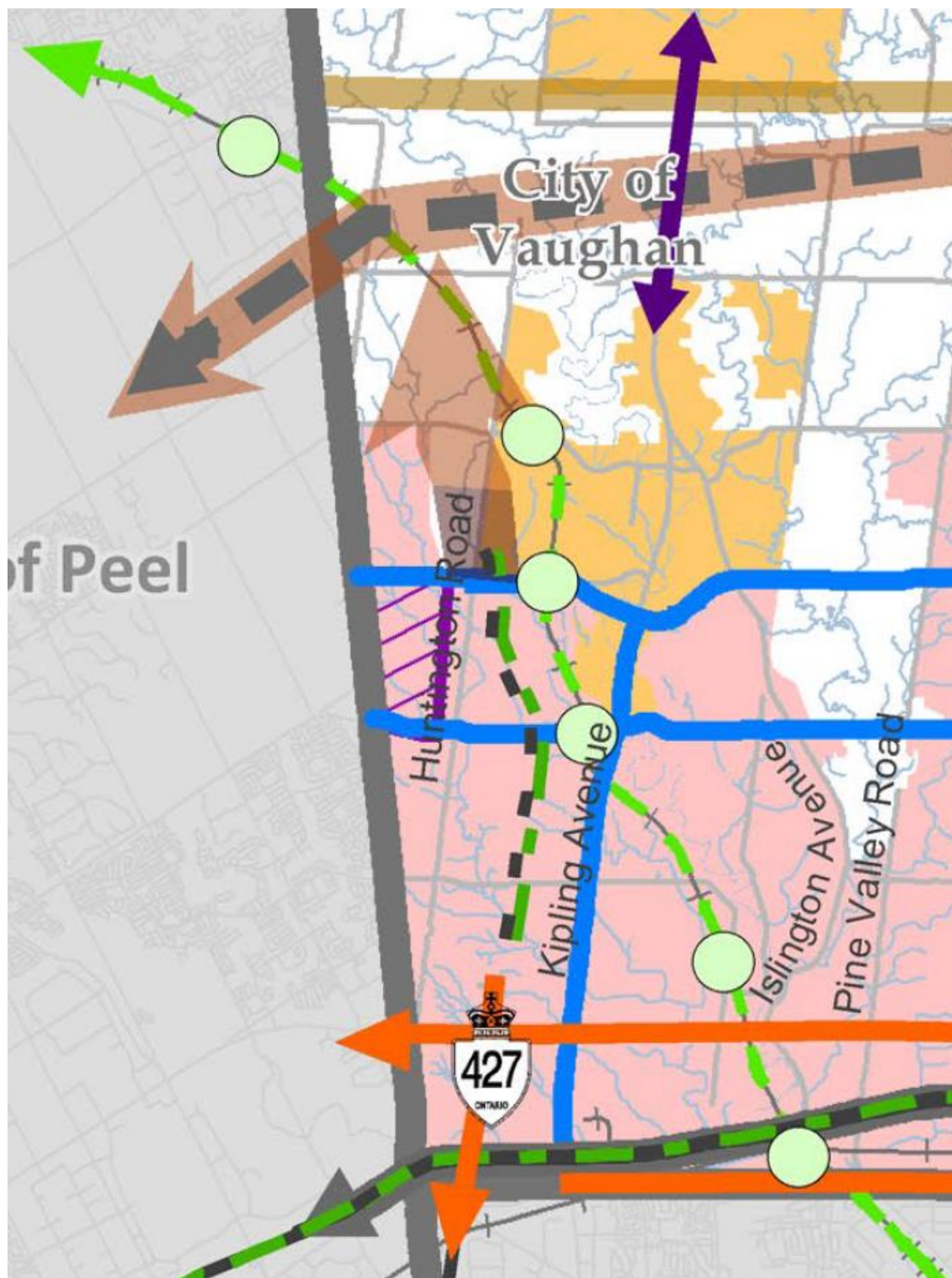


Figure 3: Excerpt from Map 11 (Transit Network) of the 2010 York Region Official Plan showing the proposed GO station in the study area

City of Vaughan Official Plan 2010

The *City of Vaughan Official Plan 2010* is the primary land use plan for the City of Vaughan.

Section 4.1 of the Plan calls for a transformation in how people move around Vaughan, noting that land use and transportation are inextricably linked, and that a sustainable transportation network is critical to supporting the City's approach to growth and development. To achieve this transformation, Policy 4.1.1.7 states that it is the policy of City Council:

To implement the long-term transportation and transit networks, as identified on Schedule 9 and Schedule 10 respectively, in coordination with the appropriate agencies and adjacent municipalities and secure land for such purposes through the development approval process. Transportation corridors shall be protected from development that could preclude or negatively affect the use of the corridor(s) for the purpose(s) for which they are identified.

Focusing on the study area:

- Figure 4 shows an excerpt from Schedule 9 (Future Transportation Network) of the Plan, identifying a proposed grade separation at the Kipling Avenue railway crossing; and
- Figure 5 shows an excerpt from Schedule 10 (Major Transit Network) of the Plan, identifying a proposed GO station northwest of the Kipling Avenue railway crossing.

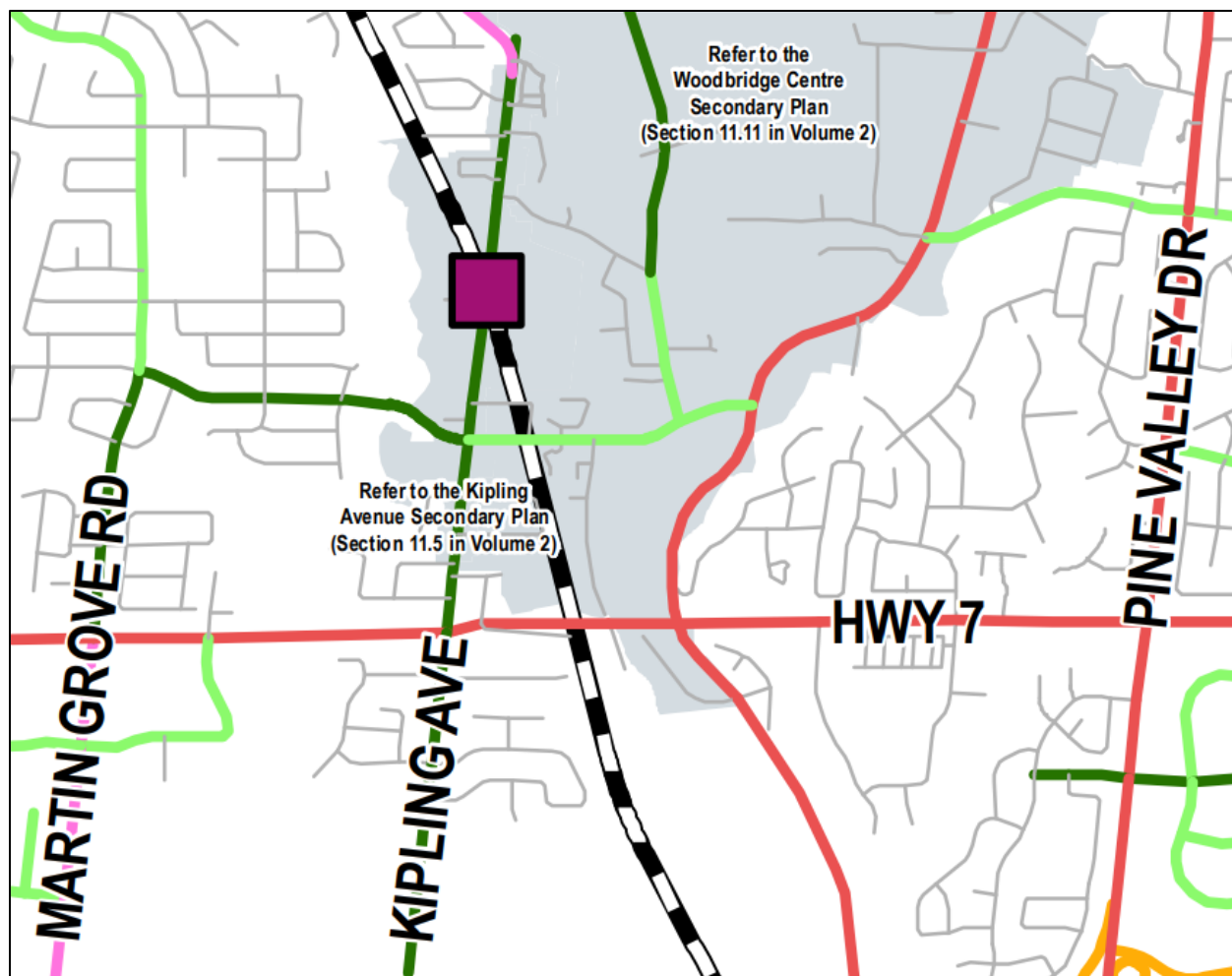


Figure 4: Excerpt from Schedule 9 of from the *City of Vaughan Official Plan 2010* showing a proposed grade separation at the Kipling Avenue railway crossing

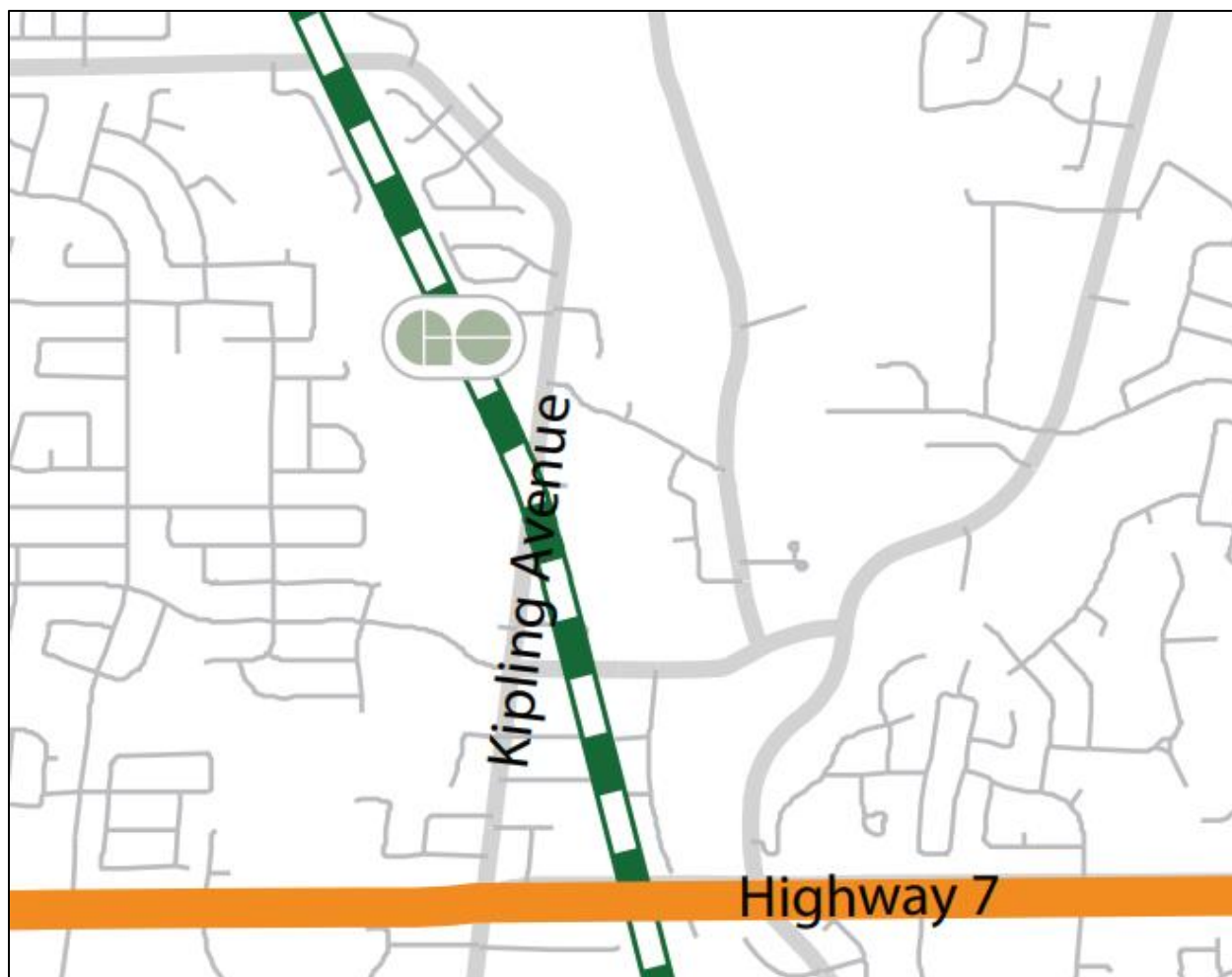


Figure 5: Excerpt from Schedule 10 of the City of Vaughan Official Plan 2010 showing a proposed GO station northwest of the Kipling Avenue railway crossing

Of relevance to this study and the Woodbridge neighbourhood, Policy 4.2.2.11 of the Plan states that it is the policy of City Council:

To encourage the implementation of new GO train stations in Vaughan, and expanded service along the proposed Bolton and the existing Barrie GO railway corridor as shown in Schedule 10.

The Plan includes additional policies specific to GO railway corridors, stations, and supportive land use and development, as shown in Table 1.

Table 1: Selected City of Vaughan Official Plan 2010 policies on GO station area development and railway crossings

Policy	It is the policy of Council:
4.2.2.12	To plan areas surrounding GO stations for higher density development and a mix of uses to take advantage of regional transportation infrastructure.
4.4.1.3	To maximize utilization of GO rail corridors by: <ul style="list-style-type: none"> a. directing higher density growth to areas surrounding GO stations; b. requiring mixed-use development in areas surrounding new GO stations; c. encouraging redevelopment of GO station parking lots with mixed-use development; and d. minimizing the footprint of commuter parking by supporting shared parking, parking structures and effective transit service and connections to GO stations.
4.4.1.6	To require grade separations between the street and rail systems as needed at arterial and collector street/rail junctions without amendment to this Plan.

Kipling Avenue Corridor Secondary Plan

Forming section 11.5 of the *City of Vaughan Official Plan 2010*, the Kipling Avenue Corridor Secondary Plan details the development principles and objectives for the precincts within the Plan area. With reference to the study area, the Plan identifies four relevant precinct areas:

- Kipling Avenue North/South (Precinct 2), focusing on the lands fronting onto Kipling Avenue;
- Rainbow Creek Neighborhood North (Precinct 4), for the northern portion of the Woodbridge Foam Corporation lands west of the railway accessed from Kipling Avenue by the proposed Rainbow Creek Road (which currently exists as a private driveway);
- Rainbow Creek Neighbourhood South (Precinct 5), for the southern portion of the Woodbridge Foam Corporation lands west of the railway accessed from Kipling Avenue by Porter Avenue West and the proposed Industry Avenue; and
- Fairground (Precinct 6), for the Woodbridge Fair lands.

(Of note, the Kipling Avenue Corridor Secondary Plan does not include the areas commonly known as the historic Woodbridge Village area, primarily along Woodbridge Avenue between Kipling and Islington Avenues. This area is covered by the separate Woodbridge Centre Secondary Plan.)

Figure 6 shows Map 11.5.A (Kipling Avenue - Land Use) of the Plan, identifying the proposed land uses for the study area, including future uses for the Woodbridge Foam Corporation lands. Of note, no GO rail services or stations are proposed within the Plan area.

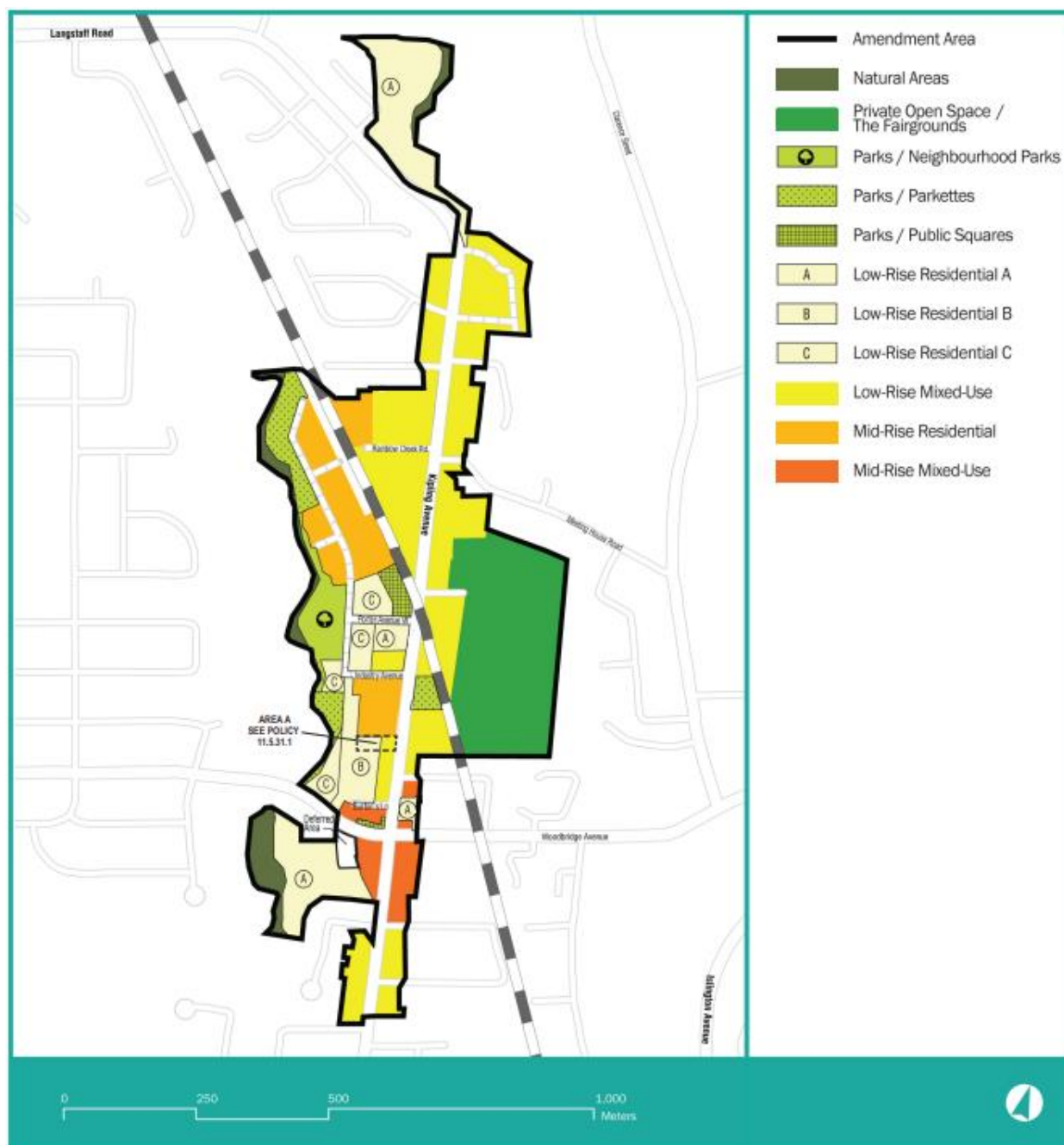


Figure 6: Map 11.5.A of the Kipling Avenue Corridor Secondary Plan showing no proposed passenger rail service or stations in the Plan area

2.2 The railway line and potential passenger service

CPKC MacTier Subdivision

In 1870, the Toronto, Grey & Bruce Railway built the first railway line through Woodbridge. This original line was located west of what is now Kipling Avenue, with a passenger station and a crossing at Woodbridge Avenue. This railway was acquired by the Canadian Pacific Railway (CP) in 1883, and by 1908, CP realigned and regraded the railway through Woodbridge, moving the crossing to Kipling Avenue, roughly equidistant between Langstaff Road to the north and Highway 7 to the south (as shown in Figure 7). A new passenger station was constructed west of the Kipling Avenue railway crossing (as shown in Figure 8), which closed in the 1960s and was demolished in 1971.



Figure 7: Kipling Avenue at the CPKC MacTier Subdivision crossing looking north



Figure 8: Woodbridge Station, looking north from the Kipling Avenue crossing, circa 1900. (Source: City of Vaughan.)

Now known as the MacTier Subdivision, the railway is owned by Canadian Pacific Kansas City (CPKC, the successor of the Canadian Pacific Railway). The MacTier Subdivision is part of the only all-Canadian transcontinental connection in the CPKC railway network. The Subdivision spans between:

- MacTier, Ontario, in what is commonly referred to as Ontario's cottage country, connecting north to Winnipeg and points beyond; and
- The West Toronto Diamond, in Toronto's Junction neighbourhood, connecting west to Windsor and east to Montreal and points beyond.

The Subdivision is exclusively used for freight rail service and operates on a single-track through Woodbridge. Figure 9 shows the path of the CPKC MacTier Subdivision from Toronto to Bolton.

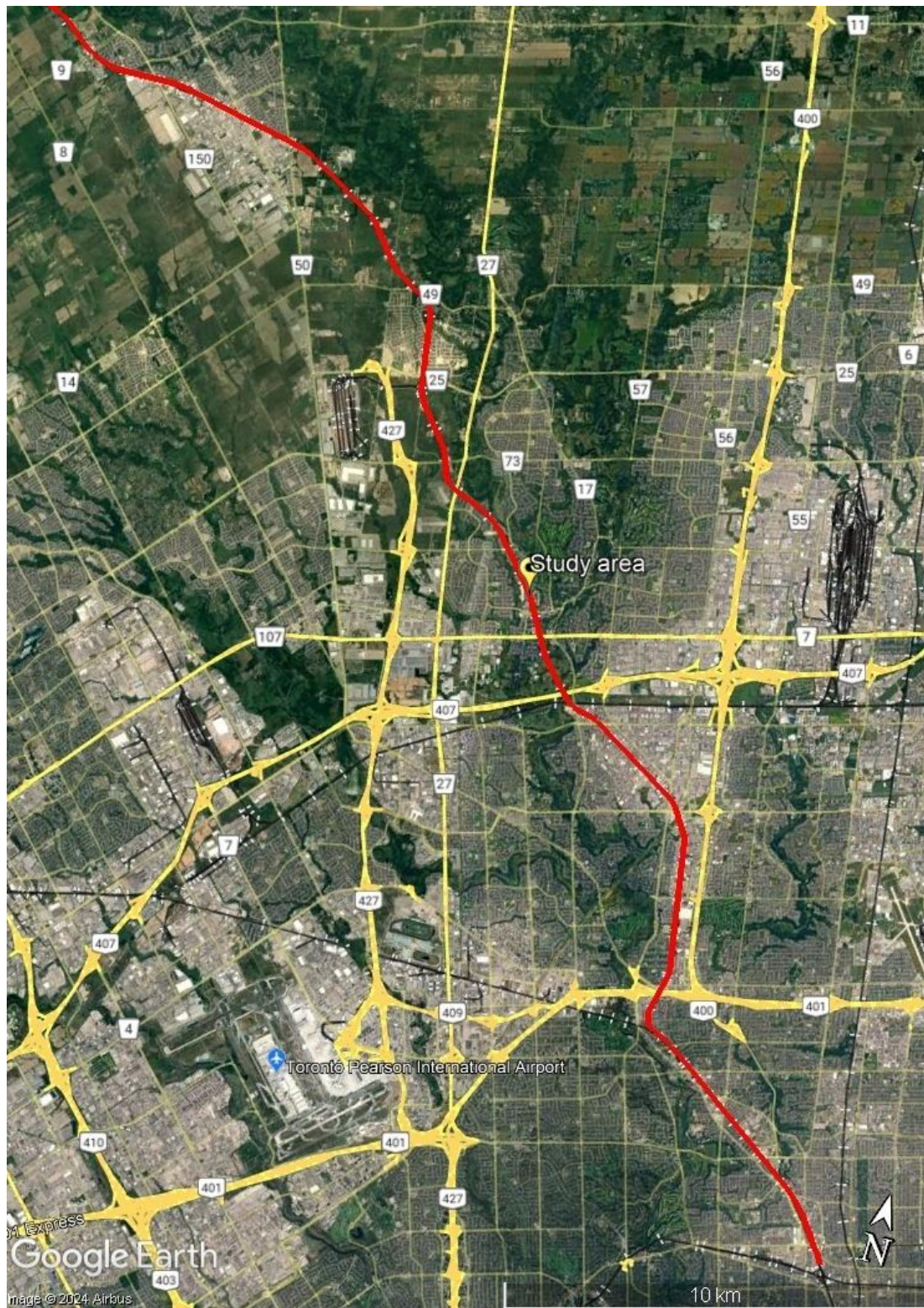


Figure 9: The CPKC MacTier Subdivision, from Toronto through Bolton, shown in red

The potential Caledon-Vaughan GO Line

GO Transit, the regional rail network for Ontario's Greater Golden Horseshoe region, has long considered providing passenger rail service on the CPKC MacTier Subdivision. This potential service, the Caledon-Vaughan GO Line (also referred to as the Bolton Line), could run from Toronto to the Bolton community, located along the eastern edge of Caledon.

MoveOntario 2020 and the Metrolinx Regional Transportation Plans

The Caledon-Vaughan GO Line, connecting Bolton with Toronto Union Station, was identified in 2007 by the Government of Ontario in its MoveOntario 2020 plan. MoveOntario 2020 proposed to fund 52 rapid transit projects in the Greater Toronto and Hamilton Area.

Responsibility for the planning and implementation of the MoveOntario 2020 projects was given to Metrolinx, formerly the Greater Toronto Transportation Authority. Metrolinx included the projects in *The Big Move* (also known as the 2008 Regional Transportation Plan (2008 RTP)), its long-term strategic plan for an integrated, multimodal, regional transportation system. The 2008 RTP identified the Bolton regional rail line for implementation within the first 15 years (to 2023) of the 2008 RTP, as shown in Figure 10.

In 2018, Metrolinx released its updated *2041 Regional Transportation Plan* (2041 RTP), so named because it moved forward the planning horizon from 2023 (from the previous 15-Year Plan) to 2041. Of note, the 2041 RTP moves the Bolton Rail Service to its projects beyond 2041 list, pushing the project beyond the current planning horizon.

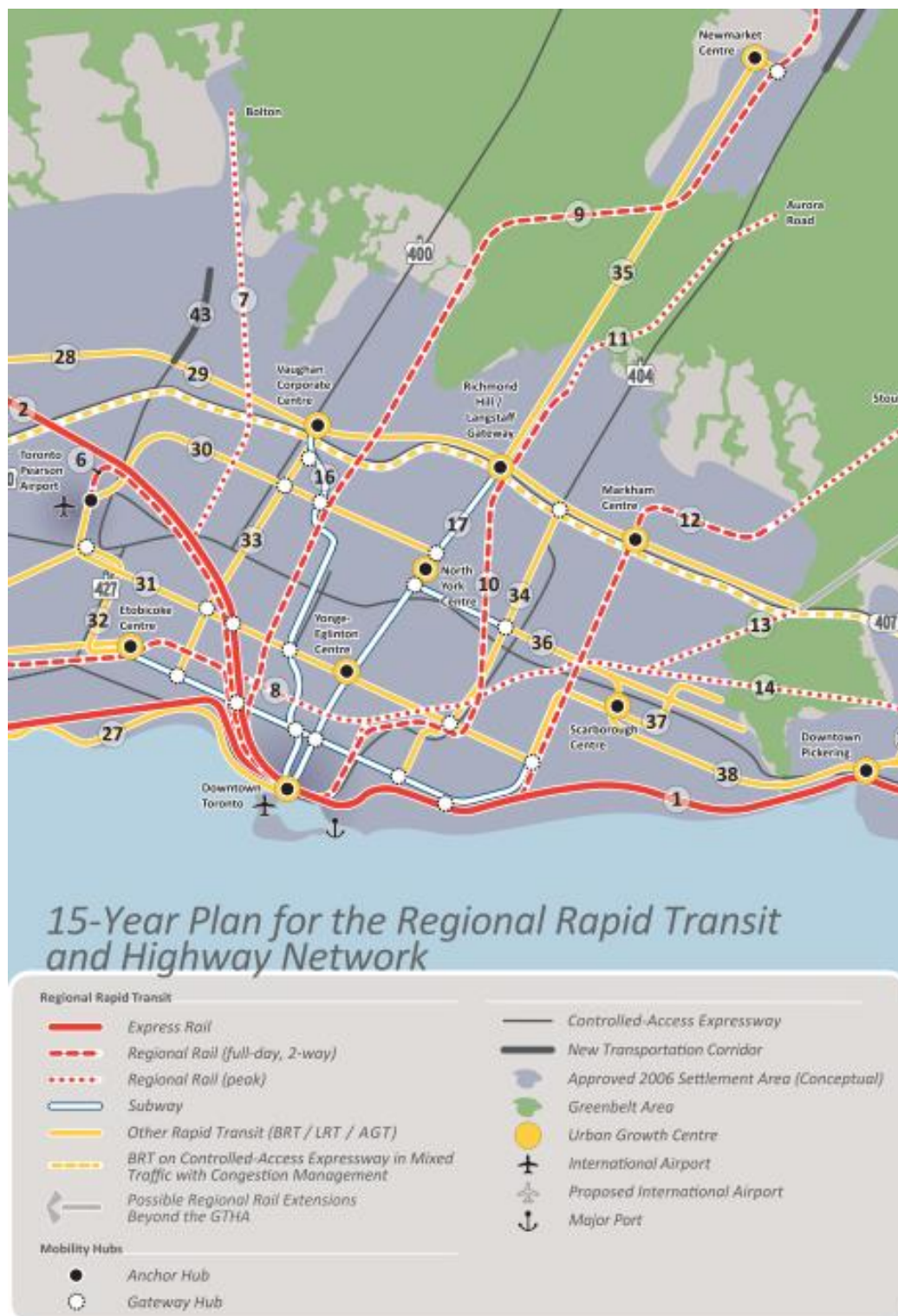


Figure 10: Excerpt from *The Big Move* showing the Caledon-Vaughan Line (identified as project 7) in the 15-Year Plan

Bolton Commuter Rail Service Feasibility Study

In November 2010, Metrolinx released the *Bolton Commuter Rail Service Feasibility Study*. The report details the Study's scope of work:

The initiation of this feasibility study has been identified as the first step in a four-step process required to investigate feasible routing options for the implementation of an all-day rail service between Bolton and Toronto. The study examined the rail and non-rail infrastructure requirements, ridership forecasts, operational scenarios, train service options, conceptual station site layouts and rolling stock and property requirements for each routing option. During the investigation process, environmental issues with potential to impact the Environmental Assessment stage of the project were documented.

Four service implementation options were examined in the Study:

1. Direct rail service between Bolton and Toronto Union Station via the:
 - a. CPKC MacTier Subdivision;
 - b. Metrolinx Weston Subdivision (shared with the Kitchener Line and the Union Pearson Express); and
 - c. Union Station Rail Corridor.
2. Shuttle rail service between Bolton and Weston Station or the proposed Mount Dennis Station via the CPKC MacTier Subdivision;
3. Direct rail service between Bolton and a recommissioned North Toronto Station (near Yonge Street and Scrivener Square in Toronto) via the CPKC MacTier and North Toronto Subdivisions; or
4. Direct rail service between Bolton and Toronto Union Station via the:
 - a. CPKC MacTier Subdivision;
 - b. Canadian National Railways (CN) Halton and York Subdivisions (north of and parallel to Steeles Avenue West);
 - c. Metrolinx Newmarket Subdivision (shared with the Barrie Line);
 - d. Metrolinx Weston Subdivision (shared with the Barrie and Kitchener Lines and the Union-Pearson Express); and
 - e. Union Station Rail Corridor.

The Study concludes that service options 1 and 4 are viable alternatives, attracting the most riders with similar travel times. Service option 4, however, was identified as the preferred option, with the caveats that CN's review and approval is required for use of its Halton and York Subdivisions, and that an assessment of the Metrolinx Weston Subdivision confirms that there is sufficient capacity for the additional Caledon-Vaughan Line trains. Figure 11 shows the Option 4 preferred route through York Region, as presented to York Region Council in 2011.

The Study also examined the need for grade separations at railway crossings along the MacTier Subdivision. The Study notes that:

- For the Kipling Avenue railway crossing, a grade separation is warranted but that the adjacent residential land use and local classification of this road may not support the addition of a grade separation; and
- For the Woodbridge Foam private crossing, a grade separation is not warranted.

Hertel Planning notes that the Study predates the extensive improvements made to both the:

- Metrolinx Weston Subdivision, which includes significant grade changes and a new grade separation of the West Toronto Diamond, which may make an interconnection to the parallel CPKC MacTier Subdivision difficult to build; and
- Metrolinx Newmarket Subdivision, which includes significant grade changes and a new grade separation of the Davenport Diamond, which may change the carrying capacity of the railway.

Hertel Planning's professional opinion is that, together, these improvements have changed the operating conditions sufficiently that an updated (and separate) study should be completed to verify the findings of the 2010 Study.

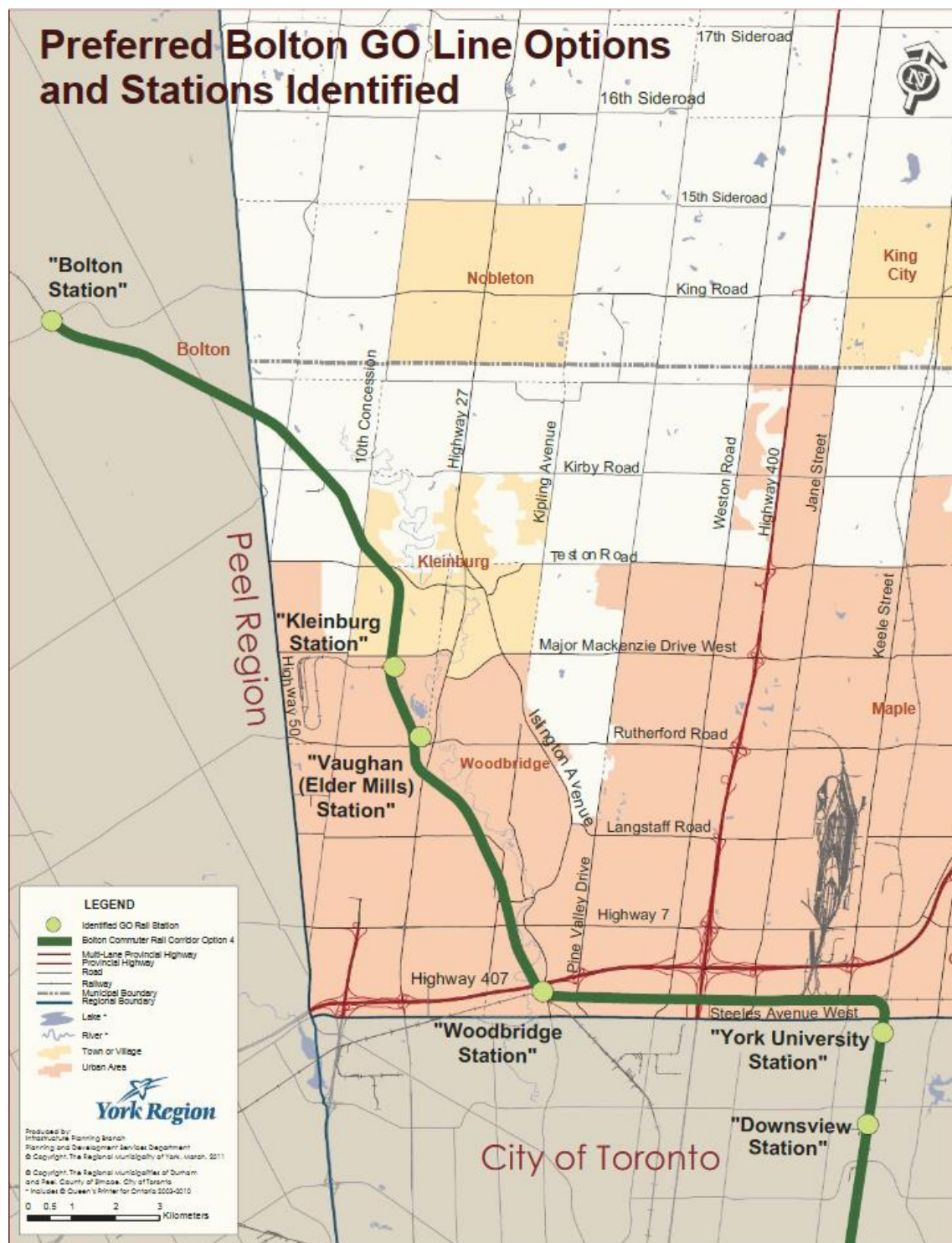


Figure 11: The preferred Bolton GO Line, as identified in the Bolton Commuter Rail Feasibility Study (Source: York Region, "Bolton Commuter Rail Service Feasibility Study" (Report to the Planning and Economic Development Committee), 19 May 2011.)

3 Identifying the station facilities and location

To protect for the potential Woodbridge GO Station, Arup researched GO Transit’s technical design standards and requirements to identify the facilities typically provided at a GO station. With the likely facilities known, City staff, Hertel Planning, and Arup identified potential station locations within the Study area that appeared able to accommodate the facilities needed for a potential Woodbridge GO Station.

For more details, Arup’s engineering considerations report is appended to this report in Appendix A.

3.1 Station facility requirements benchmarks

To identify the station facility requirements for a potential Woodbridge GO Station, Arup reviewed three Metrolinx planning and design documents to establish benchmarks for comparison:

- *Bolton Commuter Rail Service Feasibility Study* (2010);
- *GO Design Requirements Manual* (GO DRM, 2023); and
- *GO Rail Station Access Plan* (GO RSAP 2021).

Bolton Commuter Rail Service Feasibility Study

The Feasibility Study provided a proposed site plan for a potential station at Highway 407 and Islington Avenue, which was considered an interchange station for a future transitway on Highway 407. Table 2 summarizes the proposed station facilities for the Highway 407 and Islington Avenue station.

Table 2: Proposed station access facilities as identified in the Feasibility Study for a potential Highway 407 and Islington Avenue station

Station access facility component	Configuration
Platform dimensions	175 m (length) by 3.6 m (width)
Building footprint	300 m ²
Bus facilities	Bus loop with four bus bays
Pick-up and drop-off (PUDO) facilities	Ferry style for 35 vehicles
Vehicular facilities	500 parking spaces, two signalized intersections for station access

GO Design Requirements Manual

The primary features required by the GO DRM for all future stations are presented in Table 3. All other facilities are usually dependent on-site constraints and a further review of the GO RSAP is required in future stages of design.

Table 3: Proposed station access facilities as identified by the GO Design Requirements Manual for all stations

Section number	Section text
5.2.26.8.1	Rail platform Rail platforms used by GO Transit are minimum 315 m long.
3.3.2.1.2	Pick-up and drop-off (PUDO) facilities Criteria for Application of Ferry Style Configuration: a) The Station Categorization, reported in the GO Rail Station Access Plan should meet the "Base" "Medium", or "Interchange" ("Base" to "Medium") threshold categories;
3.3.2.2.2	Pick-up and drop-off (PUDO) facilities Criteria for Application of High Ridership Configuration: a) The Station Categorization, reported in the GO Rail Station Access Plan should meet the "Medium", "High", or "Interchange" ("Medium" or "High") threshold categories; b) Station shall have Two-Way, All-Day service frequency, or be planned for service expansion.
3.3.2.3.1	Pick-up and drop-off (PUDO) facilities The Strip Configuration is designed to allow for a PUDO Facility on constrained station sites when land availability is a significant concern.
3.3.2.4.1	Pick-up and drop-off (PUDO) facilities The Urban Configuration is designed for station sites where there are minimal, or no station lands available.
3.4.12	Carpool to GO parking Carpool to GO parking shall be up to 2% of total parking spaces in proximity to barrier free parking.

GO Rail Station Access Plan

The GO RSAP can provide direction on the proposed Woodbridge GO Station's infrastructure requirements by reviewing stations with similar ridership and typologies. The GO RSAP is guided by the hierarchy of access, which presents a prioritization of travel modes intended to support a mode shift to sustainable alternatives. The GO RSAP provides station specific access requirements for all existing and in-delivery stations. The various physical station elements are informed by a combination of factors, particularly, the ridership and the intended mode share.

Station specific access requirements for existing GO stations were gathered for comparison purposes. The first section presents stations with similar current footfalls and the second section presents stations with similar 2041 projected footfalls (defined as total daily boardings and alightings). The third section summarizes comparable GO stations based on mode share.

Facilities provided at existing GO stations with similar existing footfalls

The projected 2031 daily total footfalls (that is, the total daily boardings and alightings) at Woodbridge GO Station, about 2 500 per day, are like current daily footfalls at Kipling, Centennial, Malton, Milliken, Guildwood, Scarborough, and Dixie GO Stations. These stations' current access facilities are shown in Table 4.

All stations, except for Kipling, had zero-to-two bus bays and a significant amount of parking (500-900 spaces). Kipling Station, which has a high local transit and low drive and park mode share, has 14 bus bays and no parking spaces. Kipling station also has higher PUDO usage than most of the other stations. This is due to Kipling Station being the TTC Line 2 subway terminus and a western gateway to Toronto, which is unlikely to match the profile of operations at the proposed Woodbridge GO Station. Most stations have less than 100 bike parking spaces, except for Guildwood Station which has over 200 bike parking spaces.

Table 4: Summary of station access facilities provided at GO stations with similar daily footfalls

GO station	Station type	Daily footfalls	Bus bays	Bike parking spaces	PUDO spaces	Vehicular parking spaces
Kipling	Interchange (medium)	2 450	14	90 (24 lockers, 42 covered)	66	0
Centennial	Base	2 175	0	64 (56 covered)	35	451
Malton	Medium	2 575	1	64 (32 covered)	29	698
Milliken	Medium	2 250	0	32 (32 covered)	36	665
Guildwood	Medium	2 875	0	216 (216 covered)	56	903
Scarborough	Medium	2 550	0	70 (24 secure, 32 covered)	34	628
Dixie	Base	2 350	2	32 (32 covered)	42	933
Range			0-14	32-216	29-66	0-933

Facilities proposed at GO stations with similar future footfalls

The GO RSAP, as noted above, also provides station-specific access requirements to better align with target access mode shares. The projected 2031 daily footfalls at Woodbridge GO Station were compared to the projected 2041 daily footfalls and these aligned with Dixie, Guelph, Hamilton, Newmarket, and Caledonia GO Stations. Likely station access facilities for 2041 are shown in Table 5.

Hamilton, Guelph, and Dixie GO Stations follow the formula of providing either more bus infrastructure or more parking spaces. For example, Hamilton, the more urban GO station, provides more bus facilities and Dixie, a more suburban GO station, provides more parking. The other two stations have no bus infrastructure and little parking (0-250 spaces). Most stations have less than 100 bike parking spaces, except for Hamilton station which has over 175 bike parking spaces.

Table 5: Summary of station access facilities to be required at GO stations with similar projected daily footfalls

GO station	Station type	Footfalls	Bus bays (2041)	Bike parking spaces (2041)	PUDO spaces (2041)	Vehicular parking spaces (2041)
Dixie	Base	2 200	3	80 (32 secure and 48 covered)	33	733-933
Guelph	Interchange (base)	2 250	22	88 (32 secure and 64 covered)	48	70
Hamilton	Interchange (base)	2 075	15	176 (64 secure and 112 covered)	12	49
Newmarket	Interchange	2 975	0	96 (96 covered)	6	260
Caledonia	Interchange	2 300	0	64 (64 covered)	1-5	0
Range			0-22	64-176	1-48	0-933

Facilities provided at stations with similar target access mode shares

Mode share (that is, the percentage of total trips made using different modes of travel, like walking, cycling, or transit use) is another factor influencing station access facilities. The expected mode share of the proposed Woodbridge GO Station can be informed by target access mode shares for existing GO stations in similar contexts. These have been summarized for Georgetown (Table 6), Markham (Table 7), Mount Joy (Table 8), and Newmarket (Table 9) GO Stations.

Table 6: 2041 target access mode share and station access facility requirements by mode for Georgetown GO Station

Travel mode	Target access mode share (2041)	Station access facilities requirement (2041)
Local transit	5%	2 bus bays
Bike	1%	64 spaces (64 covered)
PUDO	14%	28 spaces
Drive & park	65%	850 total spaces
Carpool	5%	Up to 17% of total spaces for carpool/reserved parking

Table 7: 2041 target access mode share and station access facility requirements by mode for Markham GO Station

Travel mode	Target access mode share (2041)	Station access facilities requirement (2041)
Local transit	25%	1 bus bay (off site)
Bike	6%	136 spaces (48 secure, 88 covered)
PUDO	23%	35 spaces
Drive & park	15%	336-416 total spaces
Carpool	5%	Up to 22% of total spaces for carpool/reserved parking

Table 8: 2041 target access mode share and station access facility requirements by mode for Mount Joy GO Station

Travel mode	Target access mode share (2041)	Station access facilities requirement (2041)
Local transit	23%	4 bus bays
Bike	5%	192 spaces (64 secure, 128 covered)
PUDO	17%	80 spaces
Drive & park	24%	1 180-1 333 total spaces
Carpool	3%	Up to 31% of total spaces for carpool/reserved parking

Table 9: 2041 target access mode share and station access facility requirements by mode for Newmarket GO Station

Travel mode	Target access mode share (2041)	Station access facilities requirement (2041)
Local transit	20%	None
Bike	5%	96 spaces (96 covered)
PUDO	12%	6 spaces
Drive & park	35%	260 total spaces
Carpool	2%	Up to 37% of total spaces for carpool/reserved parking

3.2 Likely facilities for Woodbridge GO Station

Based on the site characteristics and mode share of a medium suburban GO station, with little existing transit and no direct connection to other rapid lines, the potential Woodbridge GO Station should require the station access facilities outlined below in Table 10.

Table 10: Likely station access facilities for Woodbridge GO Station

Station access facility	Quantity
Bus facilities	0 (on-street only)
Bike parking spaces	76 (64 secure, 112 covered)
PUDO spaces	48 ferry-style (note 1)
Vehicular parking spaces	250 (note 2)

Notes:

1. Per the GO DRM, the configuration can be ferry style (that is, looped or semi-circular) for medium stations, but strip or urban style configurations can be implemented if there are land constraints.
2. Per the GO DRM, up to 2% of the vehicular parking spaces shall be allocated to carpool-to-GO parking in proximity to barrier-free parking.

Based on these facilities, in a rectangular site, this will likely require a site area of about 14 465 m², which is based on the assumptions provided in Table 11.

Table 11: Site area assumptions and estimates for Woodbridge GO Station

Station access facility type	Assumption	Likely area (m ²)
Platform	315 m length by 4.9 m width	1 540
Parking spaces	45 m ² per space	11 250
PUDO	6.5 m length by 2.5 m width	780
Walking routes and access	5% of parking spaces	565
Bicycle parking spaces	30 m ² per 16 bikes	330
Total		14 465 (~1.45 ha)

3.3 Double tracking the CPKC MacTier Subdivision

Arup also examined whether the CPKC MacTier Subdivision, which is currently a single-track railway in the Woodbridge area, would need an additional track to be built to accommodate GO Transit train service.

If the Caledon-Vaughan GO Line service is implemented by Metrolinx on the CPKC MacTier Subdivision, corridor expansion through additional track installation will be likely required. In similar examples, such as on the Kitchener and Lakeshore West Lines, the host railway, Canadian National Railway, had required that freight capacity be maintained, and that new capacity would need to be created for future GO service. In the Feasibility Study, consultation with CPKC concluded that doubletracking was to be proposed to run from Bolton and through the study area. It is therefore likely that Metrolinx would be required by CPKC to install an additional track for GO service in the vicinity of the station. The rail bridge over Langstaff Road has room for expansion only on the west side of the tracks. Based on this constraint, double tracking would likely be implemented on the south (west) side of the existing tracks.

3.4 Potential station locations

To identify potential station locations, City staff and Hertel Planning examined the study area and its surroundings. In the process, several selection criteria were established:

- The station sites should be in or adjacent to the *Interim Control By-law 060-2023* area;
- Sites must have a frontage along the MacTier Subdivision to provide a platform area for passengers to board and alight trains safely;
- Sites should have a relatively large area to accommodate the required GO Transit station facilities;
- Avoid, as best as possible, the need to redevelop and/or create new and undesirable effects for adjacent residential areas; and

- Avoid spanning across the MacTier Subdivision, to minimize the occurrence and risk of passengers needing to cross the railway at-grade to access various components of the station and to minimize the need for and accessibility challenges associated with grade-separated walkways.

Using these criteria, we identified four potential station locations for study:

1. The Woodbridge Foam Corporation lands (with an approximate area of 7.6 ha);
2. Lands west of Kipling and north of the railway (~2.5 ha);
3. The Woodbridge Fair lands (~8.0 ha); and
4. Lands east of Kipling and south of the railway (~1.8 ha).

Figure 12 shows the four potential station areas and the ICBL boundaries marked on an aerial photo of the broader study area.

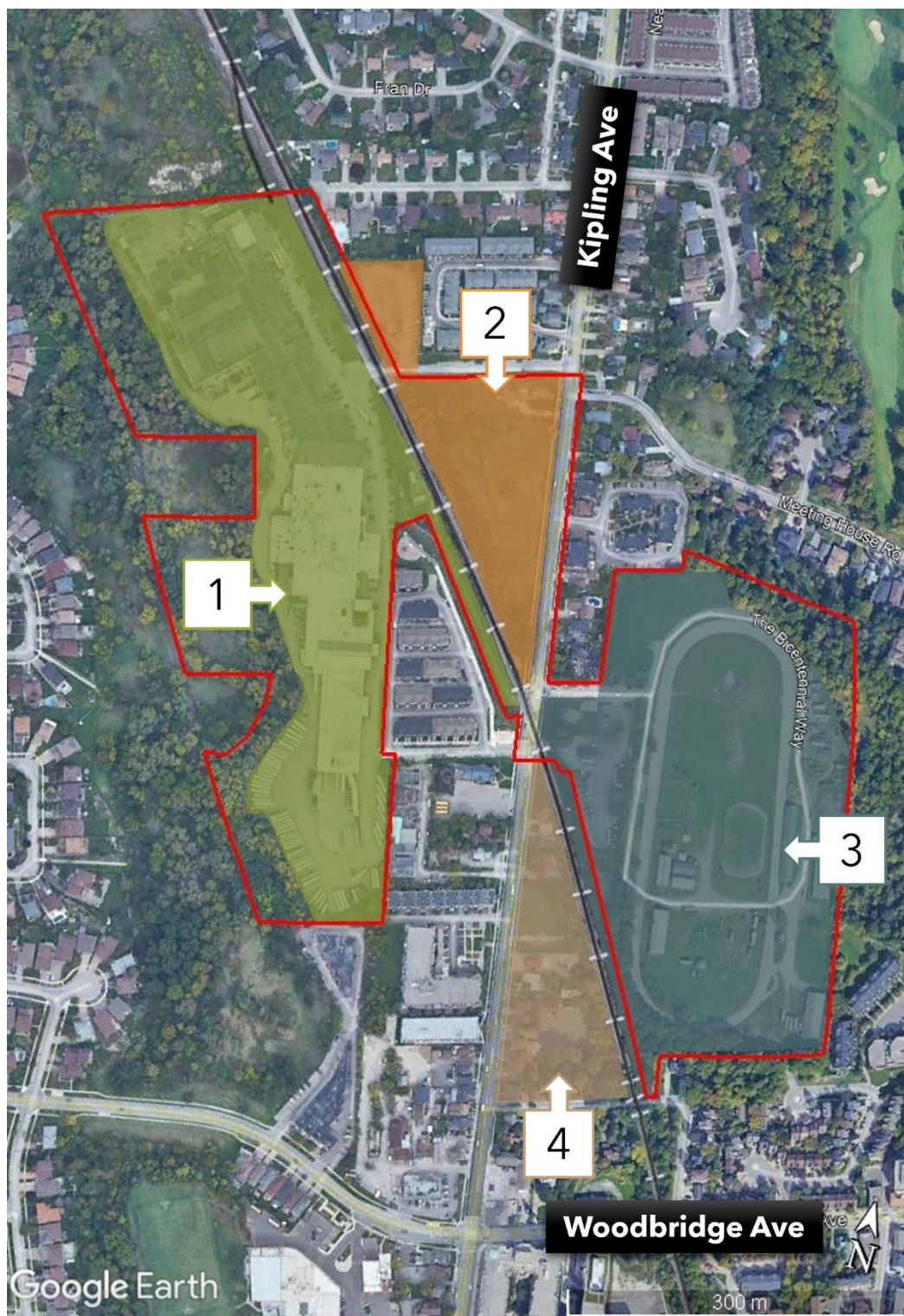


Figure 12: The four potential station locations centred around the Kipling Avenue railway crossing with the ICBL boundaries in red

3.5 Strengths, weaknesses, opportunities, and challenges analyses

Arup reviewed the four potential station locations and prepared a strengths, weaknesses, opportunities, and challenges (SWOC) analysis to evaluate the feasibility of each location to accommodate the likely station access facilities.

As background, a SWOC analysis is a situational assessment that aids decision-making by creating a snapshot of the positives and negatives of options being considered. SWOC analyses examine both the internal factors of an option, that is, the innate characteristics of the option itself, and the external factors too, or the environmental elements that affect the option but are not a part of the option itself. These factors are then sorted as strengths or weaknesses, for internal factors, or opportunities or challenges, for external factors.

Table 12 shows the SWOC analysis for all four options. The next four sections show the SWOC analyses that are unique to Sites 1, 2, 3, and 4, respectively.

Table 12: Strengths, weaknesses, opportunities, and challenges analysis for all potential station locations

	Helpful	Harmful
Internal factors (characteristics)	<p>Strengths</p> <ul style="list-style-type: none"> The Secondary Plan designates some density in the area; there is likely to be increased demand for transit, so uptake may be high Given the urban context of the potential station locations, it is assumed that water, wastewater, storm drainage, power, gas, and telecommunications services exist within the Kipling right-of-way 	<p>Weaknesses</p> <ul style="list-style-type: none"> The at-grade railway crossing at Kipling Avenue has high daily bi-direction road traffic volumes and train frequencies, as identified in the Feasibility Study Noise and vibration mitigation is needed for nearby residential uses Grading is required on all sites
External factors (environmental elements)	<p>Opportunities</p> <ul style="list-style-type: none"> All potential station locations offer access to higher order transit for Woodbridge 	<p>Challenges</p> <ul style="list-style-type: none"> The railway is curved, creating horizontal track alignment challenges. The Secondary Plan envisions the redevelopment of the Woodbridge Foam industrial use Proximity to Toronto and Region Conservation Authority protection areas means that mitigations will need to be incorporated into all options

Site 1 (the Woodbridge Foam Corporation lands)

Site 1 is on lands currently used by Woodbridge Foam Corporation, west of Kipling Avenue and south of the CPKC MacTier Subdivision. The site has access from the south via Porter Avenue West. Platform access would be constrained by the doubletracking and mobile cell tower infrastructure. The approximate site area is roughly 7.6 ha and supports a potential platform length of 315 m (with a realignment of the Woodbridge Foam Corporation private access railway crossing). The SWOC analysis is summarized in Table 13.

Table 13: Strengths, weaknesses, opportunities, and challenges analysis for Site 1 (Woodbridge Foam)

	Helpful	Harmful
Internal factors (characteristics)	Strengths <ul style="list-style-type: none"> Large site area should accommodate station facilities (subject to further site planning) 	Weaknesses <ul style="list-style-type: none"> No frontage onto Kipling Avenue affects active transportation access, may create safety and security issues due to isolation Only public access via Porter Avenue West
External factors (environmental elements)	Opportunities <ul style="list-style-type: none"> Secondary Plan envisions, in the long-term, the Woodbridge Foam site changing from industrial to residential Potential walking and cycling connection to Harmonia and Dunstan Crescents (with new ravine crossings) 	Challenges <ul style="list-style-type: none"> Site currently used by Woodbridge Foam Corporation Platform length of 315 m would require the realignment of the Woodbridge Foam private access crossing Communications tower south of the railway may affect station placement

Site 2 (lands west of Kipling and north of the railway)

Site 2 is on a mostly vacant site, aside from the one heritage building, located west of Kipling Avenue and north of the CPKC MacTier Subdivision. This site has a frontage along Kipling Avenue. Site 2 also includes the parking/truck turning area to the north of the private road. The approximate site area is roughly 2.5 ha and a potential platform length of 315 m can be accommodated if the Woodbridge Foam Corporation private access railway crossing is relocated. The SWOC analysis is summarized in Table 14.

Table 14: Strengths, weaknesses, opportunities, and challenges analysis for Site 2 (west of Kipling, north of railway)

	Helpful	Harmful
Internal factors (characteristics)	Strengths <ul style="list-style-type: none"> Site area should accommodate station facilities (subject to further site planning) Frontage onto Kipling Avenue promotes active transportation access and visibility from street 	Weaknesses <ul style="list-style-type: none"> Triangular shape is less efficient for the provision of GO station facilities
External factors (environmental elements)	Opportunities <ul style="list-style-type: none"> Markham GO Station is a useful precedent because of its similar triangular shape and built context 	Challenges <ul style="list-style-type: none"> Platform length of 315 m would require the realignment of the Woodbridge Foam private access crossing Development application received by the City for the vacant lands along Kipling Avenue Existing heritage building on site

Site 3 (the Woodbridge Fair lands)

Site 3 is on the Woodbridge Fair lands, located east of Kipling Avenue and north of the CPKC MacTier Subdivision. This site is connected to Kipling Avenue by Porter Avenue and has minimal frontage to Kipling Avenue. The approximate site area is 8.0 ha and supports a potential platform length of 220 m (that is, the distance between Kipling Avenue and the William Street rail bridge). The SWOC analysis is summarized in Table 15.

Table 15: Strengths, weaknesses, opportunities, and challenges analysis for Site 3 (Woodbridge Fair)

	Helpful	Harmful
Internal factors (characteristics)	Strengths <ul style="list-style-type: none"> Large site area should accommodate station facilities (subject to further site planning) 	Weaknesses <ul style="list-style-type: none"> Limited frontage onto Kipling Avenue affects active transportation access, may create safety and security issues due to isolation
External factors (environmental elements)	Opportunities <ul style="list-style-type: none"> Potential walking and cycling connection to Woodbridge Village 	Challenges <ul style="list-style-type: none"> Site currently used by Woodbridge Fair Platform length limited to 220 m due to grade separation at William Street

Site 4 (lands east of Kipling and south of the railway)

Site 4 is bound by the CPKC MacTier Subdivision to the north and east, William Street to the south, and Kipling Avenue to the east. The railway is elevated by an embankment on this site as the terrain slopes toward the Humber River and the railway bridges over William Street in the southeasterly direction. The approximate site area is 1.8 ha and supports a potential platform length of 210 m (that is, the distance between Kipling Avenue and the William Street rail bridge). The SWOC analysis is summarised in Table 16.

Table 16: Strengths, weaknesses, opportunities, and challenges analysis for Site 4 (east of Kipling, south of railway)

	Helpful	Harmful
Internal factors (characteristics)	Strengths <ul style="list-style-type: none"> Frontage onto Kipling Avenue promotes active transportation access and visibility from street 	Weaknesses <ul style="list-style-type: none"> Small site area and narrow triangular shape makes it unlikely to be suitable for most station facilities
External factors (environmental elements)	Opportunities <ul style="list-style-type: none"> Markham GO Station is a useful precedent because of its similar triangular shape and built context 	Challenges <ul style="list-style-type: none"> Site currently used by 13 single-detached residential dwellings Platform length limited to 210 m due to grade separation at William Street Rail grade relatively flat while the ground slopes down to the southeast

SWOC analysis summary

The SWOC analyses of the four potential station locations indicate that Sites 1 and 2 are the best suited for a GO station. Our findings are that:

- Site 1 has a cell tower that may constrain the location of station facilities if the railway is to be double tracked from its current single-track layout. However, this cell tower could likely be relocated to a more suitable location to accommodate the GO station.
- Site 1 has issues with visibility to passing vehicles and pedestrians. It also would be disconnected from Kipling Avenue for transit access which may require any future transit service to divert into the GO station, as opposed to curbside bus stops on Kipling Avenue. Site 1 may therefore require a bus loop facility but based on the potential ridership from the Feasibility Study and the GO DRM and GO RSAP, the potential Woodbridge GO Station would not require such dedicated facilities. There is potential, however, for providing an access to Kipling Avenue from the Porter Avenue Parkette as the southern end of the platform would likely be near to Kipling Avenue.
- Site 1 is the largest site and therefore offers the most flexibility for placement of GO station facilities.
- Site 2 fronts onto Kipling Avenue and is large enough to provide the station access facilities. The Kipling Avenue frontage would allow for direct integration with active transportation facilities.
- The weakness of Site 2 is due to its triangular shape and the Woodbridge Foam Corporation private access across the tracks. Maintaining this crossing would require the private access to be shifted north.
- Sites 3 and 4 have issues with the grade separation at the William Street rail bridge that limits the potential platform length below GO standards. Furthermore, the shape of Site 4 makes efficient placement of the GO station facilities unlikely.

4 Engagement and consultation

Working closely with the City of Vaughan's policy planning and communications teams, Hertel Planning and LURA Consulting have substantially completed a stakeholder and public engagement and consultation program. The aim of this program was to raise awareness of this study and to hear from a diverse group of stakeholders and the public on this study's research and recommendations.

4.1 Study website

On 16 February 2024, City staff posted a website for the Woodbridge GO Station Land Use Study (at vaughan.ca/WoodbridgeGO). The initial website provided information on this study's goals, background information, instructions on how to get involved with this study, and a frequently asked questions section. As this study progressed, additional details on the public open house, survey, and the statutory public meeting were added. The study and the website were publicized via social media by both the City and Hertel Planning and later at various meetings with the public.

4.2 Technical Advisory Committee meeting

On 7 March 2024, City staff and Hertel Planning held a virtual Technical Advisory Committee meeting. The aim of this meeting was to present the study purpose, background, the findings to date, and to hear from stakeholders from other City departments and teams and external planning-related agencies. Table 17 notes the City teams and external agencies that participated in the meeting.

Briefly, Committee participants asked questions and shared their thoughts on:

- The four potential station locations, including their preferences for a preferred site;
- Land use compatibility issues affecting neighbours adjacent to the four potential station locations;
- Effects on the continued operation of the Woodbridge Foam Corporation and the Woodbridge Fair;
- Pedestrian and vehicular traffic, parking, and site access issues resulting from a new station;
- Effects on natural heritage and regulated floodplain areas adjacent to the study area;
- Development density changes resulting from a new station; and

- Whether a grade separation of the Kipling Avenue railway crossing is required.

Table 17: City departments and external agencies that participated in the Technical Advisory Group meeting

Stakeholder group	Participating departments and agencies
City of Vaughan	<ul style="list-style-type: none"> • Building Standards • Development Engineering • Development Planning • Economic Development • Financial Planning and Development Finance • Fire and Rescue Service • Infrastructure Planning and Corporate Asset Management • Legal Services • Parks, Forestry and Horticulture Operations • Parks Infrastructure Planning and Development • Policy Planning and Special Programs • Real Estate • Recreation Services • Transportation and Fleet Management Services • Vaughan Public Libraries
External	<ul style="list-style-type: none"> • The Regional Municipality of York • Toronto and Region Conservation Authority • York Region District School Board • York Regional Police

4.3 Landowners group meetings

In March 2024, City staff and Hertel Planning held three virtual landowners group meetings. The aim of these meetings was to present the findings to date, as shared with the Technical Advisory Group, and to hear the concerns raised by representatives for three of the four potential station locations studies. Table 18 provides an overview of the three meetings.

Table 18: Overview of the three landowners group meetings

Meeting date	Address points	Potential station location reference
19 March 2024	8094 and 8214 Kipling Avenue	Site 1 (the Woodbridge Foam Corporation lands)
21 March 2024	8158, 8196, and 8204 Kipling Avenue	Site 2 (lands west of Kipling and north of the railway)
26 March 2024	100 Porter Avenue	Site 3 (the Woodbridge Fair lands)

Briefly, the landowners group meeting participants asked questions and shared their thoughts on:

- The four potential station locations, including their preferences for a preferred site;
- Land use compatibility issues affecting neighbours adjacent to the four potential station locations;
- Effects on the continued operation of the Woodbridge Foam Corporation and the Woodbridge Fair; and
- Development density changes resulting from a new station.

4.4 Public open house

On 4 April 2024, City staff, Hertel Planning, and LURA Consulting held a virtual public open house. The aim of this meeting was to present the findings to date and to hear from the public and elected officials from the City. Participants expressed both support and opposition to a potential Woodbridge GO Station.

For more details, LURA Consulting's engagement and consultation report is appended to this report in Appendix B.

Site selection

Most of the feedback on the four sites being considered focused on Site 1 (the Woodbridge Foam Corporation lands) and Site 3 (the Woodbridge Fair lands). Participants were concerned about how the Woodbridge Foam Corporation would be affected if Site 1 was identified as the preferred station location. Similarly, some participants worried about the loss of the Fair's heritage and historic value if Site 3 was preferred. There were a few questions on whether station construction would require the expropriation and either relocation or demolition of existing properties. Several participants expressed support for Sites 1 and 3, despite potential impacts to the Foam factory and Fair, respectively.

Some attendees proposed various sites to consider outside the study area along both the Canadian Pacific Kansas City (CPKC) MacTier Subdivision and the nearby CN Halton Subdivision and asked whether such other sites are currently being investigated by the project team.

Attendees also asked questions about land areas and parking requirements for a potential Woodbridge GO Station, including whether a dedicated parking structure would be needed.

Some participants in the open house expressed confusion over, and asked questions about, why Site 4 (east of Kipling Avenue and south of the railway) was not included in the ICBL as the other three sites were.

A participant wished to know whether an environmental assessment would be carried out for the eventual site should one be selected and approved, and another raised a concern about noise impacts to adjoining properties.

Traffic and transit impacts

Participants commented on existing challenges with traffic congestion in Woodbridge and specifically along Kipling Avenue, expressing concern that a new station and new residential developments surrounding it would exacerbate these issues. Questions were received about the possibility of grade-separation of the CPKC MacTier Subdivision track from Kipling Avenue and other nearby roads.

In addition, participants noted a current lack of transit in the study area in comparison to better-served Highway 7. While a potential GO station would be a major improvement to Woodbridge's overall transit network, they questioned the overall connectivity without sufficient local bus service to the station or along Kipling Avenue.

New development

A question was raised about whether the Interim Control By-law (ICBL) would prevent the Woodbridge Foam Corporation from obtaining planning approvals for changes to its property, and what rezoning implications a potential Woodbridge GO Station would entail, both for the station site itself and for surrounding parcels designated for residential intensification. An attendee also inquired about the possibility of halting all new development in the study area until after a potential station is completed.

Metrolinx and CPKC involvement and role in study

Many participants asked whether Metrolinx and CPKC are actively involved in the land use study and if so, desired to know what input they have provided to the City about site selection or the possibility of future passenger service.

Features of potential commuter rail service

A few questions were received about whether commuter rail service would require twinning of the existing single track and the type of motive power (diesel or electric) that would be used.

Construction timelines

Participants wished to know how long construction would take and how soon commuter rail service could begin if a site were selected and approved for a potential Woodbridge GO Station.

Availability of open house presentation and public disclosure of preferred site

Some attendees asked about whether the open house presentation would be posted on the project website and whether the preferred site would be disclosed to the public upon completion of the study. They also asked who would be responsible for deciding on a preferred site.

4.5 Survey

Immediately following the public open house, City staff, Hertel Planning, and LURA Consulting opened an online survey to hear from the public on the findings to date. The survey was open from 4-18 April 2024, and was advertised during the public open house and on the City's project website.

At the time of publication of this draft report, the survey period has not closed. An overview of the survey results will be provided in a subsequent draft of this report.

4.6 Indigenous Peoples consultation meetings

Recognizing the importance of meaningful collaboration and a commitment to fostering understanding, trust, and partnership in the journey towards reconciliation, the City sent letters to Vaughan's Indigenous communities. The letters introduced the project, explained the intent, and offered an opportunity for further discussion and to receive feedback. Two Indigenous communities, the Six Nations of the Grand River and the Mississaugas of Scugog Island, requested meetings to learn more about the project.

In April 2024, City staff and Hertel Planning held two meetings with groups representing Indigenous Peoples. The aim of these meetings was to present the findings to date, as shared at the public open house, and to hear comments from the two Indigenous groups. The two meetings were held on:

- 15 April 2024 with the Six Nations of the Grand River; and
- 25 April 2024 with the Mississaugas of Scugog Island.

Briefly, the Six Nations of the Grand River meeting participants asked questions and shared their thoughts on:

- The importance of taking an environment-first approach, consistent with the beliefs and responsibilities of land stewardship under the A Dish with One Spoon wampum covenant;
- Going beyond the minimum policy and regulatory requirements related to landforms, nature, and wildlife, including those for tree protection and replacement, and floodplain protection;
- Planning long-term, for at least seven generations; and
- Sites 2 and 4 are preferred since these are the smallest land areas, thereby having the least environmental impacts.

At the time of publication of this draft report, the meeting with the Mississaugas of Scugog Island has not happened yet. An overview of this meeting will be provided in a subsequent draft of this report.

4.7 Statutory public meeting

A statutory public meeting will be held on 7 May 2024. At the time of publication of this draft report, the meeting has not happened yet. An overview of the statutory public meeting will be provided in a subsequent draft of this report.

5 Identifying the preferred location for Woodbridge GO Station

To recap, in section 3.4 of this Study, we identified four potential station locations for study:

1. The Woodbridge Foam Corporation lands (with an approximate area of 7.6 ha);
2. Lands west of Kipling and north of the railway (~2.5 ha);
3. The Woodbridge Fair lands (~8.0 ha); and
4. Lands east of Kipling and south of the railway (~1.8 ha).

Using Arup's technical research into the *Bolton Commuter Rail Service Feasibility Study*, the *GO Design Requirements Manual* (GO DRM) and the *GO Rail Station Access Plan*, and the strengths, weaknesses, opportunities, and challenges (SWOC) analyses, we can shortlist the potential station locations and identify a preferred site.

5.1 Shortlisting from four potential station locations to two

Section 5.2.26.8.1 of the GO DRM states that "Rail platforms used by GO Transit are minimum 315 m long", the length required for a typical GO Transit 12-car train with two locomotives to board and alight passengers safely. This platform length therefore serves as the absolute minimum that must be accommodated by a site.

As noted in the SWOC analyses, Sites 3 (the Woodbridge Fair lands) and 4 (lands east of Kipling and south of the railway) cannot accommodate a full 315 m platform. In both cases, the platform length is limited due to the William Street rail bridge to the southeast of the Kipling Avenue railway crossing. To provide a full 315 m platform:

- The bridge would likely require significant rebuilding and/or a full reconstruction, as the existing bridge would likely not have been designed to support the additional static load of a platform and its supports, nor the dynamic load of the weight and movement of passengers and their belongings; and
- The elevated embankment north and south of the bridge would need to be regraded to provide the additional width for a platform, which would likely require significant stabilization works (likely in the form of a concrete retaining wall, due to the adjacent residential homes preventing the addition of widened sloped earthen berm supports).

Without these challenging (and expensive) engineering works, Site 3 is limited to a maximum platform length of 220 m, and Site 4 is limited to a length of 210 m. As a result, City staff and Hertel Planning agree that Sites 3 and 4 are not suitable as potential station locations.

5.2 Selecting the preferred station location

Drawing from the Feasibility Study's proposed station access facilities from a potential station at Highway 407 and Islington Avenue and the benchmarks set by the GO RSAP for stations with similar existing footfalls, forecasted future footfalls, and target mode shares, Arup estimated that the station access facilities would require roughly 1.45 ha of land. (Refer back to Table 10 for the likely station access facilities and Table 11 for the estimation of site areas).

Site 1 (the Woodbridge Foam Corporation lands)

Site 1 covers a land area of approximately 7.6 ha. If Site 1 was selected as the preferred station location, then the bulk of the station access facilities would likely be located on the northern end of 8094 Kipling Avenue, near the current Woodbridge Foam Corporation private access railway crossing. This crossing would need to be shifted north to accommodate a 315 m length platform.

The City has not received any development applications for these lands, which are envisioned by the City to become a compact and well-connected residential neighbourhood should the current industrial operations cease or relocate. Accordingly, the Kipling Avenue Corridor Secondary Plan contains detailed policy direction with respect to the long-term redevelopment of the Woodbridge Foam Corporation lands into the Rainbow Creek Neighborhood North and South precincts, which feature a mix of low- and mid-rise residential uses, along with parks and natural areas.

If Site 1 was selected as the preferred station location, then the likely station access facilities would require 1.45 ha (19%) of the total site area of 7.6 ha. This would leave over 6 ha for new residential uses, parks, and natural areas.

Site 2 (lands west of Kipling and north of the railway)

Site 2 covers a land area of approximately 2.5 ha. If Site 2 was selected as the preferred station location, then the bulk of the station access facilities would be located on three parcels: 8158, 8196, and 8204 Kipling Avenue, with a combined area of roughly 1.46 ha (as shown in Figure 13). The remaining parcel, 8214 Kipling Avenue, would be used for the realigned Woodbridge Foam Corporation private access, with the railway crossing shifted north to accommodate a 315 m length platform.

Currently, 8158 and 8196 Kipling Avenue are vacant land parcels, as is the rear of 8204 Kipling Avenue (behind the heritage house). The City of Vaughan, however, has received a development application for all three parcels. The proposed development consists of townhouse dwelling units, a commercial building, and the retention of the existing heritage house at 8204 Kipling Avenue.

If Site 2 was selected as the preferred station location, then the likely station access facilities would require 1.45 ha (or 99%) of the combined parcel area of 1.46 ha. This would mean that the proposed development would not be able to proceed in its current form, with any future development likely requiring an overbuild atop the station access facilities. It is also not apparent whether the likely station access facilities could be accommodated on the three parcels without additional site planning work, given that the station access facilities tend to be rectangular in nature but requiring placement on a triangular shaped site.

Selection of the preferred station location

To compare the two sites:

- Site 2 is smaller than Site 1, with the former having geometric constraints on where and how station access facilities could be located;
- A new residential development is proposed on Site 2, which may not be compatible in its current proposed form with the co-location of required station access facilities. No redevelopment is currently proposed for Site 1;
- Site 2 has a heritage house, which may make the layout and providing station access facilities more difficult. No heritage properties are known to exist on Site 1;
- The northern part of Site 1 is designated in the Secondary Plan for mid-rise residential, which would be transit supportive. Site 2 is designated for low-rise mixed use; and
- The longer-term development timeline of Site 1, given that current industry will likely remain active into the foreseeable future, is more aligned with the prospects of the proposed Caledon-Vaughan GO Line and proposed stations, not expected until post-2041.

Based on this comparison, City staff and Hertel Planning agree that Site 1 (the Woodbridge Foam Corporation lands) should be selected as the preferred site for a potential Woodbridge GO Station, and that conceptual design work should be completed to visualize the potential layout of the area, along with work on an official plan amendment to protect for the station within the City's planning framework.



Figure 13: Map showing the site area and perimeter for 8158, 8196, and 8204 Kipling Avenue (Source: YorkMaps.)

6 Designing Woodbridge GO Station

6.1 Objectives and principles

The potential Woodbridge GO Station brings numerous benefits and opportunities that help support a growing community in Woodbridge. Regarding the siting, configuration, and design of the station and the surrounding area, several objectives and principles guided this process, ensuring that the potential station could be included in the existing and planned contexts in a sensitive and compatible way.

Celebrate and protect connections to and from the ravine

In our consultation with Indigenous Peoples, we heard about the importance of putting the environment first. The protection of the natural environment should always be prioritized, so that it can be enjoyed by future generations.

The unique context surrounding the potential station area includes the Rainbow Creek ravine area to the west. According to Toronto and Region Conservation Authority data, this includes a range of rich forest cover and wetland areas. These forested lands and the existing lush tree canopy shall be protected and enhanced, contributing to or framing future park uses where possible.

On the design of the station, this context also provides an opportunity to celebrate and protect both visual and physical connections to the ravine, including connecting to the neighbourhoods beyond as per the Secondary Plan's Map 11.5.E (Open Space Framework).

The open space trails from the Secondary Plan connects the station site to the neighbourhoods to the west, through the Rainbow Creek area. It also identifies future recreational opportunities within the TRCA lands, so it is critical that the future design of the station area integrate these physical and visual connections into the lush ravine area. Crosswalks, multi-use pathways, and lighting can help encourage and support the use of these connections.

The station lands have been conceptually designed to remain outside of the flood plain and forested TRCA areas, buffering with additional park space along these sensitive edges. As Policy 11.5.20.4 of the Secondary Plan mentions, a minimum 10 m ecological buffer from the flood plain has been applied. In some areas, the buffer is greater than 10 m, to provide additional protection.

Some trees along the rail corridor may be impacted and should be replaced generously within the new park or creek areas. (This will require further study such as a detailed survey and tree inventory). If the project proceeds, the City should go above and beyond what is required for studying and mitigating potential environmental impacts, and continuing to

engage meaningfully and collaboratively with the Woodbridge community and Indigenous Peoples.

Creating an integrated neighbourhood asset with a new public right-of-way

The potential Woodbridge GO Station area will be an integrated, transit-oriented community, with the GO station as the neighbourhood anchor, connecting Woodbridge to the broader regional context via higher-order transit. To achieve this, the design of the station began with providing a new public right-of-way (ROW) that builds upon the Kipling Avenue Corridor Secondary Plan.

A new 20 m public ROW can link to the main artery of Kipling Avenue via extensions of Porter Avenue West and the existing Woodbridge Foam private access. Building off these existing connections will strengthen the station's accessibility from the current street network. The design also protects for a potential extension of a roadway or laneway to the south and east back to Kipling Avenue, referred to as Industry Avenue per the Secondary Plan.

The public ROW has also been designed to provide a perimeter road, where it loops around the station facilities and all potential areas for future development. This creates a parkside setting, which aligns with the policies in the Secondary Plan for a new public roadway referred to as Parkside Drive. As Policy 11.5.3.12.a of the Secondary Plan mentions, Parkside Drive will "enable the creation of new frontage to both the Rainbow Creek Valley public open space system and to new development blocks".

In other words, and as seen in the options, one side of the public ROW will include all the station facilities and future potential development, and the other will open the neighbourhood to the creek. This provides uninterrupted public access to potential parks and existing natural systems to the west.

Ensuring coherent, comfortable, safe, and direct access to station facilities for all modes of travel

The orientation, configuration, and location of the station facilities (station building, station plaza, platform, pick-up and drop-off area (PUDO), vehicular parking, and bike parking) will be compact and prioritize accessibility and wayfinding for all users regardless of how they arrive at the station. For example, people that get dropped off by car in the PUDO area can easily make their way to the station building and the platform with short and direct walking distances. Residents that live in the surrounding neighbourhoods can also have safe, comfortable, and accessible paths to the station, whether they park in the surface parking lot (provided in Option 1a) or walk to the platform directly from Kipling Avenue.

Using existing pedestrian or cyclist connections (such as the connection along the east side of the townhouses north of Porter Avenue West) can provide additional access points as well.

Additionally, a new east-west active transportation connection connecting the station building/plaza to the new public ROW and the park and creek area beyond will help provide a clear and direct connection between to the station area and the neighbourhoods to the west. This connection and plaza area, in detailed design phases, can include landscaping, lighting, seating, and tree canopy to create a comfortable place for pedestrians and cyclists. Bike parking, both secure and covered, will be provided in the station plaza, and integrated within the station building to support people cycling.

Provide new open space and future development opportunities

A rich open space and park network alongside potential residential development will support additional housing without losing the unique access to the creek and ravine. As Map 11 of the Secondary Plan designates, the potential land use of the station area supports both Mid-Rise Residential and Park uses. The design of the station supports this vision and balances both priorities, including areas for potential development as well as park space. The approximate boundary between these land uses was used in the development of the options (and seen in the drawings) as well. Any encroachment into the park area was balanced out by providing park and open space within the residential area.

Both station design options provide appropriately sized development blocks that can support mid-rise development that should frame the public ROW and include any required public and/or private open spaces. As required in the Metrolinx's *Adjacent Development Guidelines – GO Transit Heavy Rail Corridors*, all development should be set back at least 30 m from the rail corridor.

The station facilities themselves (plaza, station building, and so on) should be protected for a wide range of community activity possibilities, as well as a new community asset and anchor within the broader neighbourhood. This will require future coordination with Metrolinx, but other GO stations have programming such as retail (such as a coffee shop at Burlington GO Station or a food truck at Guildwood GO Station).

6.2 Assumptions

The design of the station leverages opportunities to use the existing road network and infrastructure. These assumptions were made in the development of the station site plan options (please note that the drawings are conceptual and not based on any technical surveys):

- The existing Woodbridge Foam private access connects the station area to Kipling Avenue as a new public ROW, with the existing at-grade crossing relocated approximately 75 m north to accommodate the required 315 m long platform;
- The existing sound and crash wall along the townhouse developments can remain in its existing location;
- The existing pedestrian pathway alongside the eastern edge of the townhouses can remain and connect to the station area, providing another access point to the station;
- The existing cell tower can be relocated, such as along the railway or integrated within new development or the station building (further study is required to identify a future location for the cell tower);
- A new second track and new platform, drawn according to best practices:
 - A second track drawn 4.5 m away from the existing track; and
 - A new 315 m platform starting approximately 1.65 m away from the new track centreline.

Looking to the future, the station will form part of a new block in the Rainbow Creek Neighbourhood, as set out in the Secondary Plan. As such, we assumed that:

- The new public ROW serving the station area and potential future development will be 20 m wide, per its Parkside Drive designation in the Secondary Plan;
- Sites for potential development are sized appropriately to accommodate mid-rise residential uses as defined in the Secondary Plan, with frontages along the new public ROW, potential underground parking, the framing of new open spaces, and setbacks in accordance with the Secondary Plan policies; and
- Future new roads can extend south, to provide expanded connectivity, such as new laneways as per the Secondary Plan.

Additionally, we referred to the *GO Design Requirements Manual* (GO DRM), and the *Metrolinx Design Standards (DS-02 Universal Design Standard)* to make assumptions about the station access design. Both options include the station requirements as per Table 11:

- Barrier-free pedestrian circulation spaces (sidewalks) are assumed to be minimum 1.8 m wide;
- The pick-up and drop-off facility is set up in a ferry configuration with a separate entry and exit from the surface parking access or potential development access;

- A station plaza and station building (600 m²) with integrated bike parking (64 secure spots);
- 112 covered bike parking spots provided within the station plaza area; and
- In Option 1a where surface parking is included, spaces are drawn per the GO DRM, with access from the new public ROW.

6.3 Station site plan options

Two station site plans were developed to test the optimal configuration of the station facilities (which include an additional track, platform, station building, station plaza, pedestrian and cyclist circulation space, and bike parking) on-site. Both plans were drawn to achieve the noted objectives, while creating flexibility to envision the site's evolution over a longer period (and hence two options). Both plans also include space for potential residential development, in accordance with the Secondary Plan.

The first plan, Option 1a (as shown in Figure 14), includes all the station requirements and space for 250 surface parking spaces. These parking spaces are located at a convenient distance to the station facilities and can include accessible parking spots as well. This option demonstrates that Site 1 can feasibly accommodate the traditional GO station layout, with station access facilities that help people take GO Transit via a broader, regional-scale park-and-ride model.

The second plan, Option 1b (as shown in Figure 15), is an alternative vision of Option 1a. It explores the replacement of the Option 1a surface parking lot into another potential development site. Access to this new potential development site will also be via the new public ROW. This option demonstrates that Site 1 can provide the City and Metrolinx with an alternative where station access facilities help people take GO Transit via a local-scale, walking- and cycling-first model. By replacing the surface parking lot with potential development, vehicular traffic may be reduced in the area while increasing the number of potential transit riders within the station catchment area.

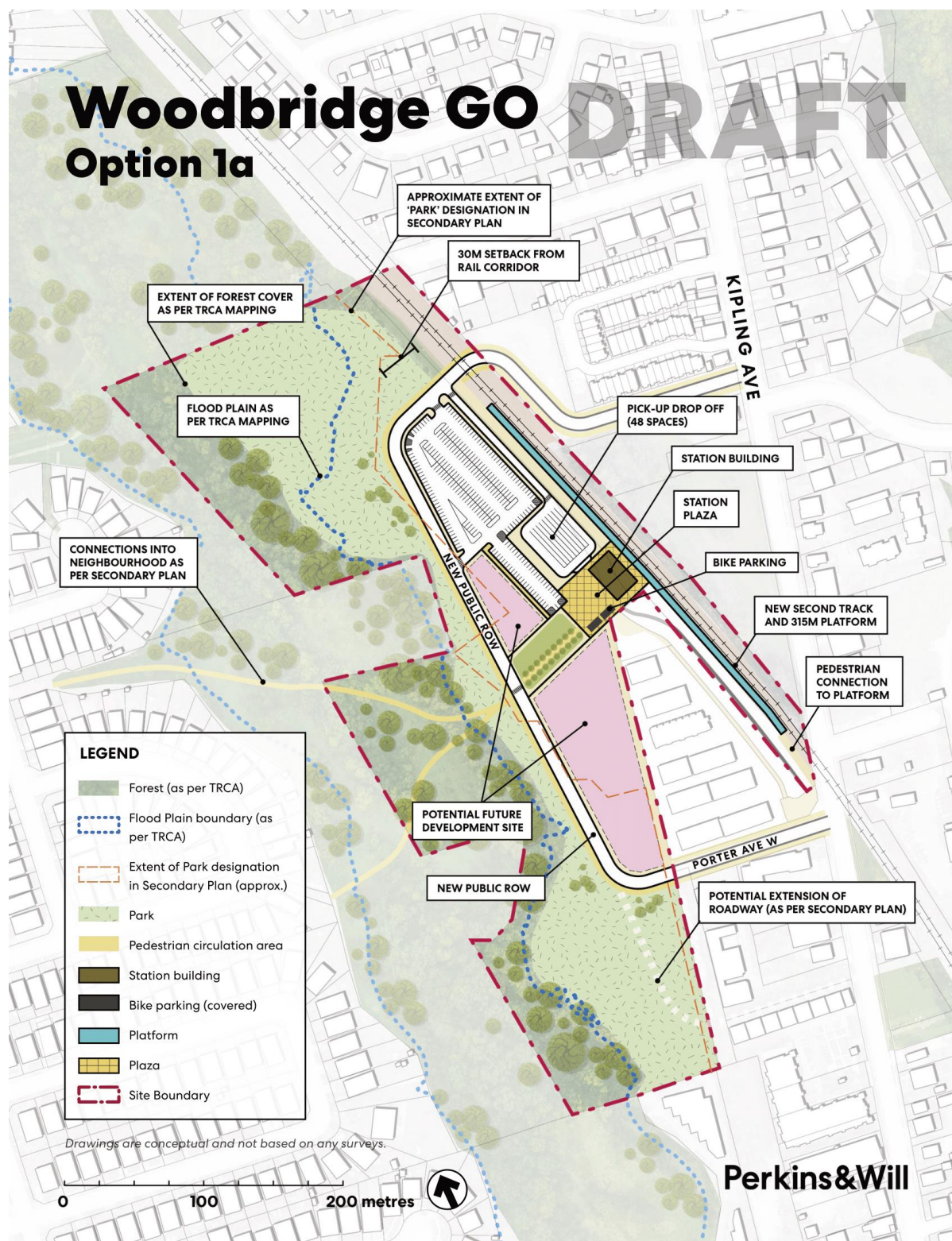


Figure 14: Option 1a conceptual plan for Site 1 and Woodbridge GO Station

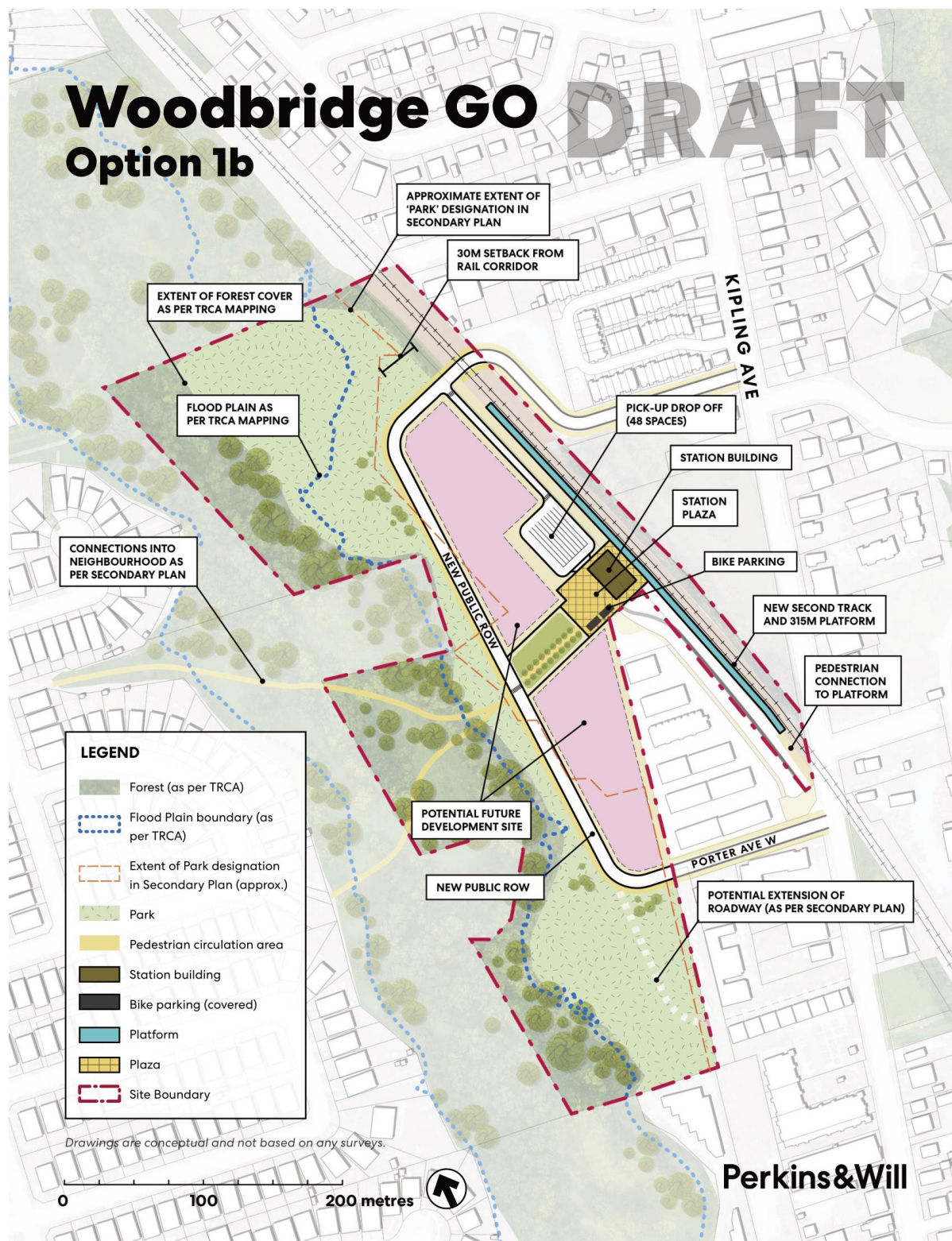


Figure 15: Option 1b conceptual plan for Site 1 and Woodbridge GO Station

7 Protecting for Woodbridge GO Station

It is important to ensure that the City's planning policies identify and protect for a proposed Woodbridge GO Station at the preferred location, as determined through this study. While the timing and details of the proposed Caledon-Vaughan GO Line is, at best, a long term (beyond 2041) prospect, it is appropriate and prudent to ensure that the City is prepared to act when the time comes. To this end, we have prepared a draft official plan amendment (OPA) that adds to the Kipling Avenue Corridor Secondary Plan the location of, and policy guidance for, the proposed station. The draft OPA is appended to this report in Appendix C.

7.1 Adding to the Kipling Avenue Corridor Secondary Plan

At a minimum, showing the proposed line and station will harmonize the Secondary Plan with the *City of Vaughan Official Plan 2010*, which has long identified the line and station as part of the City's long-term transit vision. The draft OPA adds this consistency and includes strategic guidance for making the proposed line and station an important part of Woodbridge and integral to the long-term residential redevelopment of the Rainbow Creek Neighborhood North precinct. Generally, the OPA adds to the land use map a symbol to conceptually show a "Proposed GO Station" on lands west of the CPKC MacTier Subdivision, currently the site of Woodbridge Foam Corporation, and labels the railway as a "Proposed Commuter Rail Line". This is consistent with Schedule 10 (Major Transit Network) of the Official Plan.

The policies proposed to be added to the Secondary Plan are in two specific sections:

- Transportation, to include the proposed line and station as part of the long-term transportation vision for the community, and to explain that the station is envisioned to be scaled to the neighbourhood and to walking and cycling, in contrast with a larger, regional-scale commuter station that relies on a large supply of parking; and
- Rainbow Creek Neighborhood North, to include policies to guide the planning and development of the future residential neighbourhood in a manner that considers how the proposed station will be accommodated and integrated.

7.2 Intent of the new land use schedule and policies

Nothing in the draft OPA will prohibit the continuation of current land uses. It is expected that the industrial uses within the North Rainbow Creek Neighbourhood precinct, the Mixed-Used Residential designation notwithstanding, will continue to operate into the foreseeable future. However, should current industrial uses cease, then the redevelopment of the lands will be guided by policies that envision a new residential neighbourhood with a GO station that is accessed primarily by walking, cycling, transit use, and by PUDO.

8 Summary of findings

The Woodbridge GO Station Land Use Study has come full circle with Woodbridge’s history and the evolution of the railway. *Interim Control By-law 060-2023* (ICBL), the origin of this study, halted development within the by-law area for a period of up to one year and directed staff to undertake this study. As a reminder, the purpose of this study is to:

- Assess the feasibility of adding a GO Transit passenger rail station in Woodbridge;
- Identify a preferred station location as part of the Caledon-Vaughan GO Line; and
- Review the Official Plan land use designations within the study area and prepare amendments to protect for a station and optimize the land uses in the area.

8.1 Identifying the station facilities

To identify the station facility requirements for a potential Woodbridge GO Station, Arup reviewed three Metrolinx planning and design documents to establish benchmarks for comparison:

- *Bolton Commuter Rail Service Feasibility Study* (2010);
- *GO Design Requirements Manual* (GO DRM, 2023); and
- *GO Rail Station Access Plan* (GO RSAP 2021).

Based on the site characteristics and mode share of a medium suburban GO station, with little existing transit and no direct connection to other rapid lines, the potential Woodbridge GO Station should require the station access facilities outlined in Table 10.

Table 10 (duplicate): Likely station access facilities for Woodbridge GO Station

Station access facility	Quantity
Bus facilities	0 (on-street only)
Bike parking spaces	76 (64 secure, 112 covered)
PUDO spaces	48 ferry-style (note 1)
Vehicular parking spaces	250 (note 2)

Based on these facilities, in a rectangular site, this will likely require a site area of about 14 465 m², which is based on the assumptions provided in Table 11.

Table 11 (duplicate): Site area assumptions and estimates for Woodbridge GO Station

Station access facility type	Assumption	Likely area (m ²)
Platform	315 m length by 4.9 m width	1 540
Parking spaces	45 m ² per space	11 250
PUDO	6.5 m length by 2.5 m width	780
Walking routes and access	5% of parking spaces	565
Bicycle parking spaces	30 m ² per 16 bikes	330
Total		14 465 (~1.45 ha)

Arup also examined whether corridor expansion through additional track installation would be required if the Caledon-Vaughan GO Line service is implemented. Arup concluded that it is likely that Metrolinx would be required by CPKC to install an additional track for GO service in the vicinity of the station. The rail bridge over Langstaff Road has room for expansion only on the west side of the tracks. Based on this constraint, double tracking would likely be implemented on the south (west) side of the existing tracks.

8.2 Potential station locations and the selection of the preferred site

Using selection criteria established by City staff and Hertel Planning, we identified four potential station locations for study:

1. The Woodbridge Foam Corporation lands (with an approximate area of 7.6 ha);
2. Lands west of Kipling and north of the railway (~2.5 ha);
3. The Woodbridge Fair lands (~8.0 ha); and
4. Lands east of Kipling and south of the railway (~1.8 ha).

Using Arup's technical research into the *Bolton Commuter Rail Service Feasibility Study*, the GO DRM, and the GO RSAP, we prepared strengths, weaknesses, opportunities, and challenges (SWOC) analyses for each of the four potential station locations. The findings from the SWOC analyses were then used to shortlist the potential station locations and identify a preferred site.

As the first step of the selection process, the potential station locations were shortlisted from four potential station locations to two. As noted in the SWOC analyses, Sites 3 and 4 cannot accommodate a full 315 m platform. In both cases, the platform length is limited due to the William Street rail bridge to the southeast of the Kipling Avenue railway crossing. To provide a full 315 m platform, challenging (and expensive) engineering works would be required. Without these works, Site 3 is limited to a maximum platform length of 220 m, and Site 4 is

limited to a length of 210 m. As a result, City staff and Hertel Planning agree that Sites 3 and 4 are not suitable as potential station locations.

In the second step of the selection process, we compared the two remaining sites (Sites 1 and 2) and found that:

- Site 2 is smaller than Site 1, with the former having geometric constraints on where and how station access facilities could be located;
- A new residential development is proposed on Site 2, which may not be compatible in its current proposed form with the co-location of required station access facilities. No redevelopment is currently proposed for Site 1;
- Site 2 has a heritage house, which may make the layout and providing station access facilities more difficult. No heritage properties are known to exist on Site 1;
- The northern part of Site 1 is designated in the Secondary Plan for mid-rise residential, which would be transit supportive. Site 2 is designated for low-rise mixed use; and
- The longer-term development timeline of Site 1, given that current industry will likely remain active into the foreseeable future, is more aligned with the prospects of the proposed Caledon-Vaughan Line and proposed stations, not expected until post-2041.

Based on this comparison, City staff and Hertel Planning agree that Site 1 (the Woodbridge Foam Corporation lands) should be selected as the preferred site for a potential Woodbridge GO Station, and that conceptual design work should be completed to visualize the potential layout of the area, along with work on an official plan amendment to protect for the station within the City's planning framework.

8.3 Designing Woodbridge GO Station

The potential Woodbridge GO Station brings numerous benefits and opportunities that help support a growing community in Woodbridge. Regarding the siting, configuration, and design of the station and the surrounding area, several objectives and principles guided this process, ensuring that the potential station could be included in the existing and planned contexts in a sensitive and compatible way. These principles include:

- Celebrate and protect connections to and from the ravine;
- Creating an integrated neighbourhood asset with a new public right-of-way;
- Ensuring coherent, comfortable, safe, and direct access to station facilities for all modes of travel; and

- Provide new open space and future development opportunities.

Relying on a set of technical and design assumptions, two station site plans were developed to test the optimal configuration of the station facilities (which include an additional track, platform, station building, station plaza, pedestrian and cyclist circulation space, and bike parking) on-site. Both plans were drawn to achieve the noted objectives, while creating flexibility to envision the site's evolution over a longer period (and hence two options). Both plans also include space for potential residential development, in accordance with the Secondary Plan.

The first plan, Option 1a (as shown in Figure 14), includes all the station requirements and space for 250 surface parking spaces. These parking spaces are located at a convenient distance to the station facilities and can include accessible parking spots as well. This option demonstrates that Site 1 can feasibly accommodate the traditional GO station layout, with station access facilities that help people take GO Transit via a broader, regional-scale park-and-ride model.

The second plan, Option 1b (as shown in Figure 15), is an alternative vision of Option 1a. It explores the replacement of the Option 1a surface parking lot into another potential development site. Access to this new potential development site will also be via the new public ROW. This option demonstrates that Site 1 can provide the City and Metrolinx with an alternative where station access facilities help people take GO Transit via a local-scale, walking- and cycling-first model. By replacing the surface parking lot with potential development, vehicular traffic may be reduced in the area while increasing the number of potential transit riders within the station catchment area.

8.4 Protecting for Woodbridge GO Station

It is important to ensure that the City's planning policies identify and protect for a proposed Woodbridge GO Station at the preferred location, as determined through this study. While the timing and details of the proposed Caledon-Vaughan GO Line is, at best, a long term (beyond 2041) prospect, it is appropriate and prudent to ensure that the City is prepared to act when the time comes.

To recap, and focusing on the study area, the *City of Vaughan Official Plan 2010* includes two schedules of relevance:

- Schedule 9 (Future Transportation Network) identifies a proposed grade separation at the Kipling Avenue railway crossing; and
- Schedule 10 (Major Transit Network) identifies a proposed GO station northwest of the Kipling Avenue railway crossing.

In contrast, Map 11.5.A (Kipling Avenue – Land Use) of the Kipling Avenue Corridor Secondary Plan, identifies the proposed land uses for the study area, including future uses for the Woodbridge Foam Corporation lands. Of note, no GO rail services or stations are proposed within the Plan area.

To protect for Woodbridge GO Station, we have prepared a draft official plan amendment (OPA) that adds to the Kipling Avenue Corridor Secondary Plan the location of, and policy guidance for, the proposed station. At a minimum, showing the proposed line and station will harmonize the Secondary Plan with the Official Plan, which has long identified the line and station as part of the City's long-term transit vision. The draft OPA adds this consistency and includes strategic guidance for making the proposed line and station an important part of Woodbridge and integral to the long-term residential redevelopment of the Rainbow Creek Neighborhood North precinct. Generally, the OPA adds to the land use map a symbol to conceptually show a "Proposed GO Station" on lands west of the CPKC MacTier Subdivision, currently the site of Woodbridge Foam Corporation, and labels the railway as a "Proposed Commuter Rail Line". This is consistent with Schedule 10 (Major Transit Network) of the Official Plan.

Nothing in the draft OPA will prohibit the continuation of current land uses. It is expected that the industrial uses within the North Rainbow Creek Neighbourhood precinct, the Mixed-Used Residential designation notwithstanding, will continue to operate into the foreseeable future. However, should current industrial uses cease, then the redevelopment of the lands will be guided by policies that envision a new residential neighbourhood with a GO station that is accessed primarily by walking, cycling, transit use, and by PUDO.

City of Vaughan

Woodbridge GO Station Land Use Study

Appendices to the Report and Conceptual Station Plans

Draft for public review — 2024-04-17



Our project number: P0075-00

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Appendix A

Engineering Considerations Report

Appendix B

Consultation Summary Report

Appendix C

Draft Official Plan Amendment

Appendix A: Engineering Considerations Report

The *Woodbridge GO Station Land Use Study Engineering Considerations Report*, prepared by Arup, summarizes the engineering considerations for the proposed GO station near Kipling and Woodbridge Avenues in Vaughan. The report provides a brief background on the potential Caledon-Vaughan Line, transportation context of the study area, discussion of the potential station facilities, and concludes with an assessment of the four station location options.

Hertel Planning

Woodbridge GO Station Land Use Study

Engineering considerations report

Reference:

Draft 2 | April 11, 2024



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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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Signature		Bahar Namaki Araghi	Anderson

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1. Introduction

The City of Vaughan (City) is assessing the feasibility of a possible GO Transit rail station on the potential Caledon-Vaughan Line near Kipling and Woodbridge Avenues. The study originated with Interim Control By-law 060-2023, which halts development within the vicinity of the Kipling Avenue Corridor Secondary Plan for a period of up to one year, effective 16 May 2023, and directs City staff to undertake this study.

The line and station have been conceptually shown in the City of Vaughan Official Plan 2010 (City of Vaughan OP). The City is now initiating conceptual planning and technical analyses to protect for a potential Woodbridge GO Station and to optimize the land uses in the area. Should these technical analyses demonstrate the feasibility of the station, the City intends to amend the City of Vaughan OP and secondary plan for the area.

Arup has been tasked to review and assess the feasibility of a Caledon-Vaughan Line GO Station within the study area, shown in Figure 1. Within the study area, four potential locations were considered and assessed.



Figure 1: Study area (source: City of Vaughan)

1.1 Purpose of the report

This report summarizes the engineering considerations for the proposed GO station near Kipling and Woodbridge Avenues in Vaughan. The report provides a brief background on the potential Caledon-Vaughan Line, transportation context of the study area, discussion of the potential site facilities and finally concludes with an assessment of the four station location options.

The City would like to consider a GO station near Kipling Avenue in Woodbridge. While the City of Vaughan Official Plan shows a future station in this area, this location was not proposed in previous studies undertaken by the Province of Ontario's transit agency, Metrolinx. Hence, the City needs to understand the feasibility of this new station.

The assessment of these locations includes estimates of potential ridership and required facilities and an understanding of the site-specific opportunities and challenges.

The scope of this report does not include forecasting of the Caledon-Vaughan Line.

1.2 Methodology of this analysis

The following methodology was developed to provide the City of Vaughan and the project team with sufficient information to investigate the feasibility of a Woodbridge GO station within the proposed study area.

- Review previous information on the Caledon-Vaughan Line.
- Obtain an understanding of the previously forecast ridership.
- Review the GO Design Requirements Manual (DRM) for GO station facilities.
- Review current GO station facilities matching forecast ridership.
- Review future and proposed upgrades of GO station facilities matching forecast ridership.
- Synthesize a likely list of features for a potential future GO station within the Kipling Avenue study area.
- Conduct a strengths, weaknesses, opportunities, and challenges analysis on potential locations of the GO station at Kipling Avenue taking into consideration the synthesized GO station features.
- Review the potential locations for servicing constraints.

Please note that an independent analysis of the Caledon-Vaughan Line was not conducted.

1.3 Structure of the report

This report utilizes the available data from various sources to consider a potential GO station within the study area from an engineering perspective. The structure of this report is presented below:

1. Introduction
 - a. This section introduces the purpose of the report and outlines the methodology of the analysis.
2. Background
 - a. This section reviews all the background material reviewed as part of this study and pulls key information from these background materials that will be taken forward in the analysis.
3. Study area context
 - a. This section pulls key information from a wide range of documents that inform the existing context, as well as the future conditions of the study area.
4. Identification of potential station facilities

- a. This section reviews the forecasted station ridership from the Bolton Commuter Rail Feasibility Study (Metrolinx, 2010) against the following sources:
 - Provisions from the Feasibility Study;
 - The GO Design Requirements Manual which details some of the specific requirements for future GO stations; and
 - The GO Rail Station Access Plan which outlines the existing station facilities and proposed upgrades to station facilities.
 - b. This section then provides a recommended facility typology and size.
5. Options assessment
- a. This section reviews four potential station locations within the study area.
 - b. The analysis is completed using the lenses of strengths, weaknesses, opportunities, and challenges.
6. Summary
- a. This section summarises the report and conclusions drawn throughout on the engineering considerations of a Woodbridge GO station within the study area.

DRAFT

2. Background

This section provides a brief overview of the documents reviewed regarding the proposed Caledon-Vaughan Line. The documents, which include mention of the proposed Woodbridge GO Station and nearby road crossings, include the following:

- MoveOntario 2020 Transportation Plan (MTO, 2007) (MoveOntario 2020)
- The Big Move: Transforming Transportation in the Greater Toronto and Hamilton Area (Metrolinx, 2008) (The Big Move)
- Bolton Commuter Rail Feasibility Study (Metrolinx, 2010) (Feasibility Study)
- York Region Official Plan (York Region, 2010) (2010 York Region OP)
- City of Vaughan Official Plan (City of Vaughan, 2010) (2010 City of Vaughan OP)
- 2041 Regional Transportation Plan (Metrolinx, 2018)
- Connecting the Greater Golden Horseshoe: A Transportation Plan for the Greater Golden Horseshoe (MTO, 2022) (Connecting the Greater Golden Horseshoe)
- York Region Official Plan (York Region, 2022) (2022 York Region OP)
- York Region Transportation Master Plan (York Region, 2022)
- City of Vaughan Transportation Master Plan (City of Vaughan, 2023)
- Letter from Metrolinx to the City of Vaughan, dated March 5, 2024

The documents reviewed are summarized in this section and Section 3 of this report for site context.

2.1 History of the Caledon-Vaughan Line

For nearly two decades, various transport and land-use plans have identified the potential for rail service between Bolton in Peel Region and Union Station in Toronto. The eventual timeframe for the line, referred to as the Caledon-Vaughan Line, remains unclear.

In 2007, the provincial MoveOntario 2020 transportation plan identified a GO Transit rail line from Union Station to Bolton to be constructed by 2020. Subsequently, Metrolinx's 2008 Regional Transportation Plan, The Big Move, identified a regional rail corridor from Bolton to Union Station in the 15-year plan, as shown in Figure 2.



Figure 2: 15-year plan for the regional rapid transit and highway network (source: The Big Move, 2008)

In 2010, Metrolinx published the Bolton Commuter Rail Feasibility Study, which reviewed the technical requirements for implementing a commuter rail service between Bolton and Union Station. The study found the rail service to be feasible; however, the rail expansion would not be contemplated within a 10-year timeframe. In 2018, the timeline got pushed further in the updated Metrolinx 2041 Regional Transportation Plan, where the Caledon-Vaughan Line was listed as a project beyond the 2041 horizon.

In 2022, the Ontario Ministry of Transportation's Regional Transportation Plan, Connecting the Greater Golden Horseshoe, identified a passenger rail service to Bolton to be advanced with a business case and stated to continue to protect for potential future rail service opportunities. The plan provides no timeline commitments.

Both York Region and the City of Vaughan included a proposed Caledon-Vaughan Line in their transportation master plans: York in its 2022 plan and Vaughan in its 2023 plan. The proposed Caledon-Vaughan Line was also identified in the 2010 City of Vaughan OP and the 2022 York Region OP.

Metrolinx responded to the City of Vaughan with a letter stating that they do not have ownership of the rail corridor and therefore cannot comment or support the study. They also stated that they are working with MTO on an update to the 2041 Regional Transportation Plan which will expand the plan to 2051 and bring it into conformity with the MTO Regional Transportation Plan.

2.2 History of Woodbridge GO Station

Although provincial and Metrolinx plans do not specify potential station locations for the Caledon-Vaughan Line, the Feasibility Study identified potential stations. Within the Woodbridge area, the station facility location assessment deemed the location south of Highway 407 and west of Islington Avenue, referred to as Highway 407/Islington, to be feasible.

The Feasibility Study notes the following station facilities should be provided at the station location: parking, taxi stand, Kiss 'n' Ride facilities, pedestrian facilities, bus loop, overhead canopy, bicycle storage, station building, ticket vending machine, public washrooms, station to platform accessibility, and accessible platforms. However, the report's basis for establishing the required facilities and sizing is unclear.

The York Region and City of Vaughan transportation master plans follow the outcomes from the Feasibility Study, depicting a proposed station location at Highway 407/Islington and noting that further study is needed. The proposed station is reflected in the 2010 City of Vaughan OP but did not appear in the 2022 York Region OP. However, it had previously appeared in the 2010 York Region OP.

2.3 Ridership demand forecasts

This study relies on the Feasibility Study ridership projections at Highway 407/Islington station to estimate potential ridership and station requirements for the proposed Woodbridge GO Station located within the study

area. The Feasibility Study's forecasted ridership demand for the Caledon-Vaughan Line are summarized in Table 1.

Table 1: Caledon Vaughan Line ridership demand forecast (source: Feasibility Study)

Peak 2015 (am & pm)¹	4,974
Off-peak 2015²	1,343
Full day 2015	6,318

2.4 Rail and road crossings

The Feasibility Study examined the train and road traffic exposure levels at crossings to ascertain if a grade separation is required at certain rail and road crossings. Additional space requirements would need to be considered if a grade separation is required at a crossing.

There are two rail crossings within the study area, one at Kipling Avenue and the other a private road in front of the Woodbridge Foam Corporation. The Feasibility Study identified the Kipling Avenue crossing to have high exposure index and potentially warranting a grade separation. However, the Feasibility Study also notes that the surrounding residential land use and local classification of Kipling Avenue may not support grade separation. The Feasibility Study identified the crossing in front of the Woodbridge Foam Corporation to have an exposure index below the level to warrant a grade separation.

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¹ In the feasibility report, Table 7.25 reports 2015 numbers, however, the column header is labelled as 2031.

² In the feasibility report, Table 7.25 reports 2015 numbers, however, the column header is labelled as 2031.

3. Study area context

3.1 Existing conditions

The study area stretches across the Canadian Pacific Kansas City (CPKC) rail line, extending east to the Woodbridge Fair grounds and west to the Woodbridge Foam Corporation site. Kipling Avenue within the study area is characterized by low-rise residential with some mid-rise residential and commercial uses. The CPKC rail line intersects Kipling Avenue, north of Porter Avenue West and south of Porter Avenue. To the south of the study area is Woodbridge Avenue, which is the heart of Woodbridge Village with a mix of businesses and residential uses. There are two natural features that cordon off the study area, the Humber River flows to the east and wraps north of the study area and Robinson Creek flows on the west flank of the study area.

The employed residents near the proposed Woodbridge GO Station, within the area bound by Langstaff Road to the north, Highway 7 to the south, Highway 27 to the west, and the river to the east, commute to work by car (94%), transit (6%), and cycling and walking (1%) (Transportation Tomorrow Survey, 2016). The large proportion of residents driving to work is an opportunity for encouraging mode shift through the provision of a GO station.

There were four potential Woodbridge GO station site locations, as shown in Figure 3, that were considered within the study area.

- Location 1: On the west side of the rail line, past Kipling Avenue. This location is currently occupied by the Woodbridge Foam Corporation, which is one of the major industrial facilities in the area.
- Location 2: On the north side, sandwiched between the CPKC rail line and Kipling Avenue. Aside from a heritage building, the lot is largely vacant. Location 2 is not completely within the study area boundary. However, for simplicity, it is noted as ‘within the study area’ throughout the report.
- Location 3: Southeast of the Kipling Avenue and the CPKC rail line intersection. The site is mostly an open field as it is currently occupied by the Woodbridge Fair grounds.
- Location 4: On the south side, sandwiched between the CPKC rail line and Kipling Avenue. There are currently some residential units. Location 4 is located adjacent to the study area. However, for simplicity, it is noted as ‘within the study area’ throughout the report.



Figure 3: Potential station locations (source: Hertel Planning)

3.2 Local transit connections

Seamless connections between GO stations and local transit can help influence transit mode share. Transit in the study area is within York Region's purview, and hence, changes to the network are dependent on York Region. Understanding the proposed future transit connections can help plan for the station access facilities required for transit on the site location.

The 2024 York Region Transit System Map shows no bus routes or stops within the study area. However, Mobility On-Request Woodbridge is available through York Region Transit along Kipling Avenue. Farther south, there is a bus stop at Kipling Avenue and Highway 7 which is currently served by Route 77, Viva Orange (York Region Transit's bus rapid transit service), and 501 Züm buses (Brampton Transit's bus rapid transit service).

Transit service surrounding the study area, including along Highway 7, is proposed to expand. Currently, the Highway 7 Rapidway for buses exists to Wigwoss Drive-Helen Street, a few blocks east of Kipling Avenue. The York Region and City of Vaughan Transportation Master Plans (TMP) have identified Highway 7 as a future rapid transit corridor. Additionally, the long-term transit plan in the York Region TMP identifies a transitway alongside Highway 407 and Highway 427.

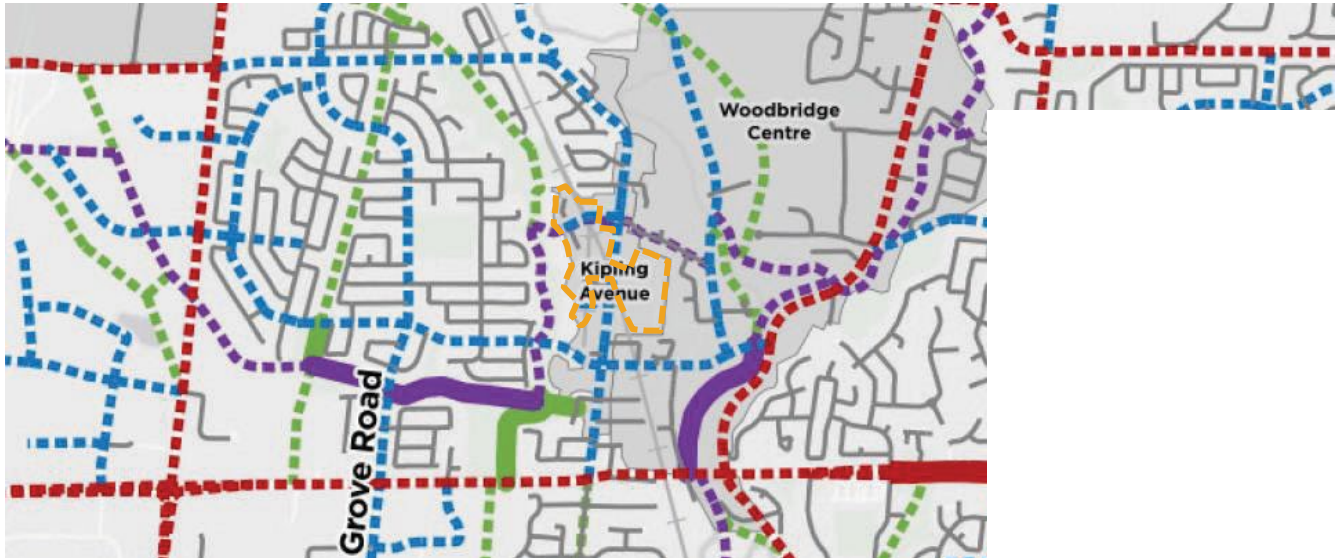
3.3 Local active transportation connections



Active transportation connections are a crucial link to GO stations. Pedestrian sidewalks with landscaping buffers are available on both sides of Kipling Avenue, as shown in Figure 4. Currently, there is no cycling infrastructure within the study area. The nearest cycling designated streets are Meeting House Road, Clarence Street, and Woodbridge Avenue, which are identified as shared roadways. A road improvement and streetscaping project was recently completed along a stretch of Woodbridge Avenue near the study area, which included sharrows and various enhancements to encourage walking and cycling.

Figure 4: Sidewalk infrastructure on both sides of Kipling Avenue (source: Google Maps)

The City of Vaughan TMP provides a plan for the cycling network in the area, as shown in Figure 5. Kipling Avenue and Woodbridge Avenue are identified as planned local cycling routes. Regional cycling routes are planned along Highway 7 and Highway 27. Meeting House Road, north of the study area, is proposed to link to sections of the future recreational multi-use Vaughan Super Trail.



ICBL study area **Figure 5: Snapshot of 2051 Active Transportation Network, City of Vaughan TMP (2022)**

3.4 Local road network and vehicle access

There is a robust street network within and surrounding the study area. Kipling Avenue is the main north-south road which traverses the study area with a two-lane urban section and 40 km/h speed limit. Porter Avenue and Porter Avenue West flank the intersection of Kipling Avenue and CPKC rail line. Woodbridge Avenue is a main east-west road, south of the study area, with a two-lane urban cross section and 40 km/h speed limit. Meeting House Road is the closest road to the north of the study area: it starts at Kipling Avenue and continues east with a two-lane urban cross-section and 30 km/h speed limit near Kipling Avenue.

The closest signalized intersection is Kipling Avenue and Woodbridge Avenue. Kipling Avenue has a through-left and through-right lane in the northbound and southbound direction. Eastbound on Woodbridge Avenue has a left-turn, through lane, and right-turn lane and the westbound direction has a left-turn and a through-right lane.

There is a private road that crosses the rail line to access the Woodbridge Foam Corporation towards the north side of the study area. The private road is not a designated route for chemical deliveries. For chemical deliveries, Woodbridge Foam Corporation is accessed through Porter Avenue West, which does not cross the rail line.

The overall street network is expected to remain largely the same in the future. Kipling Avenue and Woodbridge Avenue are designated as minor collector roads by the 2051 street classification. Two roads that off-shoot west of Kipling Avenue—one to the north and one to the south of the CPKC rail intersection—are to be upgraded to minor collector roads and connected by a proposed local road.



Figure 6: Snapshot of 2051 Street Classification, City of Vaughan TMP (2023) (legend items not to scale)

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3.5 Traffic volumes

Traffic counts for Kipling Avenue and Woodbridge Avenue were conducted in 2021 for the traffic impact study for a development application at 239-245 and 251 Woodbridge Avenue. The numbers presented in Figure 7 were collected in 2021 and may be impacted by COVID-19 restrictions. Traffic counts for Kipling Avenue intersecting with Meeting House Road and Porter Avenue were conducted in 2014 for the traffic impact study for the development application at 8158, 8196, and 8204 Kipling Avenue. See Figure 7, Figure 8, and Figure 9 for morning and evening traffic counts at intersections in the study area. These traffic counts are typical for the residential roads in this study area.

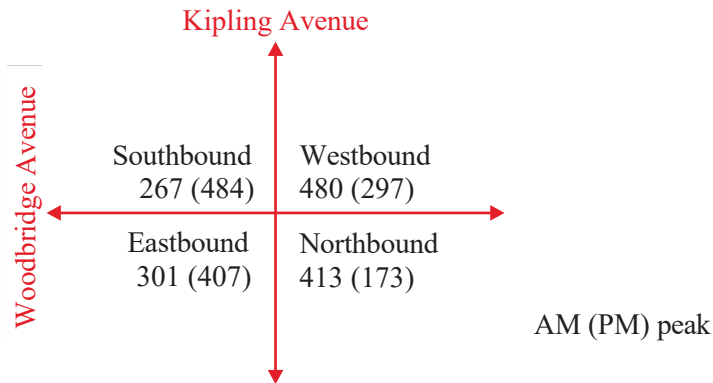


Figure 7: 2021 Kipling Avenue and Woodbridge Avenue intersection traffic counts (source: 239-245 and 251 Woodbridge Avenue development application)

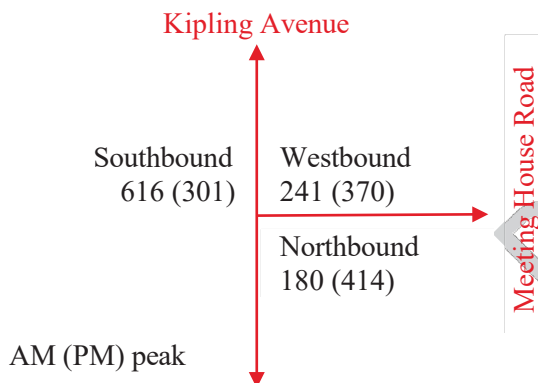


Figure 8: 2014 Kipling Avenue and Meeting House Road intersection traffic counts (source: 8158, 8196, and 8204 Kipling Avenue development application)

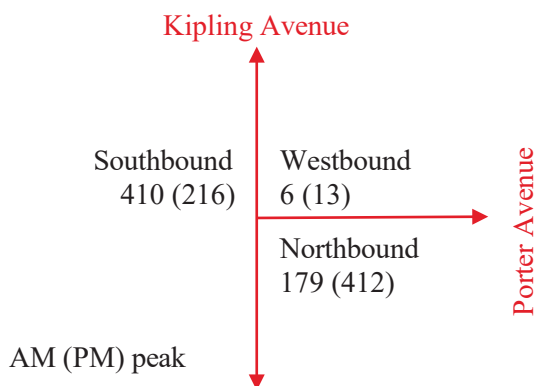


Figure 9: 2014 Kipling Avenue and Porter Avenue intersection traffic counts (source: 8158, 8196, and 8204 Kipling Avenue development application)

3.6 Freight traffic

The proposed Woodbridge GO Station would be located along the CPKC MacTier Subdivision. Currently, the line is used for freight operations and classified as a principal main line with a maximum speed of 80km/h (50 mph). In 2016, CPKC provided rail traffic volumes for a development application at 8158, 8196 and 8204 Kipling Avenue, shown in Table 2.

Table 2: Rail volumes along the Mactier subdivision at the Rutherford Road grade crossing (source: development application for 8158, 8196 & 8204 Kipling Avenue)

	Number of freight trains 0700 to 2300	Number of freight trains 2300 to 0700	Average number of cars per freight train	Maximum cars per freight train	Number of Locomotives per freight train
CPKC Rail corridor located at mile 14.13	9	7	60	189	2 (4 maximum)

If Caledon-Vaughan Line rail service is implemented by Metrolinx on the CPKC MacTier Subdivision, corridor expansion, through additional track installation will be likely required. In other analogous situations, such as on the Kitchener and Lakeshore West Lines, the host railway, Canadian National Railway (CN) had required that freight capacity to be maintained and that new capacity would need to be created for future GO service. In the Feasibility Study, consultation with CPKC concluded that doubletracking was to be proposed to run from Bolton and through the study area. Hence, it is likely that Metrolinx would be required by CPKC to install additional track for GO service in the vicinity of the station. The rail bridge over Langstaff Road has room for expansion on the west side of the tracks. Based on this constraint, double tracking would likely be implemented on the south (west) side of the existing tracks.

3.7 Servicing and civil considerations

The Woodbridge GO Station would need to be serviced with wet and dry utilities. Given the urban context of the station locations under consideration, it is assumed these services exist within the Kipling right-of-way (ROW) for water, wastewater, storm drainage, power, gas and telecommunications; therefore, the connections necessary to support operation of the station are likely feasible. The following services are anticipated to be required:

- Water to meet domestic and fire protection demands;
- Wastewater for domestic wastewater demands;
- Storm drainage to collect storm runoff;
- Medium/low voltage power for facility power, site lighting, etc.;
- Gas for heat (depending on the mechanical strategy for the building); and
- Telecommunications to connect the station to existing data and communication networks.

The capacity of any of the services identified above are unknown and should be verified based on hydraulic modelling and/or correspondence with asset and third-party utility owners. The requirements for the development of a servicing strategy are established by the City of Vaughan, York Region, and the Ministry of Environment, Climate and Parks (MECP).

The development of a station on the lands will lead to an increase in impervious surfaces. Re-grading will be necessary to support the development of the station and platform, pick-up and drop-off (PUDO) areas, parking, and barrier free access throughout the facility, modifying the existing drainage patterns. The changes to land cover and topography will require the development of a stormwater management strategy to mitigate the impacts of urbanization. The strategy will need to address quantity and quality control, water balance, flood protection, and erosion and sediment control. This is likely to include the following infrastructure:

- Provisions for low impact development / green infrastructure best management practices;
- Below ground drainage system (minor network);
- Below ground detention system;
- Development of a continuous overland flow route through grading; and
- Furnishing a manufactured treatment device;

A combination of the above components will be required to meet the design criteria applicable to the site.

The requirements for the development of a stormwater management strategy are established by the City of Vaughan, the Toronto and Region Conservation Authority (TRCA) and the MECP. It should be noted that the site is adjacent to, and partially impacted by, regulation limits identified by the TRCA for Robinson Creek and the main branch of the Humber River, as seen in Figure 10. These areas are regulated due to a combination of natural hazards typically including riverine flooding and potential erosion hazards from valley slopes. These areas will influence the extent of site activities and place restrictions on the developable area, in addition to informing the design requirements for the stormwater management strategy.

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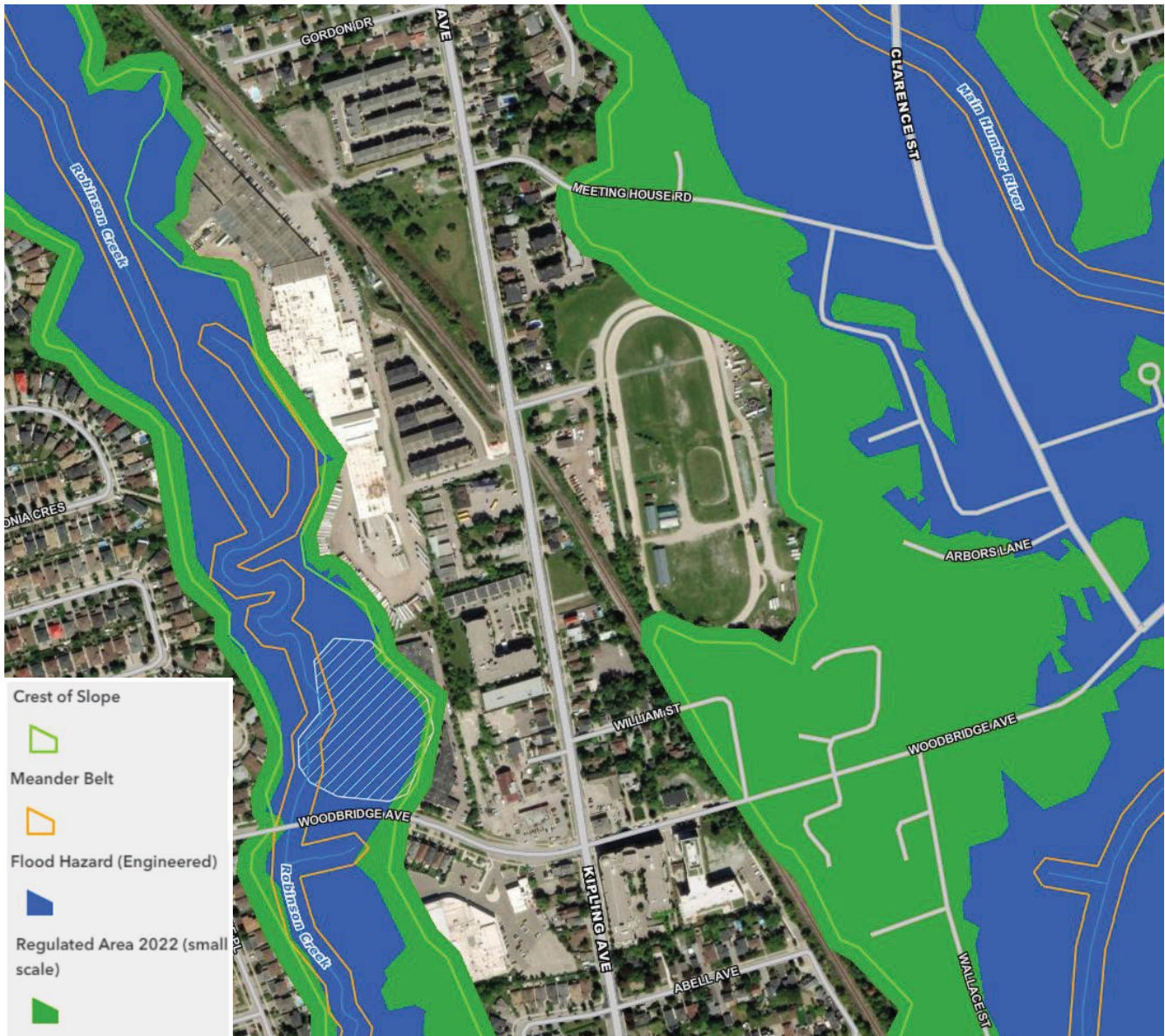


Figure 10: TRCA regulation limits around the study area (source: TRCA)

Green infrastructure and low impact development (LID) best management practices (BMPs) are recommended to be implemented at the site and prioritized over traditional grey infrastructure systems as they can be utilized to meet multiple stormwater criteria and provide significant co-benefits. Through capture, filtration, and retention the LID BMPs will promote water balance, improve water quality, and provide benefits for quantity control in reducing runoff rates and volumes. Furthermore, the BMPs will create additional habitat, improve local air quality, can reduce energy demands, and mitigate urban heat island effects.

A screening process should be undertaken to identify and select which LID BMPs are suitable for implementation at the site given the existing constraints. Considerations typically include:

- Proposed topography;
- Land cover and total imperviousness;
- Geotechnical and hydrogeological considerations such as groundwater levels, infiltration capacity, and hydraulic conductivity;
- Proximity to existing and proposed structures, hazardous landforms, and regulated areas;

- Connectivity to the existing drainage system within Kipling Avenue;
- Potential to achieve stormwater management criteria;
- Operations and maintenance requirements; and
- Life cycle costs.

Consideration should be given to the development of ‘treatment trains’, applying multiple LID BMPs in series to achieve water quality and water balance targets. It is recommended that source control measures are prioritized to manage precipitation where it lands first, and then consider conveyance measures and finally end-of-pipe practices.

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4. Identification of potential station facilities

Following the review of the existing documentation on the potential station and study area, the project team contemplated the station elements to be provided within the four station location options. This section will review station facilities against the Feasibility Study's Highway 407/Islington facilities, outline the design elements of the station based on the GO Design Requirements Manual (Metrolinx, 2023) (GO DRM) and GO Rail Station Access Plan (Metrolinx, 2021) (GO RSAP).

4.1 Highway 407/Islington site

The Feasibility Study provided a proposed site plan for the Highway 407/Islington site, which was considered an interchange station for a future rapid transitway on Highway 407. The site plan indicated a bus loop, Kiss 'n' Ride facilities, and vehicular parking, presented in Table 3.

Table 3: Proposed station access facilities in the Feasibility Study

Site	Highway 407
Platform size	175 m length 3.6 m width
Building footprint	300m ²
Bus facilities	Bus loop with four bus bays
PUDO facilities	Ferry style for 35 cars
Vehicular facilities	500 parking spaces Two signalised intersections for station access

4.2 GO Design Requirements Manual

The key features required for all future stations by the GO DRM are presented in Table 4. All other facilities are usually dependent on-site constraints and further review of the GO RSAP is required in future stages of design.

Table 4: Proposed station access facilities for all stations from GO DRM

Rail platform	5.2.26.8.1 Rail platforms used by GO Transit are minimum 315 m long.
PUDO Facilities	<p>3.3.2.1.2 Criteria for Application of Ferry Style Configuration: a) The Station Categorization, reported in the GO Rail Station Access Plan should meet the "Base" "Medium", or "Interchange" ("Base" to "Medium") threshold categories;</p> <p>3.3.2.2.2 Criteria for Application of High Ridership Configuration: a) The Station Categorization, reported in the GO Rail Station Access Plan should meet the "Medium", "High", or "Interchange" ("Medium" or "High") threshold categories; b) Station shall have Two-Way, All-Day service frequency, or be planned for service expansion.</p> <p>3.3.2.3.1 The Strip Configuration is designed to allow for a PUDO Facility on constrained station sites when land availability is a significant concern.</p> <p>3.3.2.4.1 The Urban Configuration is designed for station sites where there are minimal, or no station lands available.</p>
Carpool to GO parking	3.4.12 Carpool to GO parking shall be up to 2% of total parking spaces in proximity to barrier free parking.

4.3 GO Rail Station Access Plan

The GO RSAP can provide direction on the proposed Woodbridge GO Station's infrastructure requirements by reviewing stations with similar ridership and typologies. The GO RSAP is guided by the hierarchy of access which presents a prioritization of travel modes intended to support a mode shift to sustainable alternatives. The GO RSAP provides station specific access requirements for all existing and in-delivery stations. The various physical station elements are informed by a combination of factors, particularly, the ridership and the intended mode share.

Station specific access requirements for existing GO stations were gathered for comparison purposes. The first section presents stations with similar current footfalls and the second section presents stations with similar 2041 projected footfalls³. The third section summarizes comparable GO stations based on mode share.

4.3.1 Facilities provided at existing GO stations with similar existing footfalls

The projected 2031 daily total footfalls at Woodbridge GO Station, about 2,500 per day, are similar to current daily footfalls at Kipling, Centennial, Malton, Milliken, Guildwood, Scarborough, and Dixie GO Stations. These stations' current access facilities are shown in Table 5.

All stations, except for Kipling, had zero to two bus bays and a significant amount of parking (500-900 spaces). Kipling Station, which has a high local transit and low drive and park mode share, has 14 bus bays and no parking spaces. Kipling station also has higher PUDO usage than most of the other stations. This is due to Kipling Station being the TTC Line 2 subway terminus and a western gateway to Toronto, which is unlikely to match the profile of operations at the proposed Woodbridge GO Station. Most stations have less than 100 bike parking spaces, except for Guildwood Station which has over 200 bike parking spaces.

Table 5: Summary of station access facilities provided currently at GO stations with similar daily footfalls (source: GO RSAP)

GO Station	Station type	Daily footfalls	Bus facilities	Bike parking spaces	PUDO spaces	Vehicular parking spaces
Kipling	Interchange (medium)	2,450	14 bus bays	90 (24 lockers and 42 covered)	66	0
Centennial	Base	2,175	0 bus bays	64 (56 covered)	35	451
Malton	Medium	2,575	1 bus bays	64 (32 covered)	29	698
Milliken	Medium	2,250	0 bus bays	32 (32 covered)	36	665
Guildwood	Medium	2,875	0 bus bays	216 (216 covered)	56	903
Scarborough	Medium	2,550	0 bus bays	70 (24 secure and 32 covered)	34	628
Dixie	Base	2,350	2 bus bays	32 (32 covered)	42	933
Facilities summary range:			0 – 14 bus bays	32 – 216 spaces	29 – 66	0 – 933

³ Daily total footfalls are total daily boardings and alightings.

4.3.2 Facilities proposed at GO stations with similar future footfalls

The GO RSAP, as noted above, also provides station specific access requirements to better align with target mode shares. The projected 2031 daily footfalls at Woodbridge GO Station were compared to the projected 2041 daily footfalls and these aligned with Dixie, Guelph, Hamilton, Newmarket, and Caledonia GO Stations. Target station access facilities for 2041 are shown in Table 6.

Hamilton, Guelph, and Dixie GO Stations follow the formula of providing either more bus infrastructure or more parking spaces. For example, Hamilton, the more urban GO station, provides more bus facilities and Dixie, a more suburban GO station, provides more parking. The other two stations have no bus infrastructure and little parking (0-250 spaces). Most stations have less than 100 bike parking spaces, except for Hamilton station which has over 175 bike parking spaces.

Table 6: Summary of station access facilities to be required at GO stations with similar projected daily footfalls (source: GO RSAP)

GO Station	Station type	Footfalls	2041 Bus facilities	2041 Bike parking spaces	2041 PUDO spaces	2041 Vehicular parking spaces
Dixie	Base	2,200	3 bus bays	80 (32 secure and 48 covered)	33	733 – 933
Guelph	Interchange (base)	2,250	22 bus bays	88 (32 secure and 64 covered)	48	70
Hamilton	Interchange (base)	2,075	15 bus bays 5 layovers	176 (64 secure and 112 covered)	12	49
Newmarket	Interchange	2,975	0 bus bays	96 (96 covered)	6	260
Caledonia	Interchange	2,300	0 bus bays	64 (64 covered)	1-5	0
Facilities summary range:			0 – 22 bus bays 0 – 5 layovers	64 – 176	1 – 48	0 – 933

4.3.3 Facilities provided at stations with similar target mode shares

Mode share is another factor influencing station access facilities. The expected mode share of the proposed Woodbridge GO Station can be informed by target mode shares for existing GO stations in similar contexts. These have been summarized in Table 7 for Georgetown, Newmarket, Mount Joy, and Markham GO Stations.

Table 7: Target mode share of similar context stations (source: GO RSAP)

GO Station		Local Transit	Bike	PUDO	Drive & Park + Carpool
Markham (medium)	2041 Target Access	25%	6%	23%	15% + 5%
	2041 Required Facilities	1 bus bay (off-site)	136 bike parking spaces (48 secure and 88 covered)	35 spaces	336 - 416 total spaces Up to 22% carpool /reserved parking
Newmarket (interchange)	2041 Target Access	20%	5%	12%	35% + 2%
	2041 Required Facilities	0 bus bays	96 bike parking spaces (96 covered)	6 spaces	260 total spaces Up to 37% carpool /reserved parking
	2041 Target Access	23%	5%	17%	24% + 3%

GO Station		Local Transit	Bike	PUDO	Drive & Park + Carpool
Mount Joy (medium)	2041 Required Facilities	4 bus bays	192 bike spaces (64 secure and 128 covered)	80 spaces	1,180 – 1,333 spaces Up to 31% carpool/reserved parking
Georgetown (base)	2041 Target Access	5%	1%	14%	65% + 5%
	2041 Required Facilities	2 bus bays	64 bike parking spaces (64 covered)	28 spaces	850 total spaces Up to 17% carpool/reserved parking

4.4 Likely target facilities for Woodbridge GO

Based on the site characteristics and mode share of a suburban GO station, with little existing transit and no direct connection to other rapid lines, the Woodbridge GO Station should target the facilities outlined below in Table 8.

Table 8: Likely target station access facilities

GO Station	Woodbridge GO
Station type	Medium
Bus facilities	0 (on-street only)
Bike parking spaces	176 (64 secure and 112 covered)
PUDO spaces	48 ferry style ⁴
Vehicular parking spaces	250 ⁵

Based on these target facilities, in a rectangular site, this will likely require a site area of about 14,465 m² which is based on the assumptions provided in Table 9.

Table 9: Site area assumptions

Facility type	Assumption	Likely area
Platform	315 x 4.9 m	1,540 m ²
Parking spaces	45 m ² per space	11,250 m ²
PUDO	2.5 x 6.5 m per vehicle	780 m ²
Walking routes and access	5% of parking space	565 m ²
Bicycle parking spaces	30 m ² per 16 bikes	330 m ²
Total		14,465 m ²

⁴ As per GO DRM, the configuration can be ferry style for “medium” stations, however, strip or urban style configuration can be implemented if there are land constraints.

⁵ As per the GO DRM, up to 2% spaces shall be allocated to Carpool to GO parking in proximity to barrier free parking.

5. Options assessment

This section provides a strengths, weaknesses, opportunities, and challenges (SWOC) assessment for the four options, shown again in Figure 11, focused on safety, accessibility and conformance with Metrolinx standards and the GO station facilities proposed in Section 4.4.

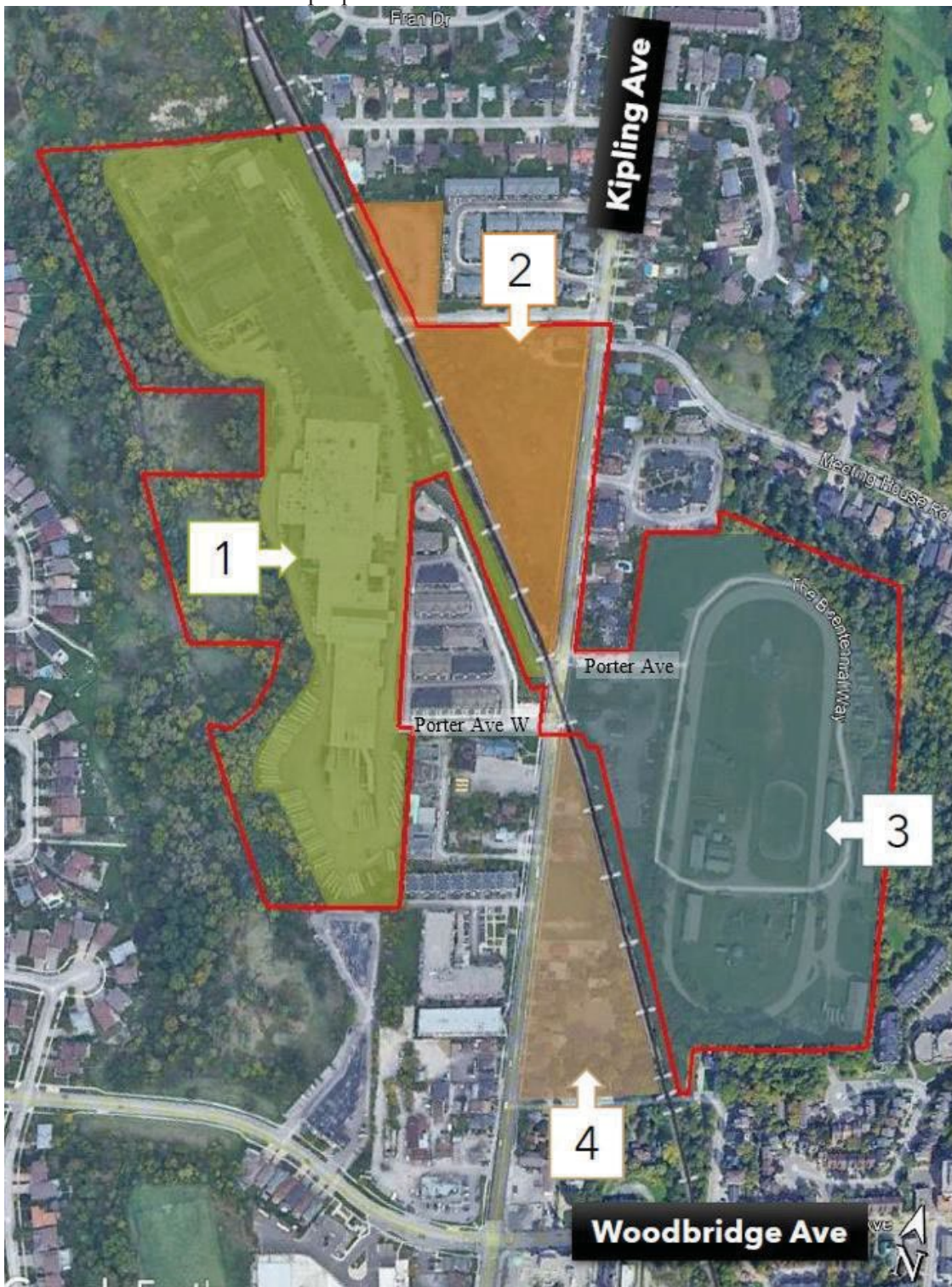


Figure 11: Potential station locations (source: Hertel Planning)

5.1 SWOC assessment

Table 10 provides the SWOC that apply to all four options. The next four sections provide SWOC assessments unique to Options 1, 2, 3, and 4, respectively.

Table 10: SWOC review of all options for the GO station

Strengths	Weaknesses
<ul style="list-style-type: none"> Secondary plan has dictated some density in the area, there is likely to be increased demand for transit, so uptake may be high. Given the urban context of the locations under consideration, it is assumed these services exist within the Kipling ROW for water, wastewater, storm drainage, power, gas, and telecommunications. 	<ul style="list-style-type: none"> Grade crossing at Kipling Avenue has a high exposure index identified in the Feasibility Study. Noise and vibration mitigation needed for nearby residential. Grading is required on all sites.
Opportunities	Challenges
<ul style="list-style-type: none"> Station location offers access to higher order transit for neighbourhood of Woodbridge. 	<ul style="list-style-type: none"> Horizontal track alignment, track is on a curve. Secondary plan envisions the redevelopment of the industrial use. Proximity to TRCA protection areas means that mitigations will need to be incorporated into all options.

5.1.1 SWOC Assessment: Option 1

Option 1 is on the site of Woodbridge Foam Corporation, south of the track and west of Kipling Avenue. The site has access from the south through Porter Avenue West. Platform access would be constrained by the doubletracking and mobile cell tower infrastructure. The approximate site area is 62,000 m² and a potential platform length of 315 m (with a realignment of the crossing at the north Woodbridge Foam Corporation access). The SWOC is summarized in Table 11.

Table 11: SWOC review of Option 1 for a GO station

Strengths	Weaknesses
<ul style="list-style-type: none"> Site has a large area; most GO station features likely to be able to be placed on site. 	<ul style="list-style-type: none"> No road frontage with Kipling Avenue impacts transit and active travel accessibility. Access from Kipling Avenue limited to Porter Avenue West. Station removed from passing vehicles and Kipling Ave., this could present a safety and security issue, with no visibility on the station elements such as car and bicycle parking.
Opportunities	Challenges
<ul style="list-style-type: none"> Site area large enough to have dedicated bus facilities and more parking (if required). Grade crossing for the north Woodbridge Foam Corporation access could be removed. Mobile cell tower could be relocated. Site could offer direct access to the proposed Vaughan Super Trail to the west A new station access could be provided near the Porter Avenue Parkette 	<ul style="list-style-type: none"> Platform length less than 315 m if Woodbridge Foam Corporation crossing is maintained as is. Site is currently occupied by Woodbridge Foam Corporation and currently has a mobile cell tower located to the south of the tracks that may impact the doubletracking required and station construction. No frontages to Kipling Avenue making the station disassociated with Kipling Avenue and potential active transportation links to the nearby town centre. Woodbridge Foam Corporation site may have environmental site issues that would need to be addressed.

5.1.2 SWOC Assessment: Option 2

Option 2 is on a mostly vacant site, aside from the one heritage building, located north of the track and west of Kipling Avenue. This site has access to Kipling Avenue. Option 2 also includes the parking/truck turning area to the north of the private road. The approximate site area is 22,000 m² and a potential platform length of 315 m if the crossing at north Woodbridge Foam Corporation access is relocated. The SWOC is summarized in Table 12.

Table 12: SWOC review of Option 2 for a GO station

Strengths	Weaknesses
<ul style="list-style-type: none"> • Site area likely to be sufficient for most GO station features. • Access from Kipling Avenue with frontage all along the street. • Site allows for station visibility and good access from active travel modes and curbside transit. 	<ul style="list-style-type: none"> • Triangular shape is less efficient for the provision of all the GO station facilities. • Platform length less than 315 m if Woodbridge Foam Corporation crossing for truck access is maintained as is.
Opportunities	Challenges
<ul style="list-style-type: none"> • Kipling Avenue frontage which could allow for active travel links and upgrades to Kipling Avenue. • Grade crossing for the north Woodbridge Foam Corporation access could be removed or moved 80 m further north to allow full length platform. 	<ul style="list-style-type: none"> • There is an existing heritage building on site. • If the Woodbridge Foam Corporation crossing is moved, it would result in a dog-leg routing of the private access about 80 m north of the existing crossing.

5.1.3 SWOC Assessment: Option 3

Option 3 is on the Woodbridge Fair grounds, located to the north of the track and east of Kipling Avenue. This site is connected to Kipling Avenue by Porter Avenue and has minimal frontage to Kipling Avenue. The approximate site area is 72,000 m² and supports a potential platform length of 220 m (distance between Kipling Avenue and the William Street rail bridge). The SWOC is summarized in Table 13.

Table 13: SWOC review of Option 3 for a GO station

Strengths	Weaknesses
<ul style="list-style-type: none"> • Site area is large and can accommodate most GO station features. 	<ul style="list-style-type: none"> • Station removed from passing vehicles, this could present a safety and security issue, with no visibility on the station elements such as car and bicycle parking. • Platform length less than 315 m. • Station has limited frontage on Kipling Avenue.
Opportunities	Challenges
<ul style="list-style-type: none"> • Potential active travel connection through Fairground Lane to Market Lane shopping centre. • Site area large enough to have dedicated bus facilities and more parking (if required). 	<ul style="list-style-type: none"> • Site currently occupied by Woodbridge Fairgrounds. • Site has limited frontage to Kipling Avenue. • Grade separation at the William Street rail bridge limits the length of platform to about 220 m.

5.1.4 SWOC Assessment: Option 4

Option 4 is bound by the track to the north, William Street to the south and Kipling Avenue to the east. The rail is elevated by an embankment on this site, as the terrain slopes toward the Humber River and the railway bridges over William Street in the southeasterly direction. The approximate site area is 16,000 m² and supports a potential platform length of 210m (distance between Kipling Avenue and the William Street rail bridge). The SWOC is summarised in Table 14.

Table 14: SWOC review of Option 4 for a GO station

Strengths	Weaknesses
<ul style="list-style-type: none">• Access from Kipling Avenue with frontage all along the street.• Site allows for station visibility and good access from active travel modes and curbside transit access.	<ul style="list-style-type: none">• Site area the smallest reviewed and the least rectangular, which makes it unlikely to be able to accommodate all the GO station features.• Platform length less than 315 m.• Grade separation at William Street makes access from this street unlikely.
Opportunities	Challenges
<ul style="list-style-type: none">• Kipling Avenue frontage which could allow for active travel links and upgrades to Kipling Avenue.	<ul style="list-style-type: none">• Site currently occupied with 13 single family homes.• Grade separation at William Street limits the length of platform to about 210m.• Rail grade relatively flat while the ground slopes down toward the southeast.

5.2 SWOC summary

The SWOC analysis of the four locations shows that Option 1 and Option 2 are the best suited for a GO station. The analysis has demonstrated the following key points:

- Option 3 and Option 4 have major issues with the grade separation at the William Street rail bridge that limits the potential platform length below GO standards. Furthermore, the shape of Option 4 makes efficient placement of the GO station facilities unlikely.
- Option 2 has good frontage with Kipling Avenue and is large enough to provide the GO station facilities. The Kipling Avenue frontage would allow for potential direct integration with active transportation facilities.
- The weakness of Option 2 is mainly due to the triangular shape and the Woodbridge Foam Corporation access across the tracks. Maintaining this crossing would result in it shifting north.
- Option 1 has a mobile cell tower that may constrain the GO station facilities based on the assumption of doubletracking of the rail line being needed. This could potentially limit the placement of the platform and station facilities. However, this cell tower could be relocated to a more suitable location for the GO station.
- Option 1 also has issues with visibility to passing vehicles and pedestrians. It also would be disconnected from Kipling Avenue for transit access which would require any future transit service to divert into the GO station, as opposed to curbside bus stops on Kipling Avenue. Option 1 may therefore require a bus loop style transit facility but based on the potential ridership from the Feasibility Study and the GO DRM and GO RSAP, the potential Woodbridge GO station would not require such dedicated facilities. There is a potential however for providing an access to Kipling Avenue from the Porter Avenue Parkette as the southern end of the platform would likely be near to Kipling Avenue.
- Option 1 is the largest site and therefore offers the most flexibility for placement of GO station facilities.

6. Summary

The City is assessing the feasibility of a possible GO Transit rail station on the potential Caledon-Vaughan Line near Kipling and Woodbridge Avenues. Arup has been tasked to review and assess the feasibility of a Caledon-Vaughan Line GO Station within the study area. Four potential locations were considered and assessed, which is shown in Figure 12.

This report has summarized the engineering considerations for the proposed GO station near Kipling and Woodbridge Avenues in Vaughan. The report provided a brief background on the potential Caledon-Vaughan Line, transportation context of the study area, discussion of the potential site facilities and finally concluded with an assessment of the four station location options.

The study area is located within a suburban environment with limited multimodal transportation options. Woodbridge Foam Corporation and Woodbridge Fair grounds are major land uses in the study area. Low-rise residential is the predominant urban form along Kipling Avenue, with some mid-rise residential and commercial uses interspersed. There is limited transit within the study area and no direct connections to the existing and planned rapid lines. The active transportation network is proposed to expand within the study area. Given the existing transportation conditions, a large proportion of residents drive to work. A provision of a GO station presents an opportunity for encouraging mode shift.

The assessment of these locations included estimates of potential ridership and required facilities and an understanding of the site-specific strengths, weaknesses, opportunities and challenges. Proposed station facilities and quantities were primarily informed by the GO DRM, GO RSAP stations with similar ridership and typologies, and the study area context. The likely target facilities for the Woodbridge GO station are 250 vehicular parking spaces, 48 ferry style PUDO spaces, 176 bike parking spaces, and no bus facilities other than on-street bus stops. Assuming a rectangular site, the target Woodbridge GO station facilities would likely require 14,465 m² site area.

Of the four potential location options evaluated using a SWOC framework, Option 1 and Option 2 are best suited for a GO station. Option 1 offers the most flexibility for placement of GO station facilities, however, the lack of connection to Kipling Avenue poses concerns of visibility and connectivity to other modes. Option 2 has good frontage on Kipling Avenue and is large enough to provide the GO station facilities. However, Option 2 would require shifting the Woodbridge Foam Corporation crossing north. Option 3 and Option 4 are less suited for a GO station due to the William Street rail bridge that would limit the platform length below GO standards.

Please note that an independent analysis of the Caledon-Vaughan Line was not conducted. It should also be noted that the scope of this report does not include forecasting of the Caledon-Vaughan Line.

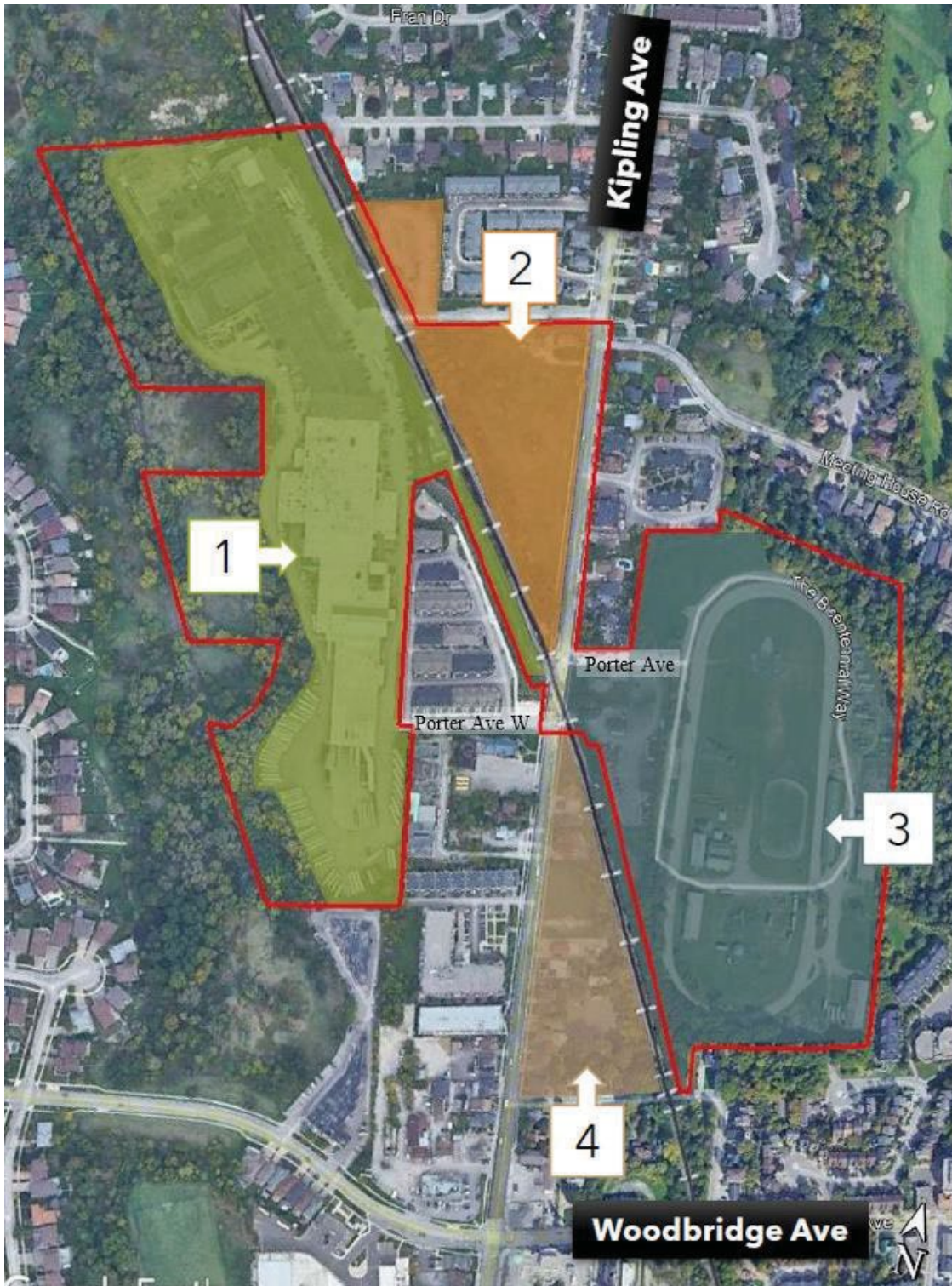


Figure 12: Study area and options considered (source: Hertel Planning)

Woodbridge GO Station Land Use Study Interim Consultation Summary

*Prepared by LURA Consulting for the City of Vaughan and Hertel
Planning*

April 16, 2024

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Introduction

The City of Vaughan, together with Hertel Planning and LURA Consulting, are undertaking the Woodbridge GO Station Land Use Study. The study assesses the feasibility of adding a GO commuter rail station in Woodbridge as part of a potential Caledon-Vaughan Line on Canadian Pacific Kansas City's existing MacTier Subdivision, presently used exclusively by freight trains. The study will determine if a GO station can physically fit and function in the study area, and whether a GO station represents good planning in advancing provincial, Regional, and City infrastructure and development objectives.

The study area consists of 22 hectares of land in Vaughan's Ward 2, centred around the intersection of Kipling Avenue and the MacTier Subdivision. It currently encompasses the Woodbridge Fair grounds to the east of Kipling Avenue, employment lands and vacant lands to the west of Kipling Avenue, and the rail corridor from north to south.

In May 2023, Vaughan Council approved Interim Control By-Law 060-2023 (ICBL) in the vicinity of the Kipling Avenue Corridor Secondary Plan area and provided the direction to undertake the study. The ICBL temporarily paused development within the study area for a period of one year ending May 16, 2024, with the possibility to extend it by one additional year.

To date, LURA Consulting has provided strategic consultation advice and assisted with select engagement activities within the study's overall consultation process, specifically the online survey (open for responses from April 4-18, 2024) and the virtual open house (April 4, 2024). This interim summary report presents feedback from these activities that has been received as of April 9, 2024, as well as insights from other consultation meetings hosted by Hertel Planning in March 2024.

Consultation Activities

This section provides a chronological overview of consultation activities conducted to date.

Technical Advisory Committee Meeting

The first Technical Advisory Committee (TAC) meeting was convened on March 7, 2024 and was attended by the following parties:

City of Vaughan

- Building Standards
- Development Engineering
- Development Planning
- Economic Development
- Financial Planning and Development Finance
- Fire and Rescue Service
- Infrastructure Planning and Corporate Asset Management
- Legal Services
- Parks, Forestry and Horticulture Operations
- Parks Infrastructure Planning and Development
- Policy Planning and Special Programs
- Real Estate
- Recreation Services
- Transportation and Fleet Management Services
- Vaughan Public Libraries

External agencies

- The Regional Municipality of York
- Toronto and Region Conservation Authority
- York Region District School Board
- York Regional Police

Meetings with Landowners

Individual meetings were held with representatives from the following properties:

- 8094 and 8214 Kipling Avenue (Woodbridge Foam Corporation) - March 19, 2024
- 8158, 8196, and 8204 Kipling Avenue - March 21, 2024
- 100 Porter Avenue (Woodbridge Fair) - March 26, 2024

Virtual Open House

The City of Vaughan (in collaboration with Hertel Planning, LURA Consulting, Arup, and Perkins&Will) hosted a virtual open house for members of the public from 7:00pm to 9:00pm on Thursday, April 4, 2024 on the Zoom Webinar platform with the option to call-in by telephone. It was advertised by the City of Vaughan through a public notice email blast, the project webpage, and social media channels.

The open house introduced the project team to the community and featured a presentation that explained the rationale for the study, relevant local history and surrounding land uses, sites under consideration for the potential GO station, and the planning processes and zoning mechanisms governing the study. A facilitated question and answer (Q&A) session followed the presentation, where attendees had the opportunity to verbally ask questions live and hear answers to questions they typed into the Zoom Q&A window.

117 unique participants were recorded in attendance; this figure does not include project team panelists. Both Vaughan Ward 2 Councillor Adriano Volpentesta and Regional Councillor Mario G. Racco attended the virtual open house. A recording and summary of the open house will be posted to the City's project webpage.

Online Survey

An online survey seeking feedback on the community's preferred site for the potential Woodbridge GO Station and desired features and amenities was developed and launched on April 4, 2024, with responses accepted through April 18, 2024. Respondents were also invited to suggest ideas that would contribute to a successful integration of a station in the neighbourhood and to list existing stations as inspiration. Finally, respondents optionally provided various demographic information to help the project team gauge the relative representation of various groups providing input into the study and to identify any unique needs or concerns of equity-deserving communities.

The survey, which remains open to new responses at the time of this writing, is being hosted on the SurveyMonkey platform and is accessible via a link posted on the City of Vaughan project webpage (vaughan.ca/WoodbridgeGO). It has received 97 responses as of 5:30pm on April 9, 2024. LURA Consulting will report on the salient trends observed in both the site and station feedback and in the demographic questions when the survey is closed; the complete raw response data will be attached as an appendix to the next draft summary report.

Summary of Virtual Open House Feedback

Public participants at the open house expressed both support and opposition to a potential Woodbridge GO Station. The sections below summarize attendees' questions, comments, and concerns on the following topics.

Site Selection

Most feedback on the four sites being considered as part of the land use study focused on Site 1 (the Woodbridge Foam Corporation lands) and Site 3 (the Woodbridge Fair lands). Participants were concerned about how the Woodbridge Foam Corporation would be affected if Site 1 (upon which their factory is situated) were deemed feasible and ultimately selected for a station. Similarly, some participants worried about the loss of the Fair's heritage and historic value if Site 3 were chosen. A few questions were received about whether station construction would require expropriation and either relocation or demolition of existing properties. Several participants expressed support for Sites 1 and 3, despite potential impacts to the foam factory and Fair, respectively.

Some attendees proposed various sites to consider outside the study area along both the CPKC MacTier Subdivision and the nearby CN Halton Subdivision, and asked whether such other sites are currently being investigated by the project team.

Attendees also asked questions about technical parcel size and parking requirements for a potential Woodbridge GO Station, including whether a dedicated parking structure would be needed.

Some participants in the open house expressed confusion over, and asked questions about, Site 4 (east of Kipling Avenue and south of the railway) not being included in the ICBL as the other three sites were.

A participant wished to know whether an Environmental Assessment would be carried out for the eventual site should one be selected and approved, and another raised a concern about noise impacts to adjoining properties.

Traffic and Transit Impacts

Attendees commented on existing challenges with traffic congestion in Woodbridge and specifically along Kipling Avenue, expressing concern that a new station and new residential developments surrounding it would exacerbate these issues. Questions were received about the possibility of grade-separation of the MacTier Subdivision track from Kipling Avenue and other nearby roads.

In addition, participants noted a current lack of transit in the study area in comparison to better-served Highway 7. While a potential GO station would be a major improvement to Woodbridge's overall transit network, they questioned overall connectivity without sufficient local bus service to the station or along Kipling Avenue.

New Development

A question was raised about whether the ICBL would prevent the Woodbridge Foam Corporation from obtaining building permits for changes to its property, and what rezoning implications a potential Woodbridge GO Station would entail, both for the station site itself and for surrounding parcels designated for residential intensification. An attendee also inquired about the possibility of halting all new development in the study area until after a potential station is completed.

Metrolinx and CPKC Involvement and Role in Study

Many participants asked whether Metrolinx and Canadian Pacific Kansas City are actively involved in the land use study and if so, desired to know what input they have provided to the City of Vaughan about site selection or the possibility of future passenger service.

Features of Potential Commuter Rail Service

A few questions were received about whether commuter rail service would require twinning of the existing single track and the type of rolling stock (diesel or electric) that would be used.

Construction Timelines

Participants wished to know how long construction would take and how soon commuter rail service could begin if a site were selected and approved for a potential Woodbridge GO Station.

Availability of Open House Presentation and Public Disclosure of Preferred Site

Some attendees asked about whether the open house presentation would be posted on the project website (vaughan.ca/WoodbridgeGO) and whether the preferred site would be disclosed to the public upon completion of the study. They also asked who would be responsible for deciding on a preferred site.

Next Steps

LURA Consulting will update this report with more detailed community feedback once the public survey has closed on April 18, and after consultation meetings with Indigenous communities have taken place in the coming weeks.

The completed land use study and the proposed official plan amendment reflecting the project team's recommended actions resulting from the study will be presented to Vaughan City Council at a statutory public meeting at 7:00pm on May 7, 2024. Members of the public will have the opportunity to submit or present deputations at this meeting.

Appendix C: Draft Official Plan Amendment

The Draft Official Plan Amendment text proposes to amend the Kipling Avenue Corridor Secondary Plan to include a conceptual location and related policies for a proposed Woodbridge GO Station.

DRAFT

AMENDMENT NUMBER ##
TO THE VAUGHAN OFFICIAL PLAN 2010
FOR THE VAUGHAN PLANNING AREA

The following text and Schedule “1” constitute Amendment Number ## to the Official Plan of the Vaughan Planning Area.

Authorized by Item No. ## of Report No. ##
of the June 18, 2024 Committee of the Whole
Meeting Adopted by Vaughan City Council
on June 25, 2024

I PURPOSE

The purpose of this Amendment to Section 11.5, Kipling Avenue Corridor Secondary Plan, of the Vaughan Official Plan 2010 ("VOP 2010"), Volume 2, is to include a conceptual location and related policies for a future Woodbridge GO Station. The lands subject to this Amendment ("Subject Lands") are designated in the City's Urban Structure as "Local Centre" and "Railway" and are designated "Mid-Rise Residential" and "4 Rainbow Creek Neighbourhood North" in the Kipling Avenue Secondary Plan, within the VOP 2010 Volume 1 and Volume 2, respectively. The Amendment will protect lands for a future station, and to guide land use planning and development in the interim, should the Caledon-Vaughan Line commuter rail service be introduced to this area. This is consistent with, and will add additional details to, the intent and direction of the in-force VOP 2010.

II LOCATION

The Subject Lands are in Woodbridge, west of Kipling Avenue where it intersects with the CPKC MacTier Subdivision rail line, as identified in Schedule "1" of this Amendment.

III BASIS

The decision to amend Section 11.5, Kipling Avenue Corridor Secondary Plan, of the VOP 2010, Volume 2 to identify and protect for a future Woodbridge GO Station is based on the following considerations:

1. The VOP 2010, Volume 1, Schedule 10 - Major Transit Network, shows the CPKC MacTier Subdivision railway, which intersects with Kipling Avenue in Woodbridge, as "Proposed Commuter Line". The Schedule also conceptually shows five "Proposed GO Station" locations along that railway including one in Woodbridge, west of Kipling Avenue.
2. Vaughan Council, on May 16, 2023, passed Interim Control By-Law 060-2023 (ICBL) for lands at, and adjacent to, the intersection of the CPKC MacTier Subdivision railway and Kipling Avenue, within the Kipling Avenue Corridor Secondary Plan area. The purpose of enacting the ICBL was to allow for a land use review of those lands to determine the feasibility of, and a preferred location for (if feasible), a potential future Woodbridge GO Station. The ICBL, which prohibits development and land uses other than those lawfully existing at the time of passage, will lapse on May 16, 2024.
3. The City of Vaughan initiated in January 2024 the Woodbridge GO Station Land Use Study (the Study), which includes lands subject to the ICBL, to determine the feasibility of locating a GO station within the Study Area. The Study examined many factors including the ability to accommodate a station platform length of 315 metres and other essential station elements

identified in GO Transit's GO Design Requirements Manual (DRM). The Study would then recommend a conceptual station location and any policy amendments required to protect for that station location.

4. The Study was completed in May 2024. It concluded that a future Woodbridge GO Station was feasible within the Study Area. The Study recommended that a future station be protected on lands located immediately west of the rail line, referred to in the Study as Site 1 (the Woodbridge Foam Corporation lands at 8214 Kipling Avenue). To implement the Study recommendations, policy and map additions to the Kipling Avenue Corridor Secondary Plan were also recommended.
5. The Study included, and its conclusions and recommendations were based on, a review and analyses of:
 - Current conditions, including development patterns, land uses, street and rail corridor activity, and predominant design features;
 - Provincial, Regional, and City planning policies;
 - Approved and proposed development applications;
 - A desktop-level assessment of existing transportation conditions and facilities, including rail activities, and a technical analysis of the DRM standards and facilities for commuter rail stations;
 - A design exercise that considered and tested how essential station elements could fit within various sites, how connections could be made to the surrounding community including through extensions to current streets and pathways, and how potential future development could be integrated or linked; and
 - Consultation with and feedback from City departments and related agencies, landowners of key parcels within the Study Area, the public through a virtual open house and on-line survey, and groups representing Indigenous Peoples.
6. Having held a Statutory Public Meeting on May 7, 2024, Vaughan Council approved an amendment to the VOP 2010 on June 25, 2024 to provide for the adoption of the policy and schedule changes to the Secondary Plan.

IV DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO

Section 11.5, Kipling Avenue Corridor Secondary Plan, of the VOP 2010, Volume 2, is hereby amended

by:

1. Adding a symbol to Map 11.5.A, Kipling Avenue – Land Use, as shown in Schedule “1” to this Amendment, to show the conceptual location of the proposed Woodbridge GO Station on the proposed Caledon-Vaughan Line commuter rail and making corresponding changes to the Map legend.
2. Inserting the following new sub-policy at the end of policy 11.5.2.4:

“e. Planned to evolve, through phased and coordinated redevelopment, to accommodate, and integrate with the proposed Woodbridge GO Station should commuter rail services be introduced on the CPKC MacTier Subdivision.”
3. Inserting the following new policy immediately after policy 11.5.2.7 c., and renumbering current sub-policy d. to e.:

“d. Consideration for the proposed Woodbridge GO Station, shown on Map 11.5.A, Kipling Avenue – Land Use, including how proposed development will:

 - i. Accommodate, and therefore not impede in the long-term, any required lands and structures as may be necessary for the detailed design, construction, and operation of the Station;
 - ii. Allow access to and from the Station by pedestrians, cyclists, and vehicles, including public transit busses; and
 - iii. Be integrated with the Station.
4. Inserting the following new policy immediately after policy 11.5.27.15 and renumbering current policy 11.5.27.16 to 11.5.27.17:

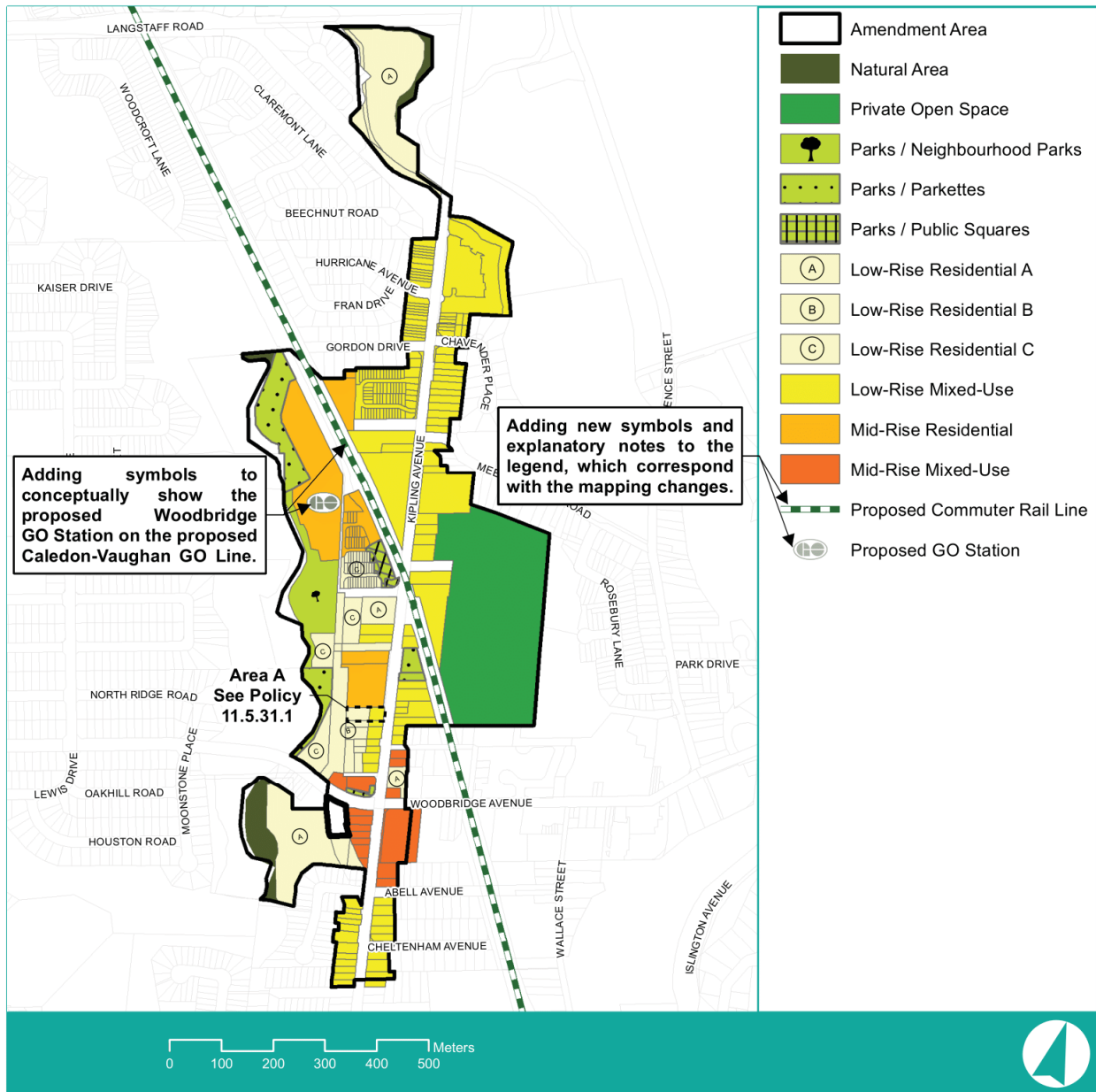
“11.5.27.16 The CPKC MacTier Subdivision rail line, which crosses Kipling Avenue, has the potential for future GO Transit commuter rail service including a Woodbridge GO Station to be located on the west side of the rail corridor. It is envisioned that the Station will primarily serve the surrounding community, and provide safe and convenient access by walking, cycling, pick-up-and-drop-off, and local transit buses.”

V INTERPRETATION

The interpretation of the provisions of the Official Plan of the Vaughan Planning Area as amended from time to time, shall apply with respect to this Amendment.

Schedule "1" to OPA XX

Map 11.5.A
Kipling Avenue - Land Use





DATE: March 5, 2024

TO: Alannah Slattery, Senior Planner, Policy Planning & Special Programs, Vaughan

FROM: Aubrey Iwaniw, Senior Manager, Stations Planning, Metrolinx

COPY: Becca Nagorsky, Vice President, Stations Planning, Metrolinx

RE: City of Vaughan - Woodbridge GO Station Land Use Study, Response to letter sent by the City of Vaughan on February 13, 2024.

Thank you for reaching out.

I appreciate your planning and passive protection of a potential new GO train station in Vaughan. Because the location is not served by Metrolinx/GO Transit and because we have no ownership of the corridor, we do not have the distinct jurisdiction or mandate to comment or formally support the study.

Metrolinx is currently working with MTO on an update to the 2041 RTP over the course of this year, which will expand the plan to 2051 and bring it into conformity with the Ministry of Transportation's [Greater Golden Horseshoe \(GGH\) Transportation Plan](#).

Through the Fall and Winter of 2023 and early 2024, we have been working with municipalities to confirm land use growth scenarios and network inputs.

The proposed Caledon-Vaughan GO Line, which has also been known as Bolton GO Rail, is currently being analyzed through RTP Update network sensitivity analysis to assess its performance against the latest 2051 land use scenarios. The line was identified as a "Beyond 2041" project in the 2041 RTP and it was not included in the 2051 network of MTO's GGH Transportation Plan. The GGH Plan does note the following action with respect to the Bolton GO Rail service: *"Work with Metrolinx and the Town of Caledon to monitor transit demand and advance the business case for passenger rail service, and continue to protect for future rail service opportunities."*

That said, we do have expertise in planning new stations, and I can offer some support. May I suggest that you download and review some key resources that can help with your planning:

1. The approved new station initial business cases can be found on our website at this link <https://www.metrolinx.com/en/about-us/doing-business-with-metrolinx/business-cases> (See: Beamsville, Concord, Milton-Trafalgar, Parklawn and Woodbine GO Station IBCs). In those reports you will see how stations tend to be planned based on the area context. Please note the emphasis of diverse,

multimodal customer access options. A planned station that is located on the side of the tracks that represents the highest number of potential customers is ideal.

2. In addition to the cases above, the multi-modal future of customer access is articulated in the GO Rail Station Access plan located online at this link:
<https://www.metrolinx.com/en/projects-and-programs/go-rail-station-access>
3. More generally, a collection of GO Transit architectural standards and service standards are located online at these links:
http://www.gosite.ca/engineering_public/ and
[http://www.gosite.ca/engineering_public/GO%20Design%20Requirements%20Manual%20\(DRM\)/GO%20Design%20Requirements%20Manual%20\(DRM\).aspx](http://www.gosite.ca/engineering_public/GO%20Design%20Requirements%20Manual%20(DRM)/GO%20Design%20Requirements%20Manual%20(DRM).aspx)

These resources will give you a good indication of how all stations tend to get built.

If there's any other way that we could support with questions to get in touch, but any formal participation in this land study wouldn't be appropriate because it's not in our area and they aren't our service tracks.

Thank you and good luck with your study,
Aubrey



Aubrey Iwaniw (she/her)
Senior Manager, Stations Planning, METROLINX
(416) 202-5563 | 97 Front Street West | Toronto | Ontario | M5J 1E6

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 7, 2024

WARD: 1

TITLE: FILE BL.27.2020

BLOCK 27 LANDOWNERS GROUP INC. BLOCK PLAN EAST OF JANE STREET, WEST OF KEELE STREET, SOUTH OF KIRBY ROAD AND NORTH OF TESTON ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To provide an overview and receive comments from the public and the Committee of the Whole related to Block Plan Application BL.27.2020 for the lands located within the Block 27 Secondary Plan Area.

Report Highlights

- To provide a summary of the proposed Block Plan Application and the evolving policy context applicable to this area
- To provide a summary of the City Department and Agency comments received to date and key areas identified for further review
- All issues and matters identified through the review of the Block Plan Application, together with comments expressed by the public and Committee of the Whole at the Public Meeting, will be addressed in a technical report and considered at a future Committee of the Whole Meeting.

Recommendations

1. THAT the Public Meeting report for Block Plan File BL.27.2020 (Block 27 Landowners Group Inc.) BE RECEIVED, and that any issues identified be addressed in a technical report to the Committee of the Whole, prepared by the Policy Planning and Special Programs Department.

Background

Block 27 (the 'Subject Lands'), is located east of Jane Street, west of Keele Street, north of Teston Road and south of Kirby Road. The Subject Lands are municipally described as: 2700, 2270, 2588, 2546 and 2440 Teston Road, 10971, 10977, 10995 and 11273 Jane Street, 11390, 11391, 11244, 10960 and 11140 Keele Street, which is legally described as Part of Lots 26 – 30, Concession 4, City of Vaughan.

The Subject Lands have an area of approximately 399.7297 hectares ('ha') and contain approximately 287.9579 ha of net developable area, which includes both participating and non-participating lands and are located within the Block 27 Secondary Plan ('SP') area (OPA #33). Currently, Block 27 is characterized by rural land uses including active agricultural land and natural features such as woodlands, Provincially Significant Wetlands, evaluated wetlands, valley lands and watercourses associated with the West Don River, the latter of which is located within the Greenbelt Plan and regulated by the Toronto and Region Conservation Authority ('TRCA').

The Subject Lands also contain the Barrie GO Rail Line managed by Metrolinx, which operates north and southbound GO Transit services on this corridor. A buried natural gas pipeline, the TransCanada Pipeline ('TCPL'), crosses the northern area of the block in an east to west orientation. An existing residential area known as the Hamlet of Teston is located in the southwest quadrant of the Block and other individual residential uses and places of worship are located on parcels that front the Regional roads bordering the Block. The Block and surrounding land uses are shown on Attachment 1 and the ownership map displaying both participating and non-participating lands is shown on Attachment 4.

Block Plans are a comprehensive, non-statutory planning process.

The Block Plan ('BP') Application process is a non-statutory requirement of the Vaughan Official Plan 2010 ('VOP 2010'). BPs are a planning tool used to ensure all physical, environmental, social and economic aspects of development are identified and precisely delineated within the plan area as envisioned through the SP. The Block Plan serves as a comprehensive blueprint for future individual draft plans of subdivision and related development applications. A BP submission is a requirement of the SP, as informed by the BP policies of the VOP 2010, Policies 10.1.1.14 to 10.1.1.26. A complete list of materials submitted with the BP Application are shown on Attachment 5.

Policy 9.1.2.a) of the SP requires that a BP be completed for the Subject Lands and requires the submission of a specific set of studies including: a parking strategy for the Kirby GO – Transit Hub Centre ('THC') which will address reduced surface parking provisions, on-street parking, parking standards including maximum parking standards, public parking and other alternative parking arrangements. The BP shall also include an Agricultural Impact Assessment which will address the interface between development and agricultural lands, required buffers, conversion from agricultural uses to residential and compatibility; and a Multi-Use Recreational Trails Master Plan showing feasible trail alignments. A detailed phasing plan is also required to be developed through the BP process in accordance with Policy 9.4.1 of the SP.

A major component of the BP Application process is the preparation of a Master Environment and Servicing Plan ('MESP'). Guidance for the MESP can be found in Policy 3.9.3 of the VOP 2010. The MESP examines environmental resources against environmental policies of the VOP 2010 and align new development, infrastructure and municipal service provision with the protection and enhancement of natural heritage features and related ecosystem functions.

The Block Plan application was submitted by the Block 27 Landowners Group.

The BP application, File BL.27.2020, was received by the Policy Planning and Special Programs ('PPSP') Department on October 20, 2022. The BP application was submitted to the City by participating landowners who are collectively known as the Block 27 Landowners Group Inc. ('the Applicant'). A complete submission of the BP application was submitted on January 26, 2024. Prior to the submission, the Applicant worked with City staff and external agencies to develop the Terms of Reference for the BP which informed the various studies that were undertaken through the BP process. A summary of the participating and non-participating landowners and corresponding land area is shown on Attachment 6.

The Block 27 Secondary Plan provides the basis for development within Block 27.

The Block 27 SP was adopted by Vaughan Council on September 27, 2018, and approved by the Region on May 27, 2019. The SP establishes the land use planning and urban design policy framework that guides development for the Subject Lands. The SP sets the vision for a complete community that is compact, vibrant, inclusive, healthy, sustainable and diverse. The SP enables this by permitting a mix of uses, including residential, commercial and retail; a variety of built forms; as well as institutional and community uses focused within a centrally located community hub. The SP also establishes the framework for an interconnected system of parks, roads, sidewalks, and trails, as shown on Attachment 3.

The SP seeks the preservation, restoration and enhancement of the natural heritage network which includes, but is not limited to, wetlands, woodlands, permanent or intermittent streams, valley and stream corridors, amphibian habitat, and significant wildlife habitats located within and outside the Greenbelt Plan Area. The SP also seeks the protection of lands for a "Proposed GO Station" otherwise known as the "Kirby GO Station", which is planned for the northeastern portion of the Block within the "Transit Hub" land use designation, as shown on Attachment 3.

The Land Use Plan (Schedule B) of the Block 27 SP establishes a community structure focused on two primary character areas. The Neighbourhoods area comprises the majority of the Block and is primarily designated "Low-Rise Residential", "Low-Rise Mixed-Use" and "Natural Areas". The residential areas permit a range of ground-oriented building types including single detached and semi-detached houses as well as townhouses reaching a maximum building height of three (3) storeys, with provision for a four-storey maximum building height in specific areas. Focused on Regional Roads

and Collector Streets, the “Low-Rise Mixed-Use” designation permits a mix of uses in accordance with Policy 9.2.2.2.b) of the VOP 2010 within low-rise buildings, as well as townhouses (including back-to-back and stacked townhouses) with a minimum building height requirement of two (2) storeys and a maximum building height of five (5) storeys and a maximum density of 1.5 FSI. Additional building heights and densities are provided for in the “Low-Rise Mixed-Use” designation at the intersection of Regional Roads and Major Collector Streets.

Located in the northeastern quadrant of the SP, the Kirby GO – Transit Hub Centre is the focus of higher density development, anchored by the proposed Kirby GO Station and Community Hub. The “Mid-Rise Residential” land use designation permits mid-rise buildings with a maximum building height of eight (8) storeys and a maximum density of 3.0 FSI, and within 500 metres of the proposed GO Station, a maximum building height of twelve (12) storeys and a maximum density of 4.0 FSI. The “Mid-Rise Mixed-Use” land use designation permits mid-rise buildings with a minimum building height of four (4) storeys and a maximum building height of twelve (12) storeys and a maximum density of 4.0 FSI.

As identified in the SP, a graduated approach to minimum density targets establishes the basis for the Community Structure. The permitted land uses and building types identified above are intended to ensure subsequent development applications achieve the minimum density targets assigned to specific areas as well as the overall Plan. Policy 3.1.2 of the SP states (in part) that “the City shall seek to meet an overall minimum density of 70 people and jobs combined per hectare by 2031 for Block 27 and a minimum density target of 100 people and jobs combined per hectare for the Kirby GO – Transit Hub Centre, with a minimum density target of 150 people and jobs combined per hectare within 500 metres...of the Kirby GO station...”.

The Block 27 Collector Roads Municipal Class Environmental Assessment is supporting the development of the Block Plan.

The development of the BP is also guided by the Block 27 Collector Roads Municipal Class Environmental Assessment (‘MCEA’). Building on the recommendations of the North Vaughan and New Communities Transportation Master Plan (‘NVNCTMP’) prepared in parallel to the SP process, City staff in collaboration with the Applicant as co-proponents, have undertaken an MCEA to determine the preferred design of the collector road network in Block 27.

Phase 1 and 2 of the MCEA were completed through the NVNCTMP, whereas Phases 3 and 4 are ongoing as part of this Study. Phase 3 includes generating alternative designs for the preferred solution from the NVNCTMP, while Phase 4 entails the completion of an environmental study report which summarizes the existing conditions, future conditions analysis, alternative solutions and design, the preferred design solution, implementation and mitigation measures. The MCEA is required to be approved by the Development Engineering Department, prior to Council approval of the BP Application.

The BP depicts a road network as shown on Attachment 2 that includes arterial, collector and local roads to serve the new community. The Subject Lands will primarily be served by three (3) new east-west major collector streets and four (4) new north-south collector streets.

The Block Plan is guiding future development of a new community.

The BP as shown on Attachment 2, illustrates the proposed land uses for the Subject Lands. The following table provides a summary of those land uses with their associated statistics. Note that these land use calculations include both the participating and non-participating lands:

Table 1: Proposed Land Uses

Land Use Block	Area (ha)	Percent of Land Area
Low-Rise Residential	87.5776	21.9%
Low-Rise Mixed-Use	40.1387	10.04%
Mid-Rise Residential	27.0392	6.76%
Mid-Rise Mixed-Use	14.8333	3.71%
Schools	18.511	4.63%
Parks (outside Greenbelt)	10.7682	2.69%
SWM Facility (outside Greenbelt)	22.0854	5.53%
Parks (within Greenbelt)	1.4036	0.35%
SWM Facility (within Greenbelt)	5.65	1.41%
Private Open Space	2.048	0.51%
Natural Areas (Including Buffers)	81.3365	20.35%
Additional Natural Areas (Compensation)	2.7291	0.68%
Greenbelt Area	5.6546	1.41%
Roads	67.0044	16.76%
TCPL Easement (Infrastructure and Utilities)	8.2771	2.07%
Hamlet of Teston	4.673	1.17%
TOTAL LAND AREA	399.7297	100%

The BP as shown on Attachment 2, also illustrates the proposed location of public uses and community facilities, such as five (5) neighbourhood parks, two (2) public squares, one (1) secondary school, five (5) elementary schools, a GO Transit Station area and a Community Hub area which will include a community centre, library, two (2) elementary schools, and an Urban Park, in accordance with Policy 3.6 of the SP. The parks have been co-located with schools or SWM facilities and three (3) of the proposed parks are partially located within the Greenbelt Plan Area.

Based on the proposed development, the BP Application includes a range of population and job projections for specific areas of the Plan. In the Neighbourhoods area outside

the THC, the Applicant projects a total of 4,128 residential units, 12,454 people and 644 jobs. Inside the THC, the Applicant projects a total of 2,939 residential units, 6,815 people and 801 jobs, which exceeds the 100 people and jobs per ha density target for this area. With respect to areas located within 500 metres of the proposed station, the Applicant projects 2,712 people and 678 jobs (total of 3,389 people and jobs). This results in an overall total of 7,067 residential units and 20,713 people and jobs combined for the BP area. The proposed densities meet the minimum 70 people and jobs per ha density target, applied to the entirety of the SP area (Policy 3.1.2).

The BP Application includes a Housing Options Statement as required by the SP and developed in accordance with Policy 7.5.1.3 of the VOP 2010, and proposes the following mix of housing types as identified in Table 2:

Table 2: Proposed Building Typologies

Land Use Block	Number of Units	Percent of Building Stock
Single Detached (Fronting on a Public Road)	1041	15%
Semi-Detached	208	3%
Townhouse (Fronting on a Public Road)	2612	37%
Apartment Units	3206	45%
TOTAL	7,067	100%

More information regarding the proposed housing mix including building types, unit sizes, tenure and inclusion of affordable housing will be made available through subsequent Development Applications.

Public Notice was provided in accordance with Council's Notification Protocol.

a) Date the Notice of Public Meeting was circulated: April 12, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca

b) Circulation Area: to all property owners within the Subject Lands, to all property owners within 200 m of the Subject Lands and extended polling areas as determined by City staff, to all property owners within the Mackenzie Ridge Ratepayers' Association, and to individuals who requested notice of this application with the Office of the City Clerk and Block 27 SP Study Contact List.

c) In addition to the regular circulation for the Notice of Public Meeting, City staff also sent letters to the First Nations communities.

Establishing and maintaining a mutually respectful relationship between the City and Indigenous communities is a foremost priority and is essential to advancing reconciliation. Recognizing the importance of meaningful collaboration, the City is

committed to actively engaging and consulting with First Nations communities, to the fullest extent possible. This collaborative effort signifies a shared commitment to fostering understanding, trust, and partnership between the City and First Nations, in our collective journey towards reconciliation.

The following First Nations partners have identified interest in obtaining more information about the BP: Beausoleil and Mississauga's of the Credit First Nations. City staff have either scheduled meetings or are in the process of scheduling meetings with these communities.

The following First Nations partners expressed interest in obtaining more information about archaeological work within the Block, as well as being involved with future archaeological investigations: Six Nations of the Grand River, the Huron-Wendat and Alderville. City staff will be working with these communities to ensure that all requested information is provided.

All written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the PPSP Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to previous reports developed for the Subject Lands:

[North Vaughan and New Communities Transportation Master Plan \(NVNCTMP\)](#)

(Committee of the Whole, Item 17, Report No. 21, June 5, 2018)

[New Community Area Block 27 Secondary Plan Study](#)

(Public Hearing, Item 1, Report No. 11, March 6, 2018)

[New Community Area Block 27 Secondary Plan Study](#)

(Committee of the Whole, Item 33, Report No. 21, June 5, 2018)

Analysis and Options

Conformity to and Consistency with an evolving Provincial and Regional planning framework

Consistency with the Provincial Policy Statement 2020 ('PPS'), and conformity with provincial and regional plans, such as A Place to Grow, the Growth Plan for the Greater Golden Horseshoe, 2020 (the 'Growth Plan') and the Greenbelt Plan, 2017 and York Region Official Plan 2010 ('YROP 2010') is required for all land use planning decisions as per the *Planning Act*, and established in the SP. Significant legislative and policy changes have occurred since the approval of the SP by York Region Council. The following enacted and proposed amendments to land use planning related legislation and policy, impacts planning and development within Block 27:

More Homes Built Faster Act, 2022 (Bill 23)

The More Homes Built Faster Act, 2022 received Royal Assent on November 28, 2022. This Act amended the *Conservation Authorities Act*, by restricting the review of a *Planning Act* application by conservation authorities, to natural hazards.

In support of this Act, the Provincial government also amended the Ontario Wetland Evaluation System ('OWES') by modifying the criteria for evaluating wetlands within the Provincial wetland classification. These modifications provide for the re-evaluation and potential reclassification of wetlands including those that are identified as Provincially Significant Wetlands ('PSW'). These modifications potentially impact wetland areas and development limits in the Block as different classifications of wetlands have varied levels of policy protection and setback requirements as per the VOP 2010 (Ch. 3) and the Living City Policies provided by the TRCA.

The MESP identifies that the Applicant used the new criteria of the OWES to re-evaluate wetlands within the Block 27 Area, previously evaluated by the Ministry of Natural Resources and Forestry ('MNRF'). The Applicant proposes to maintain the PSW classification for some wetlands in the Block, however other identified wetlands have been re-evaluated and re-classified as non-PSWs. The Applicant proposes the removal of non-PSWs within the Block.

YROP 2022

In a Notice of Decision dated November 4, 2022, the Ministry of Municipal Affairs and Housing ('MMAH') approved the York Region Official Plan ('YROP 2022'), subject to modifications. Amongst these modifications was the removal of the Major Transit Station Area ('MTSA') designation that was assigned to the area immediately surrounding the proposed Kirby GO Station in Block 27, which included a delineated boundary and a minimum density target. Subsequent modifications to the YROP 2022 enacted through the *Official Plan Adjustments Act, 2023* (Bill 150) and as proposed through Bill 162, maintain the deletion of MTSA 61 Kirby GO. Appendix 2 of the YROP 2022 currently shows this area as "Future MTSA 61 Kirby GO Station".

Regional Official Plan Amendment No. 7 ('ROPA 7')

ROPA 7 was a privately initiated amendment that sought to modify policy and mapping in the YROP 2010 from "Agricultural" to "Rural", to permit active-parkland and recreational uses on lands located within the Greenbelt Plan area, including Block 27. Vaughan Council endorsed the amendment in June of 2021, which was approved by York Region Council in October of 2021. ROPA 7 was then forwarded to the Province for approval but no decision was made. YROP 2022 was adopted by York Region Council in June of 2022, which integrated the proposed mapping changes as requested through ROPA 7. The Province subsequently approved the YROP 2022, subject to modifications in November of 2022. The Notice of Decision issued by MMAH regarding the YROP 2022, introduced a policy to permit active-parkland and recreational uses on specified lands within the Greenbelt Plan area, including those located in Block 27. The

Official Plan Adjustments Act, 2023 (Bill 150), then removed the additional policy with respect to active-parkland and recreation uses introduced by the Notice of Decision, and were “deemed to never have been made”. The mapping of YROP 2022, as originally adopted by York Region Council was not modified through the subsequent provincial approvals of the YROP 2022. As shown on Schedule 1A of the YROP 2022, the lands located within the Greenbelt of Block 27 are designated “Rural”, which permits active-parkland and recreational uses as per the Greenbelt Plan.

Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)

On April 10, 2024, the Province of Ontario introduced the *Cutting Red Tape to Build More Homes Act, 2024* which is a Bill to amend various acts to ensure planning processes are oriented toward achieving housing-based outcomes. The intent of the Bill is to make it easier and faster for land to be available for residential development, by increasing intensification in areas close to transit and in strategic growth areas and supporting coordination between municipalities and school boards.

The Bill also identifies that as of July 1, 2024, York Region in addition to other regional governments will be removed from land-use planning and approval responsibilities and that lower-tier municipalities will assume primary responsibility for all planning decisions in their geography, except for matters requiring provincial approval. Given this proposed change, staff will evaluate how York Region comments and YROP 2022 conformity will be addressed through the BP process.

On the same day as the introduction of Bill 185, the Province also released for public comment an updated draft of the new Provincial Planning Statement, 2024, which is proposed to replace the existing PPS and the Growth Plan and intended to streamline the planning process and increase housing supply.

Official Plan Review ('OPR')

The City of Vaughan is undertaking a comprehensive review of the City's Official Plan. On November 16, 2023, the Applicant submitted a letter to the Committee of the Whole during a Public Meeting for the OPR, to request that the City consider providing Block 27 an exemption to some of the policies of the updated Vaughan Official Plan, by identifying a site-specific amendment. The City has considered the request and agrees that a considerable amount of background work has been undertaken with respect to the BP and the associated MCEA. Additionally, staff are reviewing Chapter 3 policies of VOP 2010 and their integration into the updated Vaughan Official Plan, as they apply to Block 27, following a resolution of a VOP 2010 appeal.

Given the legislative and policy changes, the Applicant will be required to demonstrate consistency and conformity with the applicable provincial, regional and local plans and policies, including the policies of the Block 27 SP, which will be discussed in a future Committee of the Whole report.

Operational Impact

The subject BP Application requires the involvement of staff across several City departments and external agencies. Preliminary comments from internal City departments and external agencies have been identified for further review as identified below:

	MATTERS TO BE REVIEWED
a.	<p>Preliminary Department Comments/Concerns</p> <p>The BP Application has been reviewed by internal City departments and the following key comments have been identified:</p> <ul style="list-style-type: none">▪ Policy Planning and Special Programs: <u>Land Use Inconsistencies with SP</u> – There are a number of inconsistencies between the land uses proposed for the BP, that differ from the land uses shown on Schedule B of the SP (Attachment 3). For example, there are areas in which are designated “Low-Rise Mixed-Use”, where “Low-Rise Residential Uses” are proposed, which may effectively reduce non-residential uses in the Block. Additionally, “Low-Rise Residential” uses are proposed for an area that is designated “Mid-Rise Residential”, as identified in the SP. <p><u>Proposed Block Layouts</u> – There are a number of proposed block layouts for the residential areas that appear too small to accommodate development or require clarification or reconfiguration. Staff also encourage more mid-block pedestrian connections to be provided throughout the BP area in accordance with SP Policy 3.15.3.v).</p> <p><u>Blocks within the Community Hub Area</u> – Blocks within the Community Hub Area should demonstrate the policy requirements of Policy 3.6.1 of the SP by showing the blocks for a 1 ha urban park, elementary schools and community facilities within this area.</p> <p><u>Transit Hub Designation and Transit Hub Special Study</u> – The “Transit Hub” designation is shown on the land use schedule of the SP (Attachment 3), as an area located in the northeast quadrant of the Plan area that captures lands on either side of the Barrie GO Rail line shown in the colour fuchsia. The BP only provides a red asterix to indicate this area. In order to protect lands for the station and station elements in this area, staff request that the full extent of this designation be restored on the BP in accordance with Policy 3.7 of the SP.</p> <p>Policy 3.7.4 of the SP identifies that the Transit Hub Special Study will conceptually identify the alignment of roads, supporting infrastructure including transit facilities, and the boundaries of land use designations, which will be finalized through Environmental Assessments under the <i>Planning Act</i>, to the</p>

satisfaction of the appropriate authorities. The MCEA is being undertaken to determine the appropriate alignment of the road network in the area and the MESP has been submitted to determine development limits and identify sensitive environmental features for protection. City staff are of the opinion that components of the Transit Hub Special Study as envisioned by the SP are being fulfilled by the work being done through the MCEA and MESP. Staff are currently in discussions regarding the Transit Hub Special Study and will provide an update on this item at the time of a technical report to the Committee of the Whole.

Phasing Plan – The Development and Infrastructure Phasing Plan submitted does not adequately identify the timing of infrastructure and servicing required to serve future development within the Block. An updated Development and Infrastructure Phasing Plan will be required to outline the planned servicing and development information that is required by several City departments, in accordance with SP Policies 10.1.1.20 to 10.1.1.24.

Environmental Planning Comments – Environmental policy staff are continuing to review the Application materials as well as recent comments from the MNRF and TRCA. Environmental policy staff are preparing their comments, which will be provided to the Applicant as soon as they are ready and will be included as part of a future Committee of the Whole report.

- **Development Planning:**

Proposed land uses in the “Kirby GO - Transit Hub Centre” area – The “Low-Rise Residential” designation has been introduced in the “Kirby GO - Transit Hub Centre” area, whereas this area is to accommodate mid-rise uses in accordance with Policy 3.7.2 of the SP and with Schedule B of the SP, as shown on Attachment 3.

Implementation Plan – There is a need for an Implementation Plan to ensure that future residents of Block 27 will be serviced with community services and facilities appropriately.

- **Emergency Planning:**

Land Use Compatibility – Policy 3.1.5 of the SP identifies that matters of land use compatibility can be examined at the development planning application stage, however a Land Use Compatibility Brief was submitted by the Applicant in advance of development within the Block. This document was reviewed by Emergency Planning and additional information regarding the surrounding industrial facilities is required to be provided by the Applicant to satisfy their concerns.

▪ **Development Engineering/Infrastructure Planning and Corporate Asset Management ('IPCAM'):**

Implementation and Phasing of Servicing – The Applicant to provide additional detail regarding the implementation and phasing of the ultimate servicing strategy for the BP area.

Integrated Urban Water Master Plan ('IUW-MP') Class Environmental Assessment Study – The servicing strategy for the BP is to be consistent with the findings of the IUW-MP that are expected in Q2 of 2024.

External wastewater servicing plan – A submission of this document is required to identify developable and serviceable lands in Block 28 and applicable white-belt lands to the northern limit of the City.

Proposed pumping stations – The Applicant is to provide additional detail on the need for two (2) proposed pumping stations within the block.

Stormwater Management – Achieving the 5mm stormwater runoff target may pose challenging, therefore additional strategies such as source controls and Low Impact Development (LID) measures should be reviewed and included within an updated MESP.

Proposed Slopes for stormwater management ('SWM') ponds – The Applicant to revise all SWM pond slopes to meet City's design criteria.

Reliance letters – Reliance letters are required to be submitted for the Environmental Site Assessment ('ESA') reports that were provided for the Block, prior to a technical report to the Committee of the Whole.

Completion of the MCEA – Staff approval of the BP is subject to the completion of the MCEA. Upon completion of the MCEA, an updated functional design plan will be required for all collector roads demonstrating compliance with the recommendations of the MCEA and York Region design requirements as applicable.

Updates to the Transportation Study – The transportation study should also include: traffic generated by Block 34 west and Block 41, updates to trip generation calculations and signal warrant analyses.

Functional Design Plan – This plan does not include the Kirby Road Widening improvements recommended for Kirby Road through the MCEA. Roundabouts between streets 3 and 7 as shown on Attachment 2, do not appear to be necessary given there is no third and fourth leg at the intersection. Left and right turn lanes should be provided for various streets throughout the plan.

Cycle Tracks and Sidewalks – Cycle tracks and sidewalks should be in compliance with the Complete Streets Design Guidelines.

Road Operations – Rear laneways are mentioned in the Urban Design Guidelines, provide these cross sections as well as a snow storage plan.

- **Parks and Infrastructure Planning:**

Amount of Parkland Provided – Policy 5.1.b) of the SP seeks to secure 17 ha of land for parks, with approximately 14 ha required outside of the THC (Neighbourhood parks) and 3 ha required within the THC (Urban parks and public squares).

Policy 3.8.2 of the SP requires Neighbourhood Parks to be a minimum of 2.5 ha to accommodate required park facilities. A few of the Neighbourhood parks proposed for the Block do not meet the minimum 2.5 ha threshold and the Applicant currently proposes a total of 12.46 ha of parkland outside of the THC, which does not meet the 14 ha minimum identified in the SP.

The Applicant will be required to enter into a Master Parkland Agreement with the City to confirm the total amount of parkland to be conveyed, in accordance with Policy 9.6.6 of the SP.

Required Facility Fit Plans – Conceptual facility fit plans are required for the urban park and the public squares required within the THC Area.

Trails – Key trail connections as identified in Schedule D of the SP are missing from the BP. The Applicant is to update the BP accordingly or provide alternative connections. Appropriate justification is required for connections that are not provided.

The Applicant should also explore better alternatives to meet the intent of the recreational trail network by providing separate recreational paths. Sidewalks and cycle tracks included as part of a right of way do not meet the intent of recreational pathways.

- **Cultural Heritage:**

Archaeology – Further archaeological studies have been identified for various parcels within the Block and the Applicant is to consult with First Nations groups in accordance with the York Region Archaeological Master Plan, Section 6.4.1. of the VOP 2010 and Section 2.6.5 of the PPS.

Outstanding Cultural Heritage Impact Assessments – The Applicant is required to submit Cultural Heritage Impact Assessments (CHIAs) for outstanding properties within the BP area that have been identified as having potential heritage value.

	<ul style="list-style-type: none"> ▪ Urban Design: <u>Urban Design Guidelines ('UDGs')</u> – The cross sections for the streets need to be further coordinated with the City's Complete Street Guidelines and the finalization of the Block 27 MCEA. Sidewalks are required on both sides of the street, more mid-block connections should be provided throughout the Block and the Applicant is to limit townhouse blocks to 50 metres. <u>Landscape Master Plan ('LMP')</u> – The Applicant is to provide an existing site features map and street tree planting Master Plan. Updates are required including: typical Teston Road frontage, areas of specialized roadway treatment, TCPL interface and internal treatment, controlled intersections, interface of future Transit Hub area (including pedestrian linkages), edge treatment, future treatment of the Teston Hamlet edge, public art elements and gateway features. <u>Pedestrian and Bicycle Trail Master Plan</u> – The Master plan is to be updated by including: bike trails envisioned for the block, pedestrian linkages, connection to vista blocks, gravel trails vs. asphalt trails, and valley land pedestrian bridges, if applicable. <u>Forestry</u> – Trees with diameters over 100 cm should be preserved where possible. Proposed tree planting on the regional right of ways will not contribute to the overall compensation planting requirements. ▪ Recreational Services: Section 7.1 of the Active Together Master Plan ('ATMP') identifies that based on the population projections, a library with approximately 7,500 to 8,500 square feet is identified for consideration within the "Community Hub" of Block 27. The ATMP also identifies that recreational opportunities within the Block will be informed through a future needs assessment and a Long-Range Facility Development Plan that will be undertaken at a later date. <p>The comments identified above are not exhaustive and further discussions and collaboration between the applicable departments and the Applicant will be needed. Any future comments, requirements and/or modifications will be addressed in a future technical report to the Committee of the Whole.</p>
b.	<p>External Agency Comments/Concerns The BP Application has been reviewed by external agencies and the following key comments have been identified:</p> <ul style="list-style-type: none"> ▪ Metrolinx Comments: <u>Updated Business Case</u> – Metrolinx has identified the need to undertake an updated Business Case for the proposed Kirby GO Station as the data used in

the Business Case that was conducted during the Block 27 SP Study process is out of date and no longer valid.

30 m setback from Railway – Metrolinx has identified that the BP should demonstrate a 30 m setback for all development to the railway line.

- **School Boards:**

The Applicant proposes schools in different locations than what is shown in the SP.

Conseil scolaire Viamonde (CSV) – The CSV identified the need for an elementary school site in Block 27 with a preferred location in the southeast quadrant of the Block.

York Region District School Board (YRDSB) – The YRDSB has identified traffic concerns and site access from Collector Streets 3 and 7, regarding school site SS-IV as shown on Attachment 2. The school requires vehicular egress along Collector Street 3. The complexity of the proposed intersection of Collector Street 3 may pose challenges to this vehicular connection. A reduction of intersections for Collector Streets 6 and 7 would enhance walkability to the school. The proposed pedestrian connection located east of the secondary school should be relocated further south to enhance walkability to the school.

York Catholic District School Board (YCDSB) – The YCDSB requests that school site ES-III be revised to a school site with two, rather than three, street frontages.

- **TransCanada Pipeline ('TCPL'):**

Structures in proximity to TCPL – All structures in proximity to the TCPL, including roads, SWM ponds, housing and associated structures, shall be setback a minimum of 7 metres from TCPL's right-of-way.

Street cross sections – Street cross sections to be provided where the roads cross the TCPL.

Recreational pathway – The TCPL recreational pathway to be designed in conformity with TCPLs landscaping requirements.

- **York Region:**

Transportation – The Region recommends that the landowners undertake the detailed design and implementation of the required improvements, and front-end the costs associated with the Jane Street widening/construction to expedite development in Block 27 as improvements to Jane Street are not yet included in the Region's 10 Year Roads Capital Construction Program.

Active Transportation Phasing Plan – The Region requests an active transportation infrastructure phasing plan to identify the timing of implementation.

Regional Roads – The Region advises that Jane Street, Keele Street, and Teston road are not projects identified in York Region's 2024 10-Year Roads and Transit Growth Capital Construction Program. Additionally, any development on properties located adjacent to Regional Roads will require active transportation connections to facilities south of Teston Road and it is recommended that the Applicant coordinate, fund, and convey right-of-way ahead of the registration of their properties.

MESP – The Region requires two additional PD9 booster pumping stations to service the PD9 area of Block 27 due to the increased density of lands near the northeast border of the Block.

Wastewater Servicing – The Region advises of the updated timeline for Regional Infrastructure projects and states that developments contributing flows to the Region's Jane Rutherford Sewer is limited to 8,000 persons of capacity (from the existing capacity assignment) for all lands north of Teston Road until infrastructure that is being constructed through Phase 1 of the Northeast Vaughan Wastewater Servicing Project is completed due to constraints within the Regional sanitary system.

▪ **TRCA:**

Opportunities/Constraints Plan – The MESP does not include an opportunities/constraints plan showing all regulated features, natural hazard limits and corresponding buffers.

Water – Applicant to confirm outfall locations from drainage features and SWM ponds and confirm that downstream channel can handle the discharge rates without causing erosion. Applicant to also confirm that the MESP is based on the proposed condition flood elevations, taking into consideration impacts from crossings that increases imperviousness of the area.

Updates to Figures and Tables – Figures 3.5.2, 5.12.1 and 5.11.3 and Tables 4.5.3, 5.3.5 and 5.2.7 require updating.

Simulation Modelling – Simulation modelling for 8 wetlands within the Block is required. Simulation modelling is to be provided for all wetlands agreed upon by the TRCA, including wetlands that are proposed to be removed.

Water balance assessment for wetlands – The MESP states that wetlands that were not assessed using continuous simulation but rather were assessed using the Area x Coefficient method. The latter method is insufficient for assessing

potential runoff volume impacts. Applicant to revise spreadsheet assessments to provide water balance assessments with monthly outputs.

Input from the consulting ecologist – There are several constructed wetlands proposed within Block 27. Applicant to provide input from the consulting ecologist to confirm that the hydrologic function of the wetlands will be maintained.

Monitoring Plan – Per the Wetland Water Balance Monitoring Protocol 2016, a preliminary monitoring plan is to be added to the MESP outlining and creating a framework for wetland hydrological monitoring that future development phases can follow.

Additional Analyses – Confirm the timing of Natural Area Special Study Area ('NASSA') 3 conclusions and whether there is potential for additional wetland creation areas that could be included in the MESP. Additional analyses of the post-development scenarios are required to demonstrate that post-development changes will not result in a hydrological impact to wetlands.

▪ **Ministry of Natural Resources and Forestry ('MNR') Comments:**

Wetland boundaries – Wetland boundaries in the MESP differ from the wetland boundaries delineated by a professional surveyor that were done in 2016.

Woodland classification – MESP language is inconsistent with respect to woodland classification (i.e. significant vs non-significant woodlands).

Significant Wildlife Habitats ('SWH') – Some of the woodlands within the Block have demonstrated evidence of habitats for Eastern Wood-Pewee which are listed as a special concern species under the *Endangered Species Act, 2007*. The MNR's Significant Wildlife Habitat Mitigation Support Tool ('SWHMiST') provides information and guidance to help inform functions of habitat, potential impacts and the possibility for mitigation. This tool is not intended to provide provincial criteria to inform if SWH is present or absent within a study area.

One of the wetlands and woodland within the Block meets the criteria to be considered a SWH for amphibian breeding (woodland). If a wetland area is adjacent to a woodland, a travel corridor connecting the wetland to the woodland is to be included in the SWH.

Roads crossing Natural Features – Policy 4.2.1.2 e) of the Greenbelt Plan provides guidance where infrastructure crosses the Greenbelt Natural Heritage System ('NHS'). Planning, design and construction practices shall minimize negative impacts on and disturbance of natural heritage features or their related functions, where reasonable, as well as maintain or improve connectivity. The MCEA should consider if wider spans for the proposed Greenbelt crossings

	<p>would further support the mitigation of negative impacts and improve landscape connectivity.</p> <p>The alignment of Street 6 is still under review in connection with the MCEA for Block 27. The MCEA should examine alternative options for Street 6 that avoid fragmenting the northeastern woodland as shown on Attachment 2.</p> <p><u>Wetland Compensation Strategy</u> – Review the locations of the proposed wetland compensation, to ensure these areas will result in creating more wetland area to offset the proposed wetland removals, and result in a net positive environmental outcome. Also, examine if there are opportunities to include wetland and woodland enhancement areas within the Greenbelt corridor in Block 27.</p> <p>The comments identified above are not exhaustive and further discussions and collaboration between the applicable agencies and the Applicant will be needed. Any future comments, requirements and/or modifications will be addressed in a future technical report to the Committee of the Whole.</p>
c.	<p>Future Development Applications</p> <ul style="list-style-type: none"> Should the BP be approved by Council, the Applicant will be required to submit development applications to the Development Planning Department for review and receive Council approval for applications including Zoning By-law Amendment, Draft Plan of Subdivision, Site Development Applications and where required, Part Lot Control Applications, Official Plan Amendment and Draft Plan of Condominium Applications to facilitate development within the Block.
d.	<p>Remaining Agencies to provide comment</p> <ul style="list-style-type: none"> Staff are currently waiting for comments from the following agencies: York Region Police ('YRP'), Ministry of Environment, Conservation and Parks ('MECP') and the Department of Fisheries and Oceans ('DFO').
e.	<p>Sustainable Development</p> <ul style="list-style-type: none"> The Applicant submitted a Sustainability Metrics Performance Report achieving a score of 42 (silver), which meets the City's standards. The Applicant submitted a Community Energy Plan that will be peer reviewed in consideration of the City of Vaughan's Sustainability Framework and Municipal Energy Plan.

Financial Impact

There are no financial requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

As identified above, the BP has been circulated to the Region of York and the TRCA for review and comment. Regional Planning and TRCA staff have provided comments in response to the second submission as identified above. Comments, issues, requirements, and/or modifications resulting from the Region and TRCA's review will be further addressed in a future technical report to the Committee of the Whole.

Conclusion

The key comments highlighted in this report, including future responses from internal departments and external public agencies, will be considered in the technical review of the BP Application and supporting reports. These will be addressed in a comprehensive planning report to a future Committee of the Whole meeting, which will also address any comments provided by Council and members of the public.

For more information, please contact: Cameron Balfour, Senior Planner, ext. 8411.

Attachments

1. Context and Location Map
2. Proposed Block Plan
3. Block 27 Secondary Plan Land Use Map
4. Block 27 Landowner Map
5. Block Plan Submission Materials
6. Land Ownership, Participation and Area

Prepared by

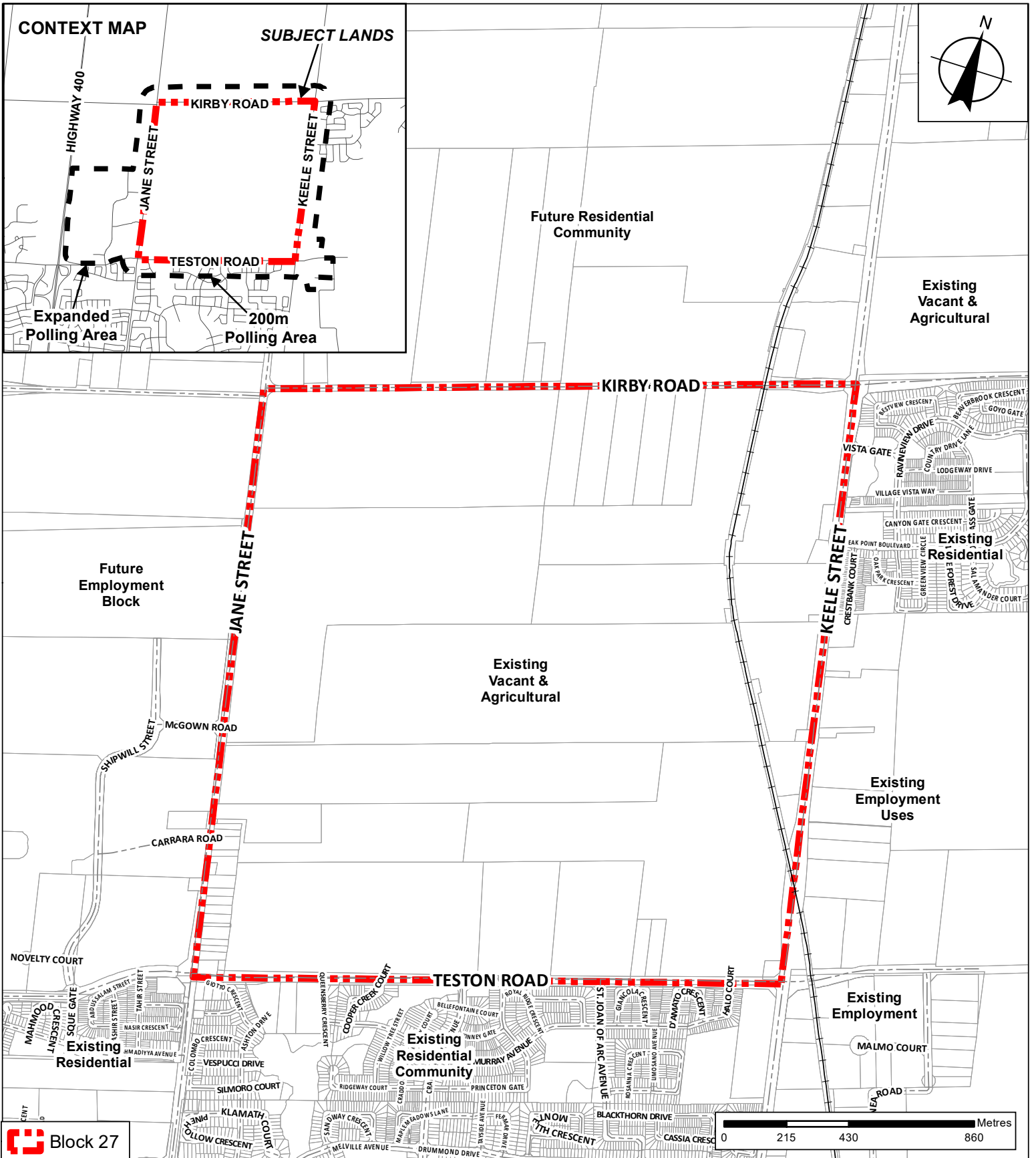
Andrew Haagsma, Planner I, ext. 8990

Rebecca Roach, Senior Planner, ext. 8626

Cameron Balfour, Senior Planner, ext. 8411

Shawn Persaud, Senior Manager, ext. 8104

Christina Bruce, Director, Policy Planning and Special Programs Department, ext. 8231



Context and Location Map

LOCATION:
Lots 26 - 30, Concession 4

APPLICANT:
Block 27 Landowners Group Inc.

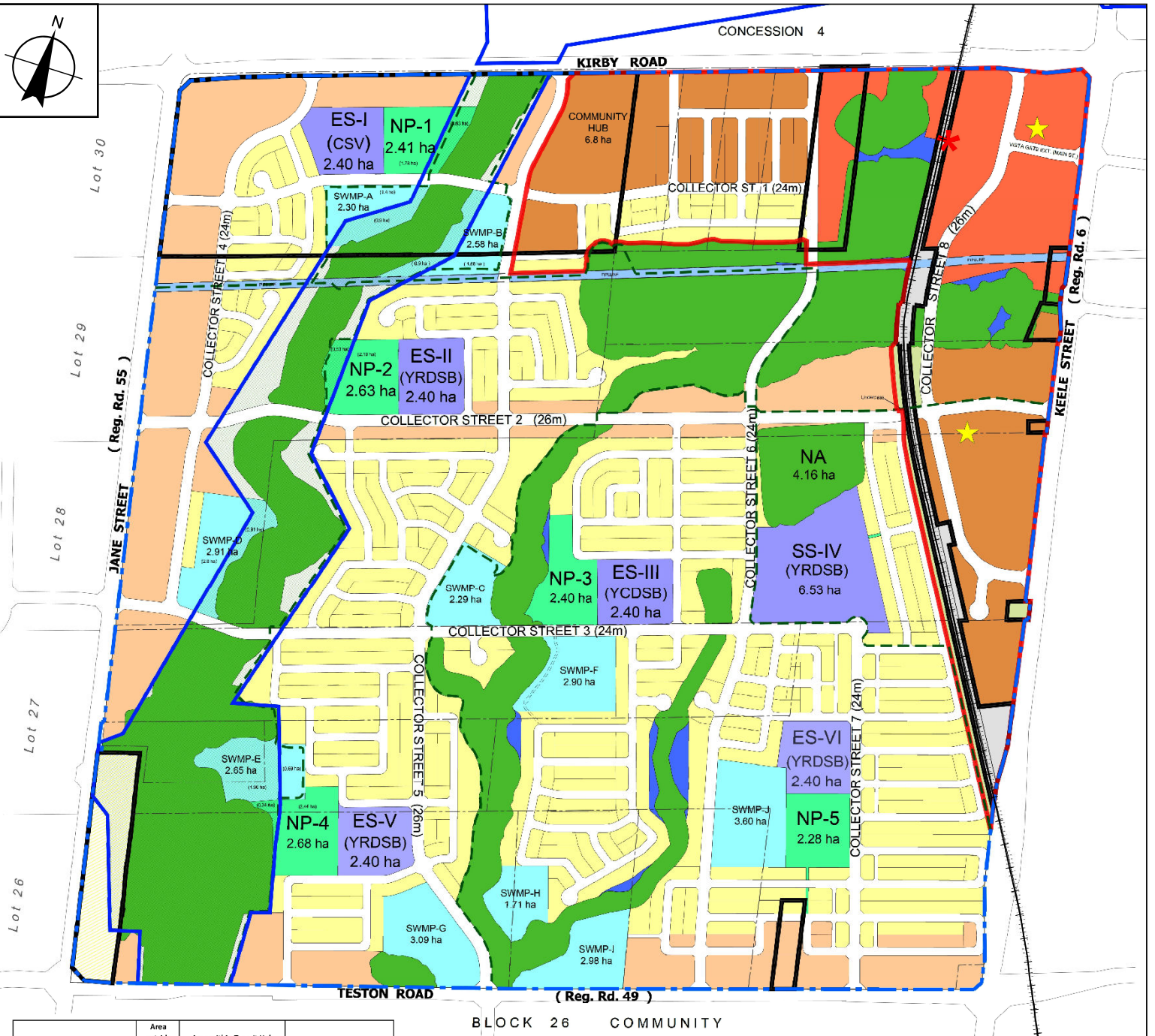
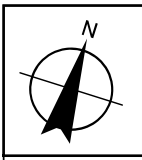


Attachment

FILE:
BL.27.2020

DATE:
May 7, 2024

1



BLOCK 26 COMMUNITY

Land Use	Area outside Transit Hub Centre (ha)	Area within Transit Hub Centre (ha)	Total (ha)
Parks (outside Greenbelt)	11.0534	0.0000	11.0534
SWM Facility (outside Greenbelt)	22.0853	0.0000	22.0853
Low Rise Residential	83.2204	4.3270	87.5474
Low Rise Mixed Use	40.1387	0.0000	40.1387
Mid Rise Residential	0.0000	27.0392	27.0392
Mid Rise Mixed Use	0.0000	14.8333	14.8333
Schools	18.5110	0.0000	18.5110
Roads	55.9214	10.6282	66.5496
Developable Area	230.9302	57.0277	287.9579
Greenbelt Area	5.6546	0.0000	5.6546
Natural Areas (Including Buffers)	71.1686	10.2258	81.3944
Parks (within Greenbelt)	1.4036	0.0000	1.4036
SWM Facility (within Greenbelt)	5.5920	0.0000	5.5920
Additional Natural Areas (Compensation)	1.8155	0.9136	2.7291
Infrastructure and Utilities	2.9200	5.3571	8.2771
Private Open Space	0.0000	2.0480	2.0480
Hamlet of Teston	4.6730	0.0000	4.6730
Non-Developable Area	93.2273	18.5445	111.7718
Gross Area	324.1575	75.5722	399.7297

LEGEND

- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- Private Open Space
- Natural Areas (Including Buffers)
- Infrastructure and Utilities
- Additional Natural Areas (Compensation)
- SWM Facility
- Greenbelt Area
- Neighbourhood Parks
- Schools
- Hamlet of Teston
- Block Plan Boundary
- Property Lines
- Trails
- Non-Participating Owners
- Kirby GO - Transit Hub Centre
- Transit Hub
- Public Squares

Proposed Block Plan

LOCATION:
Lots 26 - 30, Concession 4

APPLICANT:
Block 27 Landowners Group Inc.

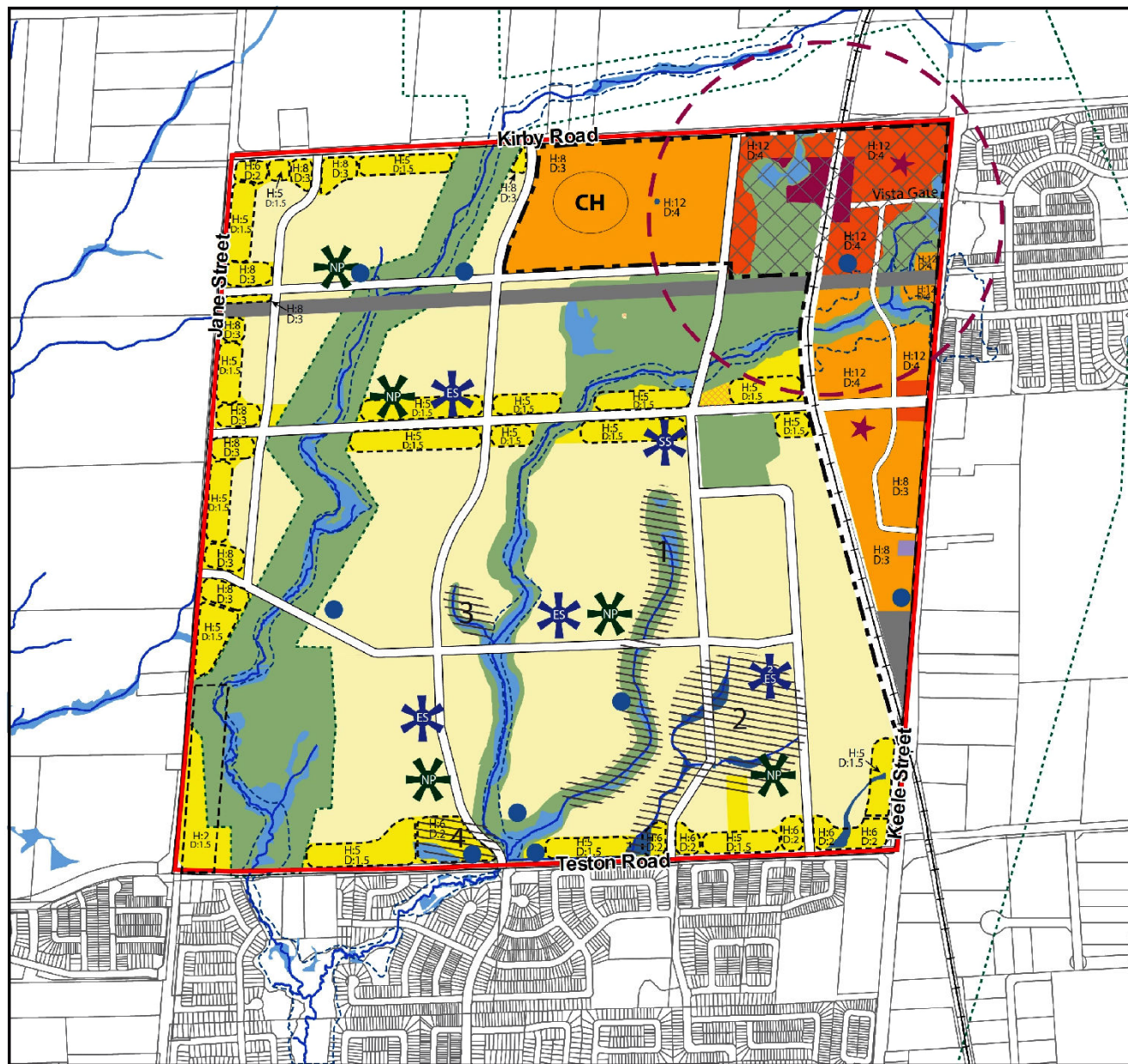


Attachment

FILE:
BL.27.2020

DATE:
May 7, 2024

2



SCHEDULE B BLOCK 27 LAND USE PLAN

Legend

- Secondary Plan Area
- Kirby GO - Transit Hub Centre
- 500m Radius
- Transit Hub Special Study Area
- Potential Enhancement Areas
- Hamlet of Teston
- Low-Rise Residential
- Low-Rise Mixed-Use
- Mid-Rise Residential
- Mid-Rise Mixed-Use
- CH Community Hub
- Transit Hub
- ✱ Neighbourhood Park
- ✱ Public Square
- ✱ Elementary School
- ✱ Secondary School
- Private Open Space
- Infrastructure and Utilities
- Potential SWM Facility
- Natural Areas
- Natural Areas - Provincially Significant Wetlands
- Natural Areas - Evaluated Wetlands
- Greenbelt Plan Area
- Railway Line
- Stream
- Engineered Floodline
- Natural Areas Special Study Areas
- H Maximum Height
- D Maximum Density



Block 27 Secondary Plan Land Use Map

LOCATION:

Lots 26 - 30, Concession 4

APPLICANT:

Block 27 Landowners Group Inc.

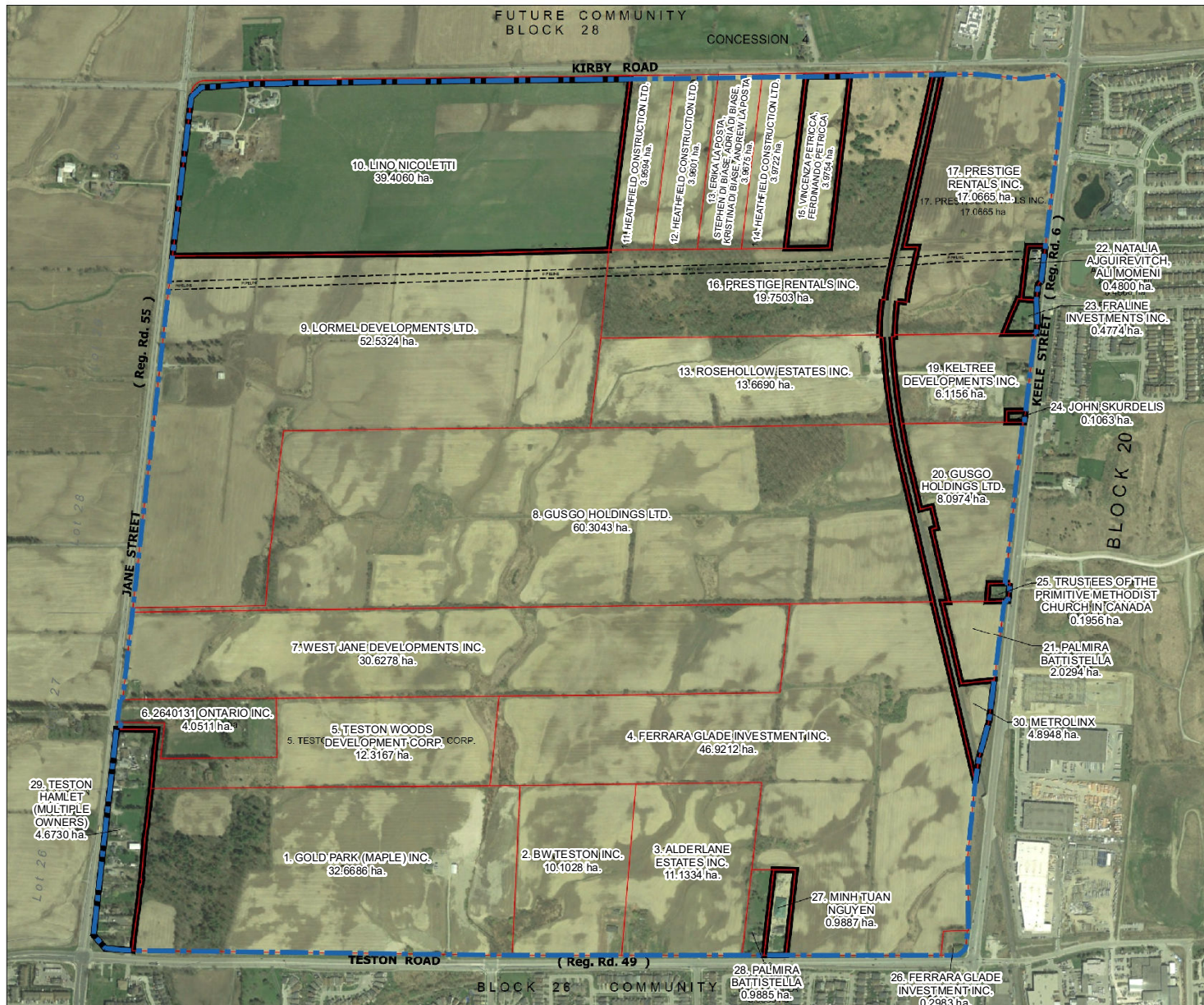


Attachment

FILE:
BL.27.2020

DATE:
May 7, 2024

3



Block 27 Landowner Map

LOCATION:
 Lots 26 - 30, Concession 4

APPLICANT:
 Block 27 Landowners Group Inc.



Attachment

FILE:
 BL.27.2020

DATE:
 May 7, 2024

Attachment 5 – Block Plan Submission Materials

The following submission materials were submitted with the Block Plan Application:

1. Submission Cover Letter (November 2023)
2. Block Plan Map – Bousfields Inc. (September 2023)
3. Block Plan Report – Bousfields Inc. (October 2023)
 - a. Development and Infrastructure Phasing Plans – Bousfield Inc. (September 2023)
 - b. Implementation Plan – Bousfields Inc. (October 2023)
 - c. Housing Options Statement – Bousfields Inc. (October 2023)
4. Environmental Noise Feasibility Study – Valcoustics Canada Ltd. (October 2023)
5. Railway Vibration Study – Valcoustics Canada Ltd. (October 2023)
6. Landscape Master Plan – Strybos Barron King (December 2023)
7. Neighbourhood Park Facility Fit Key Plan – Strybos Barron King (December 2023)
8. Urban Design Guidelines – Bousfields Inc. (November 2023)
9. Comment Matrix – Bousfields Inc. (December 2023)
10. Transportation Mobility Plan Update – LEA Consulting Ltd. (January 2024)
11. Transportation Demand Management Plan – LEA Consulting Ltd. (January 2024)
12. Community Energy Plan – buildABILITY Corporation (January 2024)
13. Agricultural Impact Assessment – Colville Consulting Ltd. (September 2023)
14. Environmental Peer Review – Soil Engineers Ltd (August 2022)
15. Archaeological Review and Data Gap Analysis – Archaeological Consultants Canada (October 2023)
16. Archaeological Assessments – Various Consultants (August 2022)
17. Community Services & Facilities Impact Study – Bousfields Inc. (September 2023)
18. Development Charges Background Study – Schaeffers Consulting Engineers (June 2022)
19. Land Use Compatibility Review – Bousfields Inc. (October 2023)
20. Sustainability Metrics Performance Report – buildABILITY Corporation (October 2023)
21. Master Environmental Servicing Plan – Stonybrook Consulting Inc.; Beacon Environmental; Shaeffer & Associates Ltd.; R.J. Burnside & Associates Ltd.; Bousfields Inc. (October 2023)

Attachment 6 - Land Ownership, Participation and Area

Parcel #	Ownership	Land Area (ha)
Participating Landowners		
1	Gold Park (Maple) Inc. (Gold Park)	32.6686
2	BW Teston Inc. (ARG Group Inc.)	10.1028
3	Alderlane Estates Inc. (Royal Pine Homes)	11.1334
4	Ferrara Glade Investment Inc. (Armland Group)	46.9212
5	Teston Woods Development Corp. (State Building Group)	12.3167
6	2640131 Ontario Ltd. (Southbrook Homes)	4.0511
7	West Jane Developments Inc. (DG Group)	30.6278
8	Gusgo Holdings Ltd. (Nideva Properties Inc.)	60.3043
9	Lormel Developments Ltd. (Lormel Homes)	52.5324
11	Heathfield Construction Ltd. (Armland Group)	3.9594
12	Heathfield Construction Ltd. (Armland Group)	3.9601
13	Erika La Posta, Stephen Di Biase, Adrian Di Biase, Kristina Di Biase, Andrea La Posta	3.9675
14	Heathfield Construction Ltd. (Armland Group)	3.9722
16	Prestige Rentals Inc. (Di Poce Management Ltd.)	19.7503
17	Prestige Rentals Inc. (Di Poce Management Ltd.)	17.0665
18	Rosehollow Estates Inc. (Gold Park)	13.6690
19	Keltree Developments Inc. (Keltree)	6.1156

20	Gusgo Holdings Ltd. (Nideva Properties Inc.)	8.0974
21	Palmira Battistella	2.0294
26	Ferrara Glade Investment Inc. (Armland Group)	0.2983
28	Palmira Battistella	0.9885
Non-Participating Landowners		
10	Lino Nicoletti	39.4060
15	Vincenza Petricca and Ferdinando Petricca	3.9754
22	Natalia Ajguirevitch and Ali Momeni	0.4800
23	Franline Investments Ltd.	0.4774
24	John Skurdelis	0.1063
25	Trustees of the Primitive Methodist Church in Canada	0.1956
27	Minh Tuan Nguyen	0.9887
29	Teston Hamlet (multiple owners)	4.6730
30	Metrolinx	4.8948
	Gross Land Area	399.7297

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 7, 2024

WARD(S): 1

TITLE: 1212765 ONTARIO LIMITED C/O FIELDGATE DEVELOPMENTS
ZONING BY-LAW AMENDMENT FILE NO. Z.24.003
4330 TESTON ROAD
VICINITY OF TESTON ROAD AND PINE VALLEY DRIVE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to rezone a portion of the subject lands shown on Attachments 1 and 2, and to amend site-specific zoning exceptions established through a Minister's Zoning Order (Ontario Regulation ('O. Reg.') 644/20) that permits a 210-unit residential subdivision as shown on Attachments 3 to 5.

Report Highlights

- The Owner proposes a 210-unit residential subdivision consisting of single detached dwellings and townhouses dwellings.
- A Zoning By-law Amendment application is required to permit the proposed development.
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.24.003 (1212765 Ontario Limited c/o Fieldgate Developments) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 4330 Teston Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachments 1 and 2.

Date Pre-Application Consultation Understanding Issued: February 22, 2023

Date application was deemed complete: N/A – the Application is Incomplete

A Zoning By-law Amendment Application has been submitted to permit the proposed development.

1212765 Ontario Limited c/o Fieldgate Developments (the 'Owner') has submitted Zoning By-law Amendment File Z.24.003 (the 'Application') for the Subject Lands shown on Attachments 1 and 2, to amend the zoning and site-specific zoning exceptions established through a Minister's Zoning Order ('MZO') (O. Reg. 644/20) that permits a 210-unit residential subdivision (the 'Development') shown on Attachments 3 to 5, as follows:

1. Rezone a portion of the Subject Lands from "Mid-Rise Residential Zone" to "Low-Rise Residential Zone" in the manner shown on Attachment 3, and to amend the site-specific zoning exceptions established under O. Reg. 644/20.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: April 12, 2024

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed Teston Road and Pine Valley Drive in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, with an expanded polling area including properties north of the Subject Lands up to Kirby Road as shown on Attachment 1, to the Kleinburg and Area Ratepayers' Association, and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of April 23, 2024, by the Development Planning Department.

Any comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to the MZO and previous reports applicable to the Subject Lands:

O. Reg. 644/20: Zoning Order – City of Vaughan, Regional Municipality of York
[November 6, 2020, O. Reg. 644/20 \(ontario.ca\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:
[January 18, 2016, Committee of Whole \(Working Session\) \(Item 3, Report 4\)](#)

New Community Area – Block 41 Secondary Plan Study Public Hearing Report:
[April 2, 2019, Committee of Whole \(Public Hearing\) \(Item 3, Report 15\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:
[October 7, 2019, Committee of Whole \(Item 1, Report 29\)](#)

Block 41 Block Plan Public Hearing Report:
[February 7, 2023, Committee of the Whole \(Public Hearing\) \(Item 4, Report 08\)](#)

Analysis and Options

The Development does not conform with Vaughan Official Plan 2010.

Official Plan Designation:

- “Community Areas”, “Natural Areas and Countryside”, and “Greenbelt Plan Area” on Schedule 1 - Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Low-Rise Residential”, “Mid-Rise Residential”, “Mid-Rise Mixed-Use”, “Natural Areas”, “Agricultural”, and “Greenbelt Plan Area” on Schedule B - Land Use Plan by the Block 41 Secondary Plan
- A Neighbourhood Park, Secondary School and Potential Stormwater Management Facilities are also identified on Schedule B – Land Use Plan by the Block 41 Secondary Plan.
- The Low-Rise Residential Designation permits residential units, home occupations, private home day care for a maximum of five (5) children, and small-scale convenience retail uses within the following building typologies: detached dwellings, semi-detached dwellings, townhouse dwellings including stacked townhouses (up to 3-storeys) and back-to-back townhouse dwellings, and public and private institutional buildings.
- The Mid-Rise Residential Designation permits residential units, home occupations, and small-scale convenience retail uses within the following building typologies: mid-rise buildings, public and private institutional buildings, townhouse dwellings including stacked townhouse dwellings, back-to-back townhouse dwellings, and low-rise buildings.
- The Mid-Rise Mixed-Use Designation Permits residential units, home occupations, cultural uses, including commercial galleries and theatres, retail uses subject to the policies of Section 5.2 of the VOP 2010, office uses up to maximum of 7,500 square metres in non-intensification areas, parking garages, hotels, and gas stations, subject to Section 5.2 of VOP 2010 within the following building typologies: mid-rise buildings, public and private institutional buildings, and gas stations.

- The Natural Areas Designation prohibits development and/or site alteration except for natural area management, conservation and flood erosion control, transportation, infrastructure and utilities, and low-intensity and passive recreational activities.
- The Agricultural Designation permits farming activities, and farm-related commercial and industrial uses that are small scale.
- The Greenbelt Plan Area permits parks, trails, and recreational uses outside of key natural heritage features and key hydrologic features and their associated vegetation protection zones, and also outside of prime agricultural areas.
- The Development proposes single detached dwellings within the Mid-Rise Residential designation which is not permitted by VOP 2010 and the Block 41 Secondary Plan. The Owner is required to revise the Draft Plan of Subdivision Application to demonstrate conformity with VOP 2010, and the Block 41 Secondary Plan. The Owner has agreed to this revision.

Amendments to O. Reg. 644/20 through Zoning By-law 1-88 are required to permit the Development.

Zoning:

- “Low-Rise Residential Zone”, “Mid-Rise Residential Zone”, and “Mid-Rise Mixed-Use Zone” by O. Reg. 644/20, as shown on Attachment 3, subject to site-specific zoning regulations.
- The “Mid-Rise Residential Zone” does not permit single detached dwellings.
- The Owner proposes to rezone part of the Subject Lands to “Low-Rise Residential Zone” in the manner show on Attachment 3, and to amend site-specific zoning exceptions in O. Reg. 644/20 as shown in Table 1, and to introduce new site-specific exceptions as identified in Table 2 in Attachment 6, to permit the Development shown on Attachments 3 to 5:

Table 1:

	O. Reg. 644/20 Standards	O. Reg. 644/20 Requirement	Proposed Exceptions to the O. Reg. 644/20 Requirements
a.	Minimum Rear Yard Setback	7 m	6 m

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies,	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater

	MATTERS TO BE REVIEWED	COMMENT(S)
	York Region, and City Official Plan Policies	Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 2022 ('YROP'), VOP 2010, and Block 41 Secondary Plan.
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned sounding land uses.
c.	Block 41 Block Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 41 Block Plan Area. ▪ The Block Plan application for Block 41 is currently under review by the Policy Planning and Special Programs Department. ▪ The Owner will be required to fulfill all cost sharing and other obligations of the Block 41 Landowners Group to the satisfaction of the Trustee for Block 41 Landowners Group and the City of Vaughan, should the Application be approved.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Application available on the city's website at https://maps.v Vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of City-wide Urban Design Guidelines. ▪ Urban Design Guidelines for the Block 41 Block Plan area have been submitted with the Block Plan Application. Subject to the approval of the Block Plan Application, the Development will be reviewed in consideration of these Guidelines.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region, the Toronto and Region Conservation Authority ('TRCA'), and external public agencies and utilities.
h.	School Boards	<ul style="list-style-type: none"> The Application was circulated to York Catholic District School Board and York Region District School Board for commentary. The application will be reviewed as per School Board requirements to ensure allocated lands for institutional uses and population growth are consistent with the requirements.
i.	TransCanada Pipeline	The Application has been circulated to TransCanada Pipeline ('TCPL') for review, as a TCPL compressor station and pipeline are located within Block 41.
j.	Sustainable Development	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 27.
k.	Parkland Dedication	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy. Parks Infrastructure Planning and Development Department is currently reviewing the application to ensure the required parkland dedication is in accordance with the Secondary Plan policies and statutory guidelines.
l.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. The Subject Lands are located on Teston Road, an arterial road under the jurisdiction of York Region. York Region will identify any required land conveyances.
m.	The Application has been Deemed Incomplete	<ul style="list-style-type: none"> The Owner is required to submit the following material for the Application to be deemed complete: <ul style="list-style-type: none"> A revised Draft Plan consistent with O. Reg. 644/20 Map No. 249 zoning: <ul style="list-style-type: none"> The submitted Draft Plan illustrates 8-9 single-detached lots within the Mid-Rise Residential Zone, which does not conform with the Block 41 Land Use designations.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ A map overlay of the proposed subdivision and the Block 41 Lands Use Designations; ▪ A map overlay of the proposed zones under O. Reg. 644/20 and the Block 41 Land Use Designations; ▪ A Visual illustration of the proposed “Attachment” as per the Draft Zoning By-law; ▪ Detailed concept/site plan(s) illustrating applicable zoning regulations of the O. Reg. 644/20 to each unit typology (single detached and townhouse) proposed; and ▪ A lot matrix identifying the lot numbers, lot area (ha. & sq.m) and unit type.
n.	Related Draft Plan of Subdivision Application (File 19T-24V001)	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Draft Plan of Subdivision Application File 19T-24V001. ▪ Should the Application be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Development Planning Staff have circulated the Application to internal City Departments for review.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department and the TRCA for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Kaveen Fernando, Planner, Development Planning Department, ext. 8592.

Attachments

1. Context Map and Extended Polling Area
2. Location Map
3. Draft Plan File 19T-24V001 and Proposed Zoning
4. Draft Plan File 19T-24V001
5. Proposed Landscape Master Plan
6. Table 2 New Zoning Exceptions to O. Reg. 644/20

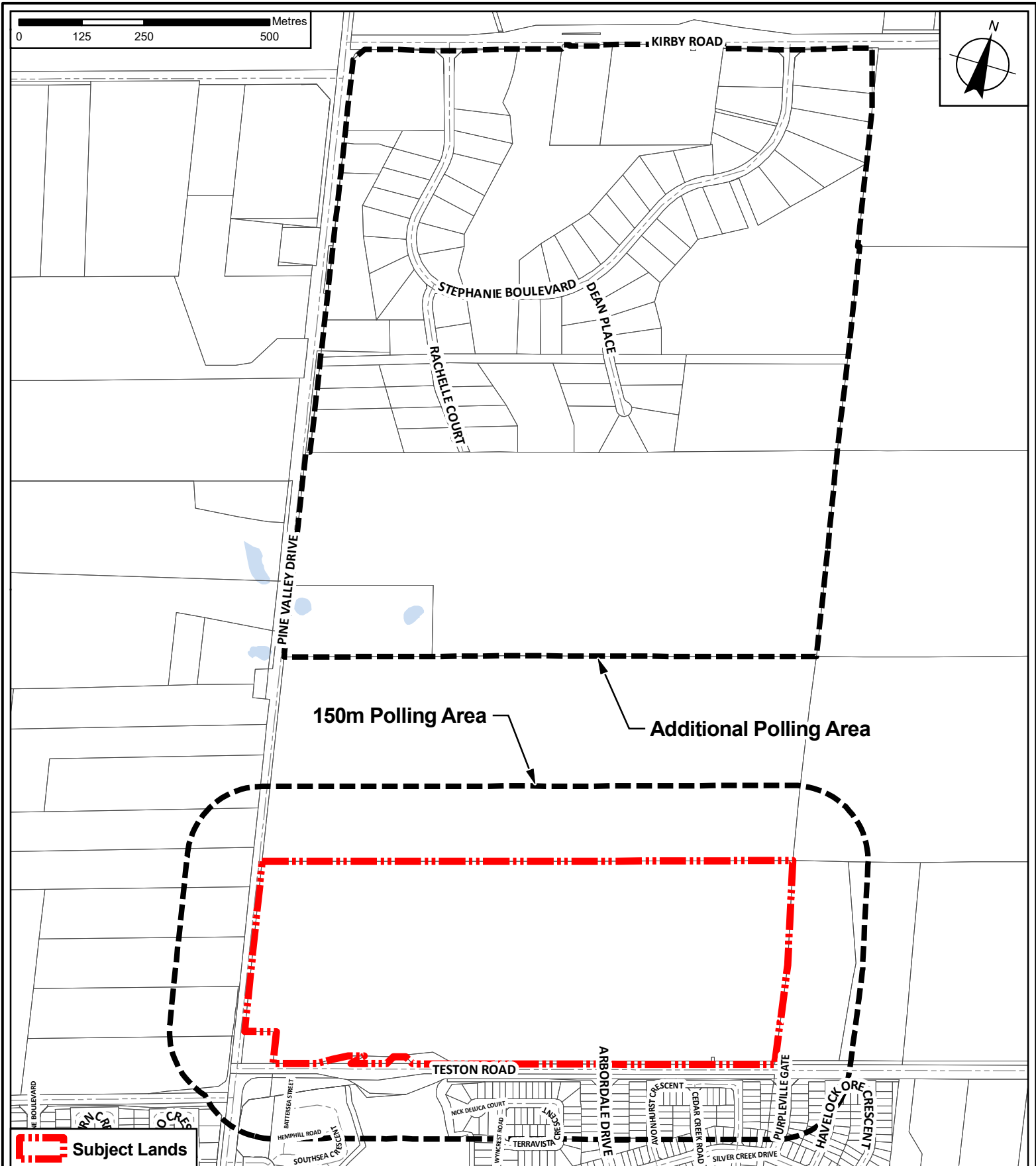
Prepared by

Kaveen Fernando, Planner, ext. 8592

Casandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529



Context Map and Extended Polling Area

Location:
 4330 Teston Road
 Part of Lot 26, Concession 6 being
 Part 1 on 65R-35624 except Parts
 1 and 2 on 65R-38908

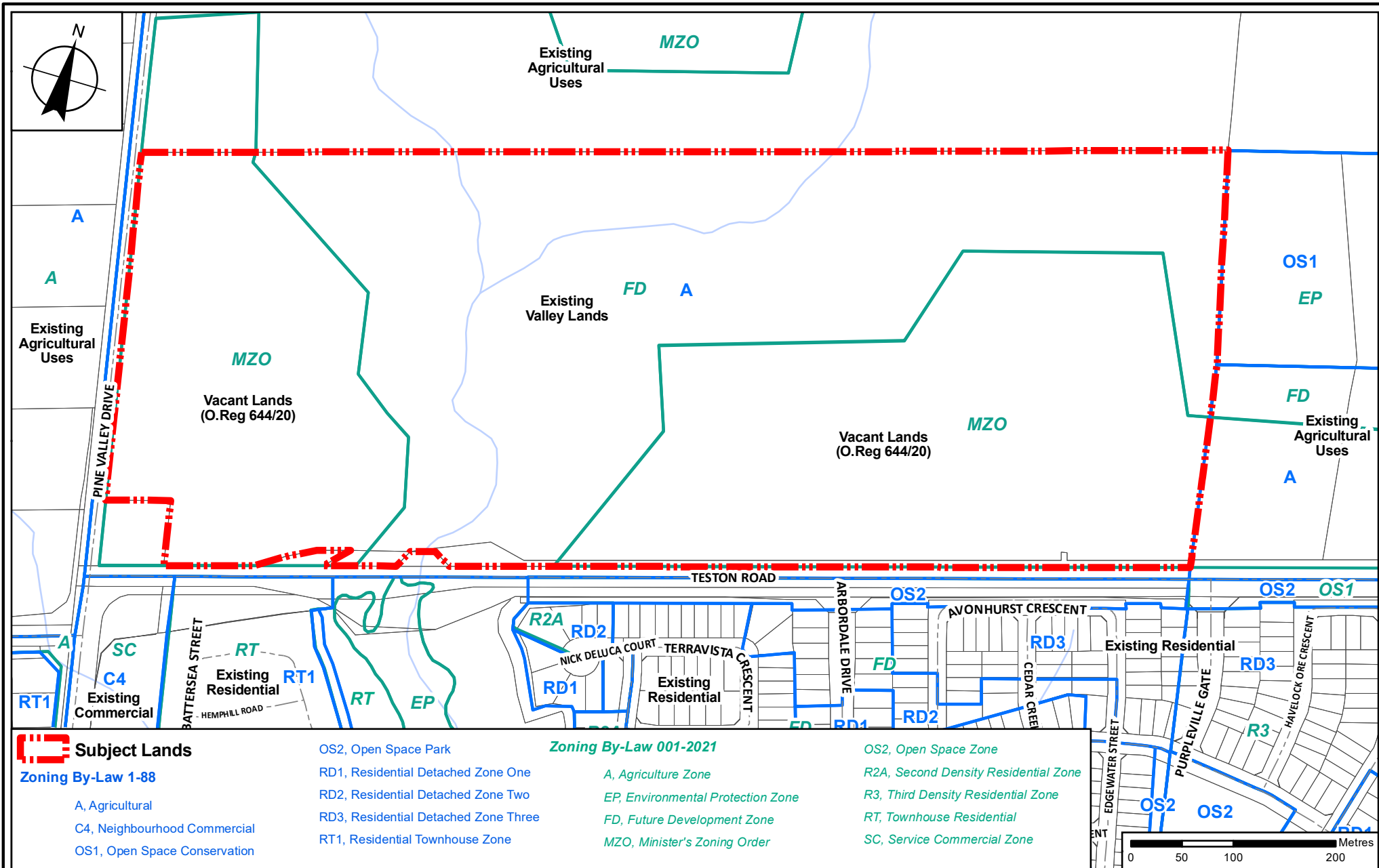
Applicant:
 1212765 Ontario Ltd. c/o
 Fieldgate Developments



Attachment

File:
 Z.24.003
Related File: 19T-24V001
Date:
 May 7, 2024

1



Location Map

Location:
 4330 Teston Road
 Part 1 on 65R-35624 except
 Parts 1 and 2 on 65R-38908
 Part of Lot 26, Concession 6

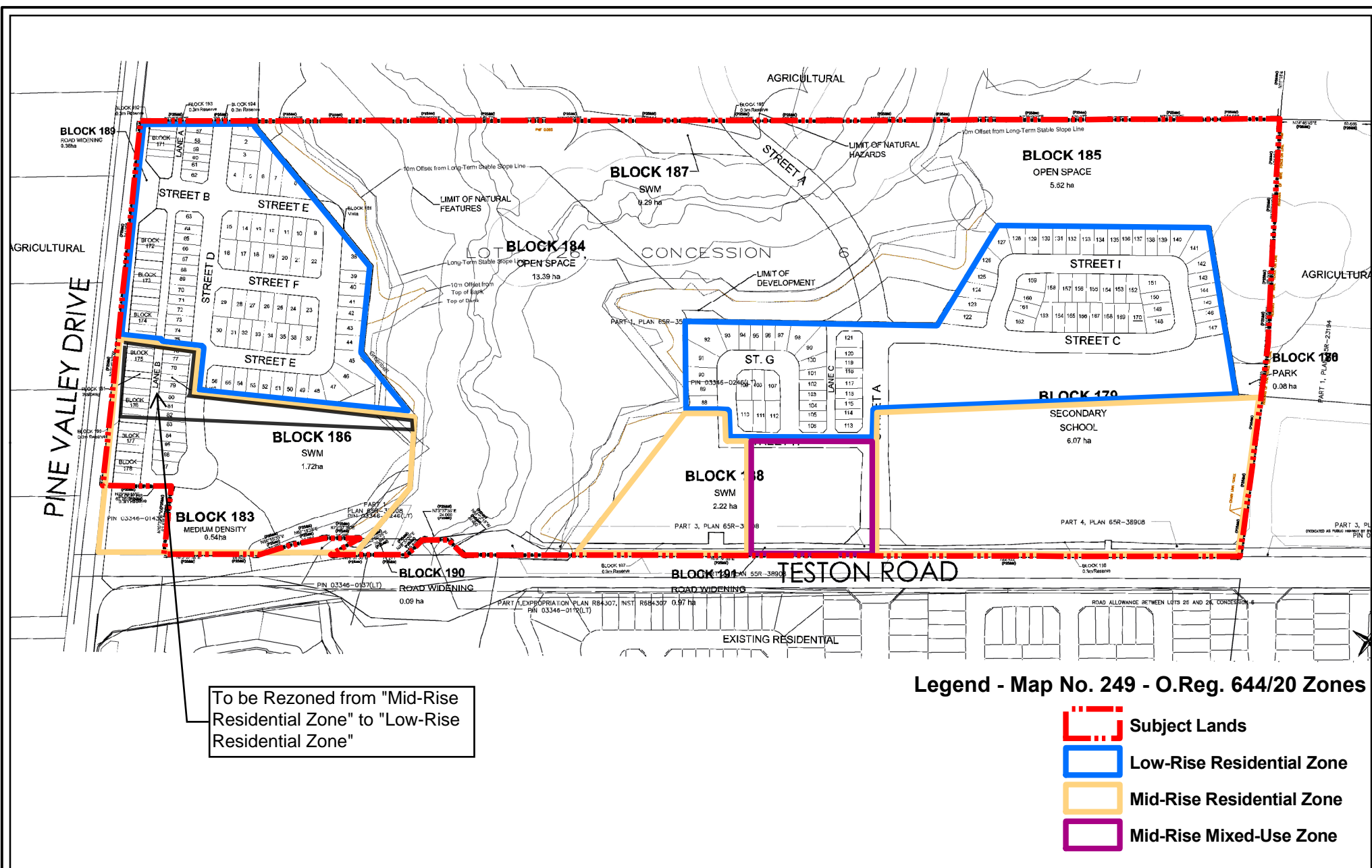
Applicant:
 1212765 Ontario Ltd. c/o
 Fieldgate Developments



Attachment

File:
 Z.24.003
Related File: 19T-24V001
Date:
 May 7, 2024

2



Draft Plan File 19T-24V001 and Proposed Zoning

Location:
4330 Teston Road
Part of Lot 26, Concession 6 being
Part 1 on 65R-35624 except Parts
1 and 2 on 65R-38908

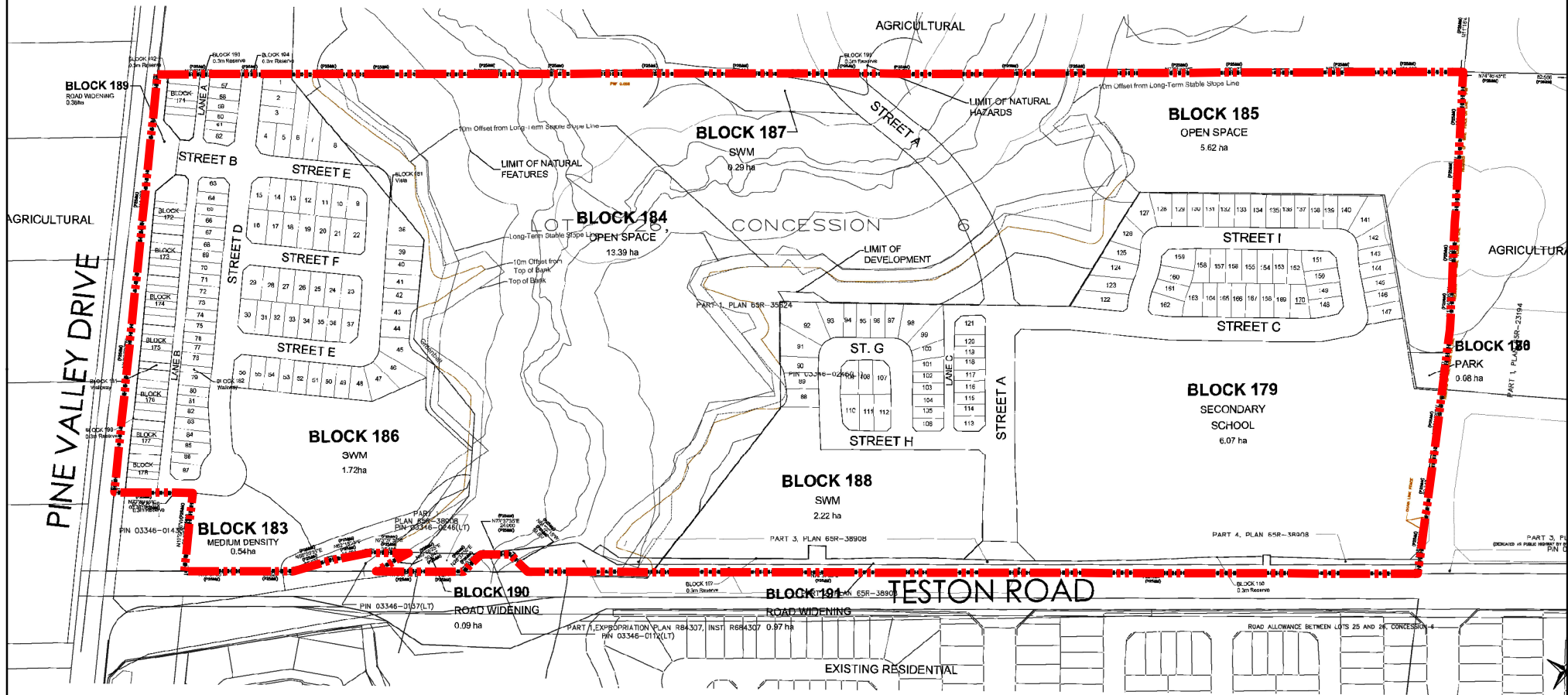
Applicant:
1212765 Ontario Ltd. c/o
Fieldgate Developments



Attachment

File:
Z.24.003
Related File: 19T-24V001
Date:
May 7, 2024

3



Subject Lands

Draft Plan File 19T-24V001

Location:
4330 Teston Road
Part of Lot 26, Concession 6
being Part 1 on 65R-35624 except
Parts 1 and 2 on 65R-38908

Applicant:
1212765 Ontario Ltd. c/o
Fieldgate Developments

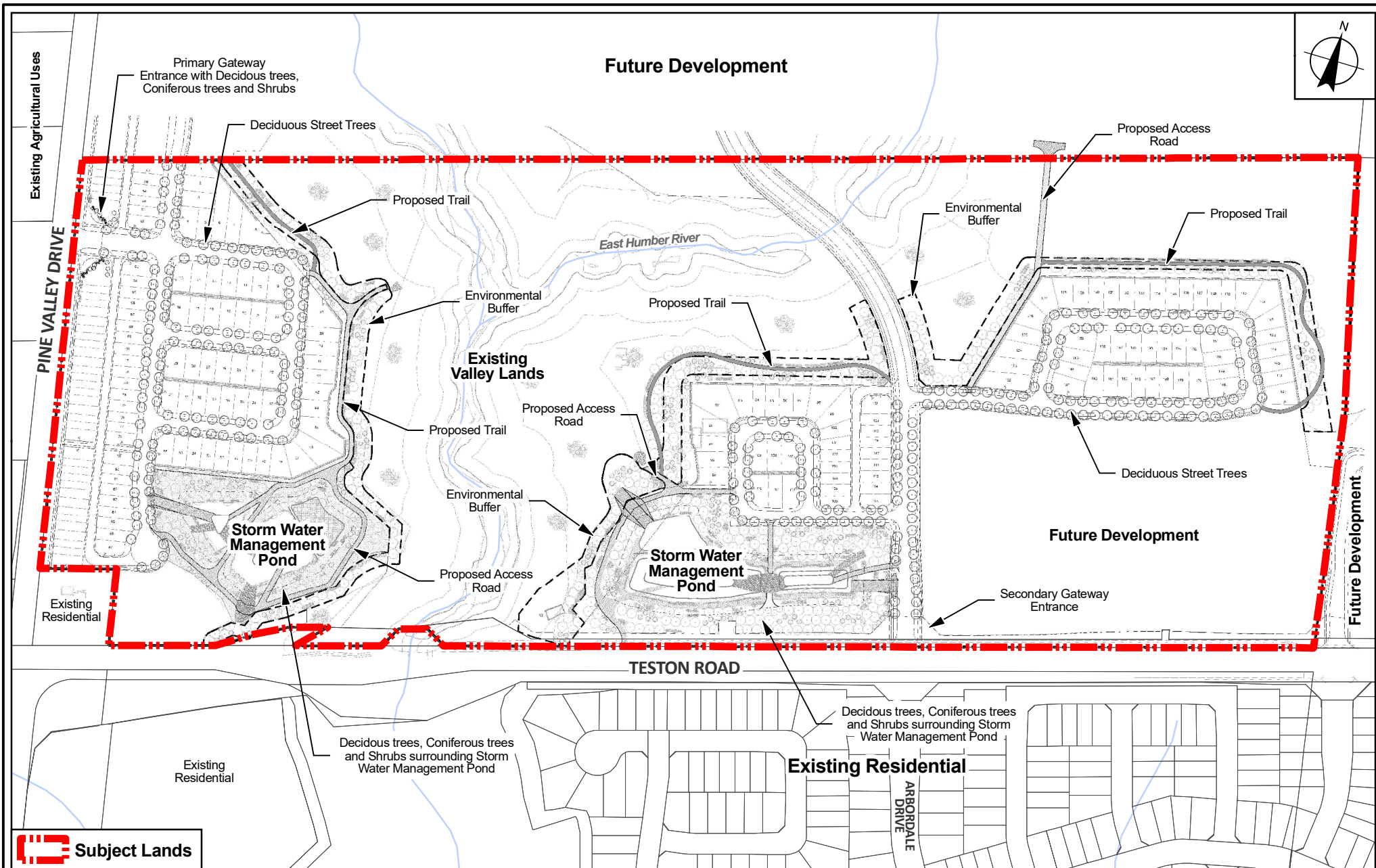


183

Attachment

File:
Z.24.003
Related File: 19T-24V001
Date:
May 7, 2024

4



Proposed Landscape Master Plan

Location:
4330 Teston Road
Part of Lot 26, Concession 6 being
Part 1 on 65R-35624 except Parts
1 and 2 on 65R-38908

Applicant:
1212765 Ontario Ltd. c/o
Fieldgate Developments



Attachment

File:
Z.24.003
Related File: 19T-24V001
Date:
May 7, 2024

5

Attachment 6 – Table 2 New Zoning Exceptions to O. Reg 644/20

	Zoning By-law 1-88 Standards	Low-Rise Residential Zone Requirements	Proposed Exceptions to Low-Rise Residential Zone Requirements
a.	Definition of “An Attachment”	There is no definition for An Attachment in Zoning By-law 1-88.	Notwithstanding Section 1, Definitions on O. Reg. 644/20, “An Attachment” – means a covered and enclosed one or two-storey living space beside an outdoor amenity area connecting a private garage accessed by a lane to the main house. The width of an attachment shall not exceed 50% of the lot width
b.	The following amendments apply to single detached dwellings with a detached garage located in the rear yard and access provided by a lane:		
i.	Minimum Lot Frontage	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Lot Frontage.	8 m
ii.	Minimum Lot Area	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Lot Area.	215 m ²
iii.	Minimum Front Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Front Yard.	2 m
iv.	Minimum Interior Side Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Interior Side Yard.	1.2 m but may be reduced to 0.6 m on one side where the abutting interior side is 0.6 m or greater
v.	Minimum Site Triangle	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a	1.2 m

	Zoning By-law 1-88 Standards	Low-Rise Residential Zone Requirements	Proposed Exceptions to Low-Rise Residential Zone Requirements
		specified requirement for a Minimum Site Triangle.	
vi.	Minimum Rear Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Rear Yard.	0.6 m
vii.	Minimum distance between an attached rear yard garage and the rear wall of the main dwelling	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a minimum distance between an attached rear yard garage and the rear wall of the main dwelling.	4.5 m
viii.	Maximum Lot Coverage	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Maximum Lot Coverage.	75%
ix.	Maximum Building Height	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Maximum Building Height.	12.5 m
x.	"An Attachment" requirements	There are no regulations in Zoning By-law 1-88 for An Attachment.	A Single Detached Dwelling may be connected to the Attached Garage by an Attachment
xi.	Maximum height of an attached rear yard garage	There are no regulations in Zoning By-law 1-88 for an attached rear yard garage.	The Maximum building height of an attached rear yard garage shall not exceed the height of the main dwelling
xii.	Width of driveways accessed through a rear yard and laneway	There are no regulations in Zoning By-law 1-88 for the width of a driveway accessed through a rear yard and laneway.	No maximum driveway width shall apply

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 7, 2024

WARD(S): 1

TITLE: 1212763 ONTARIO LIMITED C/O FIELDGATE DEVELOPMENTS
ZONING BY-LAW AMENDMENT FILE NO. Z.24.004
10970 WESTON ROAD
VICINITY OF WESTON ROAD AND TESTON ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on an application to introduce new site-specific zoning exceptions for the subject lands shown on Attachments 1 and 2, to a Minister's Zoning Order (Ontario Regulation ('O. Reg.') 644/20) that permits a 449-unit residential subdivision, as shown on Attachments 3 to 5.

Report Highlights

- The Owner proposes a 449-unit residential subdivision consisting of single detached dwellings and townhouse dwellings.
- A Zoning By-law Amendment application is required to permit the proposed development.
- This report identifies preliminary issues to be considered in a comprehensive report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File No. Z.24.004 (1212763 Ontario Limited c/o Fieldgate Developments) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 10970 Weston Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachments 1 and 2.

Date Pre-Application Consultation Understanding Issued: February 22, 2023.

Date application was deemed complete: N/A – The Application is Incomplete.

A Zoning By-law Amendment Application has been submitted to permit the proposed development.

1212763 Ontario Limited C/O Fieldgate Developments (the 'Owner') has submitted Zoning By-law Amendment File No. Z.24.004 (the 'Application') for the Subject Lands shown on Attachments 1 and 2, to introduce new site-specific zoning exceptions to a Minister's Zoning Order ('MZO') (O. Reg. 644/20) that permits a 449-unit residential subdivision (the 'Development') as shown on Attachments 3 to 5.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: April 12, 2024

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Weston Road and Teston Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 metres of the Subject Lands, with an expanded polling area including all properties north and northwest of the Subject Lands up to Kirby Road, and properties east of the Subject Lands as shown on Attachment 1, and to the Kleinburg and Area Ratepayers' Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) No comments have been received as of April 23, 2024, by the Development Planning Department.

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following are links to the MZO and previous reports applicable to the Subject Lands:

O. Reg. 644/20: Zoning Order – City of Vaughan, Regional Municipality of York
[November 6, 2020, O. Reg. 644/20 \(ontario.ca\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:
[January 18, 2016, Committee of Whole \(Working Session\) \(Item 3, Report 4\)](#)

New Community Area – Block 41 Secondary Plan Study Public Hearing Report:
[April 2, 2019, Committee of Whole \(Public Hearing\) \(Item 3, Report 15\)](#)

New Community Area – Block 41 Secondary Plan Study Committee of Whole Report:
[October 7, 2019, Committee of Whole \(Item 1, Report 29\)](#)

Block 41 Block Plan Public Hearing Report:
[February 7, 2023, Committee of the Whole \(Public Hearing\) \(Item 4, Report 08\)](#)

Analysis and Options

The Development conforms with Vaughan Official Plan 2010.

Official Plan Designation:

- “Community Areas”, “Natural Areas and Countryside”, and “Greenbelt Plan Area” on Schedule 1 - Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’), Volume 1.
- “Low-Rise Residential”, “Mid-Rise Residential”, “Natural Areas”, “Agricultural”, and “Greenbelt Plan Area” on Schedule B - Land Use Plan by the Block 41 Secondary Plan.
- A Neighbourhood Park, and Potential Stormwater Management Facility are also identified on Schedule B – Land Use Plan by the Block 41 Secondary Plan
- The Low-Rise Residential Designation permits residential units, home occupations, private home day care for a maximum of five (5) children, and small-scale convenience retail uses within the following building typologies: detached dwellings, semi-detached dwellings, townhouse dwellings including stacked townhouses (up to 3-storeys) and back-to-back townhouse dwellings, and public and private institutional buildings.
- The Mid-Rise Residential Designation permits residential units, home occupations, and small-scale convenience retail uses within the following building typologies: mid-rise buildings, public and private institutional buildings, townhouse dwellings including stacked townhouse dwellings, back-to-back townhouse dwellings, and low-rise buildings.
- The Natural Areas Designation prohibits development and/or site alteration except for natural area management, conservation and flood erosion control, transportation, infrastructure and utilities, and low-intensity and passive recreational activities.
- The Agricultural Designation permits farming activities, and farm-related commercial and industrial uses that are small scale.
- The Greenbelt Plan Area permits parks, trails and recreational uses outside of key natural heritage features and key hydrologic features and their associated vegetation protection zones, and also outside of prime agricultural areas.
- The Development conforms to VOP 2010.

Amendments to the site-specific development standards in O. Reg. 644/20 through Zoning By-law 1-88 are required to permit the Development.

Zoning:

- “Low-Rise Residential Zone” and “Mid-Rise Residential Zone” by O. Reg. 644/20, as shown on Attachment 3, subject to site-specific zoning regulations.
- The Owner proposes to amend site-specific development standards in O. Reg. 644/20, as identified in Table 1 in Attachment 6, to permit the Development shown on Attachments 3 to 5.
- No change to land use or permitted uses in MZO O. Reg. 644/20 are proposed by the Application.

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region, and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Application will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2022 (‘YROP’), City of Vaughan Official Plan (‘VOP 2010’) and Block 41 Secondary Plan.
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> ▪ The appropriateness of the site-specific exceptions will be reviewed in consideration of the existing and planned sounding land uses.
c.	Block 41 Block Plan	<ul style="list-style-type: none"> ▪ The Subject Lands are located within the Block 41 Block Plan Area. ▪ The Block Plan application for Block 41 is currently under review by the Policy Planning and Special Programs Department. ▪ The Owner will be required to fulfill all cost sharing and other obligations of the Block 41 Landowners Group to the satisfaction of the Trustee for Block 41 Landowners Group and the City of Vaughan, should the Application be approved.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at

	MATTERS TO BE REVIEWED	COMMENT(S)
		https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
e.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol "(H)", which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Urban Design Guidelines	<ul style="list-style-type: none"> The Development will be reviewed in consideration of City-wide Urban Design Guidelines. Urban Design Guidelines for the Block 41 Block Plan area have been submitted with the Block Plan Application. Subject to the approval of the Block Plan Application, the Development will be reviewed in consideration of these Guidelines.
g.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Application must be reviewed by York Region and the Toronto and Region Conservation Authority ('TRCA'), and external public agencies and utilities.
h.	TransCanada Pipeline	<ul style="list-style-type: none"> The Application has been circulated to TransCanada Pipeline ('TCPL') for review, as a TCPL compressor station and pipeline are located within Block 41.
i.	Sustainable Development	<ul style="list-style-type: none"> The Application will be reviewed in consideration of the City of Vaughan's Policies and Sustainability Metrics Program. The Development shall achieve a minimum Bronze score of 27.
j.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> The Transportation Impact Study submitted with the Application will be reviewed in accordance with the City's Transportation Impact Study Guidelines, to the satisfaction of the Development Engineering Department The Subject Lands are located on Weston Road, an arterial road under the jurisdiction of York Region. York Region will identify any required land conveyances.

	MATTERS TO BE REVIEWED	COMMENT(S)
k.	The Application has been Deemed Incomplete	<ul style="list-style-type: none"> ▪ The Owner is required to submit the following material for the Application to be deemed complete: <ul style="list-style-type: none"> ○ An overlay map of the proposed zones under O. Reg. 644/20 and Land Use Designations; ○ An overlaid map of the proposed subdivision over Block 41 Land Use Designations; ○ A visual illustration of the proposed “Attachment” as per the Draft Zoning By-law; ○ Detailed concept/site plan illustrating applicable zoning regulations of the O. Reg. 644/20 to each unit typology (single-detached and townhouse) proposed; ○ A surveyor’s report showing proposed lot areas, frontages, depth, and areas for each parcel.
l.	Related Draft Plan of Subdivision Application (File 19T-24V002)	<ul style="list-style-type: none"> ▪ The Owner has submitted a related Draft Plan of Subdivision Application File 19T-24V002. ▪ Should the Application be approved, the required conditions will be included to address site access, road alignment and connections, servicing, and grading, environmental, noise, and other municipal, regional and public agency and utility requirements.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Development Planning Staff have circulated the Application to internal City Departments for review.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department and the TRCA for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Laura Tafreshi, Planner, Development Planning Department, ext. 8051.

Attachments

1. Context Map and Expanded Polling Area
2. Location Map and Zoning
3. Draft Plan of Subdivision and Proposed Zoning
4. Draft Plan of Subdivision
5. Landscape Plan
6. Table 1 New Zoning Exceptions to O. Reg. 644/20

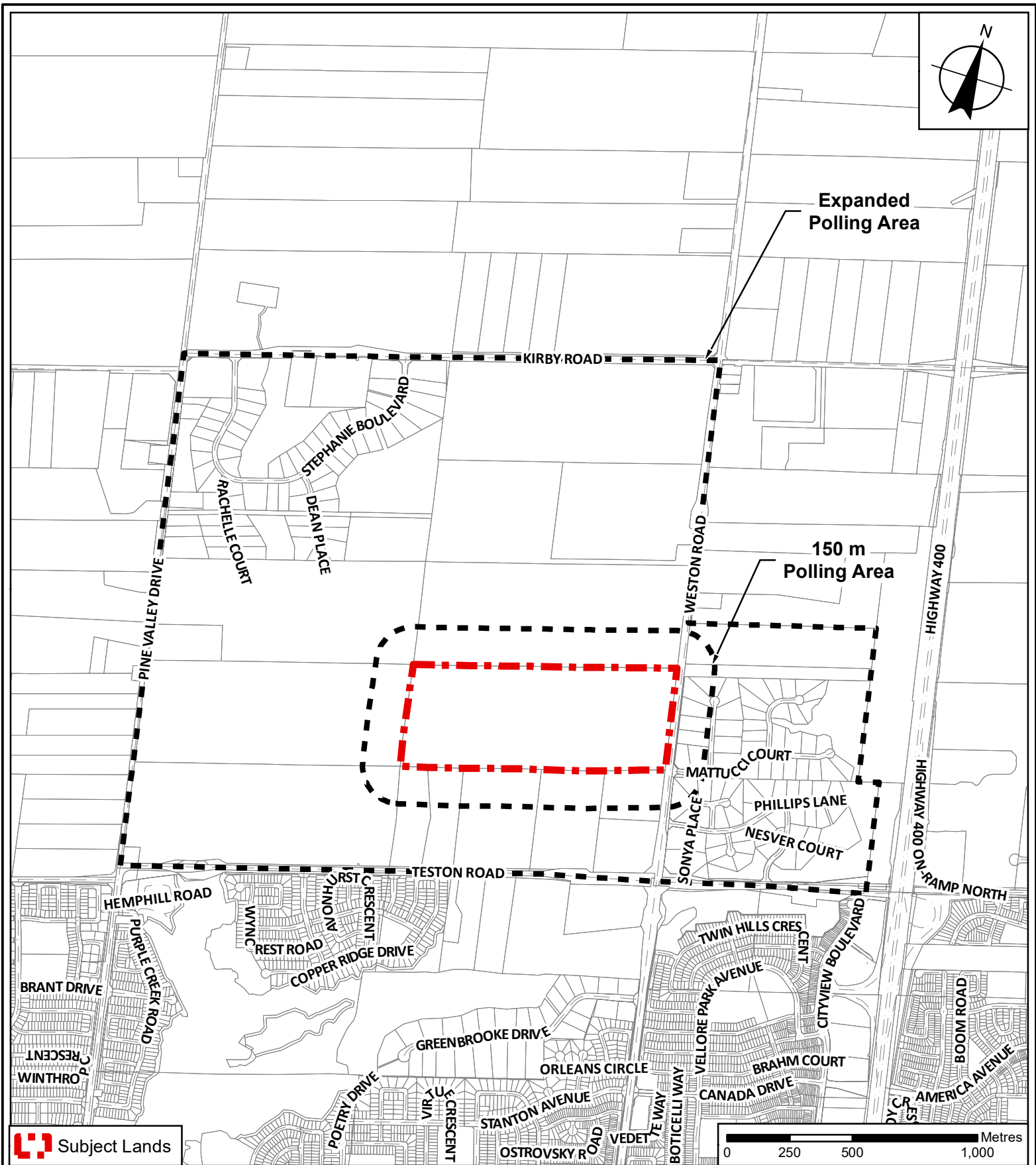
Prepared by

Laura Tafreshi, Planner, ext. 8051

Cassandra Krysko, Senior Planner, ext. 8003

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529



Context Map and Expanded Polling Area

LOCATION: 10970 Weston Road
Part Lot E1/2, Lot 27, Concession 6,
Part 1 on Reference Plan 65R-36525

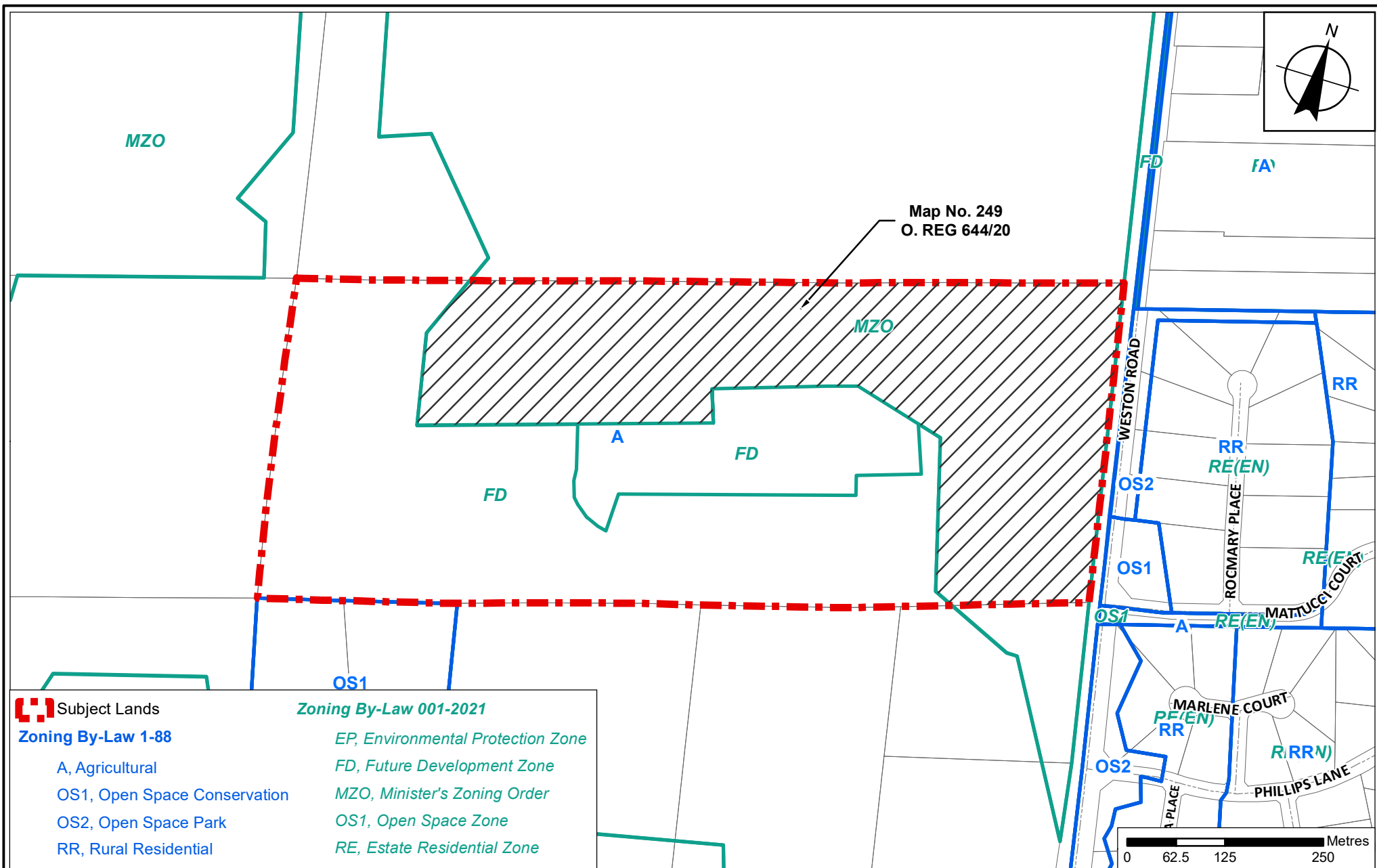
APPLICANT:
1212763 Ontario Limited c/o Fieldgate Developments



Attachment

FILES:
Z.24.004
REALTED FILES:
19T-24V002
DATE:
May 7, 2024

1



Location Map and Zoning

LOCATION:
10970 Weston Road
Part of Lot 27, Concession 6

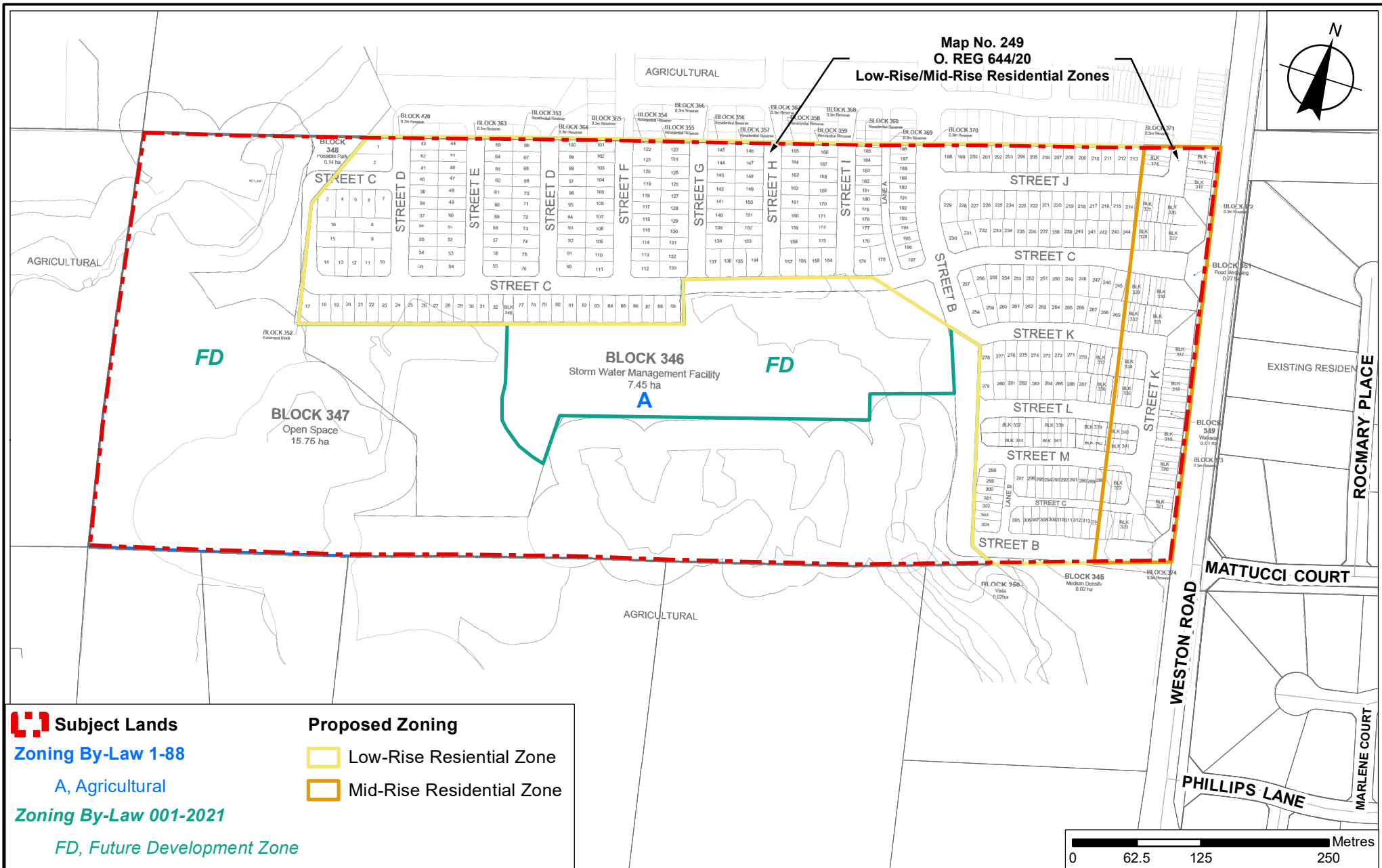
APPLICANT:
1212763 Ontario Limited c/o Fieldgate Developments



Attachment

FILE:
Z.24.004
RELATED FILE:
19T-24V002
DATE:
May 7, 2024

2



Draft Plan of Subdivision and Proposed Zoning

LOCATION:
10970 Weston Road
Part of Lot 27, Concession 6

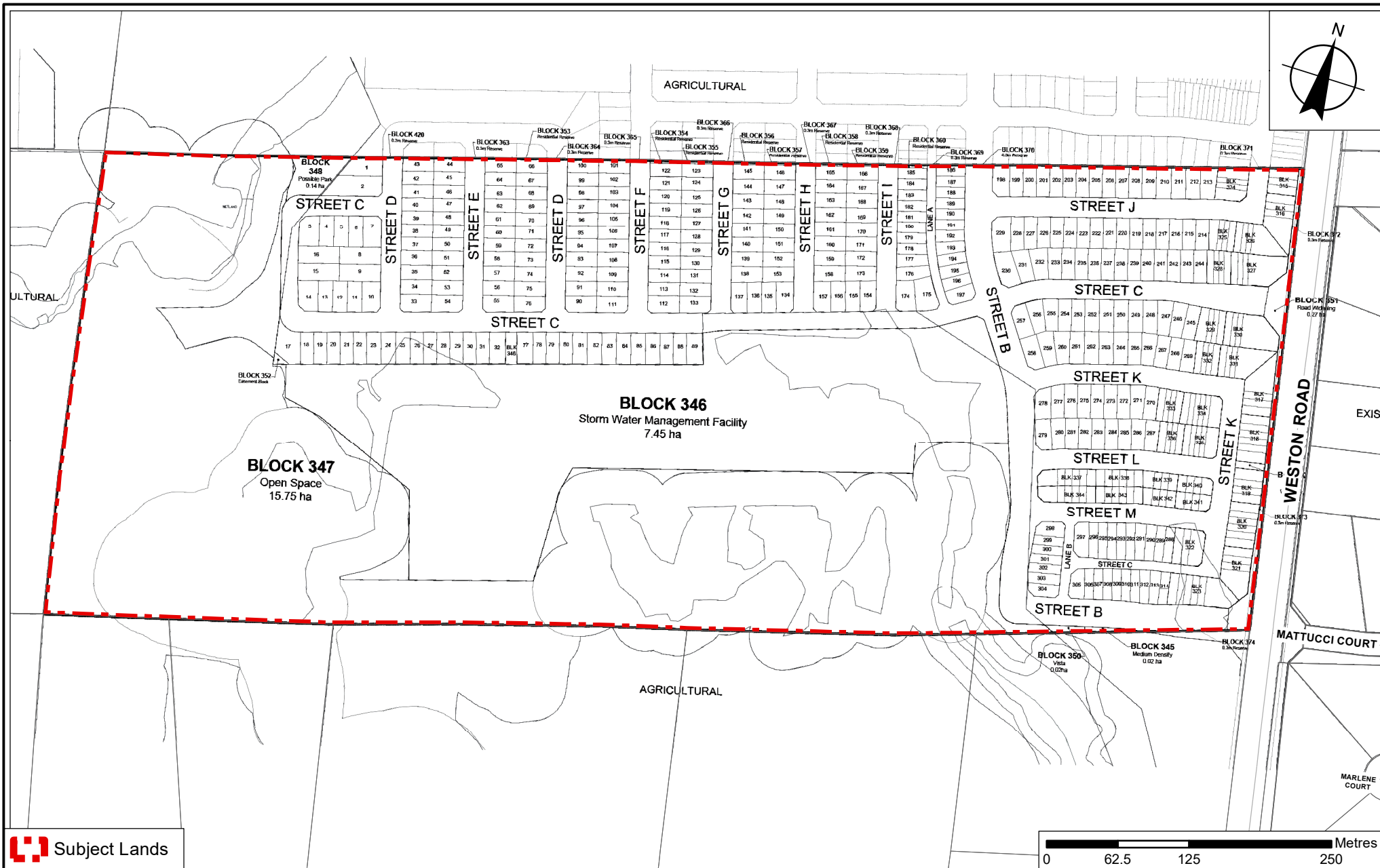
APPLICANT:
1212763 Ontario Limited c/o Fieldgate Developments



Attachment

FILE:
Z.24.004
RELATED FILE:
19T-24V002
DATE:
May 7, 2024

3



 Subject Lands

Draft Plan of Subdivision

LOCATION:

10970 Weston Road
Part of Lot 27, Concession 6

APPLICANT:

1212763 Ontario Limited c/o Fieldgate Developments



203

Attachment

FILE:

Z.24.004

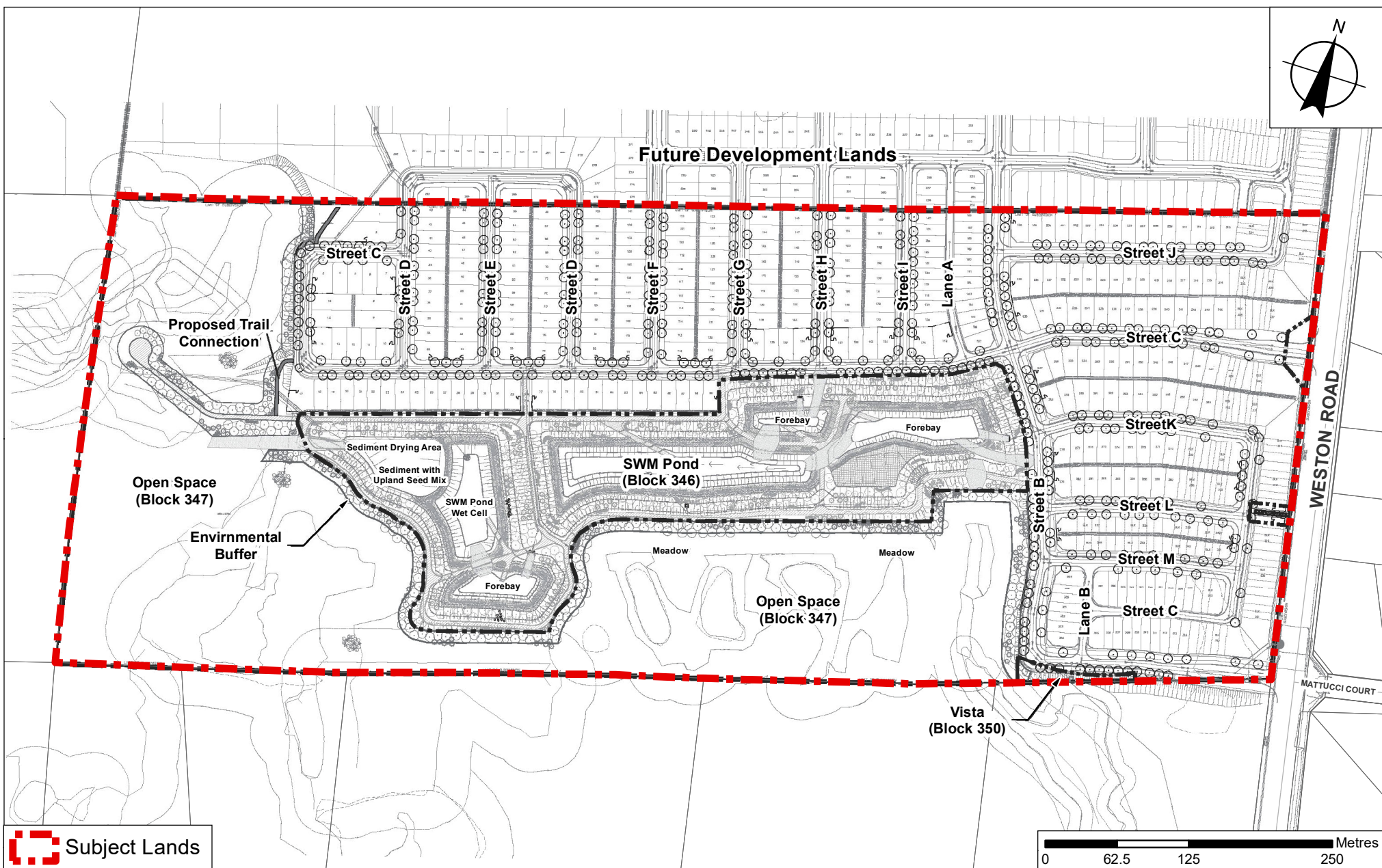
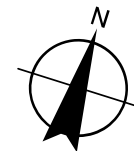
RELATED FILE:

19T-24V002

DATE:

May 7, 2024

4



 Subject Lands

Landscape Plan

LOCATION:
10970 Weston Road
Part of Lot 27, Concession 6

APPLICANT:
1212763 Ontario Limited c/o Fieldgate Developments



205

Attachment

FILE:
Z.24.004
RELATED FILE:
19T-24V002
DATE:
May 7, 2024

5

Attachment 6 - Table 1 New Zoning Exceptions to O. Reg. 644/20

	Zoning By-law 1-88 Standards	Low-Rise Residential Zone Requirements	Proposed Exceptions to Low-Rise Residential Zone Requirements
a.	Definition of “An Attachment”	There is no definition for An Attachment in Zoning By-law 1-88.	Notwithstanding Section 1, “Definitions” in O. Reg. 644/20, “An Attachment” – means a covered and enclosed one or two-storey living space beside an outdoor amenity area connecting a private garage accessed by a lane to the main house. The width of “An Attachment” shall not exceed 50% of the lot width”
b.	The following amendments apply to single detached dwelling with a detached garage located in the rear yard and access provided by a lane:		
i.	Minimum Lot Frontage	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Lot Frontage.	8 m
ii.	Minimum Lot Area	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Lot Area.	215 m ²
iii.	Minimum Front Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Front Yard.	2 m
iv.	Minimum Interior Side Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Interior Side Yard.	1.2 m but may be reduced to 0.6 m on one side where the abutting interior side yard is 0.6 m or greater
v.	Minimum Site Triangle	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a	1.2 m

	Zoning By-law 1-88 Standards	Low-Rise Residential Zone Requirements	Proposed Exceptions to Low-Rise Residential Zone Requirements
		specified requirement for a Minimum Site Triangle.	
vi.	Minimum Rear Yard	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Minimum Rear Yard.	0.6 m
vii.	Minimum distance between an Attached Rear Yard Garage and the rear wall of the main dwelling	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a minimum distance between an attached rear yard garage and the rear wall of the main dwelling.	4.5 m
viii.	Maximum Lot Coverage	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for Maximum Lot Coverage.	75%
ix.	Maximum Building Height	There is no Low-Rise Residential Zone under Zoning By-law 1-88 with a specified requirement for a Maximum Building Height.	12.5 m
x.	"The Attachment" requirements	There are no regulations in Zoning By-law 1-88 for An Attachment.	A Single Detached Dwelling may be connected to the attached garage by an Attachment
xi.	Maximum height of attached rear yard garage	There are no regulations in Zoning By-law 1-88 for an attached rear yard garage.	The maximum building height of an attached rear yard garage shall not exceed the height of the main dwelling
xii.	Width of driveways accessed by Rear Yard and laneway	There are no regulations in Zoning By-law 1-88 for the width of a driveway accessed through a rear yard and laneway.	No maximum driveway width shall apply

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 7, 2024

WARD: 1

**TITLE: RIZMI HOLDINGS LIMITED
ZONING BY-LAW AMENDMENT FILE Z.18.004
11333 DUFFERIN STREET
VICINITY OF DUFFERIN STREET AND KIRBY ROAD**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.18.004. The Owner proposes to rezone the subject lands to permit Phase 2 of a draft plan of subdivision for 96 single detached lots, and make modifications to the Council approved Phase 1 zoning, as shown on Attachments 1 and 2.

Report Highlights

- The Owner proposes to amend Zoning By-law 1-88 to permit Phase 2 of a draft plan of subdivision for 96 single detached lots.
- The Owner proposes minor amendments to the Council approved Phase 1 zoning.
- The Owner proposes a minor Phase 1 lot reconfiguration for previously approved Blocks 428, 476, 477, 481 and lots 410 to 427 to create lots 410 to 424. Blocks 471 and 472 may become Lots 425 and 426 should the temporary turning circle for Street 'O' no longer be required. No additional lots are proposed.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Zoning By-law Amendment File Z.18.004 (Rizmi Holdings Limited) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 11333 Dufferin Street (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

Date of Pre-Application Consultation Meeting: June 8, 2017

Date application was deemed complete: March 21, 2018

The Minister of Municipal Affairs and Housing on February 3, 2015 issued an Order for the Subject Lands.

The Minister of Municipal Affairs and Housing on February 3, 2015, issued an Order (the 'Minister's Order'), pursuant to Section 18(1) of *the Oak Ridges Moraine Conservation Act, 2001* to amend the relevant York Region and City of Vaughan Official Plans and the City's Zoning By-law 1-88. The Minister's Order amends:

- York Region Official Plan 1994 ('YROP 1994') through Official Plan Amendment 72 ('OPA 72'), specifically Section 2.5 "Oak Ridges Moraine" and 5.9 "Rural Policy Area" and Map 11 "Oak Ridges Moraine Conservation Plan Land Use Designations")
- Vaughan Official Plan 600 ('OPA 600') through Official Plan Amendment 747 ('OPA 747'); and
- Zoning By-law 1-88, by way of site-specific Zoning By-law 023-2015, being site-specific Exception 9(1416) to Zoning By-law 1-88.

The Minister's Order, through OPAs 72 and 747 designates the Subject Lands as "Low Density Residential" and "Valley and Stream Corridor". The Minister's Order zones the Subject Lands "FUA Future Urban Area Zone" and provided for the following (in part):

- development of the Subject Lands shall be based on full municipal services, an approved and registered plan of subdivision and an approved implementing zoning by-law, subject to polices included by the Minister in the implementing documents
- the Subject Lands may be developed for urban uses including detached and semi-detached houses, schools, parks and open space, private home daycare, home occupation and local convenience centre
- the final boundary between the "Low Density Residential" and "Valley and Stream Corridor" designations and the location of a municipal park shall be determined through the processing of the development applications

- the maximum average residential density permitted is 18 units per residential hectare and will be determined by an evaluation of the environmental constraints through the development application review
- the policies of OPA 600 regarding Valley and Stream Corridor apply
- consideration of the Kirby Road extension through the draft plan of subdivision process
- in consideration of the rural setting of the Subject Lands, its location on the Oak Ridges Moraine, and the presence of environmentally sensitive areas employing urban design and environmental design mitigation measures to optimize and reserve these characteristics
- the requirement for studies through the development application review process
- the requirement for zoning by-law amendment and draft plan of subdivision applications to implement the land use designations

The Minister's Order is final and not subject to appeal.

The Committee of the Whole (Public Hearing) considered the Development Application on October 7, 2019.

The Committee of the Whole, on October 7, 2019, received a Public Hearing report on Zoning By-law Amendment Application Z.18.004 and Draft Plan of Subdivision 19T-18V004 for both Phase 1 and 2 of the Subject Lands.

On October 21, 2020, Council approved a Zoning By-law Amendment and Draft Plan of Subdivision for Phase 1 of the Subject Lands.

The Application for Phase 2 has not been considered by Council within two years from the date of the original Public Meeting (October 7, 2019). As per policy 10.1.4.1 of the Vaughan Official Plan (VOP 2010) a new Public Meeting is automatically required if Council has not considered the Applications within two years of a previous statutory Public Meeting, as such the policy is applicable.

Related Applications, Draft Plan of Subdivision File 19T-18V004 and Zoning By-law Amendment Phase 1 were approved.

On October 21, 2020, Council approved Draft Plan of Subdivision File 19T-18V004 and Zoning Bylaw Amendment File Z.18.004 for Phase 1 to permit the approval of a 429-lot residential plan of subdivision. The approval rezoned the Subject Lands from FUA Future Urban Area Zone subject to site-specific Exception 9(1416) to the following zone categories and site-specific zoning exceptions:

- R4(H), (H1), (H2) and (H5) Residential Zone with the Holding Symbols '(H)', '(H1)', '(H2)', and '(H5)'
- R5(H), (H3), (H4), and (H6) Residential Zone with the Holding Symbol '(H)', '(H3)', '(H4)' and '(H6)'
- OS2(H) Open Space Park Zone, with the Holding Symbol '(H)'
- OS5(H) Open Space Environmental Protection Zone, with the Holding Symbol '(H)'
- FUA(H) Future Urban Area Zone, with the Holding Symbol '(H)'

A Zoning By-law Amendment Application has been submitted to permit the proposed Phase 2 development.

Rizmi Holdings Limited (the 'Owner') has submitted Zoning By-law Amendment File Z.18.004 (the 'Application') to permit a 96-lot residential subdivision, as shown on Attachment 2, (the 'Development') through the following amendment:

1. Zoning By-law Amendment File Z.18.004 to:
 - a) rezone the Subject Lands – Phase 2 from FUA Future Urban Area Zone, to R2(H) Residential Zone, R4(H) Residential Zone, OS4(H) Open Space Woodlot Zone, and OS5(H) Open Space Environmental Protection Zone, all with the Holding Symbol "(H)", together with the site-specific zoning exceptions identified in Table 1, and
 - b) amend Council approved Phase 1 zoning to adjust zone lines and lot lines including the R4(H5) Zone and R4(H) Zone, the R4(H1) and R4(H) Zone, and OS2(H) Zone to R4(H3) Zone.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: April 12, 2023.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Dufferin Street in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands and to the Mackenzie Ridge Ratepayers Association and to anyone on file with the Office of the City Clerk having requested notice.
- c) The following is a summary of written comments received at the October 7, 2019 Public Meeting, and as of April 23, 2024 regarding Phase 2. The comments are organized by theme as follows:

Density and Compatibility

- the size of lots are too small and too many units are proposed
- compatibility – the proposed lots are smaller than other lots in the area

Access, Transit and Traffic

- local roads are congested, Dufferin Street needs to be widened, Kirby Road needs to be extended from Dufferin to Bathurst Street, Teston Road needs to be extended
- One road out of the subdivision onto Dufferin Street is insufficient under regular conditions and in an emergency
- The Subject Lands are poorly served by Metrolinx and York Region Rapid Transit

Parks and Stormwater Management Facilities

- the proposed parks are located at the east end of the subdivision and children will have to cross Dufferin Street to go to the existing parks west, located far from the Subject Lands
- the parks are proposed to be located on top of an underground stormwater management facility
- underground stormwater facilities may have capacity limitations, increase operation and maintenance costs, and park programming may be impacted if located on top of the facilities
- the existing parks will not be able to serve the needs of new and existing residents
- there is a need for tennis courts and a skateboard park

Natural Areas

- the woodlot needs to be protected and should not form part of the residential lots
- the Subject Lands are within the Oak Ridges Moraine and should not be developed
- the environment needs to be protected

Other

- fire stations, schools, water and sewage services, roads are required and should be paid for by the developer
- current water pressure in the area is low and additional units will make it worse; new water demand study is required
- current water pressure in the area is low and additional units will make it worse; a new water demand study is required
- property values will be reduced due to the introduction of smaller residential lots in the area. Council should contact the Municipal Property Assessment Corporation ('MPAC') to have the property taxes of the existing homes lowered
- there are no commercial uses to serve the area residents
- The Maple Downs Golf Course is concerned the development is too close to Holes 2 and 5 and the City may approve development before the supporting infrastructure is in place

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following is a link to a previous report regarding the Subject Lands:

[October 7, 2019 Committee of the Whole \(Public Hearing\) \(Item 3, Report 31\)](#)

[October 6, 2020, Committee of the Whole Meeting \(Item 2, Report 44\)](#)

Analysis and Options

The proposed development conforms with Vaughan Official Plan 2010.

Official Plan Designation:

- “Minister’s Decision on ORMCP Designation” is indicated on all applicable VOP 2010 Schedules.
- VOP 2010 does not include policies of the Subject Lands, readers are referred to the Minister’s Order.
- The Owner appealed the policies of VOP 2010 (Appeal #62) as they relate to their land holdings, including the Subject Lands. The policies of OPA 600, as amended by OPA 747 (the Minister’s Order) are in effect for the Subject Lands.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law.

As the Applications were received by the City on February 21, 2018, and deemed complete on March 21, 2018, the Applications are transitioned under Zoning By-law 001-2021.

Amendments to Zoning By-law 1-88 are required to permit the Development.

Zoning:

- FUA Future Urban Area Zone by Zoning By-law 1-88, subject to site-specific Exception 9(1416).
- This Zone permits residential, local commercial and open space uses, but requires a zoning by-law amendment to implement the appropriate zoning of the Subject lands and the related development standards.
- The Owner proposes to rezone the Subject Lands from FUA Future Urban Area Zone to R2(H) Residential Zone, R4(H) Residential Zone, OS4(H) Open Space Woodlot Zone, and OS5(H) Open Space Environmental Protection Zone, all with the Holding Symbol “(H)”, together with the following site-specific zoning exceptions to permit the Development, as shown in Table 1.
- The Owner also proposes to amend the Council approved Phase 1 Zoning to rezone Block 477 from OS2(H) to R4(H3), to reconfigure Blocks 476, 481 and Lots 410 to 427 which will result in a reconfiguration of Block 428 which is zoned OS2(H). The lot reconfiguration results in a five lot decrease from the Council approved 429 lots to 424 lots. Should the temporary turning circle at the end of Street ‘O’ no longer be required, Blocks 471 and 472 may become Lots 425 and 426.

Table 1:

	Zoning By-law 1-88 Standard	R4 Residential Zone Requirement	Proposed Exceptions to the R4 Residential Zone Requirement
a.	Minimum Rear Yard (Lots 11-24 and Lots 75-92)	7.5 m	6 m
b.	Maximum Building Height	9.5 m	13 m

	Zoning By-law 1-88 Standard	R4 Residential Zone Requirement	Proposed Exceptions to the R4 Residential Zone Requirement
c.	TransCanada Pipeline Setbacks	Not specified	No permanent building or structure shall be located within 7 m of the TransCanada Pipeline right-of-way Accessory buildings and structure shall be setback 3 m from the TransCanada Pipeline right-of-way

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the 'PPS'), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan') and the policies of the York Region Official Plan, 1994 ('YROP'), OPA 600, and Minister's Order.
b.	Appropriateness of Amendments to Zoning By-law	<ul style="list-style-type: none"> The appropriateness of the rezoning and site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	Studies and Reports	<ul style="list-style-type: none"> The Owner submitted studies and reports in support of the Applications available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
d.	Allocation and Servicing	<ul style="list-style-type: none"> The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol

	MATTERS TO BE REVIEWED	COMMENT(S)
		“(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
e.	Public Agency/Municipal Review	<ul style="list-style-type: none"> The Applications must be reviewed by York Region, the Toronto and Region Conservation Authority and Trans Canada Pipeline, and external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
f.	Parkland Dedication	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan’s Parkland Dedication Policy.
g.	Affordable Housing	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City’s affordable housing goals.
h.	City’s Tree Protection Protocol (‘TPP’)	<ul style="list-style-type: none"> The Development will be reviewed in accordance with the TPP, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
i.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> The Transportation Impact Study (‘TIS’) will be reviewed in accordance with the City’s TIS Guidelines to the satisfaction of the Development Engineering Department (‘DE’). The proposed traffic generated by the Development at the requested density will be reviewed in consideration of existing traffic conditions on Dufferin Street. Matters including the driveway entrances and Transportation Demand Management requirements are required to be reviewed to the satisfaction of DE. The Subject Lands are located on Dufferin Street, an arterial road under the jurisdiction of York Region. York Region will identify any required land conveyances.

	MATTERS TO BE REVIEWED	COMMENT(S)
j.	Required Applications	<ul style="list-style-type: none"> ▪ The Owner has submitted a Draft Plan of Subdivision Application File 19T-18V004 for Phase 2. ▪ Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements. ▪ The Owner has applied for a minor amendment to the Council Approved Phase 1 Draft Plan of Subdivision which includes adjustments to Lots 410 to 427 and Blocks 428, 477, 476 and 481. ▪ Due to changes made by the Province of Ontario to the Ontario Planning Act through Bill 23, Public Meetings are no longer required for Draft Plans of Subdivision.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Development Planning staff have circulated the Application to internal City Developments for review.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Application will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Carol Birch, Planner, Development Planning Department, ext. 8485.

Attachments

1. Context and Location Map
2. Draft Plan of Subdivision and Proposed Zoning

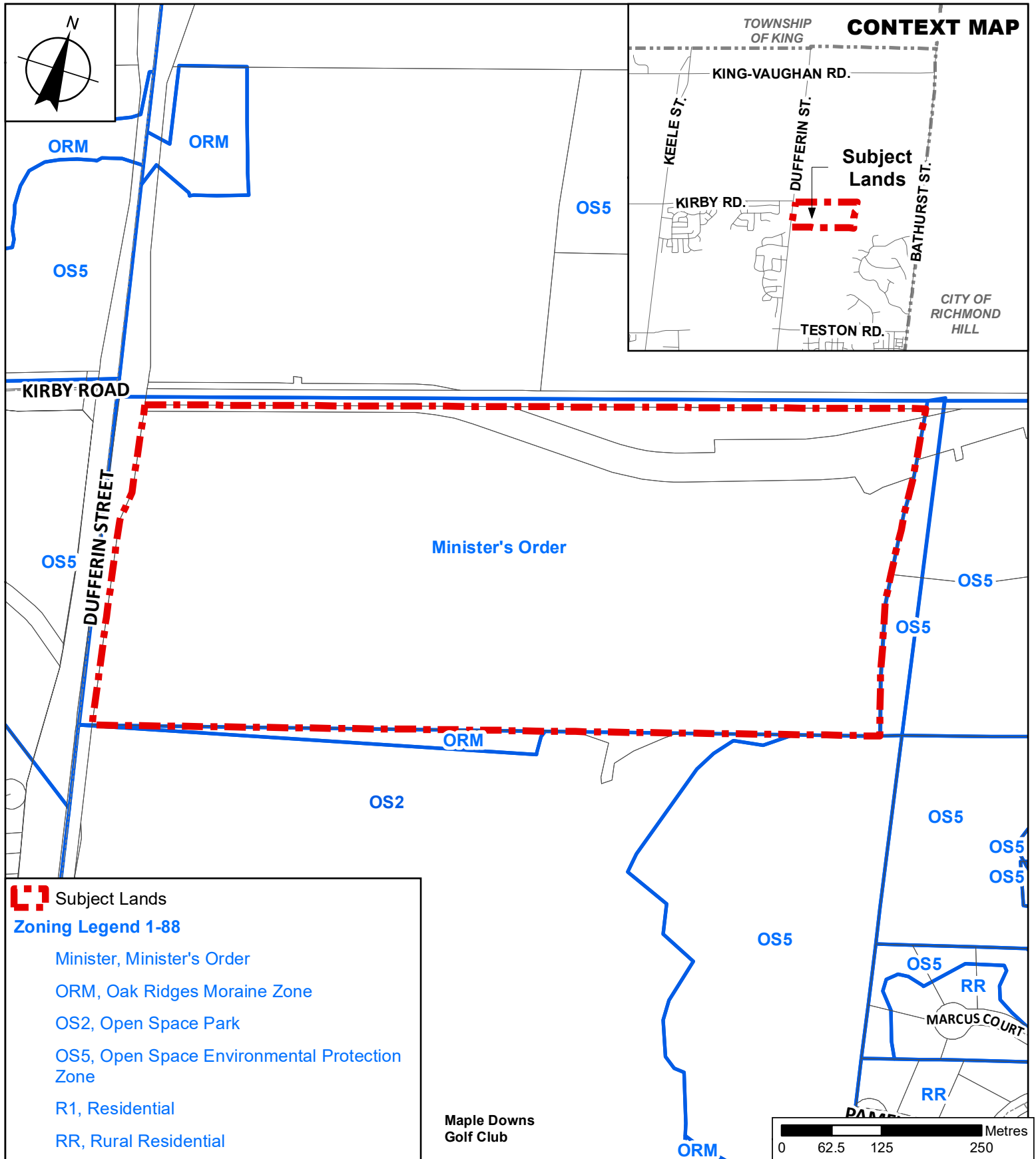
Prepared by

Carol Birch, Planner, ext. 8485

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529



Context and Location Map

LOCATION:
11333 Dufferin Street
Part of Lot 30, Concession 2

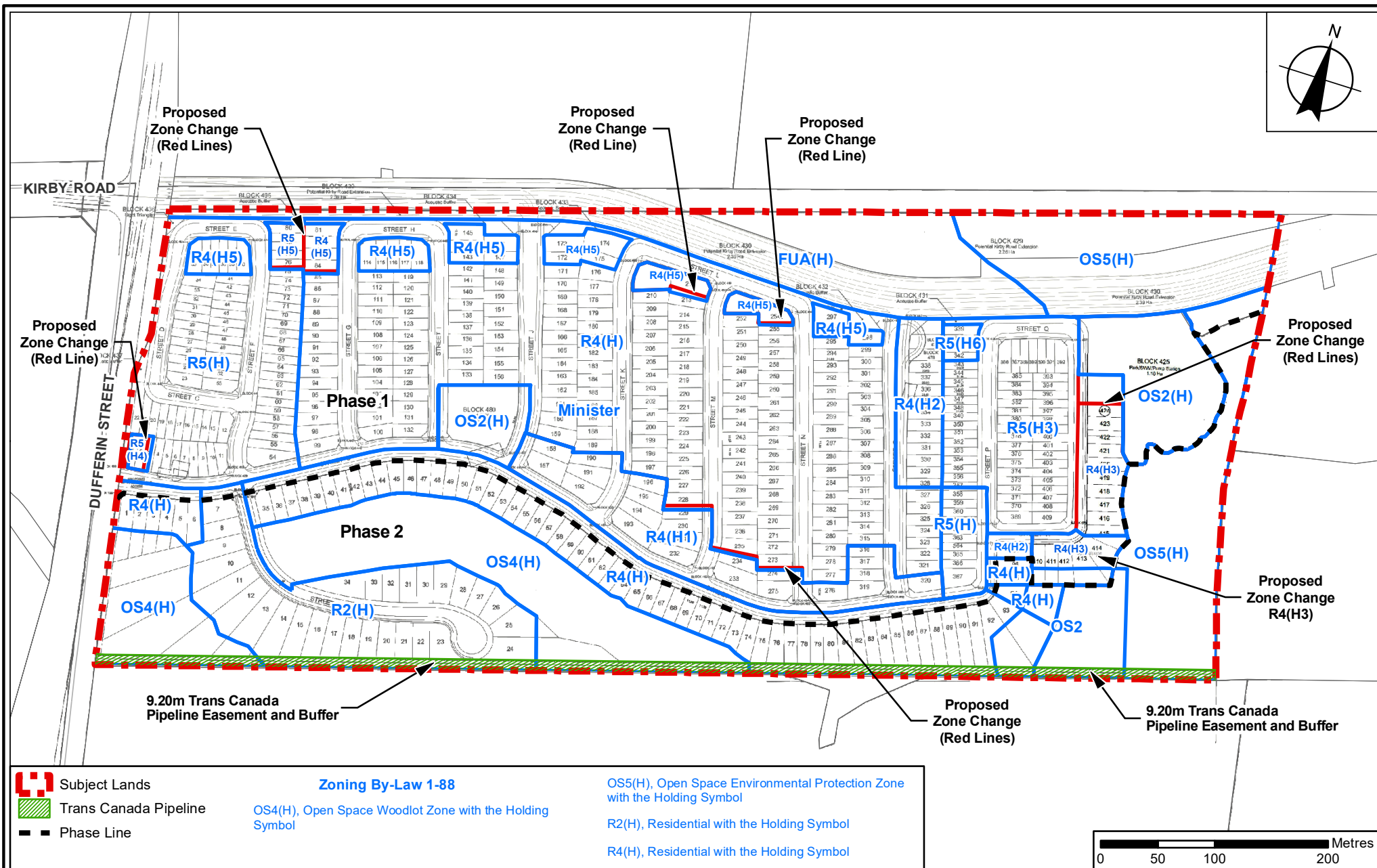
APPLICANT:
Rizmi Holdings Limited



Attachment

FILE:
Z.18.004
RELATED FILE:
19T-18V004
DATE:
May 7, 2024

1



Draft Plan of Subdivision and Proposed Zoning

LOCATION:
11333 Dufferin Street
Part of Lot 30, Concession 2

APPLICANT:
Rizmi Holdings Limited



Attachment

FILE:
Z.18.004
RELATED FILE:
19T-18V004
DATE: May 7, 2024

2

Committee of the Whole (Public Meeting) Report

DATE: Tuesday, May 7, 2024

WARD(S): 1

TITLE: 3300 RUTHERFORD DEVELOPMENTS INC.
OFFICIAL PLAN AMENDMENT FILE OP.23.001
ZONING BY-LAW AMENDMENT FILE Z.23.002
3300 RUTHERFORD ROAD
VICINITY OF RUTHERFORD ROAD AND HIGHWAY 400

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To receive comments from the public and the Committee of the Whole on applications to redesignate and rezone the subject lands to permit a high-rise mixed-use development ranging in height from 6 to 29-storeys with approximately 2,009 units, including 10% rental units (201 units), 7,968 m² of non-residential uses, 7,162 m² of retail and 806 m² of community space having a floor space index of 4.56 times the area of the lot (the 'Development'), as shown on Attachments 3 and 5.

Report Highlights

- The Owner proposes to amend Official Plan 2010 and Zoning By-law 001-2023 to permit a high-rise mixed-use development.
- Previously heard at the May 2, 2023 Public Meeting.
- This report identifies preliminary issues to be considered in a technical report to be prepared by the Development Planning Department at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Meeting report for Official Plan and Zoning By-law Amendment Files OP.23.001 and Z.23.002 (3300 Rutherford Developments Inc.) BE RECEIVED, and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

Location: 3300 Rutherford Road (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachments 1 and 2. The Subject Lands are currently occupied by a commercial plaza including an eating establishment (The Keg), retail stores (strip plaza, Dollarama and Decathlon).

Date of Pre-Application Consultation Meeting: September 16, 2022

Date applications were deemed complete: April 25, 2023

Applications to amend the Official Plan and Zoning By-law have been submitted for the Subject Lands.

3300 Rutherford Developments Inc. (the 'Owner') submitted the following applications (the 'Applications') to permit the Development as shown on Attachments 3 and 5:

1. Official Plan Amendment File OP.23.001 to redesignate the Subject Lands from "Mid-Rise Mixed-Use" with a maximum height of 8 and a density of 2.5 times the area of the lot to "High-Rise Mixed-Use" with a maximum height of 29-storeys and a maximum FSI of 4.56 times the area of the lot including site-specific policies that address built form, parkland/open spaces, phasing, streets and parking.

Additional minor amendments to VOP 2010 may be identified through the review of the Applications.

2. Zoning By-law Amendment File Z.23.002 to amend Zoning By-law 001-2021 to rezone the Subject Lands from "GMU General Mixed-Use Zone" subject to site-specific exception in the manner shown on Attachment 3, to "HMU High-Rise Mixed-Use Zone" together with site-specific exceptions identified in Attachment 7 of this report.

Additional minor amendments to the Zoning By-laws may be identified through the review of the Applications.

The Committee of the Whole (Public Meeting) considered the Applications on May 2, 2023.

The Committee of the Whole, on May 2, 2023, received a Public Meeting report on the Applications for a mixed-use development with 3,047 residential units, 8,546 m² of non-residential area with buildings ranging in height from 6-35 storeys with an FSI of 5.67 as shown on Attachment 6.

On April 16, 2024, the Owner revised the Development proposal, as shown on Attachments 2 to 5, as follows:

	First Submission May 2, 2023 Public Meeting (Attachment 6)	Second Submission May 7, 2024 Public Meeting (Attachment 3)	Reduction
Height: Building 1 - Tower 1A Building 1 - Tower 1B Building 2 Building 3 – Tower 3A Building 3 – Tower 3B Building 4 – Tower 4A Building 4 – Tower 4B	26-storeys 35-storeys 21-storeys 17-storeys 21-storeys 34-storeys 30-storeys	25-storeys 29-storeys 12-storeys removed 12-storeys 17-storeys 27-storeys	1-storey 6-storeys 9-storeys Replaced with 1 building 9-storeys 17-storeys 3-storeys
Number of Residential Units	3,047	2,009	1,038-unit reduction (34%)
Residential GFA	209,531m ²	164,013m ²	45,518m ² (21.7%)
Non-residential GFA	7,826m ²	7,162m ²	664m ² (8.5%)
Community GFA	720m ²	806m ²	Increase 86m ² (need has not been determined)
Proposed Total GFA	218,076m ²	171,981m ²	46,095m ² (21%)
Net FSI	5.67	4.56	Based on above FSI may change. Shown as a 1.11 FSI reduction (19.6%)

As per policy 10.1.4.1 of the Vaughan Official Plan (VOP 2010) a new Public Meeting is automatically required if an application(s) has been significantly amended beyond what was proposed and considered by Council at a previous Public Meeting. With the revised development proposal, the Development has changed, an additional Public Meeting is required for these Applications.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol.

- a) Date the Notice of Public Meeting was circulated: April 12, 2024.

The Notice of Public Meeting was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed along Rutherford Road, Sweet River Blvd and Komura Road in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within 150 m of the Subject Lands, an extended polling area as shown on Attachment 1 and to anyone on file with the Office of the City Clerk having requested notice.

- c) The following is a summary of written comments received as of April 23, 2024. The comments are organized by theme as follows:

Privacy, Shadow and View

- the building height will cause shadow and privacy impacts

Access, Traffic and Parking

- the Development will increase traffic congestion in the area and impact vehicle and pedestrian safety

Lack of Infrastructure and Amenities

- the Development will put on a strain on roads, schools, hospitals and parkland

Environmental Impacts

- the Development will cause increase in population density and will be a strain on the local environment, including air and water quality and an increase in noise pollution

Construction

- concerns about impacts on the existing community from construction dust and noise

Any additional written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication and be reviewed and addressed by the Development Planning Department in a future technical report to the Committee of the Whole.

Previous Reports/Authority

The following is a link to a previous report regarding the Subject Lands:

[May 16, 2023, Council Extract \(Committee of the Whole \(Public Meeting\) Item 2, Report No. 21\)](#)

Analysis and Options

An amendment to Vaughan Official Plan 2010 is required to permit the Development.

Official Plan Designation:

- “Community Area” abutting a “Primary Intensification Corridor” being Rutherford Road on Schedule 1 – Urban Structure by Vaughan Official Plan 2010 (‘VOP 2010’)
- “Mid-Rise Mixed-Use” with a maximum height of 8-storeys and a Floor Space Index (‘FSI’) of 2.5 on Schedule 13 – Land Use by VOP 2010
- This designation permits community facilities, cultural uses, retail uses, office uses, hotel, public and private institutional buildings, residential units in mid-rise buildings at a maximum building height of 8-storeys.

- An amendment to VOP 2010 is required to redesignate the lands to “High-Rise Mixed-Use”, increase the permitted building height to 35-storeys, the permitted FSI to 5.67 times the area of the lot, including site-specific policies that address built form, parkland/ open spaces, phasing, streets and parking.

Amendments to Zoning By-law 001-2021 are required to permit the Development.
Zoning 001-2021

- “GMU General Mixed-Use Zone”, subject to site-specific Exception 700
- This Zone does not permit the Development.
- The Owner proposes to rezone the Subject Lands to “HMU High-Rise Mixed-Use Zone”, together with site-specific exceptions identified in Attachment 7.

Additional zoning exceptions may be identified through the detailed review of the Applications and will be considered in a technical report to a future Committee of the Whole meeting.

Following a preliminary review of the applications, the Development Planning Department has identified the following matters to be reviewed in greater detail:

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies, York Region and City Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed for consistency and conformity with the Provincial Policy Statement, 2020 (the ‘PPS’), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the ‘Growth Plan’) and the policies of the York Region Official Plan, 2022 (‘YROP’) and VOP 2010. ▪ The appropriateness of the amendments to VOP 2010 will be reviewed in consideration of the proposed land use designation outside of the primary centre being the Vaughan Mills Centre Secondary Plan (‘VMCSP’), building height and density, retail uses at grade, analysis including but not limited to the amount of parkland and affordable housing requirements.
b.	Appropriateness of Amendments to Zoning By-law 001-2021	<ul style="list-style-type: none"> ▪ The appropriateness of rezoning and the site-specific exceptions will be reviewed in consideration of the existing and planned surrounding land uses.
c.	The proposed Development demonstrates building heights and density exceeding the VMCSP	<ul style="list-style-type: none"> ▪ According to the Intensification Area policies of VOP 2010 (Policy 2.2.5), the hierarchy of mixed-use centre and corridors shall be as follows: <ul style="list-style-type: none"> ▪ Vaughan Metropolitan Centre is intended to contain the tallest buildings and greatest densities in the City.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> ▪ <i>Regional Intensification Corridors</i> (e.g., Highway 7 and Yonge Street) will link Regional centres both in Vaughan and beyond, accommodating mixed-use intensification. ▪ <i>Primary Centres</i> (e.g., VMCSP) accommodating a wide range of uses and having tall buildings and lower ones to facilitate appropriate transition to neighbouring areas. ▪ <i>Primary Intensification Corridors</i> (e.g., Rutherford Road) link various centres and are linear places of activity, accommodating mixed-use or employment intensification. ▪ <i>Local Centres</i> focus for communities, are lower in scale and offer a limited range of uses. ▪ The Subject Lands abut a Primary Intensification Corridor which is lower in the intensification hierarchy than the VMCSP on the south side of Rutherford Road. The VMCSP identifies the lands directly across the street from the Subject Lands as “Community Commercial Mixed-Use” with a maximum building height of 6-storeys and an FSI of 1.5 and “High-Rise Mixed-Use” closer to Sweetriver Boulevard with a maximum height of 16-storeys and an FSI of 2.0.
d.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner submitted studies and reports in support of the Applications available on the city’s website at https://maps.vaughan.ca/planit/ (PLANit Viewer) and must be approved to the satisfaction of the City or respective approval authority. Additional studies and/or reports may be required as part of the application review process.
e.	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the Development must be identified and allocated by Vaughan Council, if the applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the lands by Vaughan Council.
f.	Urban Design Guidelines	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the City of Vaughan City-wide Urban Design Guidelines.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Design Review Panel ('DRP')	<ul style="list-style-type: none"> ▪ The Development will be reviewed in consideration of the comments provided by the DRP on February 23, 2023.
h.	Public Agency/Municipal Review	<ul style="list-style-type: none"> ▪ The Applications must be reviewed by the Ministry of Transportation, York Region and the Toronto and Region Conservation Authority, external public agencies and utilities, municipalities and the Public, Separate, and French School Boards.
i.	Parkland Dedication	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the requirements of the <i>Planning Act</i> and the City of Vaughan's Parkland Dedication Policy.
j.	Community Benefits Charges	<ul style="list-style-type: none"> ▪ The development meets the criteria for Community Benefits Charges ('CBC') being 5 or more storeys and 10 or more units. The City passed the CBC By-law on September 14, 2022, which is therefore the applicable mechanism used to collect community benefits.
k.	Affordable Housing	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of Provincial, Regional and City policies to ensure that the development provides an appropriate level, range and mix of unit sizes and types to meet the City's affordable housing goals.
l.	City's Tree Protection Protocol ('TPP')	<ul style="list-style-type: none"> ▪ The Development will be reviewed in accordance with the City's Tree Protection Protocol, for the protection and the replacement of any tree(s) should they be damaged during construction, if the Applications are approved.
m.	Traffic Impacts, Road Widening and Access	<ul style="list-style-type: none"> ▪ The Transportation Impact Study will be reviewed in accordance with the City's Transportation Impact Study Guidelines to the satisfaction of the Development Engineering Department. ▪ Matters including the driveway entrance, parking, ramps to the underground parking garage, truck manoeuvring, bicycle parking and Transportation Demand Management requirements are required to be reviewed to the satisfaction of the Development Engineering Department. ▪ The traffic impacts and access points proposed will need to be reviewed to the satisfaction of York Region and MTO.

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> York Region will identify any required land conveyances.
n.	Required Development Applications	<ul style="list-style-type: none"> The Owner has indicated that the Draft Plan of Subdivision will be submitted shortly. Due to the recent Planning Act changes, the future Draft Plan of Subdivision will not require a future Public Meeting. Should the Applications be approved, the required conditions will be included to address site access, road alignments and connections, servicing and grading, environmental, noise, and other municipal, regional and public agency and utility requirements. The Owner is required to submit Site Development Draft Plan of Condominium (Standard) Applications for the Development, should the Applications be approved.

Financial Impact

There are no financial requirements for new funding associated with this report.

Operational Impact

Development Planning staff have circulated the Applications to internal City Departments for review.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of the Applications will be considered in the technical review of the Applications. Comments from the public and Vaughan Council expressed at the Public Meeting or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact Margaret Holyday, Senior Planner, Development Planning Department, ext. 8216.

Attachments

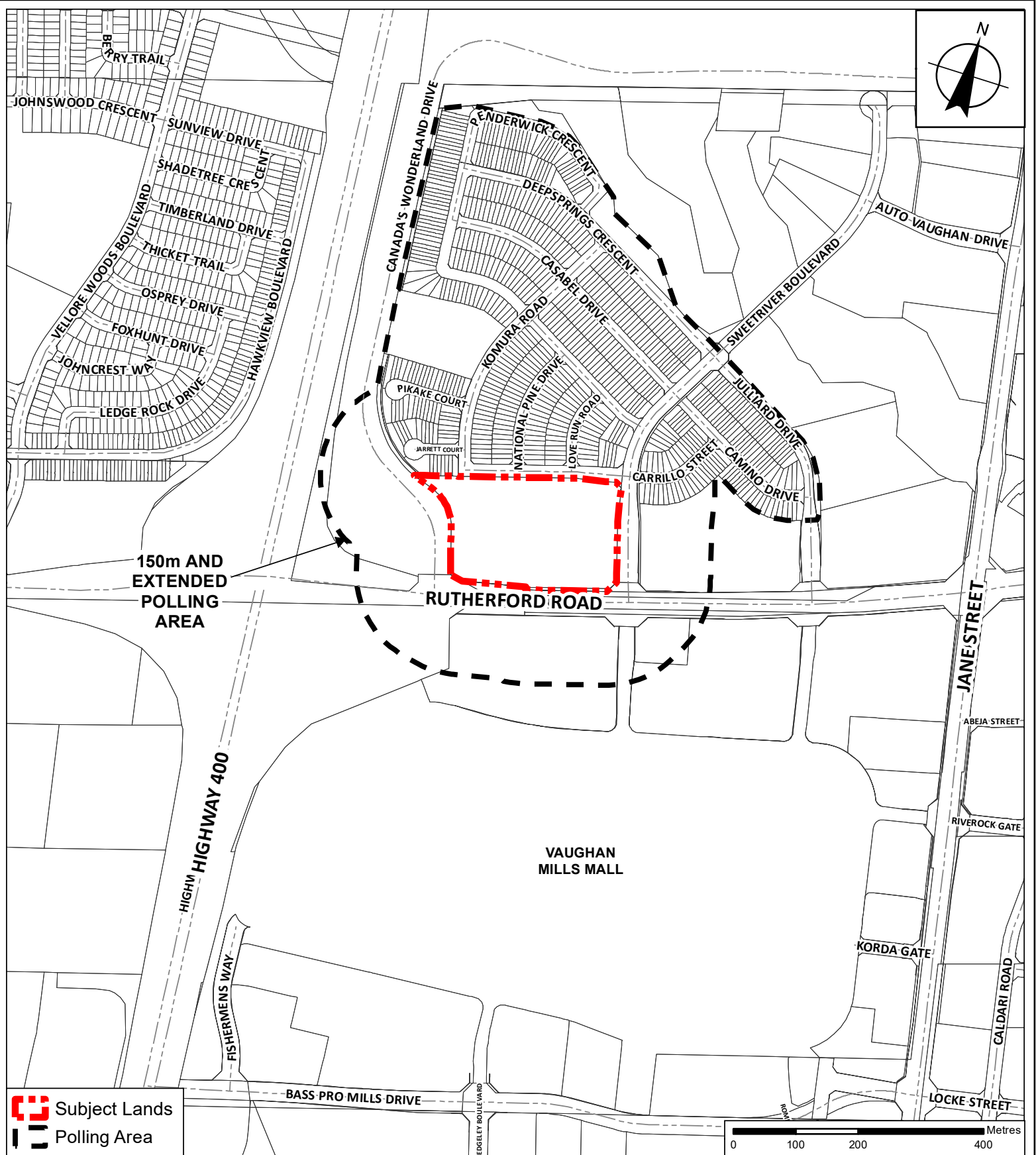
1. Context and Polling Area Map
2. Location Map
3. Site Plan and Proposed Zoning
4. Landscape Plan
5. Rendering
6. Previous Site Plan (May 2, 2023 Public Meeting)
7. Draft Zoning By-law 001-2021 (provided by Owner)

Prepared by

Margaret Holyday, Senior Planner, ext. 8216

Mary Caputo, Senior Manager of Development Planning, ext. 8635

Nancy Tuckett, Director of Development Planning, ext. 8529



Context and Polling Area Map

LOCATION: 3300 Rutherford Road
Part of Lot 16, Concession 5

APPLICANT:
3300 Rutherford Developments Inc.



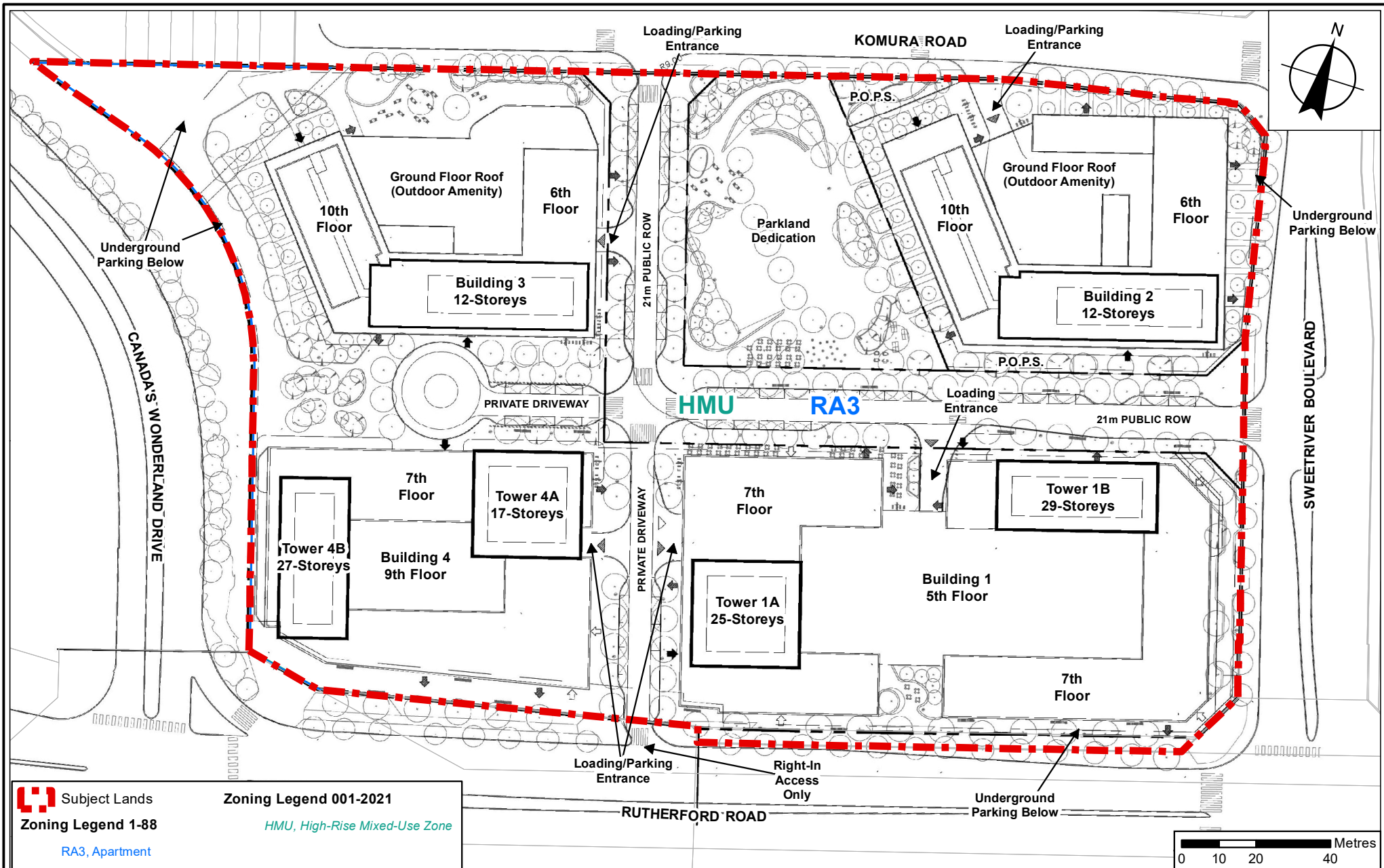
233

Attachment

FILES:
OP.23.001 and
Z.23.002

DATE:
May 7, 2024

1



Site Plan and Proposed Zoning

LOCATION:

3300 Rutherford Road
 Part of Lot 16, Concession 5

APPLICANT:

3300 Rutherford Developments Inc.



Attachment

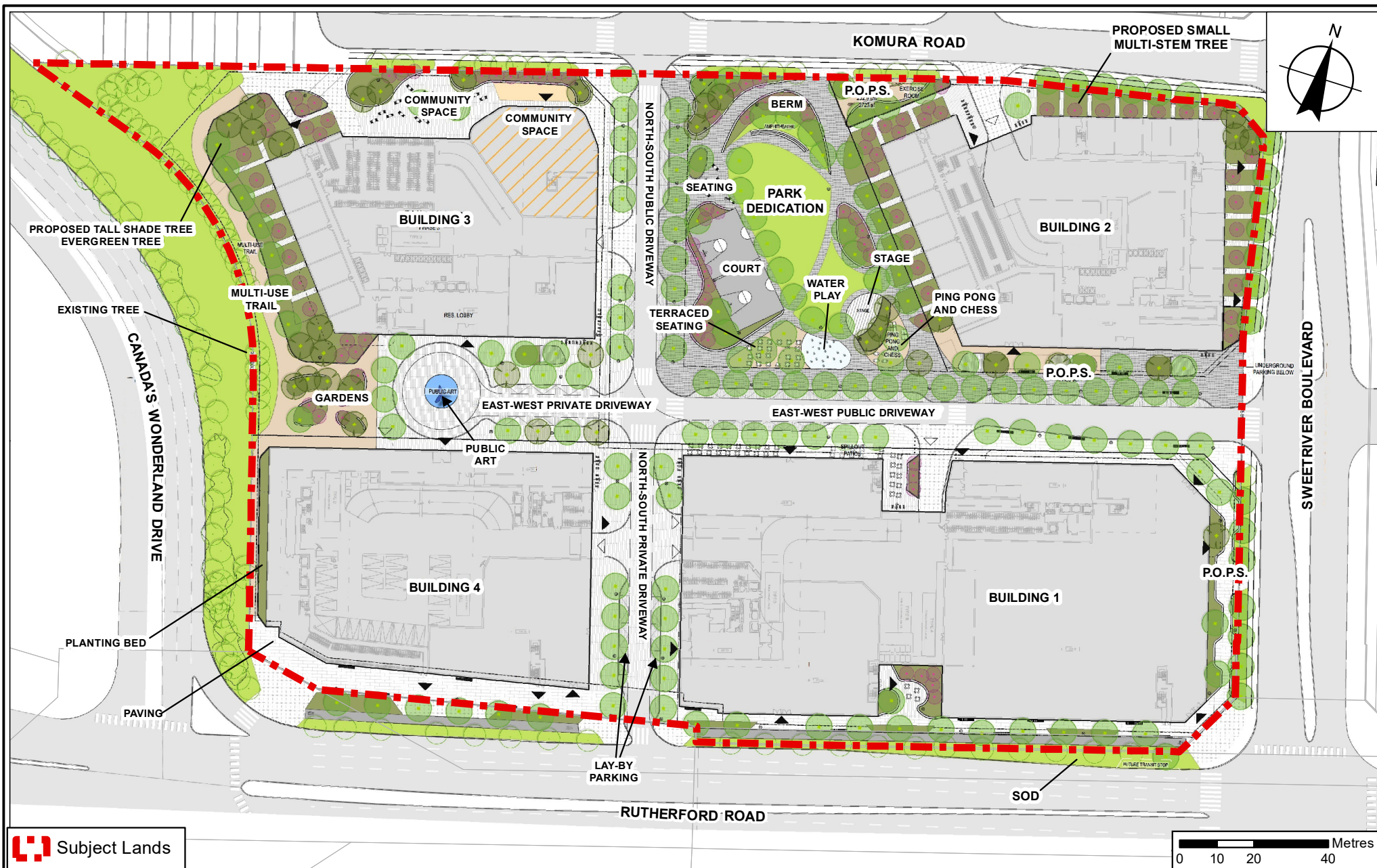
FILES:

OP.23.001 and Z.23.002

DATE:

May 7, 2024

3



Landscape Plan

LOCATION:
3300 Rutherford Road
Part of Lot 16, Concession 5

APPLICANT:
3300 Rutherford Developments Inc.



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Attachment

FILES:
OP.23.001 and Z.23.002

DATE:
May 7, 2024

4



View Looking Southeast

Not to Scale

Rendering

LOCATION:

3300 Rutherford Road
Part of Lot 16, Concession 5

APPLICANT:

3300 Rutherford Developments Inc.



241

Attachment

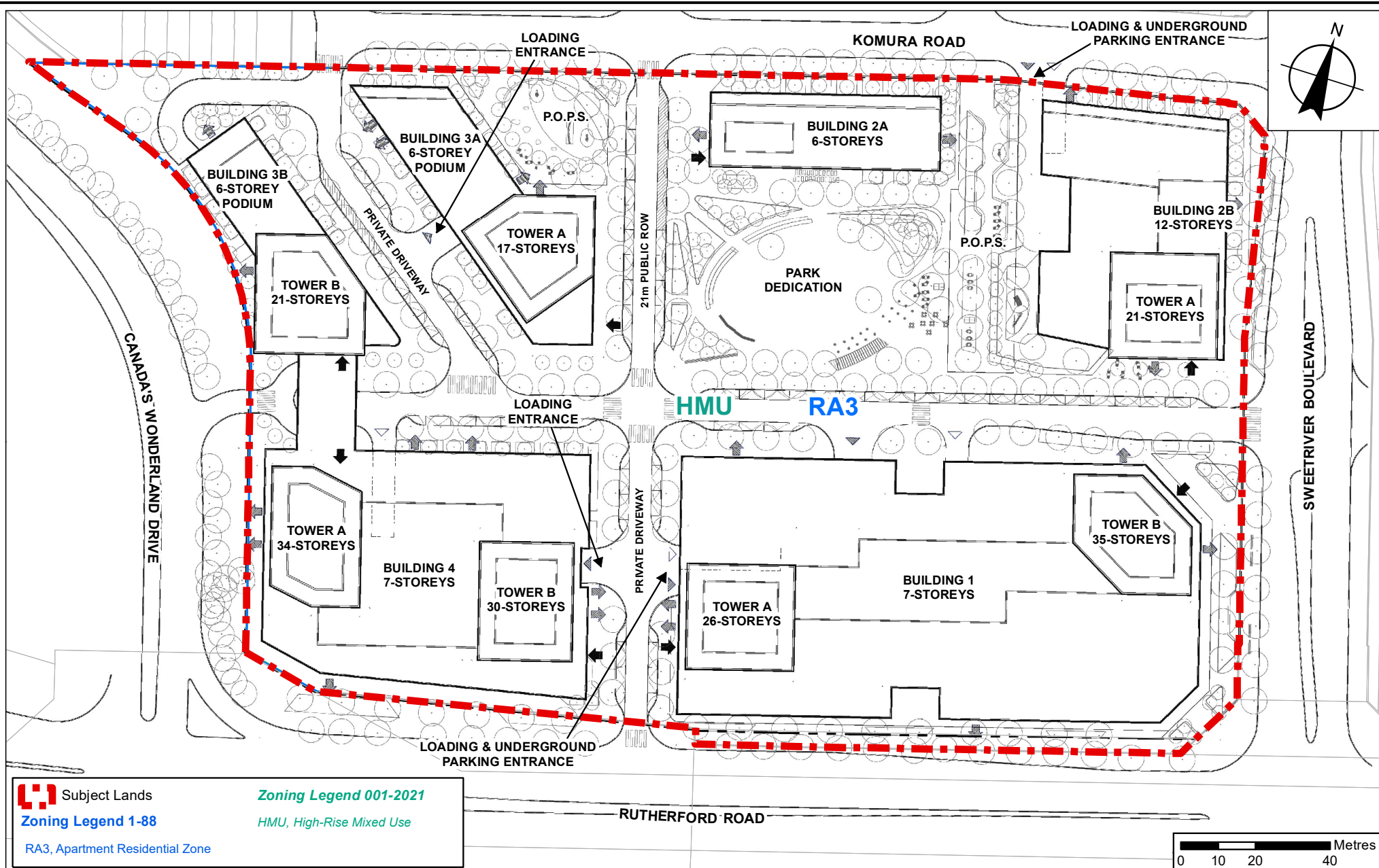
FILES:

OP.23.001 and Z.23.002

DATE:

May 7, 2024

5



Previous Site Plan (May 2, 2023 Public Meeting)

LOCATION:

3300 Rutherford Road, Part of Lot 16, Concession 5

APPLICANT:

3300 Rutherford Developments Inc.



243

Attachment

FILES:

OP.23.001 and Z.23.002

DATE:

May 7, 2024

6

**Attachment 7 Draft Zoning By-law 001-2021
(provided by Owner)**

ZBL XX-2024

**CITY OF VAUGHAN
BY-LAW NUMBER XX-2024**

A By-law to amend City of Vaughan By-law 001-2021.

WHEREAS the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

AND WHEREAS there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

NOW THEREFORE the Council of the Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 001-2021, as amended, be and it is hereby further amended by
 - a. Rezoning the lands shown as “Subject Lands” on Schedule 1 attached hereto from “GMU-700 - General Mixed-Use Zone” subject to site-specific exception 14(700)” to “HMu-XXX - High-Rise Mixed-Use Zone” subject to site-specific exception XXX”, in the manner shown on Schedule 2.
 - b. Deleting Schedule E-1127 in Exception 14.700 and substituting therefore the Schedule E-1127 with the Schedules “1”, “2”, “3” attached hereto:
 - c. Deleting Exception 14.700 and adding the following Paragraph to Section 14 “EXCEPTIONS”:

Notwithstanding the provisions of:

 - a) Subsection 3.0 regarding Definitions;
 - b) Subsection 4.20 respecting Rooftop Mechanical Requirements;
 - c) Subsection 4.3 respecting Amenity Area Requirements;
 - d) Subsection 5.15 respecting Parking Structure Requirements;
 - e) Subsection 6.3 respecting Parking Space Requirements and Table 6-2 of Subsection 6.3.5 respecting Parking Space Rate;
 - f) Subsection 6.11 respecting Loading Space Requirements
 - g) Subsection 8.2.1 respecting Permitted Uses
 - h) Subsection 8.2.2 respecting Lot and Building Requirements

The following provisions shall apply to the development of the lands shown as “Subject Lands” on Schedule 1:

- a) The lands shown as “Subject Lands” on Schedule 1 shall be deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, conveyance, consent, or other permissions, and any easements or registrations that may be granted, shall be deemed to comply with the provisions of this By-law.

b) Existing Uses

- i. Notwithstanding the provisions of By-law 001-2021, previously approved and legally existing uses, including uses previously permitted under the GMU-700, shall be permitted as of the date of the approval of this amendment—minor additions and expansions to legally existing uses shall also be permitted.

c) Permitted Uses

- i. Permitted uses shall include all uses permitted in HMU Zones.

d) Rooftop Mechanical Equipment

- i. A rooftop mechanical penthouse shall be permitted to exceed the maximum height otherwise required by 7.0 metres

e) Amenity Area Requirements

- i. The Minimum Amenity Area provided on the Subject Lands shall be 10,100 square metres, combined between indoor and outdoor amenity areas
- ii. Required amenity area may be provided at or above grade, including rooftop areas and terraces
- iii. All outdoor amenity area may be located on a rooftop or terrace

f) Parking Structures

- i. Below-grade parking structures including strata parking shall be setback a minimum of 1.0 metres from a street line, interior side lot line, or rear lot line;
- ii. An accessory building or structure incidental to a below-grade parking structure shall be setback a minimum of 1.0 metres from any lot line and permitted in any required yard;

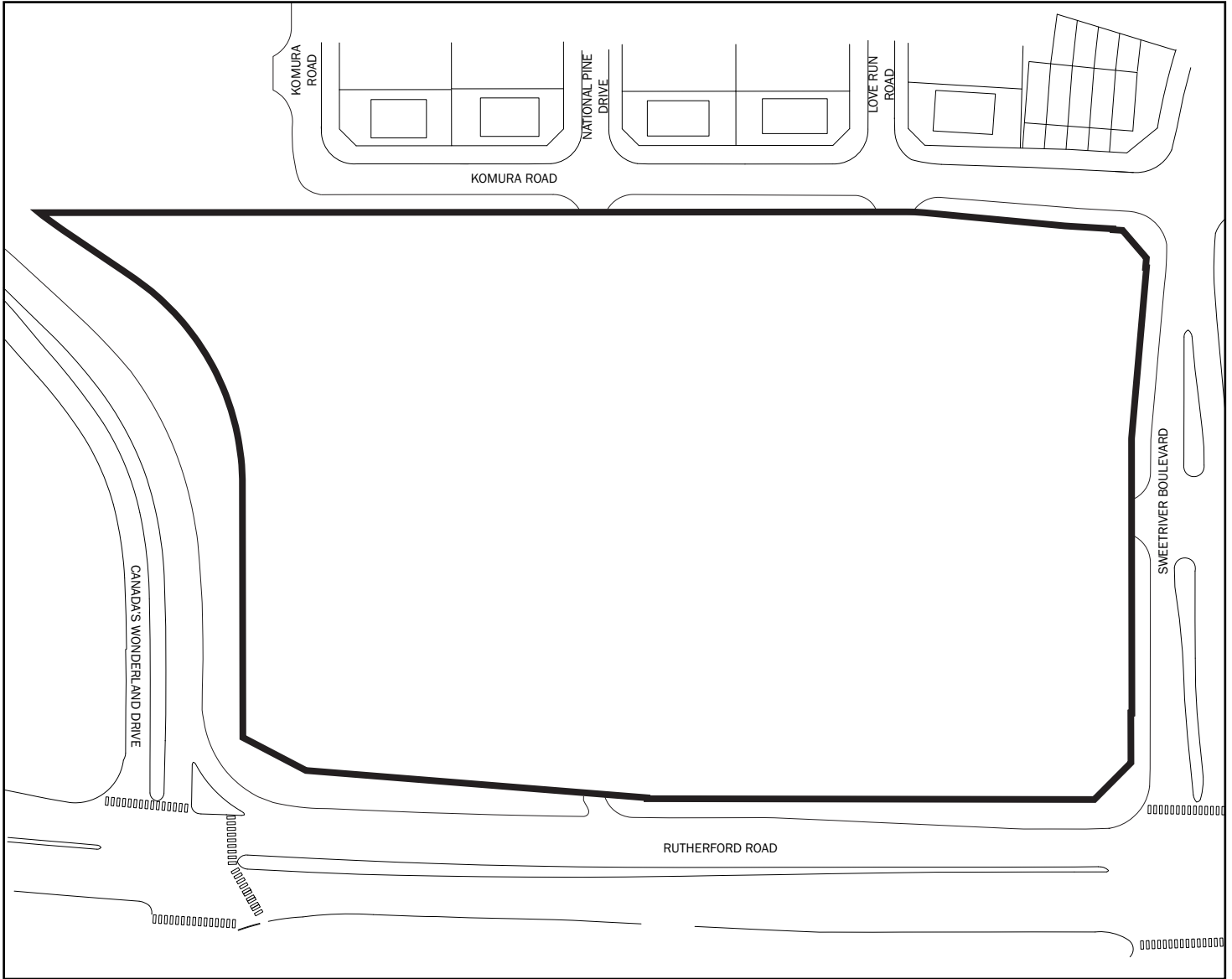
g) Lot and Building Requirements

- i. The maximum Lot Area shall be 47,000 square metres;
- ii. The ground floor frontage requirement shall not apply;
- iii. The minimum front yard setback (Rutherford Road) shall be 4.0 metres
- iv. The minimum rear yard setback (Komura Road) shall be 4.0 metres
- v. The required build-to-zone of 5-10 metres shall apply to a minimum of 40% of the street frontage
- vi. The minimum streetwall requirement shall not apply
- vii. The maximum height shall be 100 metres, excluding mechanical penthouses, rooftop amenity, and other equipment / utilities and parapets
- viii. A portion of Block 3 mid-rise building may project over the 45 degree angular plane, starting from a height of 26.0 metres

- ix. The maximum podium height shall be 31 metres
- x. The minimum tower setback shall be 3.0 metres from at least one public street frontage
- xi. The minimum distance between tower elements above 30 metres shall be 30 metres
- xii. The maximum Gross Floor Area on the Subject Lands shall be 175,000 square metres


h) Parking and Loading Requirements


- i. Residential parking will be provided at a minimum rate of 0.60 spaces per residential unit and capped at a maximum rate of 0.70 spaces per residential unit
- ii. Residential Visitor parking will be provided at a rate of 0.2 spaces per residential unit
- iii. Retail parking will be provided at a rate of 2 spaces for every 100 square metres of retail gross floor area
- iv. Community Use parking will be shared with visitor/retail parking
- v. Residential visitor parking and non-residential parking may be shared. The parking spaces provided to satisfy the requirements for retail and community uses will also count towards satisfying the residential visitor parking requirements and vice versa
- vi. Parking may be provided off-site on adjacent or contiguous blocks
- vii. For each car-share parking space provided, the minimum number of parking spaces for residents required pursuant to regulation (h)(i) above may be reduced by three (3) parking spaces. For the purposes of this clause car-share means the practice whereby a number of people share the use of one or more vehicles that are owned and operated by a car-sharing organization and such car-share vehicles are made available to at least the occupants of the building for short term rental, including hourly rental
- viii. A minimum of 7 loading spaces shall be provided and maintained on the lot, in accordance with the following minimum requirements:
 - i. 1 Type A, 1 Type B, and 1 Type D spaces within Block 1;
 - ii. 1 Type D space within Block 2;
 - iii. 1 Type D space within Block 3;
 - iv. 1 Type B and 1 Type D spaces within Block 4.

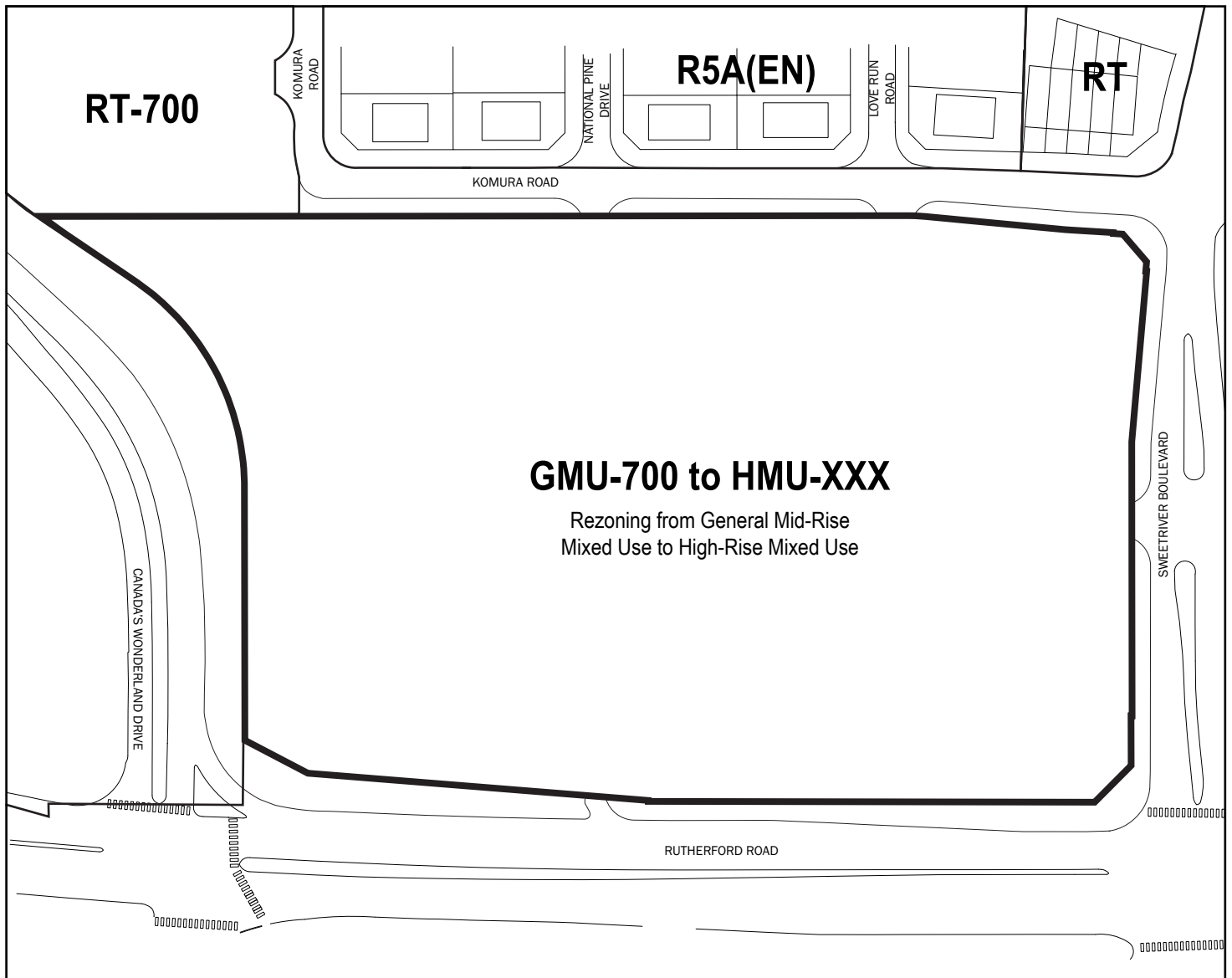


Schedule 1 Subject Lands

3300 Rutherford Road,
Vaughan, Ontario


 Subject Lands


City of Vaughan By-Law xx-2024
Not to Scale
03/13/2024



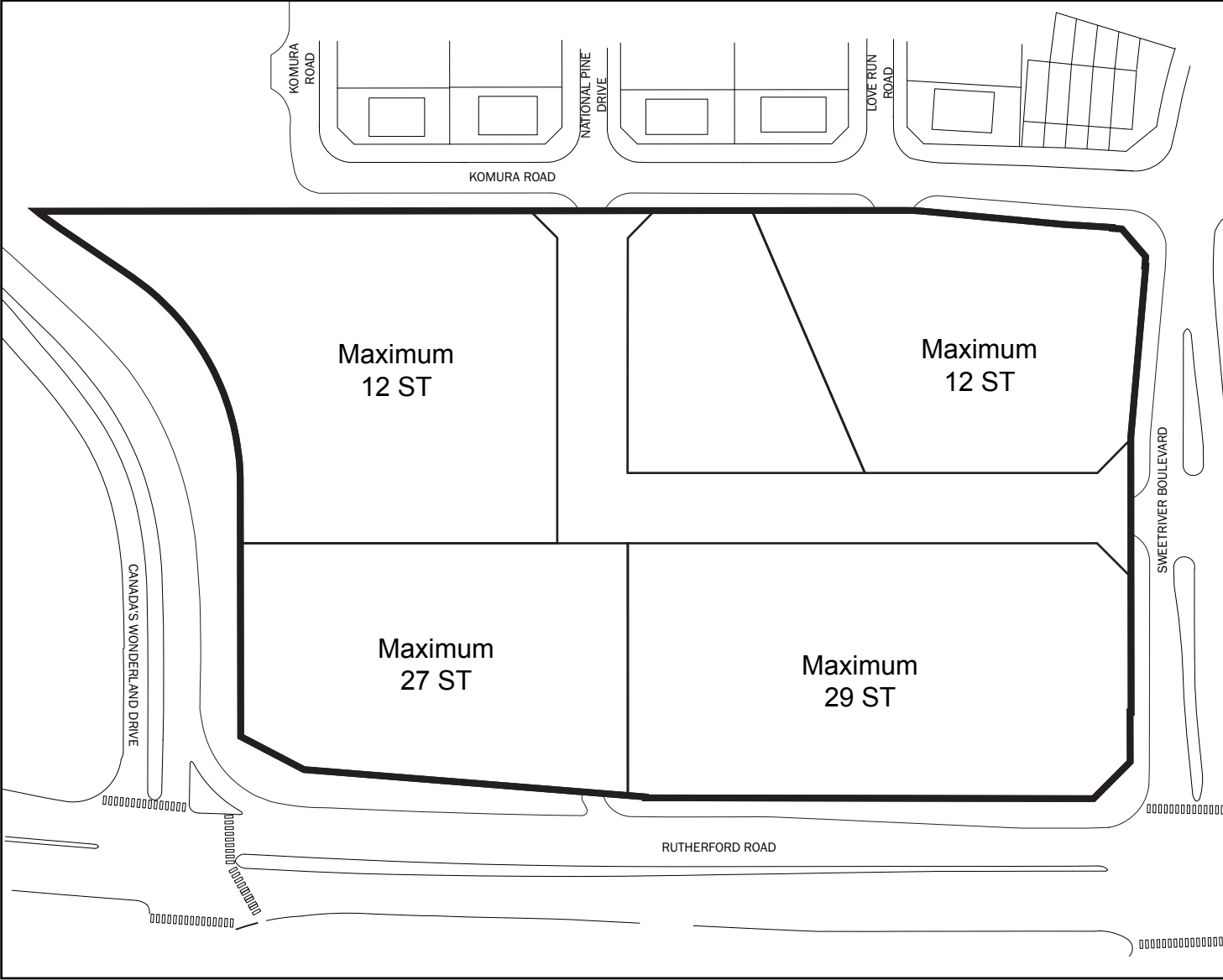
Schedule 2 Land Use

3300 Rutherford Road,
Vaughan, Ontario

 Subject Lands






City of Vaughan By-Law xx-2024
Not to Scale
03/13/2024



**Schedule 3
Building Heights**

**3300 Rutherford Road,
Vaughan, Ontario**

-  Subject Lands
-  Development Blocks


City of Vaughan By-Law xx-2024
Not to Scale
03/13/2024

PURPOSE/BASIS/BACKGROUND

To amend By-law Number 011-2021 to permit a mix of residential, commercial, retail, office, and other uses in a mix of mid-rise and high-rise form.

The lands subject to this By-law are located on the east side of Highway 400, north of Rutherford Road, and are municipally known as 3300 Rutherford, as outlined by heavy black lines on Schedule '1' attached to this By-law.

The purpose of this By-law XXX-2024 is to rezone the subject lands outlined on the attached Schedule '1' from "GMU - General Mixed-Use Zone subject to site-specific exception 14(700)" to "HMU - High-Rise Mixed-Use Zone subject to site-specific exception XXX" to facilitate the proposed development.

To further amend regulations of the HMU Zone by adding Exception Number XXX to permit changes to the following provisions: density, height, amenity areas, permitted uses, rooftop mechanical equipment, setbacks, and parking provisions.