

**CITY OF VAUGHAN
COMMITTEE OF THE WHOLE (1)
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

1:00 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. DISCLOSURE OF INTEREST

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

Committee of the Whole (1) Report

DATE: Tuesday, May 7, 2024

WARD(S): ALL

TITLE: VAUGHAN OFFICIAL PLAN REVIEW UPDATE REPORT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: FOR INFORMATION

Purpose

To provide an update on the status of the Vaughan Official Plan Review, including Provincial legislative changes that have impacted the project and the updated project timeline as contained in this report.

Report Highlights

- Provincial legislative changes included through Bills 109, 23, 97, 136, 150 and 162 have delayed the Official Plan Review requiring the project team to re-evaluate and update the timeline.
- The updated project timeline provided by the project consultants, WSP Canada, is provided in the Analysis/Options section of this report.
- The Official Plan Amendment to the Vaughan Official Plan is targeted for adoption by the end of Q4 2024.

Recommendation

1. THAT an update on the status of the Vaughan Official Plan Review, including the updated project timeline as contained in this report, be received.

Background

On October 13, 2021, a statutory special meeting was held to fulfill the requirements of Section 26 (3) of the Planning Act

In addition to fulfilling the requirements of the *Planning Act*, the purpose of the statutory public meeting was to update the Committee of the Whole and the public on the Vaughan Official Plan Review (OPR), including the workplan and Communication and Engagement Strategy, and seek Council endorsement of the OPR workplan, timeline and Communication and Engagement Strategy. The October 13, 2021, Section 26 OPR

report to the Vaughan Committee of the Whole provided background information on the OPR project and fulsomely outlines the initial project timeline.

Council endorsed the project timeline included in the October 13, 2021, report as recommended by Policy Planning staff

This timeline had a targeted project completion date of June 2023 and consisted of the following four phases and targeted completion dates:

Phase 1: Visioning and Background Review (Q1 2020 to Q4 2021)

Phase 2: Policy Development (Q1 2022 to Q1 2023)

Phase 3: Statutory Phase/Adoption (Q1 2023 to Q2 2023)

Phase 4: Post Adoption/Approval (Q2 2023 Onward)

The 2021 OPR workplan and timeline was coordinated with York Region's Municipal Comprehensive Review process to maximize information exchange and ensure that the City's updated Vaughan Official Plan (VOP) could be adopted in accordance with the timeframes prescribed by the *Planning Act*. The York Region Official Plan (YROP) was approved by the Minister of Municipal Affairs and Housing, with modifications, in November 2022.

The updated VOP is required by the Planning Act to conform with all Provincial policy and legislation as well as Regional policy

The updated VOP must conform with new Provincial legislation, policies and plans, including the [Provincial Policy Statement](#), [Greenbelt Plan](#), [Oak Ridges Moraine Conservation Plan](#), [Growth Plan for the Greater Golden Horseshoe](#) and 2051 growth targets for people and jobs. It must also conform with the [York Region Official Plan](#) which was approved by the Minister on November 4, 2022.

Significant changes to Provincial legislation and policy resulted in delays to the policy development phase of the OPR

Throughout Phase 2 Policy Development, various Bills were introduced by the Province that required the project team to await further direction regarding the implications of the legislative changes. These legislative changes necessitated policy work beyond the original project scope to align draft policies with the Provincial and Regional changes.

The Provincial legislative changes that have delayed the OPR project to-date are as follows:

Bill 109, *More Homes for Everyone Act, 2022* (Royal Assent: April 14, 2022)

The [More Homes for Everyone Act](#) amended various statutes with respect to housing and development, including the *Planning Act* and the *Development Charges Act*. The goal as stated by the Province was to increase housing supply and streamline development approvals. In response to the new legislation, additional work had to be undertaken to draft updated policies, namely Official Plan Amendment No. 93, to streamline the development application process in order to meet the more stringent

statutory timelines for Official Plan Amendment, Zoning By-law and Site Plan applications.

Bill 23, *More Homes Built Faster Act, 2022* (Royal Assent: November 28, 2022)

The goal of the [*More Homes Built Faster Act*](#), as stated by the Province, was to increase housing supply and affordability in Ontario. The Act made several significant changes to Ontario planning processes by amending the *Municipal Act*, the *Planning Act*, the *Conservation Authorities Act*, the *Ontario Land Tribunal Act* and the *Ontario Heritage Act*, among others, and made extensive changes which impacted a number of regulations. Although Bill 23 received Royal Assent, many of the new regulatory provisions created by Bill 23 are not yet in force and will come into effect on a date to be proclaimed.

Uncertainty regarding future changes to regulations that are not yet in effect has further impacted the OPR timeline as staff await further Provincial direction. Notably, the *More Homes Built Faster Act* will amend the *Planning Act* by removing planning approval powers and responsibilities from some regional municipalities, including York Region. As proposed, York Region would no longer be the approval authority for local municipal Official Plan Amendments (OPA) that otherwise require approval. York Region would also not be able to adopt an official plan. As this provision is not yet in effect, it is uncertain how the removal of York Region's planning responsibilities will affect its role in the planning process, the City of Vaughan's planning process, or the City's updates to the VOP.

Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023* (Royal Assent: June 8, 2023)

The [*Helping Homebuyers, Protecting Tenants Act*](#) amends several statutes, including the *Planning Act* and the *Municipal Act*, to facilitate the [Ontario's Housing Supply Action Plan](#) with the Provincially stated goal to increase housing supply. Amendments to the *Planning Act* include updates to Site Plan Control requirements and amending the commencement date prescribed through Bill 109 for fee refund provisions. Other amendments to the *Planning Act* included narrowing the scope of what constitutes an 'area of employment' and amended notice requirements and new appeal rights for Interim Control By-laws. Employment Area policies and schedules in the VOP will require further review to ensure any necessary revisions are made to conform with the change in scope.

Bill 136, *Greenbelt Statute Law Amendment Act, 2023* (Royal Assent: December 6, 2023)

The [*Greenbelt Statute Law Amendment Act*](#) restores the 15 areas of land that were redesignated or removed from the Greenbelt in December 2022, including lands in Vaughan, and ensures that any future changes to the Greenbelt boundary can only be made through legislative changes. This change requires updates to the draft VOP schedules to redesignate the lands in Vaughan previously removed from the Greenbelt boundary.

In July 2023, the project workplan was revised to align with the November 2023 statutory conformity deadline and address changes to Provincial legislation and policy

The original workplan, which had planned for the VOP to be updated with one OPA, was split into a two-part process, Part A and Part B, through a revised workplan. The Part A OPA was scoped to deal solely with matters of Provincial and Regional conformity to align with the conformity deadline. The Part B OPA was scoped to include all updates beyond the conformity exercise presented in Part A including recommendations from the background work, best practice research, as well as the engagement process. The September 13, 2023, Vaughan OPR Update report to the Vaughan Committee of the Whole provided details regarding the updated Part A and Part B process and the July 2023 revised project workplan.

In accordance with the July 2023 revised workplan, Policy Planning staff brought forward a report to a statutory public meeting on October 3, 2023

This report provided an update on the OPR, and the public meeting provided an opportunity to receive feedback from community members, stakeholders and the Committee of the Whole on the draft Part A OPA released publicly on September 6, 2023. The public meeting fulfilled a statutory requirement under Section 17(15) of the *Planning Act*.

The October 3, 2023 report included a comprehensive overview of the OPR workplan for the Part A and Part B OPAs, key deliverables and the intensive engagement efforts completed to-date, and next steps. The report also summarized the draft policy conformity updates included in the September 6, 2023 draft Part A OPA.

Following the public meeting, the OPR project team continued work on the draft Part A OPA with the intent to bring it forward to the November 7, 2023, Vaughan Committee of the Whole meeting for adoption.

The draft Part A OPA did not proceed to the targeted November 7, 2023 Committee of the Whole meeting due to a statement released by the Province

On October 23, 2023, the Minister of Municipal Affairs and Housing released a [statement](#) announcing new legislation was being introduced to reverse official plan decisions for York Region among other Regional and single-tier municipalities. The new legislation, Bill 150, [Planning Statute Law Amendment Act](#), 2023, reversed Provincial modifications to Regional and single-tier official plans, except in circumstances where construction had begun or where doing so would contravene existing Provincial legislation and regulation. This Act revised policy language in the YROP with special provisions for specific lands in Vaughan. The York Region urban boundary expansion area remains and was not impacted by this Act.

The draft Part A OPA was postponed due to uncertainty around what changes would be made to the YROP once Bill 150 was enacted. City staff awaited direction from the Province and York Region as further updates to the draft Part A OPA would be necessary.

Bill 150 received Royal Assent on December 6, 2023

Schedule 1 of Bill 150 enacts the [Official Plan Adjustments Act](#), 2023, and “provides that specified decisions under subsection 17 (34) of the *Planning Act* are deemed never to have been made and that the official plans and amendments to official plans that were the subject of those decisions are approved as of the dates of the respective decisions”. Bill 150 reversed the [Provincial modifications](#) made to the YROP except modifications numbered 8, 18, 25, 30, 40, 41, 42, 44, 45, 47, 48, 58, 59, 60 i), 61, 78, 79 ii) and 80. The Bill also made two new updates to the plan, one of which deleted YROP policies pursuant to Future Major Transit Station Areas.

Bill 162, Get it Done Act, 2024, proposes to repeal and replace the table from Schedule 1 of Bill 150 which indicates which provincial modifications to the YROP remain in effect

[Bill 162](#) was introduced February 20, 2024, and has not yet received Royal Assent. The new table proposes that modifications numbered 15, 16, 22, 32, 57, 62 to 65, 79 iv) and 79 v) will also remain in effect for the Provincially approved YROP; the majority of which relate to urban area expansions supported by the municipality. Specific to Vaughan are modifications 79 iv) and v) that pertain to the extension of the Protected Major Transit Station Area (PMTSA) boundaries for PMTSA 56 Creditstone BRT and PMTSA 65 Rutherford GO Station.

The Bill 162 table was based on feedback from local municipalities through the Province’s engagement efforts for Bill 150

Policy Planning staff reported to Vaughan Council at the November 29, 2023, Special Council Meeting in response to Bill 150 with recommendations on which provincial modifications should be removed, kept or reinstated for the YROP. This feedback was submitted to the Ministry of Municipal Affairs and Housing prior to the December 7, 2023, deadline. Staff recommended reinstating provincial modifications 79 iv) and 79 v), which are now proposed to be reinstated through Bill 162, as outlined above. Staff also recommended reinstating provincial modifications 6, 26 and 27 which are not proposed to be reinstated through Bill 162.

Further refinement to the draft OPA policies and relevant schedules are necessary to conform with the YROP amendments that will be made once Bill 162 is enacted.

Regulatory changes to the Conservation Authorities Act introduced as a result of Bill 23 (among other Bills) were announced February 16, 2024, and are effective April 1, 2024

The Provincially-stated intent of these changes is to facilitate streamlined, timely and consistent conservation authority (CA) permitting decisions and to ensure permit decisions prioritize natural hazards and public safety. Modifications to Section 28 of the [Conservation Authorities Act](#) outline where certain development activities are prohibited directly in the legislation instead of individual CA regulations. There is new regulation-making authority with respect to the updated permitting framework which has resulted in the repeal of 36 CA-specific regulations and replaced them with one new Minister’s

regulation governing prohibited activities, exemptions and permits under the *Conservation Authorities Act*. Policy updates to the VOP will be required to reflect these changes as they relate to the Toronto and Region Conservation Authority's role in the development application review process.

On April 10, 2024, the Province proposed new legislation that would amend various statutes including the Planning Act, if passed

The Provincially-stated intent of the Bill 185: [Cutting Red Tape to Build More Homes Act, 2024](#), is to streamline approvals and increase housing and infrastructure development across Ontario by removing unnecessary burdens and ensuring appropriate regulatory oversights that protect the public, workers and the environment.

Among the statutes proposed to be amended by Bill 185 is the *Planning Act*, for which some of the amendments include:

- Identifying York Region, Halton Region, and Peel Region as upper-tier municipalities without planning responsibilities as of the later of July 1, 2024 or when Bill 185 receives Royal Assent
- Prohibiting parking minimums in protected major transit station areas and in areas where minimum densities are required by official plans or Provincial policies
- Prohibiting third-party appeal rights for Official Plan Amendment and Zoning By-law Amendment applications
- Making pre-application consultations with municipalities voluntary and not mandatory
- Provisions regarding when a municipality is required to refund fees for specific development applications are repealed

If Bill 185 receives Royal Assent, policy updates to the VOP will be required to reflect the Bill's amendments to the *Planning Act*, among other amendments. If enacted as proposed, York Region will no longer be the approval authority for the OPA to the VOP as of July 1, 2024 (at the earliest).

Previous Reports/Authority

Previous reports related to the Official Plan Review can be found at the following links:

City of Vaughan Response to Provincial Modifications to York Region Official Plan, 2022, Council Report
[November 29, 2023, Special Council Meeting \(Item 4, Report 1\)](#)

Official Plan Review: Proposed Part A Official Plan Amendment – Statutory Public Meeting, Public Meeting Report
[October 3, 2023, Committee of the Whole Public Meeting \(Item 4, Report 2\)](#)

City of Vaughan Official Plan Review Update Report, Special Committee of the Whole (Working Session) Report

[September 13, 2023, Special Committee of the Whole \(Working Session\) \(Item 5, Report 1\)](#)

Statutory Initiation of the Vaughan Official Plan Review 2051, Section 26 (3) of the *Planning Act*; And Update on the Vaughan Official Plan Review Including Timeline, Workplan and Communication and Engagement Strategy Report, Special Committee of the Whole Report

[October 13, 2021, Special Committee of the Whole \(Item 6, Report 1\)](#)

Analysis and Options

The project workplan has been revised to consolidate the ongoing Part A and Part B work into a single Official Plan Amendment

Separating the OPR into two parts is no longer required or preferable as changes in Provincial legislation has caused delay in the adoption of the conformity amendment (Part A). Consolidating the Part A and Part B work into a single OPA allows the project team more time to ensure the OPA conforms to all Provincial legislative and Regional policy changes as outlined above and gives more opportunity for staff review and comment on draft policies and schedules. It will also allow for the project team to engage with the public and stakeholders more meaningfully and receive comments on the entire OPA prior to the statutory consultation period, which can mitigate the risk of appeals post-adoption.

The Official Plan Amendment to the VOP is targeted for Vaughan Council adoption in Q4 2024

The project timeline will proceed as follows:

June to August 2024

- On or before June 3, 2024, the second draft of the OPA will be delivered to City staff for review and comment in collaboration with the Technical Advisory Committee.
- The fourth Community Working Group meeting and second Building Industry and Land Development Association - York Chapter meeting will be held.
- Members of Council will be updated on the progress.

September 2024

- Engage Members of Council on the progress of the third draft of the OPA, including a Council Working Session to receive and discuss input.
- The third draft of the OPA that addresses the input received will be completed.
- **Late September:** The third draft of the OPA will be publicly released in accordance with statutory Public Notice requirements under the *Planning Act* and Council's Notification Protocol.

October 2024

- On or before October 1, 2024, a statutory Public Open House in accordance with requirements under the *Planning Act* will be held in-person and via livestream.
- **October 8, 2024:** A statutory Public Meeting in accordance with requirements under the *Planning Act* will be held both in-person and via livestream.

November 2024

- The final draft of the OPA will be prepared that addresses feedback received at the statutory Public Open House and Public Meeting, written comments and any additional City staff comments.
- The Phase 3 Engagement Summary Report and the Implementation and Administrative Action Plan will be completed by WSP by the end of November.

December 2024

- **December 3, 2024:** The proposed OPA will be brought forward to the Committee of the Whole (1) Meeting for consideration.
- **December 17, 2024:** Council Meeting for adoption.

Onward

- Phase 4 of the project, the Post-Adoption Approval Process, will be initiated following Vaughan Council ratification and the Council adopted OPA will be forwarded to the appropriate approval authority for approval.
- The Statutory Review Period will commence.

Financial Impact

A capital project budget to deliver the proposed workplan was established at the onset of the project and has been monitored throughout the project. The costs associated with the additional work and revised timeline will be paid to the project consultant WSP Canada. There is sufficient budget remaining in the capital project to fund the work required to complete the project.

Operational Impact

All major deliverables were circulated to, and address feedback received from the OPR Technical Advisory Committee that included staff from many City departments, York Region, and Toronto and Region Conservation Authority. The VOP is an overarching strategic document, and as such, the OPR process and updated policy work impacts the development of other plans and projects currently being undertaken by other City departments. Efforts have been and continue to be made to align the OPR work with other City initiatives wherever possible, and vice versa.

Broader Regional Impacts/Considerations

On account of York Region previously being identified as the approval authority for the OPA to the VOP (which Bill 185 proposed to amend), York Region staff has reviewed and provided feedback on all major deliverables to-date, including the seven background papers, the Policy Directions Report, and the September 6, 2023 draft Part

A OPA and associated mapping. York Region has been actively involved and engaged as a member of the Technical Advisory Committee for the OPR.

Conclusion

This report provides a status update on the OPR, including Provincial legislative changes that have impacted the project and an updated project timeline. The updated project timeline and workplan allows the project team time to make the necessary conformity updates to the draft Official Plan Amendment as required by the *Planning Act*, while targeting adoption by the end of Q4 2024.

For more information, please contact: Fausto Filipetto, Senior Manager of Policy & Sustainability, ext. 8699.

Attachments

None.

Prepared by

Carly Murphy, Planner 1, Policy Planning and Special Programs, ext. 8630.
Ash Faulkner, Senior Planner, Policy Planning and Special Programs, ext. 8733.
Fausto Filipetto, Senior Manager of Policy Planning, ext. 8699.
Christina Bruce, Director of Policy Planning and Special Programs, ext. 8231.
Effie Lidakis, Deputy City Solicitor, Legal Services, ext. 8851

Committee of the Whole (1) Report

DATE: Tuesday, May 07, 2024

WARD: 1

TITLE: 2281539 ONTARIO INC.: ZONING BY-LAW AMENDMENT FILE Z.17.014; DRAFT PLAN OF SUBDIVISION FILE 19T-17V003 – 10 BEVAN ROAD, VICINITY OF NETHERFORD ROAD AND CLEMSON CRESCENT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Zoning By-law Amendment and Draft Plan of Subdivision applications to permit 21 single detached dwellings, an open space block and roads (the 'Development'), as shown on Attachment 2.

Report Highlights

- The Owner proposes to rezone the Subject Lands (Attachment 1) to permit a residential subdivision consisting of 21 single detached lots, an open space block a public walkway block and public roads.
- Zoning By-law Amendment and Draft Plan of Subdivision applications are required to implement the Development.
- The Development Planning Department supports the approval of the applications subject to the conditions as outlined in this report.

Recommendations

1. THAT Zoning By-law Amendment File Z.17.014 (2281539 Ontario Inc.) BE APPROVED, to amend Zoning By-law 1-88, to rezone the Subject Lands from "A Agricultural Zone" and "R1 Residential Zone" to "R1 Residential Zone", "R2 Residential Zone", OS1(H) Open Space Conservation Zone with the Holding Symbol (H), and "OS1 Open Space Conservation Zone", in the manner shown on Attachment 2.

2. THAT the Holding Symbol “(H)” shall not be removed from the OS1(H) Open Space Conservation Zone with the Holding Symbol “(H)”, until the following conditions is addressed to the satisfaction of the City and Toronto and Region Conservation Authority (TRCA):
 - a) Confirmation of the extent of the erosion hazard (i.e., physical top of slope and/or long-term stable top of slope) associated with the valley corridor and establishment of an applicable 10 metre setback from the erosion hazard limit, to the satisfaction of TRCA.
3. THAT Draft Plan of Subdivision File 19T-17V003 (2281539 Ontario Inc.) BE APPROVED SUBJECT TO THE CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL identified on Attachment 3, to create 21 single detached residential lots, an open space block, a public parkway block, and public roads, as shown on Attachment 2;
4. THAT Vaughan Council adopt the following resolution for the allocation of water and sewage servicing capacity:

“THAT Draft Plan of Subdivision File 19T-17V003 (2281539 Ontario Inc.) be allocated servicing capacity from the York Sewage Servicing/Water Supply System for a total of 21 single-family residential units (75 persons equivalent). The allocation of said capacity may be redistributed (at the discretion of the City), in accordance with the City’s Servicing Capacity Allocation Policy, if the development does not proceed to registration and/or building permit issuance within 36 months”

Background

Location: 10 Bevan Road (the ‘Subject Lands’). The Subject Lands and surrounding land uses are shown on Attachment 1. A single detached dwelling and accessory buildings are currently located on the Subject Lands.

Applications have been submitted to permit the proposed Development

2281539 Ontario Inc. (the ‘Owner’) have submitted a Zoning By-law Amendment and Draft Plan of Subdivision (the ‘Applications’) for the Subject Lands to permit the Development as shown on Attachment 2:

1. Zoning By-law Amendment File Z.17.014 to amend Zoning By-law 1-88 to rezone the Subject Lands from “A Agricultural Zone” and “R1 Residential Zone” to “R1 Residential Zone”, “R2 Residential Zone”, and “OS1(H) Open Space Zone” as shown on Attachment 2.

2. Draft Plan of Subdivision File 19T-17V003, as shown on Attachment 3 ('Draft Plan') to facilitate a residential subdivision consisting of 21 single detached lots, an open space (Block 22), a public pathway (Block 24), 0.3 m reserves (Block 23), and public roads.

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

- Notice of Public Hearing: mailed September 8, 2017, to all property owners within 150 m of the Subject Lands
- Location of Notice Sign: Bevan Road
- Date of Public Meeting: October 3, 2017, date ratified by Council October 24, 2017
- Date of Second Public Meeting: September 13, 2023, date ratified by Council September 26, 2023
- Date of Committee of the Whole Courtesy Notice sent to those that requested to be notified: May 1, 2024.

Previous Reports/Authority

The following is a link to the Public Hearing for these Applications:

[October 3, 2017 Committee of the Whole \(Public Hearing\)](#)

[September 13, 2023 Committee of the Whole \(Public Meeting\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, York Region Official Plan 2010, and Vaughan Official Plan 2010

Provincial Policy Statement, 2020 ('PPS')

The PPS provides direction on matters of Provincial interest related to land use planning and development and include building strong, healthy communities with an emphasis on efficient development and land use patterns, wise use and management of resources, and protecting public health and safety.

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Development facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to provide housing is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Growth Plan provides a framework for implementing the Province's vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant, and complete communities, developing a strong competitive economy, protecting, and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

The Subject Lands are within a Settlement Area, as defined by the Growth Plan, utilizing existing municipal water and sanitary servicing connections located on Bevan Road. The Development will add to the range and mix of housing types within the area to assist in accommodating the needs of all household sizes and incomes. The Development will provide connections to the City's existing trail system implementing the goals and objectives of complete communities. The Development shown on Attachment 2 conforms to the Growth Plan.

York Region Official Plan 2010 ('YROP 2010')

The YROP 2022 replaces the YROP 2010 with respect to applications not deemed to be complete as of the YROP 2022 date of approval, November 4, 2022, (Transition Policy 7.4.13). As the Applications were deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured.

YROP 2010 designates the Subject Lands "Urban Area", which permits a wide range of residential, commercial, industrial, and institutional uses. The Subject Lands are located within the "Community Area" designation. The Development results in the modest intensification of the existing residential area with 21 single detached lots which is considered to be "local infill" within the Community Area. The Development conforms to the YROP 2010.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future lands use. The Subject Lands are identified in VOP 2010 as follows:

- "Community Area" on Schedule 1 – Urban Structure
- "Low Rise Residential" and "Natural Area" on Schedule 13 – Land Use
- The "Low-Rise Residential" designation permits detached, semi-detached and townhouse dwellings at a maximum building height of 3-storeys
- The "Natural Area" designation is subject to the Core Features policies in the Natural Heritage Network Section 3.2 of VOP 2010. Policy 3.2.3.8 allows for the development or site alteration on lands adjacent to Core Features provided that an Environmental Impact Study has demonstrated that the Development or site alteration will not result in a negative impact on the feature or its functions.

The Development shown on Attachment 2 is within an established neighbourhood within a Community Area characterized by low-rise residential housing. The Development respects the character of the surrounding area by proposing a modest infill of 21 single detached residential lots. The Development respects the existing character of the area in terms of lot configuration, lot size, and built form.

A portion of the Subject Lands including a 10 m buffer, will be maintained as Natural Area, appropriately zoned, and conveyed into public ownership respecting the Natural Area policies of VOP 2010. On this basis, the Development conforms to VOP 2010.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

As the Applications were received by the City on March 29, 2017, and deemed complete on April 24, 2017, the Applications are transitioned under Zoning By-law 001-2021 and have been reviewed under Zoning By-law 1-88.

Amendments to Zoning By-law 1-88 are required to permit the Development
Zoning

“R1 Residential Zone”, subject to site-specific Exception 9(96), and “OS1 Open Space Conservation Zone” by By-law 1-88. The R1 Residential Zone permits the single detached dwellings, however the OS1 Open Space Conservation Zone does not permit residential uses.

The Owner proposes to rezone the Subject Lands to “R1 Residential Zone”, “R2 Residential Zone”, and “OS1(H) Open Space Conservation Zone”, in the manner shown on Attachment 2, no site-specific exceptions to the R1 Residential and R2 Residential Zone standards are required.

The Development Planning Department supports the Development, subject to the Conditions of Approval

Subdivision Design

The Draft Plan shown on Attachment 2 includes 21 single detached residential lots, an open space block, a public pathway block that will provide a multiuse pathway connection to existing City of Vaughan trails, a new public road, an extension of Bevan Road, and 0.3 m reserves.

Access to the Subject Lands will be via the extension of Bevan Road and the new public road Street ‘A’.

Prior to the execution of the Draft Plan, the Owner shall satisfy all conditions of Draft Plan of Subdivision Approval contained in Attachment 3.

Urban Design

All development within the Draft Plan is required to proceed in accordance with the Vaughan Council approved City-Wide Urban Design Guidelines. Urban Design conditions are included in Conditions of Approval in Attachment 3.

Cultural Heritage

The Subject Lands are included as a property of interest in the City of Vaughan's Built Heritage Inventory. A Cultural Heritage Impact Assessment (CHIA) has been submitted in support of the Applications and concluded that the Subject Lands did not meet the criteria of designation under the *Ontario Heritage Act*. The report recommended commemoration of the former Line Family farm site.

To conserve the cultural heritage of the Subject Lands, the Owner shall submit a Commemoration Plan which will confirm the final location, design, and content of a heritage plaque which will incorporate and reuse a portion of the farmhouse fieldstone foundation and be located along the planned public pathway (Block 23). This will meet the following VOP 2010 policy:

6.1.1.2. To support an active and engaged approach to heritage conservation and interpretation that maximizes awareness and education and encourages innovation in the use and conservation of heritage resources.

Conditions to this effect are include in Attachment 3.

Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division have advised that the Subject Lands are not identified as having archaeological potential, subject to any archaeological resources or human remains being located during construction. Warning clauses in this regard are included in Attachment 1.

The Development Planning Department is satisfied with the Draft Plan as shown on Attachment 2, subject to Attachment 3.

The Development Planning Department is processing Files Z.14.005 and 19T-14V002 – 7 Bevan Road (Guido and Joanne Marinucci)

The Development Planning Department is reviewing Files Z.14.005 and 19T-14V002 which are located south of the Subject Lands at 7 Bevan Road. The coordination of public roads, infrastructure, and multi-use pathways with the Applications will be evaluated through the review of the 7 Bevan Road development.

Financial Impact

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

Operational Impact

The Policy Planning and Special Programs ('PPSP') Department has no objection to the Development

The PPSP Department has no objection to the approval of the Applications. The Owner shall ensure the provisions of the *Endangered Species Act*, 2007, S.O. 2007 are not contravened. As such, it is the responsibility of the Owner to comply with the provisions of the *Act*.

The Development Engineering ('DE') Department supports the Development, subject to the Conditions of Approval

The DE Department has no objection to the Development subject to conditions included in Attachment 3, and have provided the following comments:

Road Network

A new cul-de-sac is proposed to be constructed through the extension of Bevan Road to the east. Access for the Subject Lands is proposed from the future Street 'A', intersection with a proposed future extension of Bevan Road. The ultimate right-of-way ('R.O.W.') width for the future Bevan Road extension and Street 'A' should match the existing public road R.O.W. in the adjoining draft plan of subdivision File 19T-14V002.

Water Servicing

The Subject Lands are in Pressure District 7 (PD7) and the existing water services within the vicinity include a 150 mm diameter polyvinyl chloride ('PVC') watermain which terminates at the end of Bevan Road of which connects to an existing 150 mm diameter PVC watermain on Clemson Crescent to the south. Water services for the Subject Lands can be provided by construction of a water service connection to the existing 150 mm dia. watermain within the Draft Plan.

The proposed design indicates that the watermain will be extended into the future cul-de-sac (future Street "A") and water services will be provided to Lots 1 to 21. The Functional Servicing Report prepared by MMM Group Limited, dated March 2017, notes that a 150 mm diameter PVC watermain is proposed on the east side of Street "B" within the boulevard area with a 25 mm diameter copper main looping around the cul-de-sac where the future road allowance terminates which will provide domestic and fire flow demands for the proposed development. Curb stops for water services should be outside of the driveways and in a softscape area.

Sanitary Servicing

The Subject Lands will be serviced by a future 200 mm diameter sanitary sewer on the extension of Bevan Road and through Street "B". The sanitary sewer is proposed to connect to the existing 250 mm dia. sanitary sewer located on Bevan Road via EX. SAN MH2A. The existing sanitary sewer directs flows westward through a 6 m wide easement and connects to the sanitary sewer system servicing the residential subdivision on Villandry Crescent.

There are no anticipated issues with the proposed sanitary sewer connection to service the Development.

The Owner shall provide the Ministry of the Environment, Conservation and Parks (MECP) approvals for sewage works.

Stormwater Management

The Subject Lands will be serviced by a new storm sewer system on the extension of Bevan Road through the Subject Lands. The storm sewer system will be connected to an existing sewer system at the intersection of the extension of Bevan Road and construction of Street "B". The system discharges into an existing channel which drains into the Don River. The Subject Lands abut an existing stormwater detention pond, known as Macfarlane Pond.

The Subject Lands generally slopes from northeast to southwest and eventually discharges to the west to a storm outfall to the Don River, which is subject to TRCA regulations.

Two drainage catchments are proposed for the Subject Lands, with lots along the westerly side of Street "B" (i.e., Lots 1 to 11), are proposed to drain to an infiltration trench located along the rear of these properties. The remaining lots (i.e., Lots 12 to 21) will have controlled discharge to the proposed storm sewer system along Street "B" and eventually outlet to the existing municipal storm sewer on Bevan Road.

Erosion and Sediment Control

Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Development.

The Owner shall design, implement, and monitor erosion and sediment control measures during all phases of construction in the plan in accordance with the TRCA Erosion and Sediment Control Guidelines for Urban Construction, dated December 12, 2006, to the satisfaction of the TRCA and the City.

Noise Mitigation

The Owner had previously submitted a Noise Impact Study prepared by WSP dated March 22, 2017. The report identifies local traffic as a source of relatively minimal noise levels affecting the Subject Lands. The report is in support of the Development and concludes that the Draft Plan can be developed without any significant noise concerns to the existing and adjacent residential properties.

An updated Noise Impact Study and/or reliance letter will be required as part of the Subdivision Agreement prior the issuance of final approval. The final Noise Study shall provide specific warning clauses for inclusion in the related Subdivision Agreement and, if necessary, all details regarding the design and implementation of recommended noise mitigation features. Standard warning clauses shall be included in agreements of Offers of Purchase and Sale and lease/rental agreements to make future occupants aware of the potential noise situation.

Environmental Site Assessment

The Owner submitted a Site Screening Questionnaire, and Phase One and Two Environmental Site Assessment ('ESA') reports for the Subject Lands. The DE Department reviewed the submission and are satisfied with the submitted ESA documents.

Sewage and Water Allocation

On March 26, 2024, Vaughan Council endorsed the 2023 Servicing Capacity Assignment and Allocation of Servicing Capacity Distribution Report. Accordingly, servicing capacity to the Development is available and unrestricted. A recommendation to allocate servicing capacity is included in the Recommendation Section of this report.

Grading

The Subject Lands predominately drain from east to west under existing conditions. The Subject Lands are bounded by Bevan Road to the south and existing detached dwellings to the east, which front onto Netherford Road or Clemson Crescent. To the north the Subject Lands are bounded by more single detached residential homes and parkland, and to the west is bounded by a natural area.

Dewatering

The Owner will be required to make an application for any temporary and permanent dewatering system that is required for the Development and enter into an agreement and/or permit to discharge groundwater as required by the City. A condition to this effect is included in Attachment 3 c).

Street Lighting

The Owner must design and construct street lighting/pedestrian scale lighting system on Street to the satisfaction of the City. The streetlight system shall use LED luminaire, pole type and type of fixtures (or equivalent) in accordance with the City Standards and Specification and the City's Streetscape/Open Space Master Plan. A condition to this effect is included in Attachment 3 a).

Development Charges apply to the Development

The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and the York Catholic District School Board. A condition to this effect is included in Attachment 3 of this report.

The Parks Infrastructure Planning Department ('PIPD') has no objection to the Applications, subject to the Conditions of Approval

The Owner is proposing a public pathway shown as Block 24 on Attachment 2 (Draft Plan). A portion of the public pathway, which extends west of Bevan Road will be shared with the owner located south of the Subject Lands. PIPD is satisfied with the location and width of the public pathway subject to the Owner addressing the Conditions of Approval in Attachment 3.

Cash-in-lieu of the dedication of parkland is required

The Owner is required to pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland, in accordance with the Planning Act and the City's cash-in-lieu Policy. A condition to this effect is included in Attachment 3 of this report.

Other external agencies and various utilities have no objection to the Development

The York Region District School Board and York Catholic District School Board have advised they have no objection to the Applications and have no conditions regarding the proposed Draft Plan. No comments were received from the Conseil Scolaire de District Catholique Centre Sud. Alectra Utilities Corporation, Bell Canada, Enbridge, and Canada Post have no objection to the Applications, subject to their Conditions of Approval in Attachment 3 d), 3e), 3f) and 3e) respectively.

Broader Regional Impacts/Considerations***York Region has provided conditions of approval***

York Region has no objection to the Applications, subject to their comments and Conditions of Approval included in Attachment 3b).

The TRCA has provided conditions of approval

TRCA have no objection to the approval of Draft Plan, subject to the conditions of approval included in Attachment 3c).

Conclusion

The Development Planning Department is satisfied that the Applications are consistent with the PPS, conforms to the Growth Plan, YROP 2010 and VOP 2010, and are appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned land uses. On this basis, the Development Planning Department can support the recommendations in this report and the Conditions of Draft Approval listed in Attachment 3.

For more information, please contact Carol Birch, Planner, at extension 8485.

Prepared by

Carol Birch, Planner, ext. 8485.

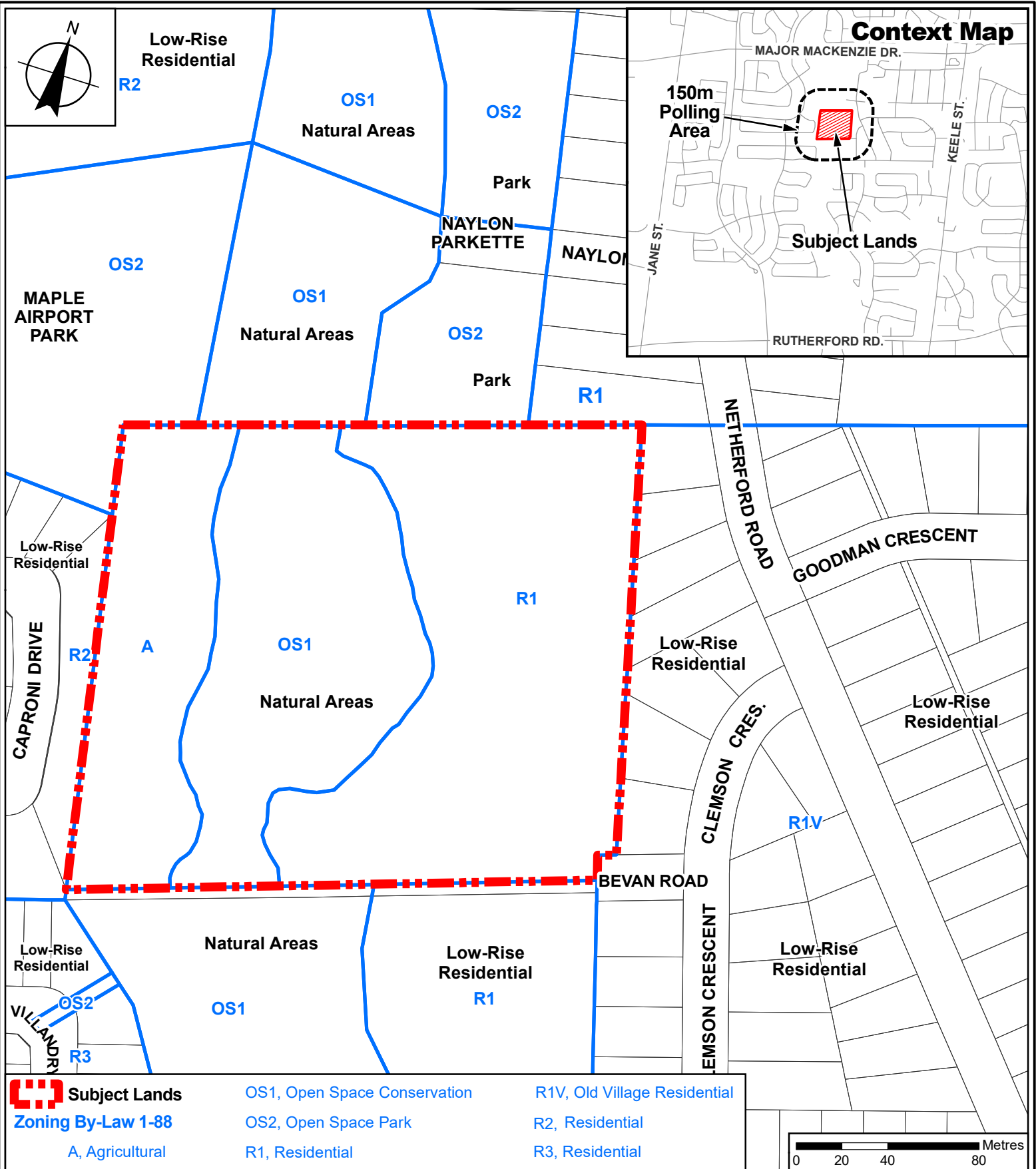
Margaret Holyday, Senior Planner, ext. 8216.

Mary Caputo, Senior Manager of Development Planning, ext. 8635.

Nancy Tuckett, Director of Development Planning, ext. 8529.

Attachments

1. Context and Location Map.
2. Draft Plan of Subdivision File 19T-17V003 and Proposed Zoning.
3. Conditions of Draft Plan of Subdivision Approval File 19T-17V003.



Context and Location Map

Location:
10 Bevan Road
Part of Lot 19, Concession 4

Applicant:
2281539 Ontario Inc.

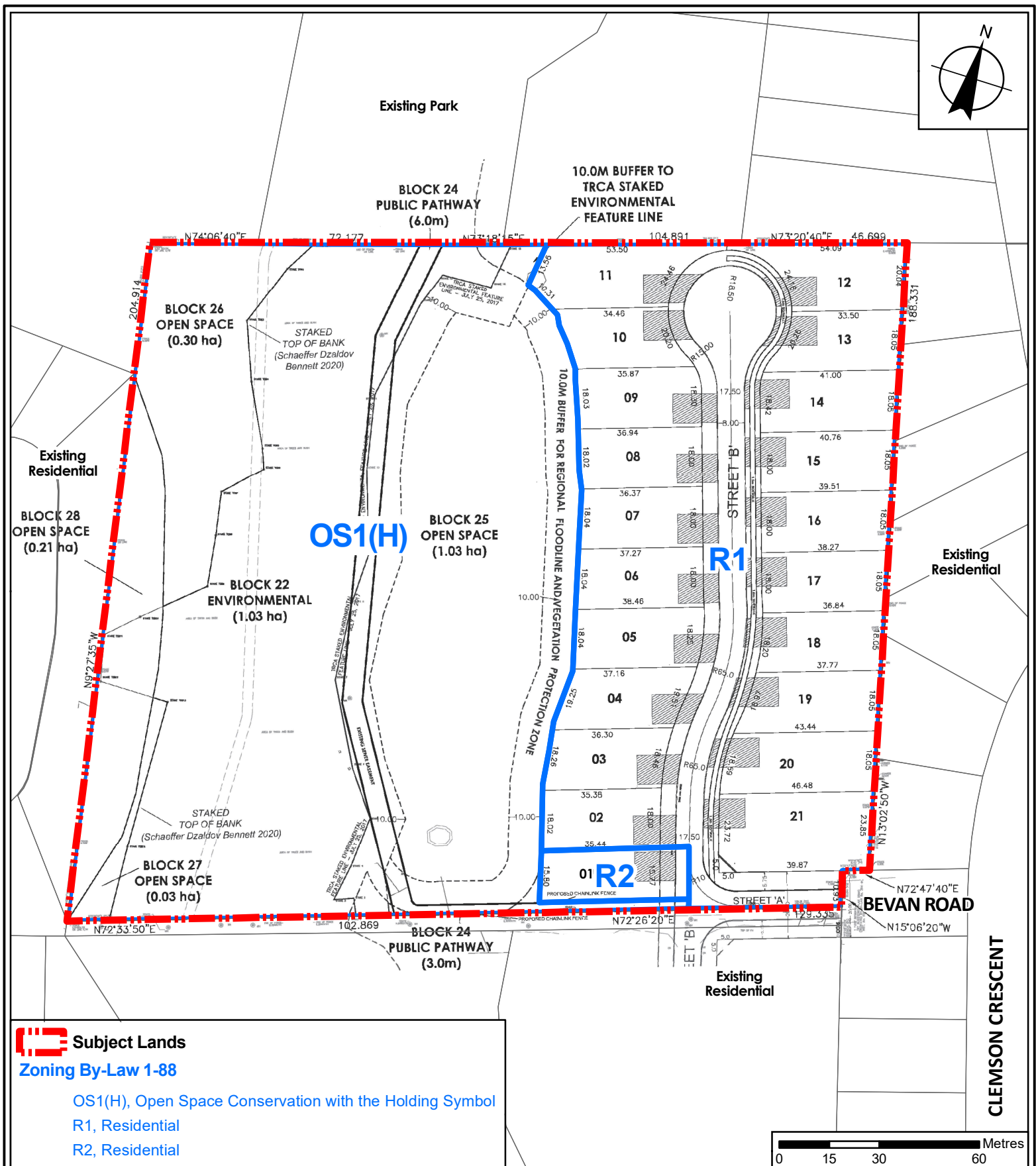


Attachment

Files:
Z.17.014 and
19T-17V003

Date:
May 7, 2024

1



Draft Plan of Subdivision and Proposed Zoning

Location:
10 Bevan Road
Part of Lot 19, Concession 4

Applicant:
2281539 Ontario Inc.



Attachment

Files:
Z.17.014 and
19T-17V003

Date:
May 7, 2024

2

ATTACHMENT 3

CONDITIONS OF DRAFT PLAN OF SUBDIVISION APPROVAL

**DRAFT PLAN OF SUBDIVISION FILE 19T-17V003 (THE 'PLAN')
2281539 ONTARIO INC. (THE 'OWNER')
PART OF LOT 19, CONCESSION 4, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION FILE 19T-17V003 (THE 'PLAN'), ARE AS FOLLOWS:

The Owner shall satisfy the following Conditions of Approval:

1. The Conditions of Approval of the City of Vaughan as set out in Attachment No. 3a).
2. The Conditions of Approval of York Region as set out in Attachment 3b) and dated July 19, 2017.
3. The Conditions of Approval of the Toronto and Region Conservation Authority as set out in Attachment 3c) and dated October 24, 2022 and March 27, 2024.
4. The Conditions of Approval of Alectra Utilities Corporation as set out in Attachment 3d) and dated May 16, 2017.
5. The Conditions of Approval of Bell Canada as set out in Attachment 3e) and dated May 12, 2017.
6. The Conditions of Approval of Enbridge Gas Distribution Inc. as set out in Attachment 3f) and dated May 11, 2017.
7. The Conditions of Approval of Canada Post as set out in Attachment 3 g) and dated May 18, 2017.

Clearances

1. The City shall advise that the Conditions contained in Attachment 3a) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
2. York Region shall advise that the Conditions contained in Attachment 3b) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

3. The Toronto and Region Conservation Authority shall advise that the Conditions contained in Attachment 3c) has been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
4. Alectra Utilities shall advise that the Conditions contained in Attachment 3d) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
5. Bell Canada shall advise that the Conditions contained in Attachment 3e) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
6. Enbridge Gas Inc. shall advise that the Conditions contained in Attachment 3f) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.
7. Canada Post shall advise that the Conditions contained in Attachment 3g) have been satisfied and the clearance letter shall include a brief statement detailing how each condition has been met.

ATTACHMENT 3a)

**DRAFT PLAN OF SUBDIVISION FILE 19T-17V003 ('THE PLAN')
2281539 ONTARIO INC. ('THE OWNER')
PART OF THE LOT 19, CONCESSION 4, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY')
THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF
PLAN OF SUBDIVISION FILE 19T-17V003, ARE AS FOLLOWS:**

CITY OF VAUGHAN CONDITIONS

1. The Plan shall relate to the Draft Plan of Subdivision, prepared by Brutto Consulting, Draft Plan of Subdivision 19T-17V003, Revision 7, dated December 2023, (the 'Plan').
2. The lands within the Plan shall be appropriately zoned by a Zoning By-law which has come into effect in accordance with the provisions of the *Planning Act*.
3. The Owner shall pay any and all outstanding application fees and street naming fees to the Development Planning Department, in accordance with the in-effect Tariff of Fees By-law.
4. The Owner shall pay any and all outstanding application fees, and landscape review and inspection fees to the Vaughan Development Planning Department, Urban Design Division in accordance with the in-effect Tariff of Fees By-law.

Development Engineering

5. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including payments of development levies, the provisions of roads and municipal services, landscaping and fencing. The said agreement shall be registered against the lands to which it applies.
6. The road allowances included within the Plan shall be dedicated as public highways without monetary consideration and free of all encumbrances.
7. The road allowances included within the Plan shall be named to the satisfaction of the City and the York Regional Transportation and Infrastructure Planning Branch.
8. The road allowances included in the Plan shall be designed in accordance with the City's standards for road and intersection design, temporary turning circles, daylighting triangles, and 0.3 m reserves. The pattern of streets and the layout of

Lots and Blocks shall be designed to correspond and coincide with the pattern and layout of abutting developments.

9. Any dead ends or open sides of road allowances created by the Plan shall be terminated in 0.3 m reserves, to be conveyed to the City without monetary consideration and free of all encumbrances, to be held by the City until required for future road allowances or development of adjacent lands.
10. The Owner shall agree in the subdivision agreement that construction access shall be provided only in a location approved by the City and the Region of York.
11. Prior to final approval of the Plan, the Owner shall provide easements as may be required for utility, drainage or construction purposes shall be granted to the appropriate authority(ies), free of all charge and encumbrance.
12. Prior to final approval, a soils report prepared at the Owner's expense shall be submitted to the City for review and approval. The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations including pavement design structure for ideal and non-ideal conditions to the satisfaction of the City.
13. Prior to the initiation of grading, and prior to the registration of the Plan or any phase thereof, the Owner shall submit to the City for review and approval the following:

A detailed engineering report that describes the storm drainage system for the proposed development within the Plan, which report shall include:

- a) plans illustrating how this drainage system will tie into surrounding drainage systems, and indicating whether it is part of an overall drainage scheme, how external flows will be accommodated, and the design capacity of the receiving system;
- b) the location and description of all outlets and other facilities;
- c) storm water management techniques which may be required to control minor or major flows; and
- d) proposed methods of controlling or minimizing erosion and siltation onsite and in downstream areas during and after construction.

The Owner shall agree in the subdivision agreement to carry out, or cause to carry out, the recommendations set out in any and all of the aforementioned reports to the satisfaction of the City.

14. The Owner shall agree in the subdivision agreement that no building permits will be applied for or issued until the City is satisfied that adequate road access, municipal water supply, sanitary sewers, and storm drainage facilities are available to service the proposed development.
15. Prior to final approval of the Plan, the Owner shall pay its proportionate share of the cost any external municipal services, temporary and/or permanent built or proposed, that have been designed and oversized by others to accommodate the development of the plan.
16. Prior to final approval of the Plan, the Owner shall make the necessary arrangements at the expense of the Owner for the relocation of any utilities required by the development of the Plan to the satisfaction of the City.
17. The Owner shall agree in the subdivision agreement to design, purchase material and install a streetlighting system in the Plan in accordance with City Standards and specifications. This Plan shall be provided with decorative streetlighting to the satisfaction of the City.
18. The Owner shall agree that all Lots or Blocks to be left vacant shall be graded, seeded, maintained and signed to prohibit dumping and trespassing.
19. The Owner shall agree in the subdivision agreement to maintain adequate chlorine residuals in the watermain within the Plan after successful testing and connection to the potable municipal water system and continue until such time as determined by the City or until assumption of the Plan. In order to maintain adequate chlorine residuals, the Owner will be required to retain a licensed water operator to flush the water system and sample for chlorine residuals on a regular basis determined by the City. The Owner shall be responsible for the costs associated with these activities including the metered consumption of water used in the program.
20. The Owner shall cause the following warning clauses, to be included in a schedule to all offers of purchase and sale, or lease for all Lots/Blocks within the entire Plan:
 - (a) "Purchasers and/or tenants are advised that the planting of trees on City boulevards in front of residential units is a requirement of the City and a conceptual location Plan is included in the subdivision agreement. While every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.

The City has not imposed an amount of a tree fee or any other fee, which may be charged as a condition of purchase for the planting of trees. Any tree fee paid by purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of the residential dwelling."

- b) "Purchasers and/or tenants are advised that proper grading of all lots in conformity with the Subdivision Grading Plans is a requirement of this subdivision agreement.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all municipal services including, but not limited to lot grading, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for lot grading purposes, is NOT a requirement of this subdivision agreement. The City of Vaughan does not control the return of such deposits and purchasers/tenants must direct inquiries regarding this return to their vendor/landlord."

- c) "Purchasers and/or tenants are hereby put on notice that the Telecommunications Act and the Canadian Radio and Telecommunications Corporation ('CRTC') and Innovation, Science and Economic Development Canada ('ISED') authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs."

- d) "Purchasers and/or tenants are advised that driveway widths and curb cut widths are governed by City of Vaughan By-Law 1-88, as amended, as follows:

- i) The maximum width of a driveway shall be 6 m measured at the street curb, provided circular driveways shall have a maximum combined width of 9 m measured at the street curb.
- ii) Driveway in either front or exterior side yards shall be constructed in accordance with the following requirements:

Lot Frontage	Maximum Width of Driveway
6.0 - 6.99m ¹	3.5m
7.0 - 8.99m ¹	3.75m
9.0 – 11.99m ¹	6.0m
12.0m and greater ²	9.0m

¹ The Lot Frontage for Lots between 6.0 - 11.99m shall be comprised of a Minimum of 33% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.

² The Lot Frontage for Lots 12.0m and greater shall be comprised of a Minimum of 50% Landscaped Front or Exterior side yard and a minimum sixty percent (60%) of the Minimum Landscaped Front or Exterior side yard shall be soft landscaping in accordance with Paragraph 4.1.2.”

- e) “Purchasers and/or tenants are advised that mail delivery will be from a designated community mailbox as per requirements dictated by Canada Post. The location of the mailbox shall be shown on the community plan provided by the Owner in its Sales Office.”
- f) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within both the development area and the individual building units, noise levels, including from construction activities, may be of concern and occasionally interfere with some activities of the building occupants.”
- g) “Purchasers and/or tenants are advised that fencing and/or noise attenuation features along the lot lines of Lots and Blocks abutting public lands, including public highway, laneway, walkway or other similar public space, is a requirement of this subdivision agreement and that all required fencing and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.
- h) “The City has taken a Letter of Credit from the Owner for security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is not a requirement of this subdivision agreement.”
- i) “Purchasers and/or tenants are advised that fencing along the lot lines of Lots and Blocks abutting public lands is a requirement of this subdivision agreement and that all required fencing, noise attenuation feature and barriers shall be constructed with all fencing materials, including foundations, completely on private lands and totally clear of any 0.3 m reserve, as shown on the Construction Drawings.

The City has taken a Letter of Credit from the Owner (Subdivision Developer) for the security to ensure all fencing including, but not limited to privacy fencing, chain link fencing and acoustic fencing, are constructed to the satisfaction of the City. Direct cash deposit from the Purchasers to the City and/or Owner, for fencing, is NOT a requirement of this subdivision agreement.

The maintenance of the noise attenuation feature or fencing shall not be the responsibility of the City, or the Region of York and shall be maintained by the Owner until assumption of the services of the Plan. Thereafter the

maintenance of the noise attenuation feature or fencing shall be the sole responsibility of the lot Owner. Landscaping provided on Regional Road rights-of-way by the Owner or the City for aesthetic purposes shall be approved by the Region and maintained by the City with the exception of the usual grass maintenance.”

- (j) “Purchasers and/or tenants are advised that the Plan is designed to include rear lot catch basins. The rear lot catch basin is designed to receive and carry only clean stormwater. It is the homeowner’s responsibility to maintain the rear lot catch basin in proper working condition by ensuring that the grate is kept clear of ice, leaves and other debris that would prevent stormwater from entering the catch basin. The rear lot catch basins are shown on the Construction Drawings and the location is subject to change without notice.”
- (k) “Purchasers and/or tenants are advised that the Owner (Subdivision Developer) has contributed towards recycling containers for each residential unit as a requirement of this subdivision agreement. The City has taken this contribution from the Owner to off-set the cost for the recycling containers, therefore, direct cash deposit from the Purchasers to the Owner for recycling containers purposes is not a requirement of the City of Vaughan. The intent of this initiative is to encourage the home Purchasers to participate in the City’s waste diversion programs and obtain their recycling containers from the Joint Operation Centre (JOC), 2800 Rutherford Road, Vaughan, Ontario, L4K 2N9, (905) 832-8562; the JOC is located on the north side of Rutherford Road just west of Melville Avenue.”

Any additional warning clause as noted in the subdivision agreement shall be included in all Offers of Purchase and Sale or Lease for all Lots and/or Blocks within the Plan to the satisfaction of the City.

- 21. The Owner shall enter into a Subdivision Agreement for the Draft Plan of Subdivision application and to carry out all servicing and any additional external works identified by the City.
- 22. Prior to execution of the Subdivision Agreement:
 - a) The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management reports, site plan drawings, final noise report, and Traffic Impact Study (TIS).
 - b) The Owner shall be required to acquire the necessary lands from the neighboring property located at 7 Bevan Road for the purposes of constructing the ultimate right-of-way of the Bevan Road extension. The lands acquired shall be conveyed to the City through the Subdivision Agreement. The Owner shall provide proof of such acquisition to the City

prior to execution of the subdivision agreement.

- c) The Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purpose. The Owner shall be responsible for all costs incurred by the City in connection with the water used for testing and flushing the water distribution system.
 - d) Pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction.
23. The Owner shall enter into a Subdivision Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services including but not limited to roads (extension of Bevan Road), watermains, sanitary & storm sewers, as required for the Subject Lands at no cost to the City. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City.

The Owner shall agree in the agreement, among other things, to:

- a) Design and construct any required improvements to the municipal infrastructure to support this development, including but not limited to urbanization/extension of Bevan Road in the event the City or existing community agrees with this urbanization and Street "B", and required municipal services (watermains, sanitary & storm sewers) on Bevan Road and Street "B".
- b) Design and construct the sidewalk along Bevan Road on the west side to connect to the existing sidewalk on the existing portion of Bevan Road in the event the City or existing community agrees with this new sidewalk construction.
- c) Design and construct street lighting/pedestrian scale lighting system on Street "B" to the satisfaction of the City. The streetlight system shall use LED luminaire, pole type and type of fixtures (or equivalent) in accordance with the City Standards and Specification and the City's Streetscape/Open Space Master Plan.
- d) Pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post necessary letter of credits.
- e) Submit a geotechnical report that identifies the existing site conditions and provides recommendations for the design and construction of the proposed municipal infrastructure and services including a pavement design structure for ideal and non-ideal conditions to the satisfaction of the City. The Owner shall agree to carry out, or cause to carry out, the

recommendations of the report to the satisfaction of the City.

- f) The Owner shall agree to implement the recommendations of the final detailed noise impact assessment report into the design and construction of the dwellings on the Subject Lands and include all necessary warning statements on all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City.
 - g) Prior to occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final detailed noise impact assessment report. Where mitigation measures such as wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final detailed noise impact assessment report and be submitted to the City's Chief Building Official and the Director of Development Engineering.
 - h) Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements and condominium declarations.
 - i) The Owner shall agree within the future subdivision agreement to pay a maintenance fee to the City for the upkeep and repair of the proposed OGS unit. The fee amount will be calculated by the Environmental Services Department and will be based on the cost of maintenance, including labor, materials and any other expenses incurred by the City. The fee will be required to be collected prior to execution of the subdivision agreement.
24. The Owner shall facilitate and coordinate the preparation of a Cost Sharing Agreement with the Owner of 7 Bevan Road for the design and construction of any municipal infrastructure including, municipal water, storm and sanitary infrastructure as well as any surface works proposed for the Bevan Road extension, including the provision for payment of City fees and posting financial securities, to the satisfaction of the City.
25. The Owner shall arrange to prepare and register a reference plan at their expense of the Subject Lands showing the part of the reserve to be lifted to permit access for the proposed access for the Subject Lands to the satisfaction of DE. The Owner shall submit a draft reference plan to the Development Engineering Department for review prior to deposit. The Owner shall pay for the required fees to lift the 0.3 m reserve along the proposed driveway access. The dedication by-law registration fee is \$400.00.

26. Site access is being proposed via a cul-de-sac is proposed to be constructed through the extension of Bevan Road to the east. Access for the Subject Lands is proposed from future Street 'A', intersecting with a proposed future extension of Bevan Road. Please note the ultimate right-of-way (R.O.W.) width for the future Bevan Road extension and Street 'A' should match the existing public road R.O.W. in the adjoining draft plan of subdivision (19T-14V002).

The full road allowance for all proposed roads must be conveyed to the satisfaction of the City and the proposed extension will be subject to conditions in the future Subdivision Agreement.

27. Bevan Road shall be extended with 17.5 m R.O.W. based on existing road width and in conjunction with the concurrent development proposal for draft plan of subdivision (19T-14V002), located to the south of the Subject Lands, which proposes a 17.5 m R.O.W. Note building permits will be issued until after the full road allowance has been conveyed to the satisfaction of the City.

Urban Design

28. Prior to the landscape plan review by Urban Design staff, a fee shall be provided by the Owner to the Development Planning Department in accordance with recent council approved fee by-laws (commencing January 1, 2023); i.e. Tariff of Fees for Vaughan Planning Applications – Landscape Plan Review.
- This fee will include staff's review and approval of proposed streetscaping/landscaping within the development (including but not limited to urban design guidelines, landscape master plan, architectural design guidelines, perfect submission landscape architectural drawings, stormwater management pond planting plans, natural feature edge restoration/management plans), and tree inventory/preservation/removals plans.
 - In addition, a fee will be applied for each subsequent inspection for the start of the guaranteed maintenance period and assumption of the development by the City of Vaughan
29. Prior to final approval, the Owner shall prepare an urban design brief. The document must articulate how the community layout and concept is consistent with the performance standards outlined in the Vaughan City-Wide Urban Design Guidelines and Vaughan City-Wide Official Plan. The document shall address but not limited to the following issues.
- Landscape master plan; co-ordination of the urban design/streetscape elements including fencing treatments and street tree planting;
 - Architectural control design guidelines;
 - Sustainability design practices/guidelines;

- Retain a control architect at the cost of the Owner with concurrence of the City to ensure compliance with the approved architectural design guidelines;
 - Agree that prior to the submission of individual building permit applications, the control architect shall have stamped and signed the drawings certifying compliance with the approved architectural guidelines; and
 - Acknowledge that the City may undertake periodic reviews to ensure compliance with the architectural design guidelines and should inadequate enforcement be evident, the City may cease to accept drawings certified by the control architect and retain another control architect at the expense of the Owner.
30. Prior to final approval, the Owner shall provide a detailed tree preservation study to the satisfaction of the City. The study shall include an inventory of all existing trees, assessment of significant trees to be preserved and proposed methods of tree preservation based on the arborist report recommendations.
- In addition, the study shall qualify the value of the tree replacements using Urban Design Tree Replacement Valuation outlined in the City's Tree Protection Protocol.
 - The Owner shall not remove trees without written approval by the City.
 - The Owner shall enter into a tree protection agreement in accordance with City Council enacted Tree By-Law 052-2018, which will form a condition of the draft plan approval.
31. Prior to final approval, the Owner shall provide a buffer block abutting the environmental protection lands in accordance with TRCA policies along residential lots and residential blocks.
32. Prior to final approval, the Owner shall prepare a detailed edge management plan study for the perimeter of the open space lands. The study shall include an inventory of all existing trees within an 8 m zone inside the staked edges, and areas where the open space edges are disturbed, assessment of significant trees to be preserved and proposed methods of edge management and/or remedial planting shall be included. The Owner shall not remove any vegetation without written approval by the City.
- The Owner shall provide a report for a 20 m zone within all staked open space edges to the satisfaction of the TRCA and City, which identifies liability and issues of public safety and recommends woodlot/ forestry management practices and removal of hazardous and all other trees as identified to be removed prior to assumption of the subdivision
33. The warning clause council approved September 29th, 1997 with respect to "Tree Fees" shall be included in the subdivision agreement:

- *“Purchasers are advised that the planting of trees on City boulevards in front of residential units is a requirement of the subdivision agreement. A drawing depicting the conceptual location for boulevard trees is included as a schedule in this subdivision agreement. This is a conceptual plan only and while every attempt will be made to plant trees as shown, the City reserves the right to relocate or delete any boulevard tree without further notice.”*
 - *“The City has not imposed an amount of a ‘Tree Fee’ or any other fee which may be charged as a condition of purchase for the planting of trees. Any ‘Tree Fee’ paid by the purchasers for boulevard trees does not guarantee that a tree will be planted on the boulevard in front or on the side of a residential dwelling.”*
34. The Owner shall agree in the subdivision agreement to erect a permanent 1.5m high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut the environmental protection lands and associated buffer blocks
 35. The Owner shall agree in the subdivision agreement to erect a permanent 1.5m high black vinyl chain-link fence or approved equal along the limits of the residential lots and blocks that abut existing park block.
 36. The Owner shall agree in the subdivision agreement to erect an appropriate fence barrier along the limits of the existing park lands, to the satisfaction of the City.
 37. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be coordinated with the environmental noise report and architectural design guidelines.
 38. The Owner shall convey the public pathway Block 24 to the City free of all cost and encumbrances.
 39. The Owner shall agree to convey Environmental Protection Blocks 22 and associated buffer blocks to the TRCA or the City free of all cost and encumbrances.
 - To enhance the edge green infrastructure, the Owner agrees to conduct root pruning where required for the existing tree cover within 5 m limit, removal of dead and hazardous trees; pruning of deadwood and hazardous tree conditions on trees along the edges is required.
 - Install heavy duty tree protection fence including heavy duty siltation control devices along the hoarding line. The hoarding and siltation fencing

must be installed, inspected, and approved by the City of Vaughan Forestry prior to commencement of any earth works.

- No grading to occur within the environmental buffer Block 22.
40. Prior to final approval, the Owner shall agree in the subdivision agreement that all development shall proceed in accordance with the City of Vaughan Sustainability Metrics program.
- The program shall present a set of metrics to quantify the sustainability performance of new development projects.
41. The Owner shall agree in the subdivision agreement to erect permanent wood fence treatments for flanking residential lots and residential blocks; to be coordinated with the environmental noise report and architectural control design guidelines.
42. The Owner shall agree in the subdivision agreement to provide a soils report for all tree pits and planting beds throughout the subdivision to the satisfaction of the City.

Parks Infrastructure Planning and Development

43. Parkland Dedication: To meet dedication requirements under the *Planning Act*, the VOP 2010 (Section 7.3.3 Parkland Dedication) and current Parkland Dedication By-Law and amendments, payment-in-lieu of parkland will be applicable at the time of building permit, discounting any public parkland dedicated to the City. Real Estate Services staff shall review and provide comments as required.
44. Trail Feasibility: Prior to execution of the Subdivision Agreement, the Owner is to provide a Letter of Coordination regarding the trail feasibility with WSP which would indicate the Coordination of Detailed Design Drawings for the trail alignment.
45. Base Trail Requirements: Prior to the registration of the Subdivision Agreement, the Owner shall agree to develop the base requirements for Trail Block 24 in accordance with the Barley Smith Greenway (BSG) Trail Feasibility Study by WSP. The base trail requirements are to be implemented in coordination with and as required by the ongoing Bartley Smith Greenway Trail Feasibility Study.
- a. Prepare a complete inventory and analysis of existing vegetation (to be completed by a Certified Arborist) for all existing trees within and adjacent to the proposed work area and multiuse recreational trail Block 24, to the satisfaction of the City. Drawings shall indicate the location of all existing trees, including limit of drip line, trees to be removed and trees to be

maintained. No grading work is permitted within the drip line of existing trees that are to be preserved. All dead, damaged and hazardous trees are to be removed and disposed of off-site. The City's Parks, Forestry and Horticulture Operations (PFHO) department is to review and to advise of any tree compensation value and the appropriate securities required in the form of a Letter of Credit;

- b. Prepare an existing conditions plan illustrating topographic information in order to assess slopes and a grading plan illustrating proposed storm water run-off;
 - c. Provide a preliminary construction cost estimate;
 - d. As base condition requirements, the trail Block 24 shall be graded based on the proposed trail alignment, stormwater management requirements, existing underground municipal infrastructure, surface drainage patterns and sub-surface storm water servicing requirements and shall conform to the overall grading plan of the subdivision. Restoration of Block 24 shall meet the requirements of the TRCA and City and shall include, but not limited to, topsoil, native seed mix and ground cover;
 - e. The Owner shall be responsible to maintain trail block until such time as the trail construction commences or assumption is granted. Maintenance shall entail maintaining sufficient grades to prevent standing water, cutting the grass/vegetation a minimum of twice in summer, erosion repairs, and removal of any debris that is dumped on the site, to the satisfaction of the City.
 - f. All plans are to be completed by a registered Landscape Architect and are required to provide sufficient information to the satisfaction of the City.
46. Base Trail Inspection: Prior to scheduling the final inspection of the Base requirements for Trail works to the satisfaction of the City, the Owner shall provide the City with the following information:
- a. a certification from the professional consulting Landscape Architect that confirms that the base requirements of the Trail have been constructed in accordance with the approved construction drawings, City standards and specifications, and sound engineering/construction practices. This certification must be signed and stamped by a member of the Ontario Association of Landscape Architects (O.A.L.A.);
 - b. a grading certification from either the professional consulting Landscape Architect or an Engineer based on the review of the Ontario Land Surveyor (OLS) completed survey for the rough grades, confirming the base requirements for the Trail works have been constructed to the approved construction drawings and specifications;

- c. a detailed breakdown of the final as-constructed costs of the Trail certified by the professional consulting landscape architect to the satisfaction of the City;
 - d. copies of all final executed construction contracts, approved contract extras and change orders related to the construction of the Trail to the satisfaction of the City;
 - e. copies of all quality assurance test results, supplementary geotechnical reports and construction related reports;
47. Ultimate Trail Construction: In the event that the Owner and the City agree that the Owner will elect to have the trail constructed to its ultimate condition, the Owner shall agree that the design, securities and construction for the trail will be addressed through developer build agreement pursuant to the plans and details approved by TRCA and the City, shall be Development Charge eligible, and to the satisfaction of TRCA and the City.
48. Letter of Credit: Prior to execution of the Subdivision Agreement, the Owner shall agree to provide the City representative with a Letter of Credit(s) totaling the complete cost to develop the following:
- a. the Base Trail Requirements for Block 24;
 - b. the portion of the future trail (Block 24) which runs east-west from the south end of Street 'B' that is on the Subject Lands (3 m width).

The Letter of Credit shall be held for the estimated construction costs for the proposed site works, which shall include but is not limited to all required surveying, grading, landscape restoration along with all required construction costs to build said works. The Owner is responsible for the total cost of the design and construction of all noted works above.

Portions of, or the total sum of, the Letter of Credit may be drawn upon by the City, as necessary, to complete the above-noted work, in the case where the Owner does not fulfil Conditions identified in the subdivision agreement and/or if deemed necessary by the City.

49. Dedication of Block 24: Prior to registration, the Owner dedicate Block 24 – Trail Block to the City, free of all charges and encumbrances.
50. Dedication or/and Easement of Environmental and Open Space lands: Prior to registration of the Plan, the Owner shall dedicate Block 22 and Block 25 into public ownership, free of all charges and encumbrances. Should the lands be conveyed to any agency or entity other the City of Vaughan. If required by the City, prior to registration of the Plan, the Owner shall provide a blanket easement on the whole of the Block 22 – Environmental and Block 25 – Open Space for the purposes of public access and the construction and maintenance of a future public trail over a portion of the blanket easement Lands.

The following condition will be included in the Subdivision Agreement:

"Upon execution of the agreement, the Owner agrees to convey a blanket easement (the "Blanket Easement") of the whole of Block 22 Environmental Protection and Block 25 Open Space ("the "Blanket Easement Lands"), in favour of the City of Vaughan for the purposes of public access and the construction and maintenance of a future public trail/walkway (the "Public Trail/Walkway") over the portion of the Blanket Easement Lands. The Owner agrees that the Blanket Easement shall remain on the Subject Lands until the following are completed to the satisfaction of the City: (i) a reference plan showing the location of the Public Trail/Walkway and associated structures on a portion of the Blanket Easement Lands, is prepared by the City and deposited on title; (ii) the Owner has completed construction of the Public Trail/Walkway; and (iii) a permanent easement for the Public Trail/walkway has been registered on title. Upon occurrence of items (i), (ii), and (iii), the City shall register, a Transfer, Release and Abandonment of the Blanket Easement."

51. Fencing: The Owner shall agree to construct a 1.8 m high black vinyl chain-link fence, wholly on the Subject Lands, where it abuts the park block boundary to the north and open space blocks to the west, with all fencing material, including foundations, to delineate the boundary of the park and open space and to screen the yard amenity area on the lot. The Owner shall agree to be responsible for the total cost of the design and construction of all works to complete the fence and associated landscaping works, including but is not limited to any works of a temporary nature. The fence is to be constructed entirely on the subject lands and of materials which will not impede the drainage of stormwater flows from the Subject Lands, to the satisfaction of the City.
52. Permission to Enter: The Owner shall provide the City with seven (7) days written notice to allow the City to issue a permission to enter (PTE) prior to any works on Park property. The owner shall coordinate a site meeting with the PIPD if necessary) and the General Contractor to review site conditions prior to the commencement of any work.
53. Warning Clauses(s): The Owner shall agree to include the following warning clauses within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting the City-owned park (Naylon Parkette), the Multi-use Recreational Trail, and lands zoned "OS1" Open Space:

"Purchasers and/or tenants are advised that the lot abuts a park, open space, and/or a Multi-use Recreational Trail and that lighting and noise should be expected from the use of the park/trail for recreational purposes. A 1.8 m high black vinyl chain-link fence is to be constructed abutting the park block boundary to the north with all fencing material, including foundations, wholly on the lot as

per to delineate the boundary of the park and to screen the yard amenity area on the lot."

"Purchasers and/or tenants are advised that the lot abuts a storm water management pond or open space valley and associated buffer, which may include trails and maintenance access routes and that noise and lighting should be expected from the use of the trail and operation and maintenance of the associated structures and facilities."

"Purchasers and/or tenants are advised that the lot abuts a neighborhood park, open space and a Multi-use Recreational Pathway, which may be subject to future redevelopment resulting in additional/revised and/or renewed recreational opportunities that may result in lighting and/or noise."

"Purchasers and/or tenants are advised that any encroachments and/or dumping from the private lots to the existing park or the Multi-use Recreational Pathway and lands zoned "OS1" Open Space One, are prohibited."

Real Estate

54. The Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's cash-in-lieu Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Sec. 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Development Finance

55. The Owner shall enter into a subdivision agreement with the City of Vaughan to satisfy all conditions, financial or otherwise of the City, with regard to such matters as the City may consider necessary, including development charges.

Cultural Heritage

56. Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Heritage, Sport, Tourism and Cultural Industries, as well as the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.

In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the

Bereavement Authority of Ontario.

57. The Subject Lands are listed as a property of interest in the City of Vaughan's Built Heritage Inventory. To conserve the cultural heritage of the Subject Lands, the Owner shall submit a Commemoration Plan which will determine the final location, design and content of a heritage plaque to the satisfaction of the Parks Infrastructure Planning and Development Department, and the Development Planning Department, Cultural Heritage Division. The Commemoration Plan shall include the following:
1. The heritage plaque design, including the reuse and incorporation a portion of the farmhouse fieldstone foundation
 2. The determination of the heritage plaque location along the public pathway (Block 24) of the Bartley Smith Greenway



Corporate Services
File No.: 19T-17V03
Refer To: Justin Wong

July 19, 2017

Mr. Mauro Peverini
Director of Development Planning
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



Attention: Carol Birch, M.C.I.P., R.P.P.

**Re: Draft Plan of Subdivision 19T-17V03
10 Bevan Road
Part of Lot 19, Concession 4
(Peter Tommasino, 2281539 Ontario Inc.)
City of Vaughan**

York Region has now completed its review of the above noted draft plan of subdivision prepared by Brutto Consulting, Version No. VER-01, dated February 22, 2017. The proposed development is located south of Major Mackenzie Drive and west of Keele Street, on lands municipally known as 10 Bevan Road, in the city of Vaughan. The draft plan of subdivision consists of 21 single detached units and blocks for stormwater management pond easement, environmental protection, future residential and roads, within a 4.67 ha site.

Water Resources

The Regional Environmental Services Department, Water Resources Branch, does not have any concerns with the proposed development application with respect to Source Water Protection. Additional technical comments from the Water Resources Branch is attached hereto.

Sanitary Sewage and Water Supply

This development is within the Maple North wastewater area and will be serviced from Water Pressure District No. 7.

Residential development requires servicing capacity allocation prior to final approval. If the City of Vaughan does not grant this development allocation from the existing capacity assignments to date, the development may require additional Regional infrastructure based on conditions of future capacity assignment, which may include:

- Duffin Creek WPCP Stages 1 and 2 Upgrades – 2017 expected completion
- Duffin Creek WPCP Outfall Modification – 2021 pending the outcome of the Class EA
- Other projects as may be identified in future studies.

The timing of the above infrastructure is the current estimate and may change as each infrastructure project progresses and is provided for information purposes only.

Based on our understanding of the Functional Servicing Report, the wastewater and water servicing for the proposed development is connecting to existing City of Vaughan wastewater and water infrastructure on Bevan Road. There is no Regional infrastructure in the vicinity of the proposed development.

Summary

York Region has no objection to draft plan approval of the plan of subdivision subject to the attached Schedule of Conditions. We request a copy of the notice of decision, draft approved plan, and the conditions of draft approval should the plan be approved.

Should you have any questions regarding the above or the attached conditions please contact Justin Wong, Planner, at extension 71577 or through electronic mail at justin.wong@york.ca.

Yours truly,



Duncan MacAskill, M.C.I.P., R.P.P.
Manager, Development Planning

JW/

Attachments (2) Schedule of Conditions
Water Resources Memorandum, dated May 31, 2017

YORK-#7536520-v1-19T-16V10_-_Regional_Condition_Letter

Schedule of Conditions
19T-17V03
10 Bevan Road
Part of Lot 19, Concession 4
(Peter Tommasino, 2281539 Ontario Inc.)
City of Vaughan

Re: Brutto Consulting, Version No. VER-01, dated February 22, 2017

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the City of Vaughan and York Region.
2. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Vaughan for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. The Owner shall agree in the subdivision agreement that the Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, an electronic copy of the engineering drawing(s) showing the layout of the watermains and sewers shall be submitted to the Development Engineering section and Infrastructure Asset Management Branch for record.
5. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Regional Corporate Services Department, outlining all requirements of the Corporate Services Department.
6. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable in accordance with Regional Development Charges By-law in effect at the time that Regional development charges, or any part thereof, are payable.
7. The Regional Corporate Services Department shall advise that Conditions 1 to 6 inclusive, have been satisfied.

Environmental Services
Environmental Promotion and Protection Branch

MEMORANDUM

TO: Justin Wong, Planner, CS
Vick Bilkhu, Development Review Coordinator, CS

FROM: David Berg, Source Protection Project Assistant, Water Resources
Angelika Masotti, Source Protection Program Coordinator, Water Resources

DATE: May 31, 2017

RE: **Comments on Draft Plan of Subdivision Application 19T-17V03**
10 Bevan Road
City of Vaughan
(2281539 Ontario Inc.)

Comments for Draft Plan of Subdivision application are provided below.

York Region is pleased to provide the following comments on the Draft Plan of Subdivision application noted above for the lands located at 10 Bevan Road in the City of Vaughan. The Draft Plan of Subdivision application to permit the development of a 21 lot single detached dwelling residential subdivision with a minimum of 18.0 frontages on a 4.67ha site. It is Water Resources understanding that the development is municipally serviced.

The site is within the boundaries for Highly Vulnerable Aquifer (HVA), and Wellhead Protection Area Q (WHPA-Q) under the *Clean Water Act, 2006*.

The following documentation, related to the subject lands was provided to the Water Resources Group for review:

- NASR Circulation Memo, Dated May 24, 2017.
- Draft Plan of Subdivision prepared by Brutto Consulting dated Feb. 22, 2017.

Water Resources staff has reviewed the documentation listed above and based on the proposal does not have any concerns with the Draft Plan of Subdivision application as it relates to Source Protection policy. Should the proposal change and/or the application be amended Water Resources will require recirculation for comment and/or approval.

Summary of Comments for Draft of Subdivision application:

1. Should the proposed development include bulk fuel or bulk chemicals within the HVA, a Contaminant Management Plan (CMP) will be required prior to Draft Plan of Subdivision approval, for Water Resources review and approval.
2. Please note the property is located within the WHPA-Q. As such the CTC Source Protection Plan water quantity recharge maintenance policy will apply. The proponent will be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development). The CTC Source Protection Plan Water Balance Requirements document and TRSPA Water Balance Tool (<https://trca.ca/conservation/drinking-water-source-protection/trspa-water-balance-tool/>) should be consulted. The contact person for the scoping and review of the water balance for Source Protection Plan conformity is Don Ford at TRCA.
3. The owner is to be advised that Low Impact Development (LID) measures are encouraged to be applied to the site. As per York Region Official Plan policy 2.3.37, developments should maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting, phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover. The use of the following resource is encouraged: Low Impact Development Stormwater Management Planning and Design Guide and is available using the following link: <http://www.creditvalleyca.ca/wp-content/uploads/2012/02/lid-swm-guide-intro.pdf>

If you have any questions or comments, please contact Angelika Masotti, Source Protection Program Coordinator at extension 75128.

AM/db



October 24, 2022

CFN 57929

SENT BY E-MAIL (carol.birch@vaughan.ca)

Carol Birch
Planner
Development Planning Department
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario L6A 1T1

**Re: 5th Overall Submission Reviewed by TRCA (4th Submission from City)
Draft Plan of Subdivision Application 19T-17V003
Zoning By-law Amendment Application Z.17.014
Part of Lot 19, Concession 4
10 Bevan Road
City of Vaughan, York Region
2281539 Ontario Inc. (Agent: Brutto Consulting)**

Further to our previous letter dated August 27, 2020, this letter acknowledges receipt of the 5th overall submission (4th submission from the City) of materials associated with the above noted applications. The materials were received by the Toronto and Region Conservation Authority (TRCA) on September 30, 2022. A list of the materials reviewed is included in Appendix 'A'.

Application Specific Comments

It is our understanding that the current submission proposes minor changes including the removal of a sidewalk on "Street A", updates to the stormwater management (SWM) design to coordinate with the development to the south at 7 Bevan, modifications to grading on Block 1, cross section drawings for "Street A" and the public pathway (Block 24) and erosion and sediment control updates.

TRCA staff have completed a review of the materials and continue to be generally satisfied with the draft plan. Comments related to the proposed restoration works and flood plain mapping updates that were included in our previous letters, have been carried over and included in Appendix 'C' of this letter for the City and applicant's consideration. New comments related to the SWM design have also been included in Appendix 'C'. It is the expectation of TRCA that the noted comments will be addressed as a part of the detailed design/permit process for the project.

Recommendation

TRCA staff has no objection to the approval of Draft Plan of Subdivision 19T-17V003, subject to the conditions listed in Appendix 'B'.

TRCA's comments on Zoning By-law Amendment Application Z.17.014 can be found within the conditions of draft plan approval.

Please provide the Notice of Decision for both the Draft Plan of Subdivision and Zoning By-Law Amendment once they are approved.

Fees/Timing

Please note that this project will be subject to a clearance fee at the time of clearance, which will be based on the fee schedule in effect at that time.

At the time of requesting clearance of TRCA conditions of draft plan approval, we ask that the applicant submit their request in writing to TRCA offices a minimum of 90 days in advance of expected registration. Additional time may be required in cases where open space lands are to be dedicated into public ownership, and/or Ontario Regulation 166/06 permits are required from TRCA (i.e., grading and servicing, SWM ponds, detailed infrastructure works). We ask that the applicant consider these requirements and take into consideration the required timelines prior to the submission of draft plan clearance requests.

We trust these comments are of assistance. Should you have any questions, please do not hesitate to contact me at stephen.bohan@trca.ca

Regards,



Stephen Bohan
Senior Planner

Development Planning and Permits | Development and Engineering Services

Appendix 'A': Materials Reviewed by TRCA

Materials received by TRCA on September 30, 2022

- Comment Response Matrix, prepared by proponent, not dated.
- Drawing No. A1, Draft Plan of Subdivision 19T-17V003, prepared by Brutto Consulting, revision no. 6 dated April 2022.
- Draft Zoning By-law Amendment, prepared by proponent, not dated.
- Functional Servicing Report, prepared by WSP, dated May 19, 2022.
- Stormwater Management Report, prepared by WSP, dated May 19, 2022.
- Design Coordination Letter, prepared by WSP, dated August 4, 2022,
- Design Coordination Letter, prepared by Urban Watershed Group Ltd., dated August 4, 2022.
- Civil Engineering Design Drawings, prepared by WSP, dated May 2022.

Appendix 'B' – TRCA's Conditions of Draft Plan Approval**TRCA's Conditions of Draft Plan Approval**

TRCA staff have no objection to the approval of Draft Plan of Subdivision 19T-17V003, Part of Lot 19, Concession 4, City of Vaughan, Regional Municipality of York as prepared by Brutto Consulting, revision no. 6 dated April 2022, subject to the following conditions:

Red-line Revisions

1. That this draft plan of subdivision be subject to red-line revision(s) in order to meet the requirements of TRCA's conditions of draft plan approval (Conditions 2 through 15 inclusive in TRCA's letter dated October 24, 2022), if necessary, to the satisfaction of TRCA.
2. Prior to the registration of the Plan of Subdivision, the Owner shall provide an M-Plan showing the lot/block lines and any required revisions to the satisfaction of the City of Vaughan and TRCA.

Prior to Works Commencing

3. That prior to topsoil stripping and prior to the registration of this plan or any phase thereof, the Owner shall submit a detailed engineering report and plans to the satisfaction of TRCA for any proposed topsoil stripping in the plan area. This submission shall include:
 - Detailed plans illustrating the topsoil stripping proposal, including but not limited to the locations, staging and methodology.
 - An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after topsoil stripping
4. That prior to any development or site alteration (except for topsoil stripping) and prior to the registration of this plan or any phase thereof, the Owner shall submit a Functional Servicing Report (FSR) and detailed engineering reports (e.g., Stormwater Management, Site Level Water Balance) that describes in detail the applicable stormwater management criteria, how the proposed storm drainage system will be designed to meet stormwater management criteria, and how it will comply to TRCA requirements. These reports shall include, but not limited to:
 - i. A description of the storm drainage system and appropriate stormwater management techniques including minor and major flow controls for the proposed development of the subject land and how it will comply with all related TRCA requirements for quantity, quality, water balance and erosion control.
 - ii. Plans illustrating how this drainage system will tie into surrounding drainage systems, i.e., identifying if it is part of an overall drainage scheme, how external flows will be accommodated, the design capacity of the receiving system.
 - iii. Appropriate Stormwater Management Practices (SWMPs) to be used to treat stormwater, to mitigate the impacts of development on the quality and quantity of ground and surface water resources as it relates to the natural heritage system, both aquatic and terrestrial.

- iv. Detailed plans indicating location, orientation, size and description of all stormwater management features, including outlet structures, and all other proposed servicing facilities (e.g., infiltration trenches, etc.), grading, site alterations, development, and infrastructure, which are required to service or facilitate the development of the subject lands, which may require a permit pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended.
- v. Design of flow dispersal measures and treatments associated with stormwater management outlets to reduce potential erosion, impacts to the natural system, and maximization of potential infiltration, to the satisfaction of the TRCA.
- vi. Detailed plans and calculations for the proposed lot-level, conveyance and end-of-pipe controls to be implemented on the site.
- vii. The integration of Low Impact Development (LID) measures and the employment of source and conveyance controls to: mimic pre-development site hydrology, overall site water balance, pre-development water budget to satisfy the CTC Source Protection Plan criteria, and feature-based water balance to the satisfaction of the TRCA.
- viii. A subsurface investigation (including assessment of groundwater levels) for the final design of foundations, site grading and stormwater management infrastructure. The recommendations of the subsurface assessment will be used to inform the final design and construction plans. All underground construction and infrastructure must be designed to not require permanent dewatering, and any potential impacts to the groundwater system that may result from the development must be assessed and mitigated
- ix. An evaluation that addresses the need for groundwater dewatering during construction, including but not limited to details for its disposal, potential impacts to natural features due to groundwater withdrawal, mitigation measures, and any permitting requirements.
- x. Grading plans for the subject lands.
- xi. Cross-sections and details where grading and filling is proposed in or adjacent to the Open Space Block (Block 22) and Public Pathway Block (Block 24), including detailed cross sections for any proposed retaining walls adjacent to the subject blocks. The cross-sections and details shall include, but shall not be limited to, existing and proposed grades; limits of the natural features, hazards and buffers; transition to the adjacent tableland areas; interim and permanent stabilization of the slopes/disturbed areas; soil remediation; mitigation; tree protection; sediment and erosion controls; supporting geotechnical/soils analyses; and compensation to the satisfaction of TRCA.
- xii. An erosion and sediment control report and plans for the subject lands that includes proposed measures for controlling or minimizing erosion and siltation on-site and/or in downstream areas during and after construction.

- xiii. That prior to the registration of this plan or any phase thereof, the Owner prepare updated HEC-RAS model and a digital version of the flood plain map sheet to TRCA standards.
5. That prior to site alteration and prior to the registration of this plan or any phase thereof, the Owner prepare a tree protection and preservation plan for the site to the satisfaction of TRCA.
6. That prior to the registration of this plan or any phase thereof, the Owner prepare a detailed restoration plan for the existing offline pond feature and a comprehensive edge management plan in accordance with the Scoped Environmental Impact Study Addendum No. 2, prepared by WSP, dated February 26, 2019 and TRCA's comments of June 20, 2019 to the satisfaction of TRCA for the Open Space Block (Block 22).
7. That prior to the registration of this plan or any phase thereof, the Owner prepare trail plans and details to the satisfaction of TRCA for areas within and adjacent to the Open Space Block (Block 22) and Public Pathway Block (Block 24). The exact location of the trails shall be to the satisfaction of TRCA and the City of Vaughan.
8. That prior to the registration of this plan or any phase thereof, the Owner prepare a plan that addresses the removal and restoration of historical, man-made intrusions in the Open Space Block (Block 22) and Public Pathway Block (Block 24) to the satisfaction of TRCA, which must include but is not limited to the removal of paths, culverts, structures, fences, debris, etc. and the restoration of these areas to a natural state.
9. That prior to the registration of this plan or any phase thereof, the Owner obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA.
10. That the Open Space Block (Block 22) and Public Pathway Block (Block 24) be dedicated into public ownership (TRCA or the City of Vaughan), free of all charges and encumbrances, to the satisfaction of TRCA.
11. That the implementing zoning by-law recognize the Open Space Block (Block 22) and Public Pathway Block (Block 24) in an open space, or other suitable environmental zoning category, which has the effect of prohibiting development, to the satisfaction of TRCA.
12. That the implementing zoning by-law be prepared to the satisfaction of TRCA.
13. That the Owner provide a copy of the approved implementing zoning by-law to TRCA, when available, to facilitate the clearance of conditions of draft plan approval.
14. That the Owner agrees in the subdivision agreement, in wording acceptable to TRCA which is standard, normal and consistent with applications and approvals for development of this kind:
 - i. To carry out, or cause to be carried out, to the satisfaction of TRCA, the recommendations of the reports/strategies and details of the plans referenced in TRCA's conditions of draft plan approval.
 - ii. To install and maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to TRCA;

- iii. To obtain all necessary permits from TRCA pursuant to the *Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation* (Ontario Regulation 166/06), as may be amended, to the satisfaction of TRCA;
- iv. To comply with the permits approved under Ontario Regulation 166/06, as may be amended, including the approved plans, reports and conditions to the satisfaction of TRCA;
- v. To erect a permanent fence along all residential lots that abut the Open Space Block (Block 22) to the satisfaction of TRCA and the City of Vaughan;
- vi. To prohibit grading works within the Open Space Block (Block 22) and Public Pathway Block (Block 24) unless approved by TRCA; and,
- vii. To prohibit retaining walls in or adjacent to the Open Space Block (Block 22) and Public Pathway Block (Block 24) unless approved by TRCA.

Fees

15. That the Owner provide a copy of the fully executed subdivision agreement and pay TRCA the required draft plan of subdivision planning review fees, clearances fees and permit fees (topsoil stripping, grading, servicing, etc.) to the TRCA.

Appendix 'C': Detailed Design Comments				
	TRCA Comments (June 25, 2018)	TRCA Response (October 4, 2018)	TRCA Comments (June 20, 2019)	TRCA Comments (October 24, 2022)
Flood Plain Management				
1.	As previously discussed, please explore revising the grading at the south end of the site such that the proposed flood plain storage is contiguous with the natural system as it is currently illustrated as a ponding area.	As noted in the response letter the existing berm is not overtopped during the Regional event and flood waters would only enter the area of the existing pond in backwater conditions. As such, TRCA does not require further modifications to the proposed cut and fill. However, please revise the depiction of the flood line to correspond with this condition.	It has been clarified that the existing berm overtops between sections R-R and L-I (north end of the site). Although the shape of the flood plain proposed is not ideal, it is understood that due to the berm elevation, relative to the Regional water surface elevation most of the flow will be contained within the channel area and will spill over into the pond area during the Regional event. As such, TRCA can accept the proposed changes. The flood line has been revised and is now accurately plotted.	No further action required.
2.	Provide a digital version of the HecRAS modelling for TRCA's review.	A digital version of the modelling has been provided. It is noted in the response letter that the berm is higher than the Regional WSEL however, at sections 3.444 and 3.446 the modelling shows the berm/levee as overtopped. Please clarify and revise the modelling/mapping as necessary. Further, the cross-sections shown on DWGs XS-2 and XS-3 do not correspond with the cross-section geometry shown in the HecRAS model. The berm and watercourse do not seem to be depicted on the drawings for some sections e.g. P-P and N-N. Please examine this discrepancy and revise such that the drawings and model are consistent.	The cross-sections and flood line appear to be consistent with regards to overtopping of the berm. Please submit a digital version of the updated modelling that corresponds with the flood plain map sheet.	Comment remains to be addressed as a part of detailed design/permit process.
3.	Once the flood limit has been finalized please provide a flood plain map sheet, to TRCA's standards, to be incorporated into TRCA's flood plain mapping program.	As per comment #1 above, please revise the depiction of the flood line to illustrate the floodline keeping to the west of the berm until the southern end of the property where it can pond back into the existing pond area. Please note TRCA will require a final version of the approved flood plain map sheet.	Please submit a digital version of the flood plain map sheet to TRCA standards. Please see the attached for specifications and contact Mike Todd at mike.todd@trca.ca if you have questions with regards to the mapping.	Comment remains to be addressed as a part of detailed design/permit process.
Stormwater Management				
4.	TRCA defers the review of water quantity control to the City of Vaughan as this site drains into the municipal storm sewer network.	No response required.	No response required.	Currently the pre-development quantity control targets were developed using the rational method and the post-development flow rates are from the PCSWMM modelling. Please demonstrate that post-to-pre quantity control has been provided using the same method of calculations for both pre and post conditions. If PCSWMM is used, please provide the modelling files for review.

Appendix 'C': Detailed Design Comments				
	<u>TRCA Comments (June 25, 2018)</u>	<u>TRCA Response (October 4, 2018)</u>	<u>TRCA Comments (June 20, 2019)</u>	<u>TRCA Comments (October 24, 2022)</u>
				<i>The Hydrologic and Hydraulic Analysis Memo</i> dated March 19, 2021, demonstrates the impacts of developing 10 Bevan lands without quantity control. Please confirm that the intention of the development is to provide post-to-pre control as per the <i>Stormwater Management Report</i> , dated May 19, 2022.
5.	An OGS unit is proposed to treat the runoff from the impervious surfaces. TRCA has taken a position parallel to the City of Vaughan where by OGS units, regardless of manufacturer, as a stand-alone measure can achieve up to a 50% TSS removal. As TRCA requires 80% TSS removal, please provide additional water quality control measures.	CB Shields have been included in the design on the road catch basins. TRCA supports the implementation of CB shields, however doesn't feel that they provide much additional water quality benefit when used in series with an OGS as they provide removal of similar contaminants. However, as infiltration trenches have also been proposed at all catch basins, the treatment train approach including CB Shields, infiltration and an OGS unit satisfies TRCA's water quality requirement. The comment has been addressed.	Comment remains addressed.	Please clarify how the level of imperviousness for 7 Bevan was determined as it was used in the quantity and quality calculations. Further, please consider whether the infiltration trench proposed to provide additional treatment after the OGS unit can be sized to include 7 Bevan drainage as well such that the treatment train approach for 7 Bevan can also occur downstream of the OGS unit.
6.	Please revise the SWM report to add discussion on erosion control. If this site is not draining to a SWM facility that provides erosion control, the criteria of 5 mm on-site retention applies. Please note that although a large infiltration trench is proposed, a large portion of impervious area on the site is not directed to any on-site retention measures. As the erosion control requirement applies to all impervious surfaces please include additional measures to capture more of the site.	No discussion has been added to the report to discuss erosion control. Erosion control has however been addressed through the water balance for the site. It is noted on page 10 of the SWM report that 1mm is acceptable for initial abstraction on impervious areas which is contrary to TRCA's SWM guideline. However, as the infiltration LIDs proposed are sized to collect the 8.2 mm storm event (roadway area) and the 19 mm event (rear yard trench) TRCA does not require the calculations to be redone at this stage. Please note however for future submissions the report should discuss erosion control and should not mention initial abstraction for impervious areas when discussing 5 mm on-site retention.	A water balance discussion has been added to the report. This addresses the previous comment.	No further action required.
7.	It is noted that the water balance criterion is for on-site retention of runoff from the 5 mm storm. Please note that this site falls within WHPA-Q which requires post-development infiltration match pre-development infiltration values. Please revise the water balance section and calculations to ensure the measure proposed achieve this criterion. Please ensure all information is consistent between the Hydrogeological Report and SWM report.	The SWM report has been revised to include a discussion on post-to-pre water balance for the site. This addresses the previous comment.	Comment remains addressed.	No further action required.
8.	TRCA staff strongly encourage the integration of Low Impact Development techniques into the urban road cross section design.	No response required.	No response required.	No further action required.

Appendix 'C': Detailed Design Comments				
	TRCA Comments (June 25, 2018)	TRCA Response (October 4, 2018)	TRCA Comments (June 20, 2019)	TRCA Comments (October 24, 2022)
	<p>LIDs not only bolster the overall stormwater management strategy of the site but also add to the character and aesthetics of the neighborhood. Some LID opportunities could include boulevard bioretention, stormwater planters, curb extensions, permeable sidewalk, perforated pipes etc. Please refer to the Sustainable Technologies LID Opportunities in Road ROW document for further assistance.</p> <p>https://wiki.sustainabletechnologies.ca/wiki/LID_opportunities_in_road-right-of-ways</p>			
Environmental Impact Assessment				
9.	<p>While TRCA has no objection to the filling of the off line pond, it does provide ecological benefit to the Natural Heritage System. Upon review of the system, it is the opinion of TRCA that this is a great ecological restoration and enhancement opportunity. A typical approach at TRCA for enhancing the ecological quality of offline ponds is to convert the open aquatic area into a wetland with a range of water depths and vegetation communities through landscape contouring, plantings, seeding and habitat structures. Despite the suggestions within the Environmental Impact Study (EIS), it is more than likely that there are a variety of reptiles, amphibians, fish, birds and invertebrates currently utilizing the pond and the removal of this feature would displace this habitat completely.</p> <p>TRCA staff recommend a hybrid approach to filling the pond, whereas some filling of the pond could be done in efforts to facilitate the conversion of the open water aquatic habitat into a diversity of vegetation communities and water depths. The restoration of the pond should exhibit wetland characteristics and include riparian areas, fringe areas, emergent zones, submerging zones and a deep water component; complete with 100% native planting coverage of a diversity of trees, shrubs, seed mix and habitat structures (e.g. basking logs, nest boxes, debris piles etc.) in efforts to enhance upon existing conditions rather than complete removal.</p> <p>Please update the EIS to demonstrate how the pond will be enhanced through the development process. Please see Appendix C for TRCA typical wetland restoration detail for further reference. The recommendations developed through the EIS will be utilized at the detailed design stage.</p>	<p>TRCA staff appreciate the willingness of the proponent to undertake a restoration program for the Open Space lands and are pleased to continue to work closely with the proponent and their consulting team to develop a diverse and robust naturalization design for the pond and surrounding area. It is TRCA's expectation that the area will be fully restored to a natural, self-sustaining state. That being said, TRCA staff do not currently have a sufficient level of information to formally agree upon the conceptual restoration design for the Open Space area as proposed in WSP's memo, dated August 13, 2018. The extent, form and composition of the restoration/compensation areas (i.e., wetlands, riparian zone, upland forest) needs to be justified through scientific analysis that is technically defensible and clearly demonstrates how the proposed design will provide adequate protection and enhancement of the Natural System that currently exists on the site and along this reach of the West Don River valley system.</p> <p>Moving forward, TRCA staff requires a EIS addendum focused specifically on providing justification for the conceptual restoration design and to discuss the impacts of the flood plain manipulation, trail alignments, storm water management infrastructure, buffer configuration, development limits etc., so staff can make an informed decision on the appropriateness of the development design.</p>	<p>The EIS illustrates a constructed wetland with a 30 m buffer from the wetland to the limit of development. Please note that this is an inaccurate portrayal of the <i>Natural System</i> as it has been previously determined that the limit of development would be the revised flood plain plus a 10 m buffer. As such, it is the opinion of TRCA staff that the entirety of the manipulated flood plain associated with the pond be enhanced to a wetland community and that the 10 m buffer from the flood line be planted with upland species in a buffer configuration. Please update the EIS to show the limits of the proposed flood plain and ensure this area is naturalized to a wetland community. Moreover, please ensure the 10 m buffer from the flood line is planted with appropriate species in a buffer configuration.</p>	<p>Comment remains to be addressed as a part of detailed design/permit process.</p>

Appendix 'C': Detailed Design Comments				
	<u>TRCA Comments (June 25, 2018)</u>	<u>TRCA Response (October 4, 2018)</u>	<u>TRCA Comments (June 20, 2019)</u>	<u>TRCA Comments (October 24, 2022)</u>
10.	Please note that some drawings show a trail within the valley however, the impacts and appropriateness of the trail within the valley has not been discussed within the EIS. Update the EIS to determine if a trail within the valley is appropriate and if deemed to be required, ensure that at a functional level it is sited in a manner that minimizes impacts to the Natural Heritage System to the greatest extent possible and is compensated for of sufficient scope and scale.	See comment 9 above.	Please note that some of the figures still show a trail to be constructed by others within the valley slope on the west side of the watercourse and through the Significant Woodland. The EIS has not discussed an appropriate location for any future trail alignment. Please ensure that there is sufficient space outside of the <i>Natural System</i> is incorporated into the subdivision design to allow for a trail. It is TRCA's recommendation that any future trail be integrated into the road network of the proposed subdivision. The EIS should be updated to speak to an appropriate location of a trail that is ecologically justified and defensible. Please see original comment June 25, 2018.	Comment remains to be addressed as a part of detailed design/permit process.
11.	The site servicing and supporting infrastructure (e.g. SWM Facilities, LIDS, outfalls etc.) associated with the proposed development has not been discussed within the EIS. The EIS should be updated to discuss site servicing and the supporting infrastructure and how it is sited in a manner that minimizes impacts to the Natural Heritage System to the greatest extent possible and is compensated for of sufficient scope and scale.	See comment 9 above.	TRCA continues to encourage that the proposed infiltration trenches be placed into public ownership and outside of the <i>Natural System</i> (i.e., within the road ROW boulevard) to better ensure long term maintenance and operations of the infrastructure.	Comment remains to be addressed as a part of detailed design/permit process.
Zoning By-Law Amendment Recommendation				
12.	<p>TRCA policies recommend that lands considered to be part of the natural system, including the 10m buffer, be zoned into an appropriate open space designation. Furthermore, TRCA policies recommend that these lands be conveyed into public ownership, free of all encumbrances, in order to ensure the long term protection and management of the lands.</p> <p>Once the limits of the natural system and associated buffer on the subject property are confirmed by addressing the above noted comments, TRCA recommends that these lands be appropriately zoned into an open space designation and conveyed into public ownership.</p>	No response required.	No response required.	No response required.



Date: May 16th , 2017

Attention: Carol Birch

RE: Request for Comments

File No.: 19T-17V003 (ZBA)

Applicant: Peter Tommasino, 2281539 Ontario Inc.

Location 10 Bevan Road



COMMENTS:

☐

We have reviewed the proposed Application for Zoning By-law Amendment and have no comments or objections to its approval.

☒

We have reviewed the proposed Application for Zoning By-law Amendment and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Application for Zoning By-law Amendment and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Application for Zoning By-law Amendment. This review, however, does not imply any approval of the project or plan.

We have no objection to the zoning change with the understanding the new project must meet the clearances from our lines. In the event that the building commences construction, and the clearance between any component of the building structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event the building is completed, and the clearance between the building and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

The customer will be responsible for contacting our New Connections department. Based on the characteristics (type) of project and size this will determine if a Service Design (Layout) or an Industrial Commercial or Institutional project (ICI) Service Application Information form will be required. Alectra will provide required standards upon request. This will avoid delays in the building process.

References:

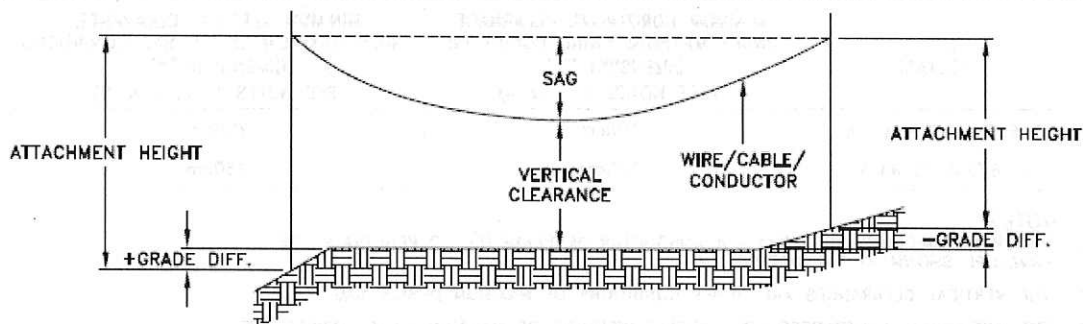
- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Barry N. Stephens
Commercial & Industrial Services Supervisor
Phone: 1-877-963-6900 ext. 24425
Fax: 905-532-4401
Email: barry.stephens@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
	MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)			
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS</u> AND <u>BICYCLES</u> ONLY	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)
 + GRADE DIFFERENCE
 + 0.3m (VEHICLE OR RAILWAY LOCATION)
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

NOTES:

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

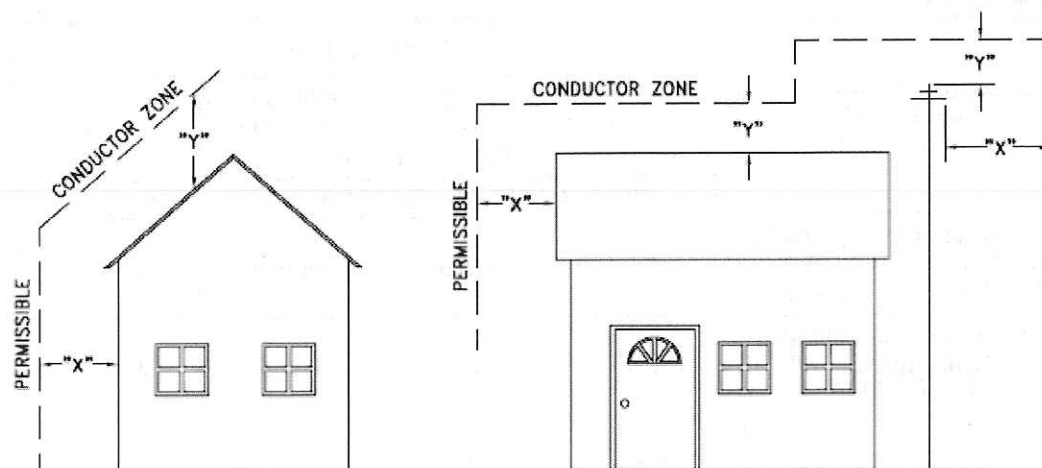
REFERENCES

SAGS AND TENSIONS | SECTION 02

MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARNACE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

NOTES

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

CONVERSION TABLE	
METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES
OF CONDUCTORS FROM BUILDINGS OR OTHER
PERMANENT STRUCTURES (CONDUCTORS NOT
ATTACHED TO BUILDINGS)**

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:
Revision: Standard and Standards/Standard Design/Powerstream Standards/Powerstream Standards working folder/Section 3/3-4/2010 03-4 RD May 5, 2010.dwg 1/5/2010 10:27:02 AM
Adobe PDF

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Debbie Dalwani, P.Eng.	2010-MAY-05
Name	Date
P.Eng. Approval By: <i>D. Dalwani</i>	



Date: May 16th, 2017

Attention: Carol Birch

RE: Request for Comments

File No.: 19T-17V003

Applicant: Peter Tommasino, 2281539 Ontario Inc.

Location 10 Bevan Road



COMMENTS:

☐

We have reviewed the Proposal and have no comments or objections to its approval.

☒

We have reviewed the proposal and have no objections to its approval, subject to the following comments (attached below).

☐

We are unable to respond within the allotted time for the following reasons (attached) you can expect our comments by _____.

☐

We have reviewed the proposal and have the following concerns (attached below)

☐

We have reviewed the proposal and our previous comments to the Town/City, dated _____, are still valid.

Alectra Utilities (formerly PowerStream) has received and reviewed the submitted plan proposal. This review, however, does not imply any approval of the project or plan.

The owner, or his agent, for this plan is required to contact Alectra to discuss all aspects of the above project. Alectra will require site plan drawings, draft m-plans, legal plans, architectural design drawings, electrical consultant's drawings, number of units/lots in the subdivision/development and type of the subdivision/development (i.e., single family residential, town homes, condominium town homes, industrial etc.), square footage of the buildings, the required voltage, amperage and building loads, along with the completed and signed Subdivision Application Information Form (SAIF). Alectra will then use this information to determine the type of available service in the area to supply this project and determine the design fee for the subdivision or development.

Once Alectra has received the design fee and requested information, Alectra will prepare the hydro design, obtain the owner's /developer's approval of the design and obtain the required approvals from the local municipality and prepare the cost of the electrical distribution system (EDS) installation.

Alectra will provide the owner/developer with an "Offer to Connect" (OTC) agreement which will specify all the details and the responsibilities of each party.

The information on the SAIF must be as accurate as possible to reduce unnecessary customer costs, and to provide a realistic in-service date. The information from the SAIF is also used to allocate/order materials, to assign a technician to the project, and to place the project in the appropriate queue.

All proposed buildings, billboards, signs, and other structures associated with the development must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the Ontario Electrical Safety Code and the Occupational Health and Safety Act.

If there are any existing components of Alectra's electrical distribution system on the proposed project site, they will have to be relocated by Alectra at the Developer's cost. Any conflicts due to driveway locations or clearances to the existing overhead or underground distribution system will have to be relocated by Alectra at the Developer's cost.

We trust this information is adequate for your files.

Regards,
Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
E-mail: tony.donofrio@alectrautilities.com

Subdivision Application Information Form is available by calling 1-877-963-6900 ext. 31297

Birch, Carol

From: prime@mmm.ca
Sent: Friday, May 12, 2017 3:42 PM
To: Birch, Carol
Subject: Draft plan of subdivision - 10 Bevan Rd.

5/12/2017

Carol Birch

Vaughan

, ,

Attention: Carol Birch

Re: Draft plan of subdivision - 10 Bevan Rd.; Your File No. 19T-17V003

Our File No. 77310

Dear Sir/Madam,

We have reviewed the circulation regarding the above noted application.

The following paragraph is to be included as a condition of approval:

“The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

We hereby advise the Developer to contact Bell Canada during detailed design to confirm the provision of communication/telecommunication infrastructure needed to service the development.

As you may be aware, Bell Canada is Ontario’s principal telecommunications infrastructure provider, developing and maintaining an essential public service. It is incumbent upon the Municipality and the Developer to ensure that the development is serviced with communication/telecommunication infrastructure. In fact, the 2014 Provincial Policy Statement (PPS) requires the development of coordinated, efficient and cost-effective infrastructure, including telecommunications systems (Section 1.6.1).

The Developer is hereby advised that prior to commencing any work, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure is unavailable, the Developer shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure.

If the Developer elects not to pay for the above noted connection, then the Developer will be required to demonstrate to the satisfaction of the Municipality that sufficient alternative communication/telecommunication

will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

MMM (a WSP company) operates Bell Canada's development tracking system, which includes the intake and processing of municipal circulations. Please note, however, that **all responses to circulations and other requests, such as requests for clearance, come directly from Bell Canada, and not from MMM.** MMM is not responsible for the provision of comments or other responses.

Should you have any questions, please contact the undersigned.

Yours truly,

Meaghan Palynchuk
Manager, Municipal Relations
Access Network Provisioning, Ontario
Phone: 905-540-7254
Mobile: 289-527-3953
Email: Meaghan.Palynchuk@bell.ca

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Enbridge Gas Distribution
500 Consumers Road
North York, Ontario M2J 1P8
Canada

May 11, 2017

Carol Birch
Planner
City of Vaughan
Development Planning Division
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

Dear Carol Birch,

Re: Draft Plan of Subdivision & Zoning By-Law Amendment
Peter Tommasino, 2281539 Ontario Inc.
10 Bevan Road
Part Lot 19, Concession 4
City of Vaughan
File No.: 19T-17V003 & Z-17-014
Related: PAC-16-023

Enbridge Gas Distribution does not object to the proposed application(s).

This response does not constitute a pipe locate or clearance for construction.

The applicant shall contact Enbridge Gas Distribution's Customer Connections department by emailing SalesArea30@enbridge.com for service and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping (including, but not limited to: tree planting, silva cells, and/or soil trenches) and/or asphalt paving.

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, the applicant will provide the easement(s) to Enbridge Gas Distribution at no cost.

The applicant will grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping.

Enbridge Gas Distribution reserves the right to amend or remove development conditions.

Sincerely,



Allison Sadler

Municipal Planning Advisor
Long Range Distribution Planning

ENBRIDGE GAS DISTRIBUTION

TEL: 416-495-5763

MunicipalPlanning@enbridge.com

500 Consumers Rd, North York, ON, M2J 1P8

enbridgegas.com

Integrity. Safety. Respect.

AS/jh



CANADA POST
2701 RIVERSIDE DRIVE SUITE N0820
OTTAWA ON K1A 0B1
CANADAPOST.CA

POSTES CANADA
2701 PROM RIVERSIDE BUREAU N0820
OTTAWA ON K1A 0B1
POSTESCANADA.CA

May 18, 2017

City of Vaughan
Planning Department
2141 Major Mackenzie Dr
Vaughan, ON L6A 1T1
Attn: Carol Birch

Reference: File No.: 19T-17V003
Location: Part Lot 19, Concession 4. 10 Bevan Road
Owner: Peter Tommasino, 2281539 Ontario Inc.

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Toronto.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

Regards,

Susan Cluff
 Delivery Services Officer | Delivery Planning - GTA
 1860 Midland Ave., 2nd Fl
 Scarborough, ON M1P 5A1
 647-203-0529
susan.cluff@canadapost.ca

Committee of the Whole (1) Report

DATE: Tuesday, May 7, 2024

WARD: 1

TITLE: TEMPORARY USE BY-LAW APPLICATION FILE Z.22.025: 141
MALOY STREET – VICINITY OF KEELE STREET AND KING-
VAUGHAN ROAD

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from Committee of the Whole for a Temporary Use By-law application (File Z.22.025) to permit the outside storage of up to 817 motor vehicles including the inspection and preparation of new vehicles, for a period of three (3) years as shown on Attachments 1 and 2.

Report Highlights

- A Temporary Use By-law application is received to permit outside storage of up to 817 motor vehicles including the inspection and preparation of new vehicles for three (3) years.
- The Subject Lands are located within the Oak Ridges Moraine Conservation Plan area.
- Staff supports the approval of the Temporary Use By-law for three (3) years.

Recommendations

1. THAT Temporary Use By-law application (File Z.22.025) by 2609134 Ontario Inc. BE APPROVED, to permit the outside storage of up to 817 motor vehicles including the inspection and preparation of new vehicles, for a period of three (3) years;

2. THAT, prior to the passing of the Temporary Use By-law, the Owner shall submit a Baseline Phase Two Environmental Site Assessment (ESA) Reports, at the cost of the Owner, for the Subject Lands to be reviewed and approved by City staff; and,
3. THAT, prior to the passing of the Temporary Use By-law, the Owner shall enter into an agreement with City of Vaughan including remitting a Letter of Credit in the amount of \$500,000.00; the terms upon which the City may draw on the Letter of Credit, should the Owner fail to reinstate the lands to its original state when the approval lapses; and a permission to enter the premises for City staff to conduct inspections.

Background

The subject lands, known as 141 Maloy Street (the 'Subject Lands'), and the surrounding land uses are shown on Attachment 1.

Official Plan and Zoning By-law Amendment applications (Files OP.21.003 and Z.21.005) were previously submitted for the subject lands in 2021, to permit outside storage of up to 817 cars including the inspection and preparation of new vehicles on a permanent basis. The applications were circulated, and preliminary comments were received from several departments and agencies. The Owner withdrew the applications and submitted an application for a Temporary Use By-law (File Z.22.025) for the subject lands for the same use for a period of three (3) years (the Proposal), as shown on Attachment 2, together with the site-specific exceptions identified in Table 1 of Attachment 3.

Public Notice of the Temporary Use By-law application was provided on August 18, 2022, circulated 150 m from the Subject Lands as shown on Attachment 1. A notice sign has been provided at Maloy Street and Keele Street intersection. A statutory Public Meeting was held on September 13, 2022, and ratified by Council at its meeting on September 28, 2022. A courtesy notice about this Committee of the Whole meeting was sent on April 30, 2024, to those requested to be notified.

Staff received comments from the public concerning the Proposal will create a large amount of fumes and dust in the area which will impact the living condition of the residential properties surrounding the Subject Lands, and that the Proposal will cause negative environmental impacts to the Oak Ridges Moraine.

Previous Reports/Authority

A previous report related to the application can be found at the following links:
[September 13, 2022, Committee of the Whole \(Public Meeting\) Meeting \(Item 3, Report 33\)](#)

Analysis and Options

The Proposal is allowed under the Planning Act.

The *Planning Act* is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them.

Section 39(1) of the *Planning Act* allows Council to pass a by-law authorizing “the temporary use of land, buildings or structures for any purpose set out therein that is otherwise **prohibited** (*emphasis place by staff*) by” the City’s Zoning By-law.

Section 39(2) of the *Planning Act* further requires a Temporary Use by-law to “define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the by-law”.

Under the *Planning Act*, municipalities are required to make local planning decisions; prepare planning documents, such as an official plan and zoning bylaws; and ensure planning decisions and planning documents are consistent with the Provincial Policy Statement and conform or do not conflict with provincial plans.

Staff is of the opinion that, as long as the City is allowed to apply its Official Plan policies and pass Zoning by-laws in a provincial plan area, it is allowed to pass a Temporary Use By-law in the same area.

The Proposal is consistent with existing policies.

The Proposal facilitates the storage of cars in the “Natural Linkage Area” of the Province’s Oak Ridges Moraine Conservation Plan (ORMCP). The applicant has been advised and understands that approval of a Temporary Use By-law is only valid to a maximum of three (3) years unless renewed by Council or rezoned to permit the uses on a permanent basis. Staff has made it clear to the applicant that a rezoning application for the proposed uses in the ORMCP area on a permanent basis cannot be supported, which might have played a role in the applicant’s decision to withdraw the earlier OPA and ZBA application (Files OP.21.003 and Z.21.005).

The applicant has been further advised and understands that, when an approval of a Temporary Use By-law lapses, the affected land, buildings or structures must be restored to their previous effective state. Staff takes this issue very seriously as it relates to the City’s duty to implement the ORMCP and ensure there will be no threat that may cause environmental damage to the Oak Ridges Moraine.

As the applicant has agreed to submit a Baseline Phase Two Environmental Site Assessment (ESA) Reports for the subject lands for the purpose of a future restoration and remit a Letter of Credit to the City in the amount of \$500,000.00 allowing the City to draw on it for restoration purpose in case the applicant fails to restore the lands to their previous effective state, staff are satisfied that the measures in place would be sufficient to prevent environmental damages from happening.

It is also worthwhile to note that parking of vehicles on the subject lands was established before 2001, when the ORMCP came into effect. The applicant proposes to utilize the existing building on site and no new construction will be required as part of this Proposal.

Staff notices that the proposed vehicle parking would help job creation and post-COVID economic recovery in the City of Vaughan, which is supported by the Growth Plan for the Greater Golden Horseshoe, 2019, to build compact, vibrant and complete communities, develop a strong competitive economy, protecting and wisely using natural resources, and optimizing the use of existing and new infrastructure to support growth in a compact and efficient form.

Section 10.1.2.4 of City of Vaughan Official Plan (VOP 2010) speaks to Temporary Use By-laws as well, which provides the following conditions:

- a. is consistent with the general intent of this Plan;
- b. is compatible with adjacent land-uses;
- c. is temporary in nature and can be easily terminated when the temporary zoning by-law expires;
- d. sufficient servicing and transportation capacity exists for the temporary use; and
- e. maintains the long-term viability of the lands for the uses permitted in this Plan.

Staff are of the opinion that the proposed temporary use is generally consistent with the general intent of the City's Official Plan and compatible with adjacent land-uses. The proposal is temporary in nature and can be easily terminated when the Temporary Use By-law expires. Sufficient servicing capacity exists for the temporary uses and the long-term viability of the lands will be maintained.

There will be some minor modifications to be made to the zoning exceptions on a temporary basis as identified in Table 1 (Attachment 3) prior to the enactment of the Temporary Use By-law, should the Application be approved.

Site Design

The Proposal will utilize the existing access points into the site, therefore no construction on site is required as part of this Proposal.

Traffic

The Proposal is anticipated to generate an additional 6 outbound trips and 1 inbound trip in each peak hour and vehicle deliveries to automobile dealerships in Vaughan as identified in the Traffic Considerations Report, dated March 2022, as prepared by the BA Group.

The new total site trips are in the order of 17 two-way trips in each peak. All study area intersections, including the site driveways will continue to operate acceptably with the added site traffic.

Development Engineering

The Owner will remit the Letter of Credit to the City in the event there is the requirement for remediation.

Forestry and Horticulture Operations

Forestry and Horticulture Operations noted that a Private Property Tree Removal and Protection Permit (Construction/Infill) is required for the removal/injury to trees (over 20cm DBH) on the subject lands of any size and trees located within 6 meters of the subject property, as per By-Law 052-2018.

Based on Forestry's Replacement Tree Requirements a total of 12 trees must be compensated to satisfy the requirement of By-Law 052-2018. The Applicant will be required to provide compensation for the removal of the trees on the subject lands.

Toronto and Region Conservation Authority

The Toronto and Region Conservation Authority (TRCA) has identified that a portion of the subject property is located within its regulated area due to a Provincially Significant Wetland (PSW) feature that is located on adjacent lands to the south. As such and pursuant to Ontario Regulation 41/24, a TRCA permit is required for any development or site alteration within the TRCA regulated area on the site.

A portion of the subject property is located within the 120 metre area of influence but approximately 110 meters away from the edge of PSW with a road in between. As such, TRCA staff has determined that the proposed works will not negatively impact the adjacent wetland and its associated function.

York Region

York Region has determined the proposed Temporary Use By-law is a matter of local significance and therefore do not have any comments.

No objection from other review agencies

Canada Post, Alectra Utilities, and Rogers have no objection to the Proposal.

Financial Impact

There is no financial impact directly associated with this report.

Conclusion

Planning staff are satisfied with the Temporary Use By-law application and believe it is consistent with existing policies and appropriate for the subject lands and compatible with existing and planned surrounding land uses. The application is therefore recommended for approval subject to the requirements as suggested in this report.

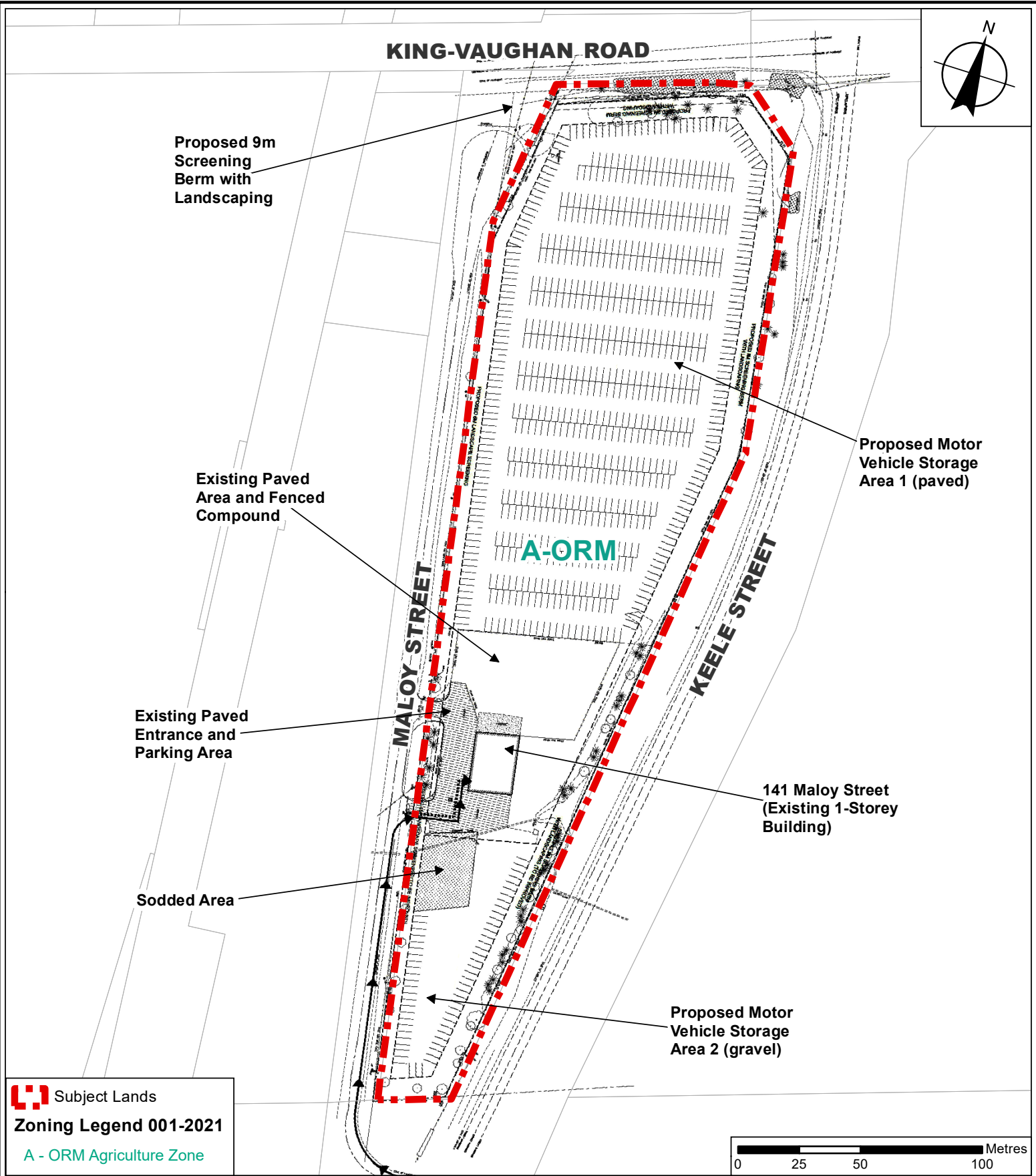
For more information, please contact Mary Caputo, Senior Manager of Development Planning, at extension 8635.

Attachments

1. Context and Location Map.
2. Site Plan and Proposed Zoning.
3. Zoning By-law 001-2021 Table 1.

Prepared by

Mary Caputo, Senior Manager of Development Planning, ext. 8635.
Nancy Tuckett, Director of Development Planning, ext. 8529.



Site Plan and Proposed Zoning

LOCATION:
141 Maloy Street
Part of Lot 35, Concession 3

APPLICANT:
2609134 Ontario Inc.



Attachment

FILE:
Z.22.025

DATE:
May 7, 2024

2

Attachment 3

Table 1 - Zoning By-law 001 – 2021

	Zoning By-law 001-2021 Standard	A-ORM Zone Requirement	Proposed Exceptions to the A- ORM Zone Requirement
a.	Minimum Lot Area	40 ha	3.6 ha
b.	Minimum Front Yard Setback	15 m	6.0 m (Maloy Street)
c.	Minimum Exterior Yard Setback	15 m	9.0 m
d.	Minimum Rear Yard Setback	15 m	9.0 m
e.	Permitted Uses	<ul style="list-style-type: none"> • A legally existing single detached dwelling and accessory structures that were existing as of November 15, 2001 • Conservation uses; and • Low Intensity Recreational Uses (Oak Ridges Moraine) 	Permit the temporary use of Outside Storage of up to 817 motor vehicles including the preparation and inspection of new motor vehicles of up to three (3) years
f.	Outside Storage	Outside storage of motor vehicles except for the purpose of display, hire or sale shall be prohibited.	Outside storage shall be permitted.
g.	Location of Outside Storage	Outside storage shall not be permitted in a front yard or exterior side yard.	Outside storage shall be permitted in a front yard or exterior side yard.
h.	Outside Storage Between a Building and a Street	Outside storage shall not be permitted between a principal building or structure and a street line	Outside storage shall be permitted between a principal building or structure and a street line.
i.	Outside Storage on a Corner Lot	Outside storage shall not be located on any corner lot.	Outside storage shall be located on any corner lot.

Committee of the Whole (1) Report

DATE: Tuesday, May 7, 2024

WARD: 1

TITLE: CHOICE PROPERTIES LIMITED PARTNERSHIP: SITE
DEVELOPMENT FILE DA.23.017 – TELECOMMUNICATION
TOWER. 2911 MAJOR MACKENZIE DRIVE WEST, VICINITY OF
MAJOR MACKENZIE DRIVE WEST AND MELVILLE AVENUE

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To obtain municipal concurrence from the Committee of the Whole for Site Development File DA.23.017 for the Subject Lands shown on Attachment 1, to facilitate the installation of a 23.2 m high hybrid telecommunication tower, with signage and an attached digital display board, and an associated radio equipment compound for Rogers Communications Inc. (the 'Development') as shown on Attachment 2 to 4.

Report Highlights

- The Owner proposes a 23.2 m high hybrid telecommunication tower, with signage and an attached digital display board, and an associated radio equipment compound for Rogers Communication Inc.
- The Owner seeks municipal concurrence for the proposed hybrid telecommunication tower.
- The Development Planning Department supports municipal concurrence for the hybrid telecommunication tower as it conforms to the policies of Vaughan Official Plan 2010 and meets the requirements of the City of Vaughan Telecommunication Facility Siting Protocol.

Recommendation

1. THAT municipal concurrence for Site Development File DA.23.017 (Northward Infrastructure Inc.), to permit a 23.2 m high hybrid telecommunication tower, with signage and an attached digital display board, and an associated radio equipment compound for Rogers Communications Inc. on the Subject Lands, as shown on Attachments 2 to 4, BE APPROVED.

Background

Location: The 3.8 ha lands (the ‘Subject Lands’) shown on Attachment 1 are municipally known as 2911 Major Mackenzie Drive West and are located on the south side of Major Mackenzie Drive West and west side of Melville Avenue.

The Subject Lands are currently owned by Choice Properties Limited Partnership and are developed as a commercial plaza with a grocery store (Fortinos), bank (BMO), and other small retail units with a free-standing sign located on the frontage of Major Mackenzie Drive West that displays all of the tenants.

A Site Development Application File DA.22.014 was approved on the Subject Lands in May 2023, to facilitate Tesla Charging stations along the Major Mackenzie Drive West frontage. The Tesla Charging stations, and related infrastructure have since been constructed on the Subject Lands.

A Site Development Application has been submitted to permit municipal concurrence for a hybrid telecommunication tower and associated radio equipment cabinet compound

Northward Infrastructure Inc. (the ‘Applicant’) has submitted a Site Development File DA.23.017 (the ‘Application’) on behalf of the Owner (‘Choice Properties Limited Partnership’) to permit the Development on the Subject Lands, as shown on Attachment 2 to 4. The existing free-standing sign will be removed to facilitate the Development. The proposed 2.4 m high radio equipment compound is proposed within a parking island abutting Major Mackenzie Drive West, which will be buffered by new plantings on the north side along Major Mackenzie Drive West and on the east side of the radio equipment compound. Additionally, bollards are proposed around the south and west sides of the radio equipment compound for safety.

Previous Reports/Authority

N/A

Analysis and Options

The Development conforms to Vaughan’s Telecommunication Facility Siting Protocol

Vaughan Council adopted the Vaughan Telecommunication Facility Siting Protocol (‘TFSP’) on October 19, 2016, for establishing telecommunication tower/antenna facilities in the City. In accordance with the City’s Protocol, new tower/antenna systems proposed by telecommunications carriers (as superseded by Innovation Science and

Economic Development Canada ('ISED'), formerly Industry Canada's Protocol, June 2014), may require consideration by Vaughan Council prior to City of Vaughan issuing a Statement of Concurrence or Non-Concurrence to the Proponent and to ISED.

In accordance with the Protocol, the Proponent attended a Pre-Application Consultation ('PAC') meeting with the Development Planning Department on January 24, 2023, prior to submitting the Application. The Applicant conducted an evaluation of different sites and existing telecommunication towers in proximity to the Subject Lands. The Applicant concluded that the Subject Lands are an appropriate location for the Development, and existing infrastructure is insufficient for co-location. The Applicant also concluded that the Development is required to address a gap in network coverage.

The Development is exempt from Public Consultation in accordance with Vaughan's TFSP

Section 4.3 of the TFSP states that applications for antenna systems (telecommunication towers) that are between 15 m and 30 m in height and are located at a distance between 150 m and 200 m from any residential zone ("Area B" on Figure 1 of the TFSP), do not require public consultation, but require approval from Vaughan Council. The Development is located 157 m from a residential zone boundary and approximately 180 m from a residential dwelling. However, the Applicant mailed out a public information brochure containing information about the Development to landowners within 150 m of the Subject Lands to notify of the proposal, and no public comments were received.

Telecommunication towers are exempt from the policies of Vaughan Official Plan 2010 and Zoning By-law Requirements

The Subject Lands are designated "Mid-Rise Mixed-Use" by Vaughan Official Plan 2010 ('VOP 2010') with a maximum height of 8 storeys and a maximum floor space index ('FSI') of 2.5.

The Subject lands are zoned "GMU – General Mixed-Use Zone" by Zoning By-law 001-2021 and are subject to site-specific exception 14.765.

The *Radiocommunication Act* designated ISED, formerly Industry Canada, as authority for all matters respecting telecommunication towers and antenna facilities. Federal regulations are not subject to Provincial policies, including the *Planning Act* and the *Ontario Building Code Act*. Therefore, telecommunication towers and antenna facilities are exempt from municipal official plan policies, zoning by-law requirements and site plan approval (i.e., no implementing Site Plan Agreement or Letter of Undertaking). However, the City of Vaughan in accordance with the TFSP, can grant municipal concurrence for the telecommunication tower.

Section 8.4.4.1 of VOP 2010 encourages the development of comprehensive high-speed telecommunications and data networks throughout the City of Vaughan to contribute to economic competitiveness and support widespread access to services. Section 8.4.4.2. encourages that providers share telecommunications and data

infrastructure, where feasible, to minimize adverse impacts, including visual impacts, from wireless towers. Section 8.4.4.3 provides the following guiding policies for telecommunication towers: minimizing adverse impacts, including visual impacts, on surrounding uses; supporting integration into existing or new building and structures; and ensuring infrastructure blends in with the existing built and natural landscape.

The Development incorporates three different elements into one structure, eliminating the need for individual structures along the Major Mackenzie Drive West frontage. The design includes a steel exterior with plantings along Major Mackenzie Drive West to screen and therefore minimize the visual impact of the radio equipment compound. Bollards are also proposed around the radio equipment compound for safety. The Development meets the intent of the telecommunication policies in VOP 2010.

The Application has been reviewed and municipal concurrence can be supported subject to the comments in this report

The Development will be 23.2 m in height and located along Major Mackenzie Drive West, as shown on Attachment 1. The Development has been designed to accommodate the co-location of a maximum of two telecommunication providers.

The Development is approximately 37 m², which consists of a concrete foundation with bollards on the west and south sides (inside the commercial parking lot) and planting buffer on the north side abutting Major Mackenzie Drive West and east side, as shown on Attachment 2. The proposed radio equipment compound is proposed to be painted white, to provide an opportunity for local artists to introduce public art through designs on or wrapping of the equipment. Access to the Development will be through the existing commercial parking lot, subject to executing agreements between the Owner and the Applicant. Additionally, no new parking spaces have been dedicated for servicing and/or maintenance vehicles as the Development is located within a commercial plaza with an excess of required parking spaces.

The Applicant has submitted a Justification Report for the Development evaluating existing telecommunication towers in proximity to the Subject Lands. The Applicant identified a lack of capacity in existing infrastructure to accommodate the proposed telecommunication provider and a gap in network coverage that will be addressed by the Development. The closest telecommunication tower is a monopole tower located within 200 m from the proposed tower, which lacks the capacity for co-location.

The Development Planning Department has reviewed the Application and is satisfied that the Development conforms to the TFSP and meets the intent of VOP 2010. The Development Planning Department shall provide a letter of municipal concurrence, should the Application be approved by Vaughan Council.

Financial Impact

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

Operational Impact

The Urban Design and Cultural Heritage divisions of the Development Planning Department supports the Development

The Urban Design and Cultural Heritage divisions of the Development Planning Department are satisfied with the Development and have no objections to its approval. The Development will be appropriately screened on the north side, along Major Mackenzie Drive West, to reduce its visual impact.

The Building Standards Department has no objections to the Development

The Building Standards Department has reviewed the Development and has no objections as there are no negative impacts to the existing layout of the commercial parking lot or other requirements such as minimum required parking spaces and setbacks.

The Development Engineering ('DE') Department has no objections to the Development

The DE Department has reviewed the Development and has no objections to its approval.

Nav Canada has no objections to the Development

Nav Canada has reviewed the Development and has no objections to its approval.

Broader Regional Impacts/Considerations

The Regional Municipality of York has no objections to the Development

The York Region Community Planning and Development Services Department has reviewed the Development and has no objections to its approval.

The Toronto and Region Conservation Authority ('TRCA') has no objections to the Development

The TRCA has reviewed the Development and has no objections to its approval.

Conclusion

Site Development File DA.23.017 has been reviewed in consideration of the policies of VOP 2010, the City of Vaughan TFSP, the ISEDC's protocol for Radiocommunication and Broadcasting Antenna Systems, the requirements of City Departments and external agencies, and the surrounding area context. The installation of the proposed hybrid telecommunication tower and associated radio equipment cabinet conforms to VOP 2010, satisfies the requirements of the City's and ISEDC's Protocols, is satisfactory to all required review agencies and is considered appropriate. Accordingly, the Development Planning Department can support the approval of Site Development File DA.23.017.

For more information, please contact Kaveen Fernando, Planner, at extension 8592.

Attachments

1. Context and Location Map
2. Site Plan
3. Hybrid Telecommunication Tower and Compound Elevations
4. Proposed Renderings

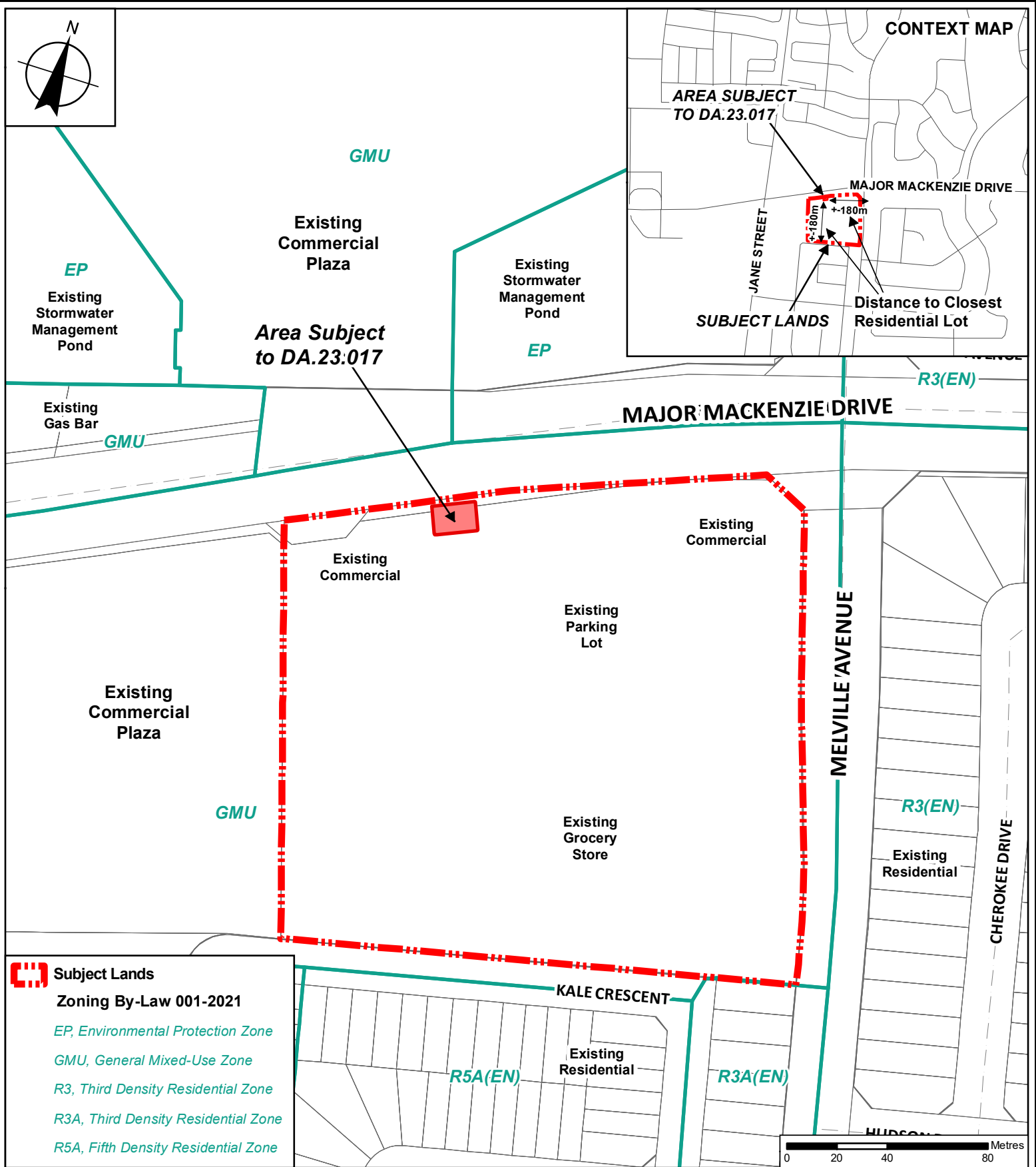
Prepared by

Kaveen Fernando, Planner, ext. 8592.

Casandra Krysko, Senior Planner, ext. 8003.

Mary Caputo, Senior Manager of Development Planning, ext. 8635.

Nancy Tuckett, Director of Development Planning, ext. 8529.



Context and Location Map

LOCATION: 2911 Major Mackenzie Drive
Part of Lot 20, Concession 4

APPLICANT:
Choice Properties Limited Partnership

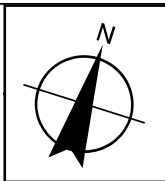


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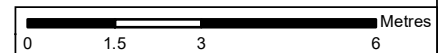
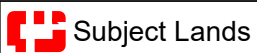
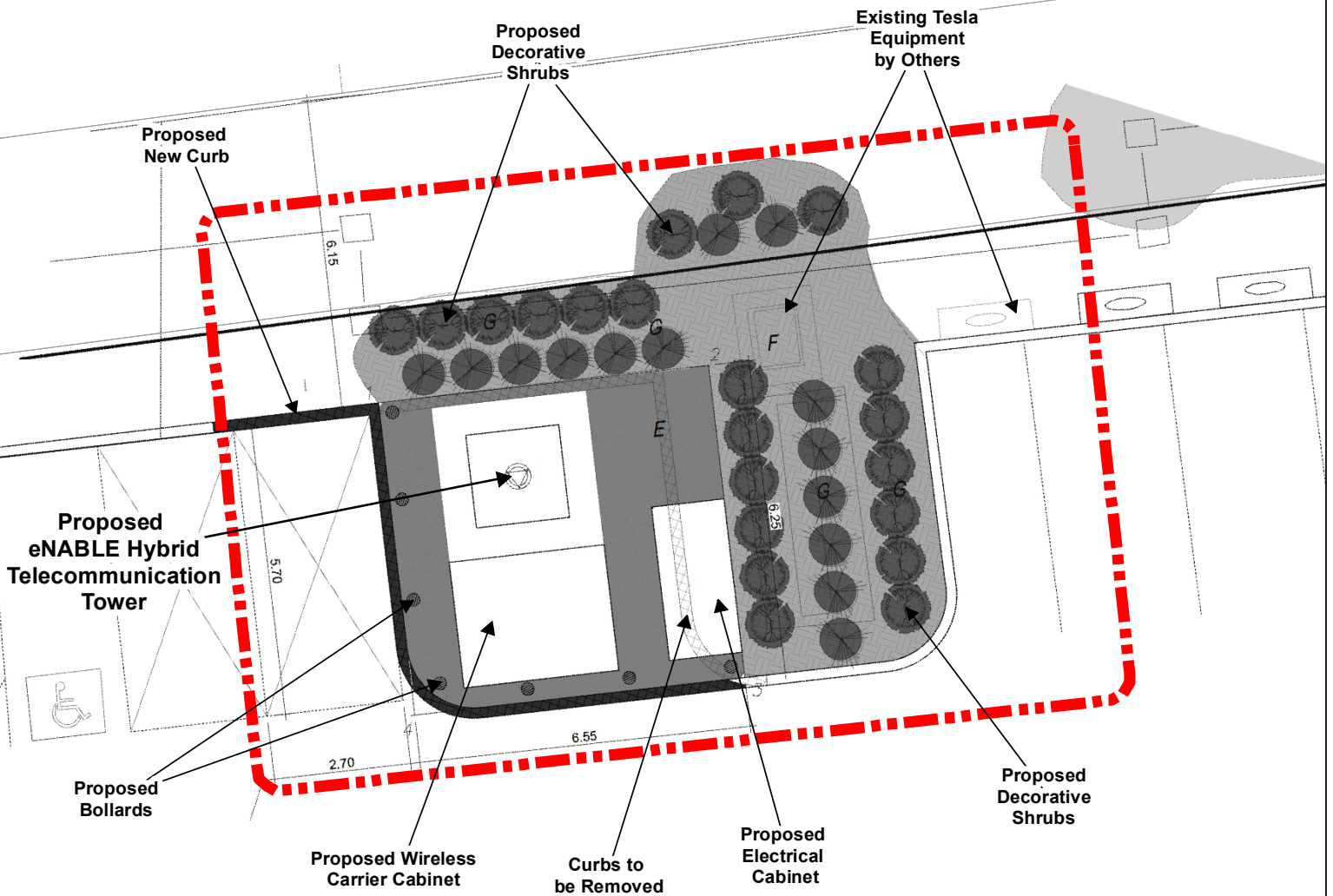
FILE:
DA.23.017

DATE:
May 7, 2024

1



MAJOR MACKENZIE DRIVE



Site Plan

LOCATION: 2911 Major Mackenzie Drive
Part of Lot 20, Concession 4

APPLICANT:
Choice Properties Limited Partnership

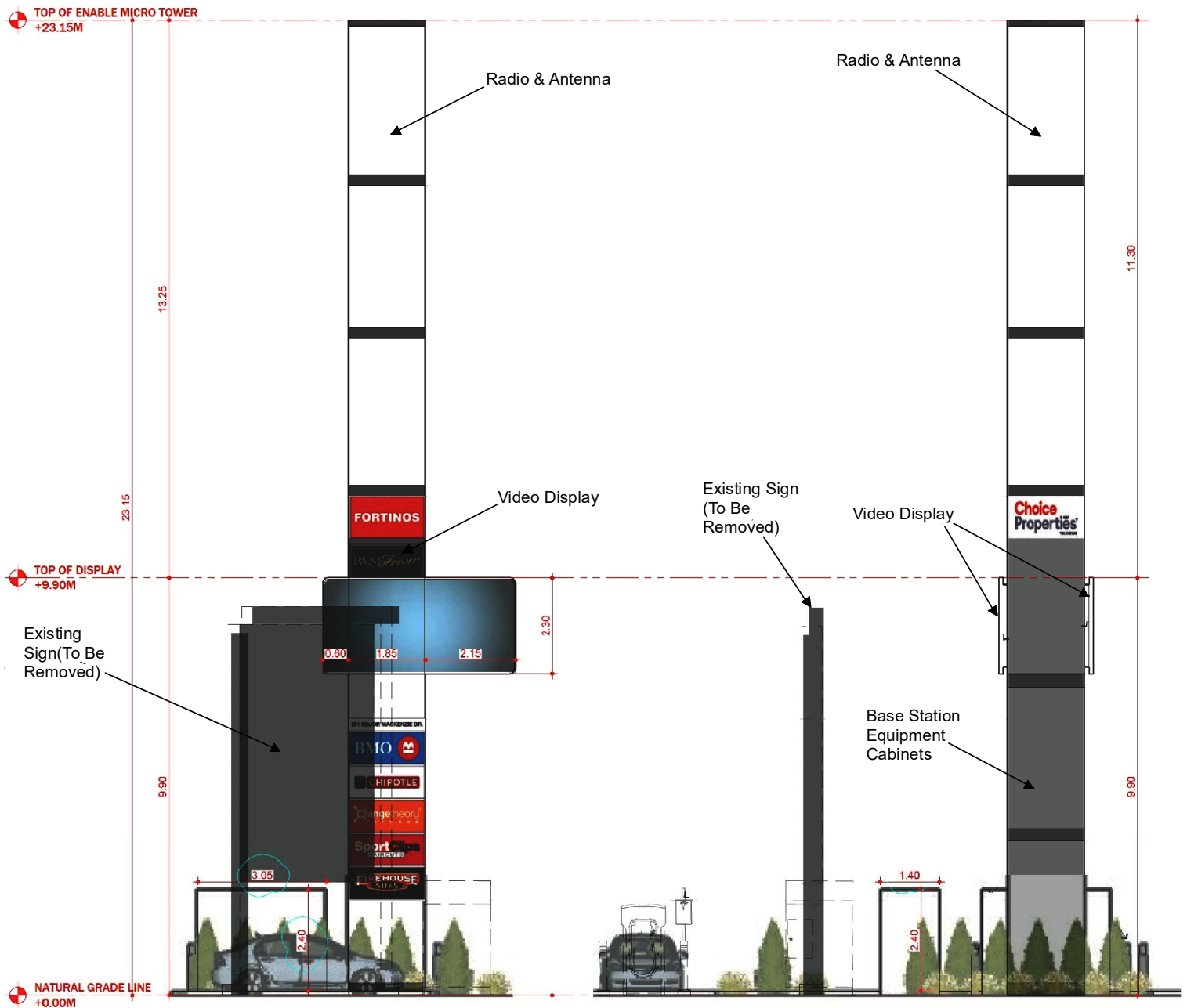


Attachment

FILE:
DA.23.017

DATE:
May 7, 2024

2



Proposed Front (West) Elevation - Facing Major Mackenzie Drive

Proposed Right (North) Elevation

Not to Scale

Hybrid Telecommunication Tower and Compound Elevations

LOCATION: 2911 Major Mackenzie Drive
Part of Lot 20, Concession 4

APPLICANT: Choice Properties Limited Partnership



Attachment

FILE:
DA.23.017

DATE:
May 7, 2024

3



**Rendering Looking Northward
Towards Major Mackenzie Drive**



Rendering Looking Southward

Not to Scale

Proposed Renderings

LOCATION: 2911 Major Mackenzie Drive
Part of Lot 20, Concession 4

APPLICANT:
Choice Properties Limited Partnership



Attachment

FILE:
DA.23.017

DATE:
May 7, 2024

4

Committee of the Whole (1) Report

DATE: Tuesday, May 7, 2024

WARD: 4

TITLE: MOBILIO HOMES LTD. (QUADREAL BLOCK 2): DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V001 – VICINITY OF INTERCHANGE WAY AND JANE STREET. 31 ALMOND BLOSSOM MEWS, AND 80, 90, 100, 121, 130 AND 131 HONEYCRISP CRESCENT

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Draft Plan of Condominium (Standard) File 19CDM-24V001 (the 'Application') to create the condominium tenure for 142 townhouse units (the 'Southeast Townhouses') located in the Vaughan Metropolitan Centre, as shown on Attachment 2.

The Application will facilitate part of the second phase of a two (2) phased mixed-use residential and commercial development comprised of three (3) apartment buildings and 22 townhouse blocks, for a total of 1,148 residential units and 114.3 m² of commercial space (the 'Development'). The proposal includes unitization of residential units, and residential and visitor parking spaces.

Report Highlights

- The Draft Plan of Condominiums (Standard) File 19CDM-24V001 consists of areas dedicated to creating condominium tenure for 142 residential townhouse units, 142 parking spaces, and 6 service units.
- This report recommends draft approval of Draft Plan of Condominium (Standard) File 19CDM-24V001, to create the condominium tenure for the Development that is consistent with the approved Site Development File DA.18.056, subject to Conditions of Draft Approval in Attachment 1.

Recommendations

1. THAT Draft Plan of Condominium (Standard) File 19CDM-24V001 BE DRAFT APPROVED, subject to conditions, to create condominium tenure for the Development that is consistent with Site Development File DA.18.056, subject to Conditions of Draft Approval in Attachment 1.

Background

The subject site (the ‘Subject Lands’) is located south of Interchange Way and west of Jane Street, with the surrounding land uses shown on Attachment 2. The Subject Lands, which are currently under construction, are municipally known as 31 Almond Blossom Mews, and 80, 90, 100, 121, 130 and 131 Honeycrisp Crescent, and form part of the larger landholdings legally described as Parts 1 and 18 of Plan 65M-4718 (the ‘Development Lands’).

The proposed Draft Plan of Condominium File 19CDM-24V001 will create standard condominium tenure for the Southeast Townhouses, which are comprised of seven (7) townhouse blocks, as shown on Attachments 4 to 6. The Southeast Townhouses form part of the second phase of the Development as approved by Vaughan Council on September 17, 2019 (File DA.18.056), and consist of the following:

- 142 residential units
- 142 vehicular parking spaces
- 6 service units

Previous Reports/Authority

[Extract from the Council Meeting Minutes of May 1, 2019 \(Item 3, Report No. 14\)](#)

[Extract from the Council Meeting Minutes of October 2, 2019 \(Item 10, Report No. 24\)](#)

[Extract from the Council Meeting Minutes of September 28, 2022 \(Item 8, Report No. 36\)](#)

[Extract from the Council Meeting Minutes of May 16, 2023 \(Item 7, Report No. 23\)](#)

[Extract from the Council Meeting Minutes of May 16, 2023 \(Item 6, Report No. 23\)](#)

[Extract from the Council Meeting Minutes of February 21, 2024 \(Item 6, Report No. 5\)](#)

Analysis and Options

The Owner has submitted a Draft Plan of Condominium application, File 19CDM-24V001 (the “Condominium Plan”) to create the condominium tenure for 142 townhouse

units and one (1) level of underground parking, as shown on Attachments 4 to 6. Additional details with respect to the condominium tenure for Southeast Townhouses are as follows:

The Application proposes standard condominium tenure for seven townhouse blocks comprised of 142 back-to-back units, as shown on Attachment 3. The Application includes the unitization of residential units, parking spaces, electrical/transformer rooms and a private driveway. A portion of the residential parking spaces located within the underground parking are dedicated to the Southeast Townhouses (see Attachment 9), which can be accessed via two ramps located under Tower 1 and abutting the Block 5 townhouses to the west, as well as five stairwells identified throughout the Subject Lands (see Attachment 5).

The underground parking level will remain commonly accessible to all residents and visitors for the purposes of shared parking for the entirety of the Development. The Development is to be serviced by a private condominium driveway (Honeycrisp Crescent), with two access points off Mable Smith Way, as well as mid-block off of Millway Avenue (previously Street 'B'). As well, there is an enhanced east-west pedestrian mews (Almond Blossom Mews) bisecting the Development lands with a public access easement (see Attachment 3).

The Application is consistent and conforms with Provincial Plans, Region of York Official Plan 2022, Vaughan Official Plan 2010, and the VMC Secondary Plan.

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement, 2020 (the 'PPS'). Council's planning decisions are also required by the *Planning Act* to conform, or not conflict with, the Provincial Growth Plan "A Place to Grow – Growth Plan for the Greater Golden Horseshoe 2019, as amended (the 'Growth Plan').

Consistency with the PPS and conformity with the Growth Plan were confirmed through Council's May 1, 2019, and September 17, 2019, decision to approve Files OP.18.014, Z.18.021, 19T-18V008 and DA.18.056, respectively.

The Subject Lands are located within the "Urban Area" on York Region Official Plan 2022 ('YROP 2022') Map 1 – Regional Structure, and designated "Regional Centre" on YROP 2022 Map 1A – Land Use Designations. Regional Centres are intended to contain the highest concentration and the greatest mix of uses in the Region.

Volume 2 of the Vaughan Official Plan 2010 ('VOP 2010'), specifically the Vaughan Metropolitan Centre Secondary Plan (the 'VMC Secondary Plan'), designates the Subject Lands "South Precinct", which permits a broad mix of uses and a wide variety of building types, including residential dwellings (apartment units and traditional, back-to-back and stacked townhouses), retail and service commercial. The Development includes residential with limited commercial uses.

The Condominium Plan would create the condominium tenure for the Development permitted by the YROP 2022, VOP 2010, and the VMC Secondary Plan.

The Application complies with Zoning By-law 1-88 and is consistent with the approved site plan.

The Subject Lands are zoned RM2, Multiple Residential Zone, subject to Exception 9(1475) under By-law 1-88, as amended.

On November 29, 2022, Vaughan Council approved an administrative correction to By-law 052-2019 to deem the Developments Lands as one lot regardless of the creation of new lot(s) by way of condominium, part-lot control, consent or any easements, or other rights or registrations given or made for zoning purposes only. As such, the vehicular and bicycle parking rate approved through Site Development file DA.18.056 is intended to apply to the Development Lands, and not to each individual condominium.

The Development is permitted within the existing zone and is generally consistent with the site plan approved by Vaughan Council on September 17, 2019, as shown on Attachment 3. Should any relief from Zoning By-law 1-88 be required, the Owner shall, as a condition of approval, successfully obtain approval of a Minor Variance application for the required site-specific exceptions to Zoning By-law 1-88, from the Vaughan Committee of Adjustment. The Committee's decisions regarding the Minor Variance shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.

Financial Impact

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

Operational Impact

The Development Engineering Department has no objection to the Application.

The Development Engineering Division of the VMC Program, Policy Planning and Special Programs Department has reviewed the Application and has no objection, subject to conditions identified in Attachment 1.

Financial Planning and Development Finance have no objection to the Application.

The Financial Planning and Development Finance Department has no objection to the Application, subject to the conditions of approval identified in Attachment 1.

The proposed garbage/recycling collection may be eligible for municipal waste collection services or shall be the responsibility of the Condominium Corporation.

Upon a successfully completed application, site inspection and executed agreement as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation. A condition to this effect is included in Attachment 1.

The following commenting agencies have advised they have no objections to the approval of the Application.

York Region, Bell Canada, Canada Post and Rogers Communications have no objections to the Applications, subject to the conditions identified in Attachment 1. Alectra Utilities Corporation and the York Catholic District School Board have no objections to the Applications. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority. A condition to this effect is included in Attachment 1.

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no objection to the Applications, subject to their Conditions of Draft Approval identified in Attachment 1.

Conclusion

Draft Plan of Condominium (Standard) File 19CDM-24V001 conforms to the VOP 2010 and VM CSP, complies with Zoning By-law 1-88 subject to all outstanding site statistics being provided by the Owner, and are generally consistent with the approved site plan. Accordingly, the VMC Program Division of the Policy Planning and Special Programs Department recommends approval of the Applications, subject to the conditions set out in Attachment 1.

For more information, please contact: Nicholas Trajkovski, Planner, VMC, at ext. 8530.

Attachments

1. Conditions of Draft Approval.
2. Context and Location Map.
3. Approved Site Plan DA.18.056.
4. Draft Plan of Condominium – Lower.
5. Draft Plan of Condominium – 1st Level.
6. Draft Plan of Condominium – 2nd Level.
7. Draft Plan of Condominium – 3rd Level.
8. Draft Plan of Condominium – Roof Level.
9. Draft Plan of Condominium – Underground Parking.

Prepared by

Nicholas Trajkovski, Planner, VMC, extension 8530.

Monica Wu, Senior Planner, VMC, extension 8161.

Gaston Soucy, Senior Manager, VMC, extension 8266.

Christina Bruce, Director Policy Planning and Special Programs, extension 8231.

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V001
MOBILIO HOMES INC. ("THE OWNER")
31 ALMOND BLOSSOM MEWS,
80, 90, 100, 121, 130 AND 131 HONEYCRISP CRESCENT,
BLOCK 1 PLAN 65M-4718
CITY OF VAUGHAN ("THE CITY")**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-24V001, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plans shall relate to a Draft Plan of Condominium, prepared by R-Avis Surveying Inc., drawing File No. No. 3263-4DP1, 3263-4DP2E, 3263-4L1-S3E, and 3263-4DP4-PH2 dated January 24, 2024.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Planning and Growth Management Portfolio, VMC Program.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan and shall agree to satisfy any conditions that the City may consider necessary that may be outstanding as part of Site Development File DA.18.056.
4. The following provision(s) shall be included in the Condominium Agreement:
 - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) Private garbage and recycling collection, snow removal and clearing shall be the responsibility of the Condominium Corporation;
 - c) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post;
 - d) Upon a successfully completed application, a site inspection, and the execution and registration of an agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, the Condominium Corporation will be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by Vaughan or choose not to enter into an agreement

with Vaughan for municipal collection services, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation;

- e) Should archeological resources be found on the Lands during construction activities, the Owner must immediately cease all construction activities and notify the Ontario Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division. If human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner and the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services for the purposes of determining whether any future investigation is warranted and complete any such investigation prior to the resumption of construction activities.
- f) Prior to the registration of the Draft Plan of Condominium, the Owner shall:
 - i) Ensure that the Discharge Approval is in full force and effect and that the Discharge and Related Works are in good standing in accordance with the terms and conditions of the Discharge Approval and operating to Vaughan's satisfaction.
 - ii) Provide confirmation that arrangements satisfactory to Vaughan have been made to ensure that the Owner/Condominium Corporation applies to renew the Discharge Approval within thirty (30) days of registration of the last Condominium Corporation for the Project in accordance with the terms of the Discharge Approval No. 2022-138812. When applying for a complete transfer of the Discharge Approval (i.e. a complete removal of the Owner from the Discharge Approval), the Condominium Corporation shall provide a report prepared and sealed by a licensed professional geoscientist, in the province of Ontario, attesting that all Private Water Discharge comply with the requirements of the Discharge Approval.
 - iii) The Condominium Corporation agrees that post-development flow rates discharged to Vaughan's storm sewer system from the Lands, including Private Groundwater Discharge, shall not exceed the allowable flow rates discharged to Vaughan's storm sewer system as approved by Development Engineering and per the Discharge Approval. The Condominium Corporation may be required to add or modify the Discharge and Related Works to Vaughan's satisfaction, all at their sole cost and expense.
 - iv) The Condominium Corporation's right to Private Ground Water Discharge from its Land into Vaughan's storm sewer system is

subject to all terms and conditions of this Agreement, the Discharge Approval, Vaughan's Sewer Use By-law 087-2016, as amended, and all applicable laws and regulations.

- v) If the Owner and/or Condominium Corporation fails to comply with any of the terms and conditions set out above, Vaughan may immediately suspend, terminate or revoke at Vaughan's sole discretion, any discharge privileges granted under this Agreement and the Discharge Approval.
- g) The following warning clauses must be included in all Condominium Declarations, Condominium Agreements, and Agreements of Purchase and Sale, including but not limited to the following:
 - i) "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels may exceed the sound level limits of the City and Ministry of Environment, Conservation and Parks."
 - ii) "This dwelling unit has been supplied with a central air conditioning system which will allow windows closed and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the City and Ministry of Environment, Conservation and Parks."
 - iii) "Purchasers/tenants are advised that this development is in proximity to nearby commercial/office/retail facilities, sound levels from these facilities may at times be audible."
 - iv) "Purchasers/tenants are advised that due to the proximity of the nearby IKEA store and warehouse, sound levels from these facilities may at times be audible."
 - v) "Purchasers and/or tenants are advised that solid waste management collection services will be privately administered by the Owner."
 - vi) "Purchasers and/or tenants are advised that the parkland may not be fully developed at the time of occupancy. The timing of development, phasing, and programming of parkland is at the discretion of the City."
 - vii) "Purchasers, unit owners, and occupants acknowledge and agree that the proximity of the development to TTC infrastructure, presently

in existence or subsequently constructed or re-constructed, may result in the transmissions of noise, vibration, electromagnetic interference, stray current, smoke and particulate matter (collectively referred to as "Interferences") to the development."

- viii) "Purchasers, unit owners, and occupants are advised that the TTC had informed of the need to apply reasonable attenuation/mitigation measures during construction of the development with respect to the level of the Interferences on and in the development."
 - ix) "Purchasers, unit owners, and occupants are advised that despite the inclusion of control features within the development, Interferences due to transit operations or construction activity may continue to be of concern, occasionally interfering with the activities of unit owners and/or occupants."
 - x) "Purchasers, unit owners, and occupants are advised that the City and/or the TTC assume no responsibility for the effects of any of the Interferences on the development and/or its occupants."
 - xi) "Provisions above shall not be modified or deleted from the Declaration."
5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department. The Owner shall submit all final plans, including fully-dimensioned plans and site-statistics, confirming compliance with all By-law 1-88 requirements, to the satisfaction of the VMC Program and the Zoning Division, Building Standards Department.
7. Prior to final approval, the Owner shall submit in writing to the City an updated copy of the Draft Reciprocal Easement and Operation Agreements ("REOA") which include the Master Project Reciprocal Easement Agreement ("MPREA") and Highrise Reciprocal Easement Agreement ("HREA") to be reviewed to the satisfaction of the VMC Program. Immediately following Condominium Registration, the Owner shall enter into the REOA, MPREA and HREA with the Condominium Corporations or future Condominium Corporations located on the Subject Lands identified in file DA.18.056 for parking, access, operations and maintenance of the underground parking structure and all shared facilities which include but are not limited to indoor and outdoor community amenity areas and walkways, private roads, ramps and garbage and delivery and loading docks. The agreement shall be registered on-title to the satisfaction of the City.

8. Prior to final approval, the Owner shall provide certificate by a noise consultant that the noise attenuation measures identified in the approved environmental noise report have been included in the building plans. The Owner's noise consultant shall certify that the noise attenuation measures identified in the approved environmental noise report have been incorporated into the building, to the satisfaction of the VMC Program, Development Engineering staff.

Prior to final approval, the owner shall confirm that they have paid all outstanding taxes, development charges and levies, as may be required by the Vaughan Financial Planning and Development Finance department.

9. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities (Alectra Corporation Utilities, Rogers, Bell, Enbridge Gas Inc.), drainage and construction purposes have been granted to the appropriate authorities.

York Region Conditions:

10. Prior to final approval, the Owner shall provide confirmation that all of the conditions of the Site Plan Approval issued for the subject property on November 26, 2019 under Regional File No. SP.18.V.0223 have been satisfied.
11. The Owner shall include the following clause in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement and Condominium Declaration:

"Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building's occupants."

Bell Canada Conditions:

Prior to final approval, the Owner shall satisfy the following conditions of Bell Canada:

12. The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.
13. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Canada Post Conditions:

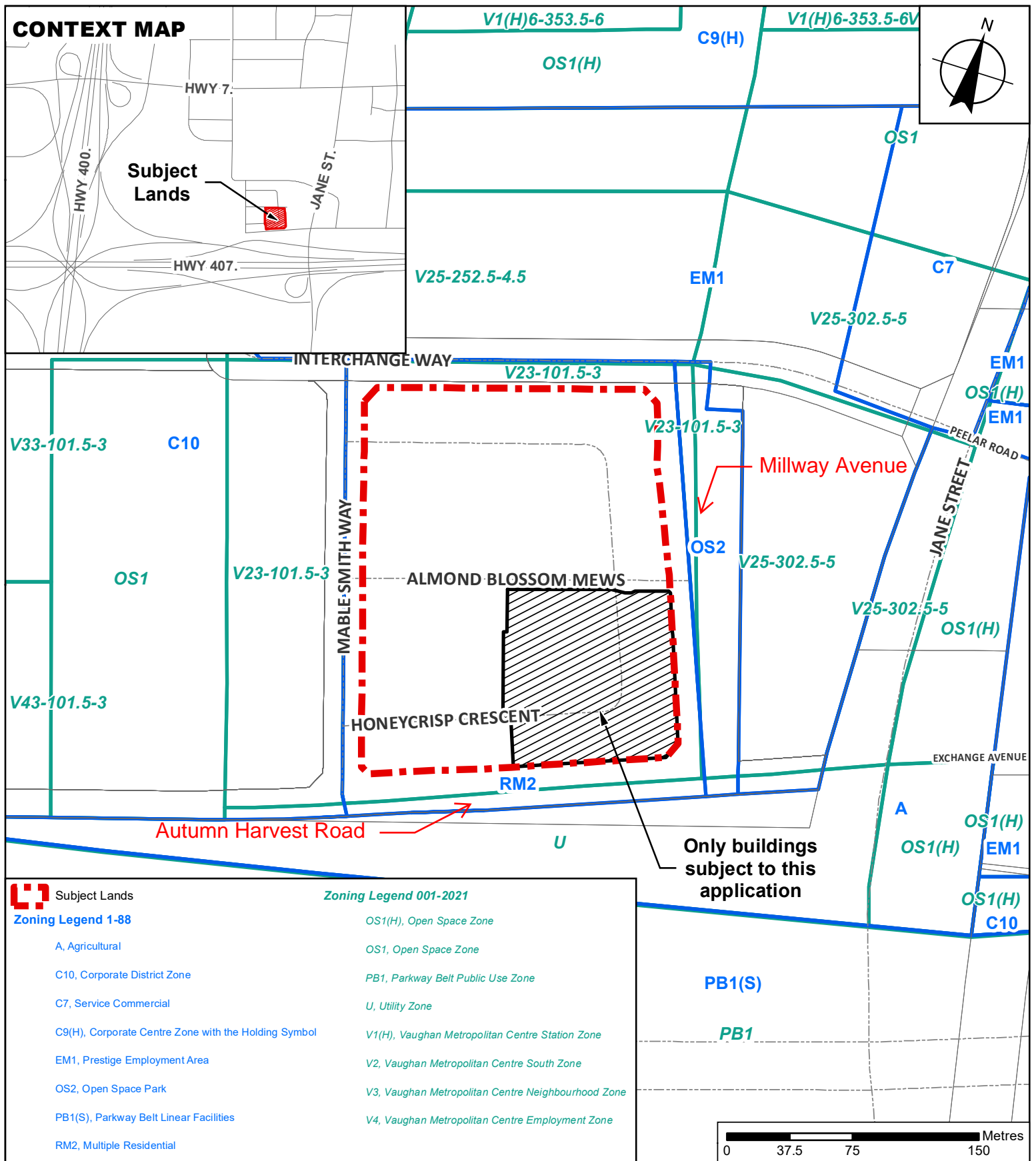
14. Prior to final approval, the Owner shall satisfy the following conditions of Canada Post:

- a. The Owner/Developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
- b. The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
- c. The Owner/Developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings;
- d. The Owner/Developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy;
- e. The Owner/Developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy;
- f. The owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the owner/developer in order for Canada Post to provide mail service to the tenants/residents of this project. *For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.*
The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

Clearances

15. The City of Vaughan Planning and Growth Management Portfolio, VMC Program shall advise that Conditions 1 to 9 have been satisfied.
16. York Region Community Planning and Development Services shall advise that Condition 10 and 11 have been satisfied.
17. Bell Canada shall advise the Vaughan Planning and Growth Management Portfolio, VMC Program that Conditions 12 and 13 have been satisfied.

18. Canada Post shall advise the Vaughan Planning and Growth Management Portfolio, VMC Program, that Condition 14 has been satisfied.



Context and Location Map

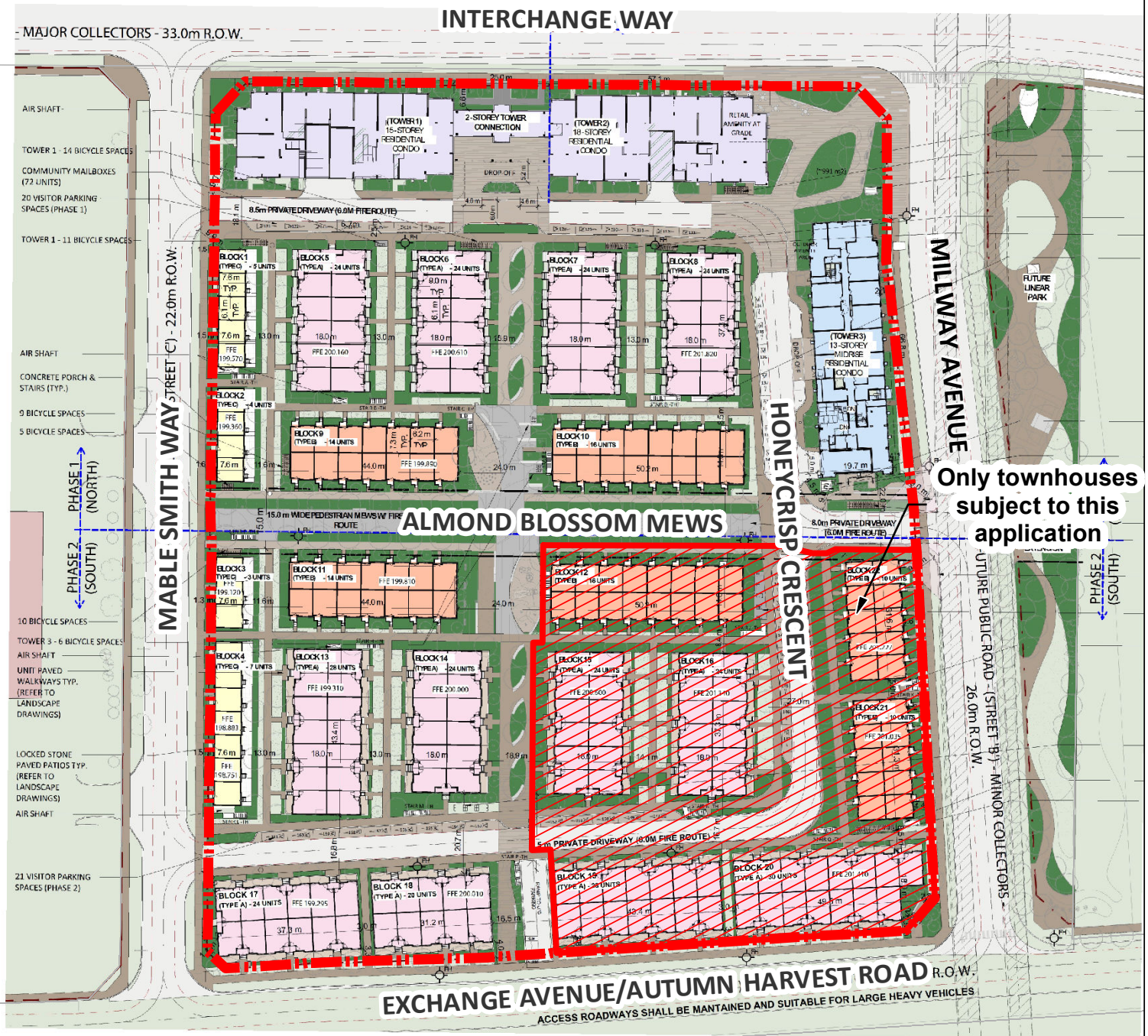
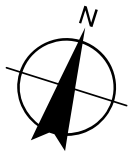
LOCATION: 31 Almond Blossom Mews and
80, 90, 100, 121, 130 and 131 Honeycrisp Crescent
Part of Lot 4, Concession 5


APPLICANT:
Mobilio Homes Ltd.

Attachment

FILE: 19CDM-24V001 **RELATED**
FILES: DA.18.56, 19CDM-21V008,
19CDM-22V001, 19CDM-22V001,
19CDM-22V013, and
19CDM-23V008
DATE: May 7, 2024

2



 Subject Lands

Site Plan

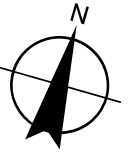
LOCATION: 31 Almond Blossom Mews and
80, 90, 100, 121, 130 and 131 Honeycrisp Crescent
Part of Lot 4, Concession 5

APPLICANT:
Mobilio Homes Ltd.

Attachment

FILE: 19CDM-24V001
RELATED FILES: DA.18.56,
19CDM-21V008, 19CDM-22V001,
19CDM-22V001, 19CDM-22V013,
and 19CDM-23V008
DATE: May 7, 2024

3



PLAN VIEW SHOWING
UNITS 17, 20, 21, 24, 25, 27, 30, 32, 33, 36,
37, 40, 41, 44, 45, 48, 49, 51, 54, 56, 57,
60, 61, 64, 65, 67, 70, 71, 74, 75, 78,
79, 82, 83, 86, 87, 90, 92, 93, 96, 97,
100, 101, 104, 105, 108, 109, 111, 114,
115, 118, 119 AND 122
ON LEVEL 1 - LOWER STOREY

Not to Scale

Draft Plan of Condominium - Lower Storey

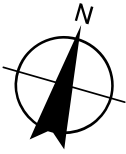
LOCATION: 31 Almond Blossom Mews and
80, 90, 100, 121, 130 and 131 Honeycrisp Crescent
Part of Lot 4, Concession 5

APPLICANT: Mobilio Homes Ltd.



Attachment

FILE: 19CDM-24V001
RELATED FILES: DA.18.56,
19CDM-21V008, 19CDM-22V001,
19CDM-22V001, 19CDM-22V013,
and 19CDM-23V008
DATE: May 7, 2024



PROPOSED PROPERTY LIMIT

ALMOND BLOSSOM MEWS

MILLWAY AVENUE

PART 1

LOT



HONEYCRISP CRESCENT

AUTUMN HARVEST ROAD

Not to Scale

Draft Plan of Condominium - First Storey

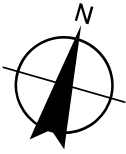
LOCATION: 31 Almond Blossom Mews and
80, 90, 100, 121, 130 and 131 Honeycrisp Crescent
Part of Lot 4, Concession 5

APPLICANT: Mobilio Homes Ltd.

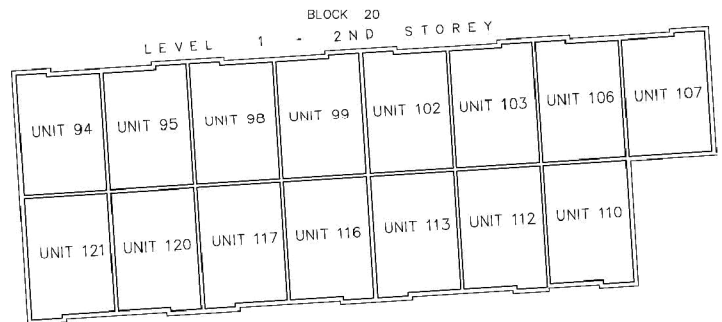
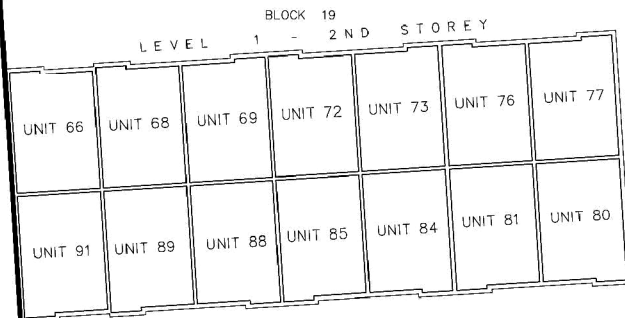
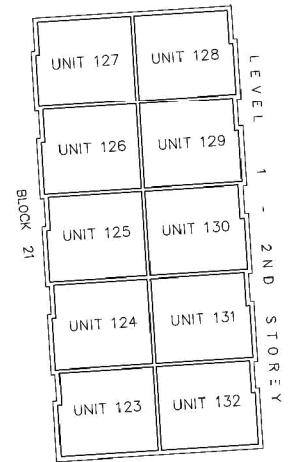
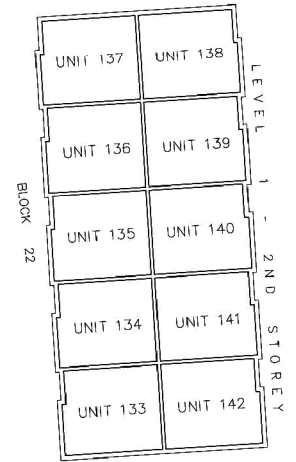
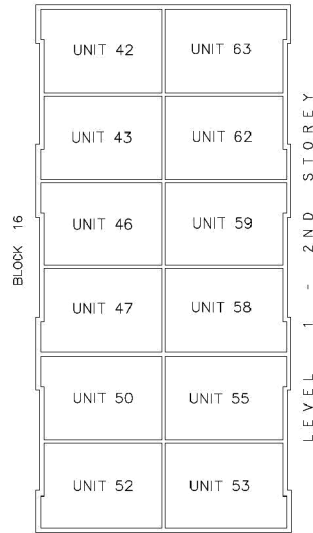
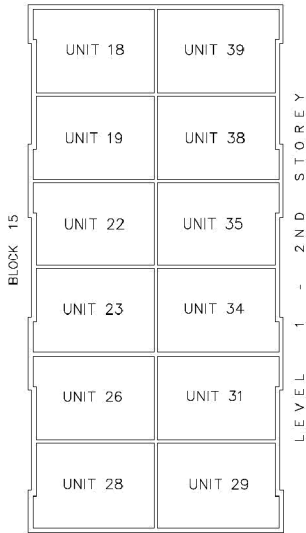
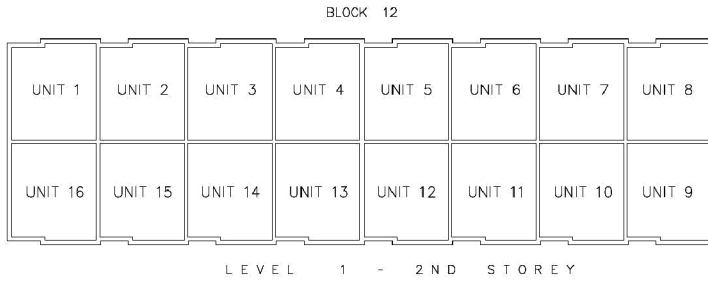
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FILE: 19CDM-24V001
RELATED FILES: DA.18.56,
19CDM-21V008, 19CDM-22V001,
19CDM-22V001, 19CDM-22V013,
and 19CDM-23V008
DATE: May 7, 2024

5



UNIT
PROPERTY
PROPOSER



Not to Scale

Draft Plan of Condominium - Second Storey

LOCATION: 31 Almond Blossom Mews and
80, 90, 100, 121, 130 and 131 Honeycrisp Crescent
Part of Lot 4, Concession 5

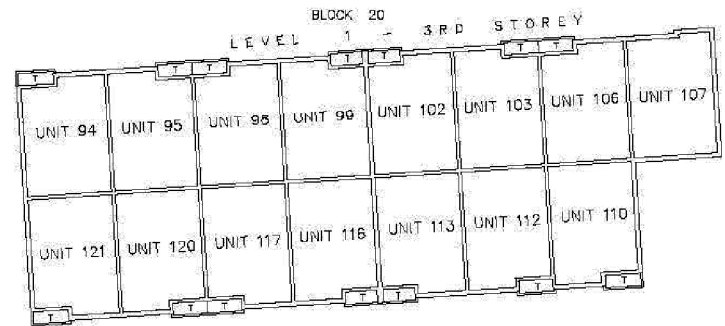
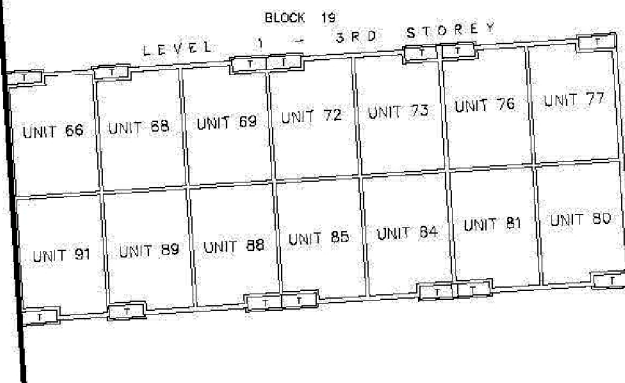
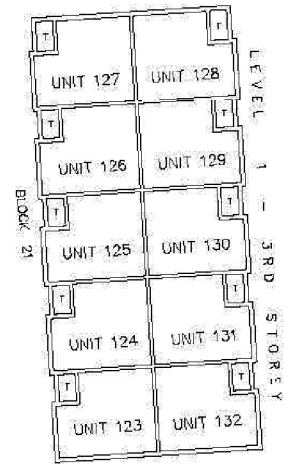
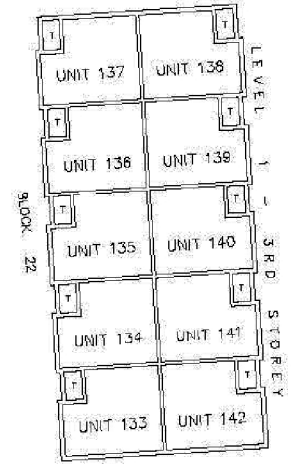
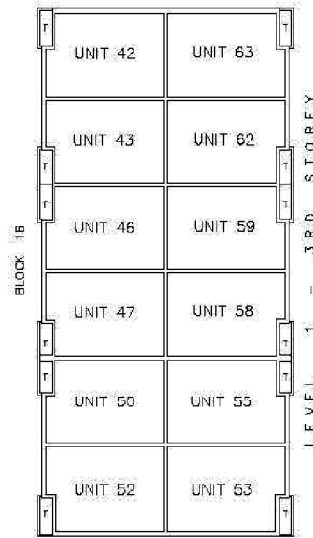
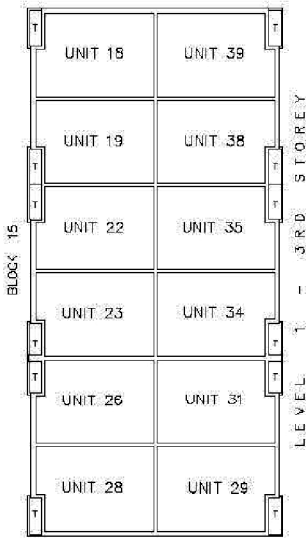
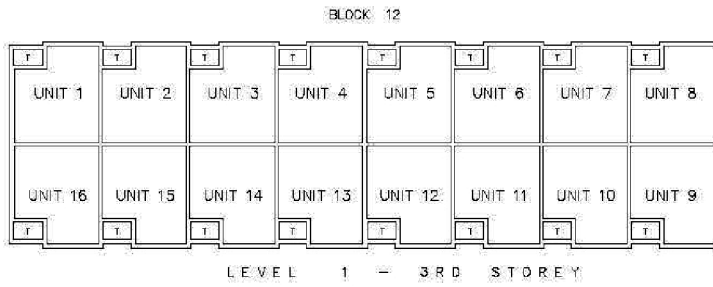
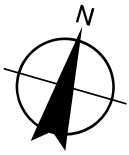
APPLICANT: Mobilio Homes Ltd.



Attachment

FILE: 19CDM-24V001
RELATED FILES: DA.18.56,
19CDM-21V008, 19CDM-22V001,
19CDM-22V001, 19CDM-22V013,
and 19CDM-23V008
DATE: May 7, 2024

6



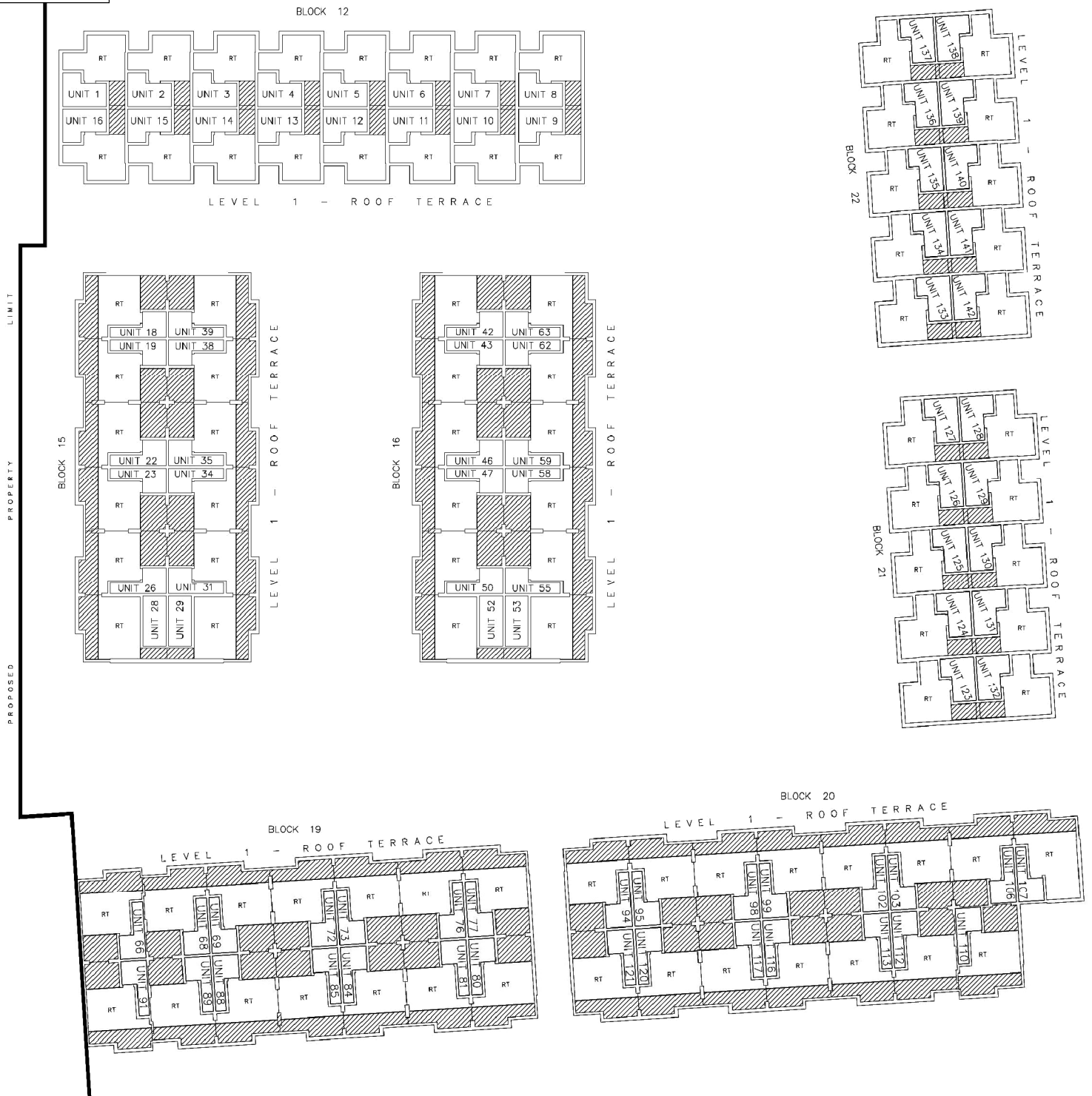
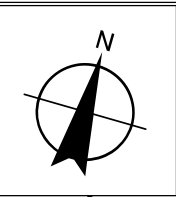
Not to Scale

Draft Plan of Condominium - Third Storey

LOCATION: 31 Almond Blossom Mews and
80, 90, 100, 121, 130 and 131 Honeycrisp Crescent
Part of Lot 4, Concession 5

APPLICANT: Mobilio Homes Ltd.





Not to Scale

Draft Plan of Condominium - Roof Terraces

LOCATION: 31 Almond Blossom Mews and
80, 90, 100, 121, 130 and 131 Honeycrisp Crescent
Part of Lot 4, Concession 5

APPLICANT: Mobilio Homes Ltd.

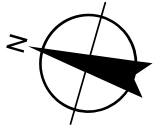


131

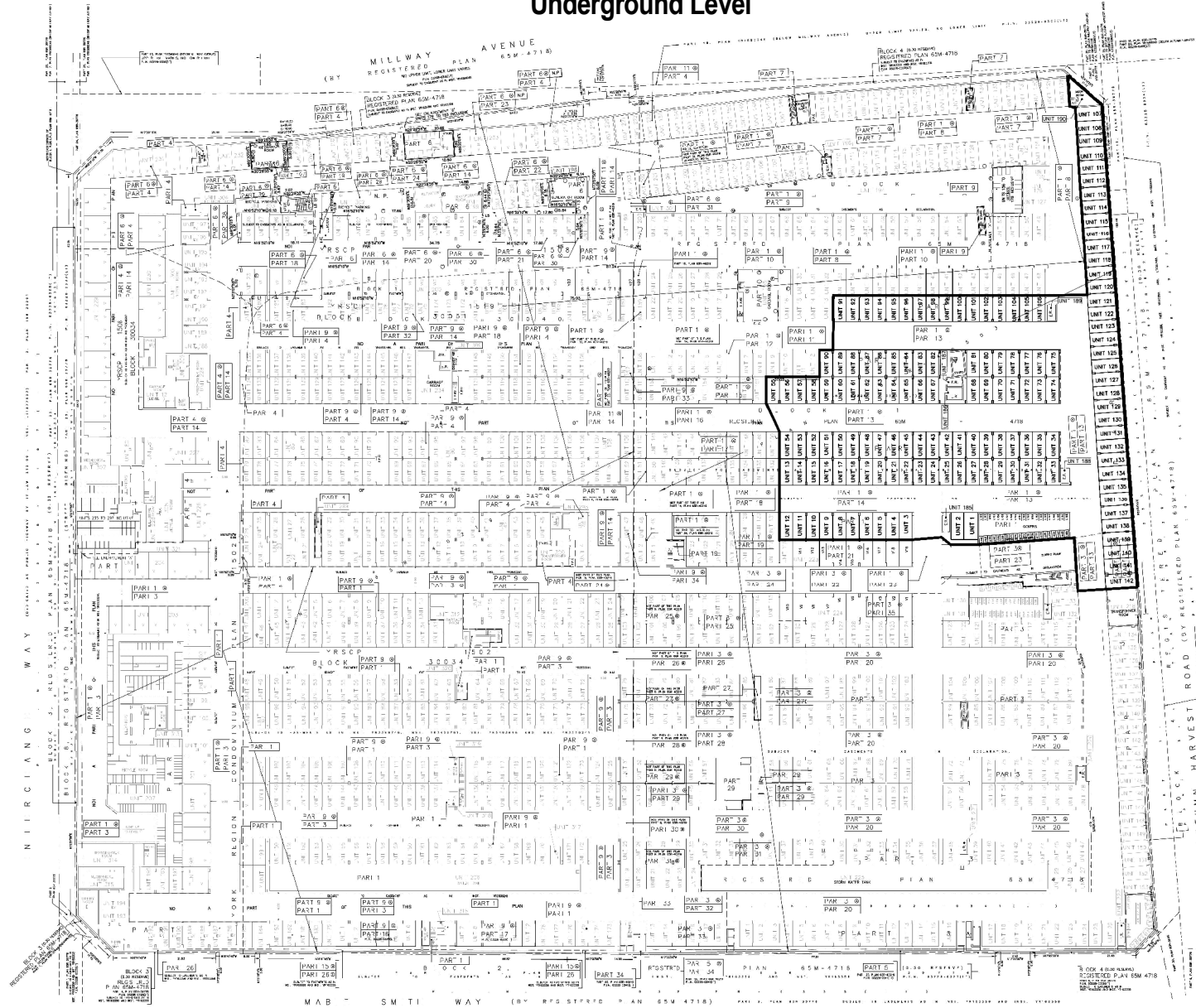
Attachment

FILE: 19CDM-24V001
RELATED FILES: DA.18.56,
19CDM-21V008, 19CDM-22V001,
19CDM-22V001, 19CDM-22V013,
and 19CDM-23V008
DATE: May 7, 2024

8



Underground Level



PLAN VIEW SHOWING
RESIDENTIAL PARKING UNITS 1 TO 142 INCLUSIVE,
LOCKER UNITS 143 TO 154 INCLUSIVE AND
SERVICE UNITS 155 TO 190 INCLUSIVE
ON LEVEL A

Not to Scale

Draft Plan of Condominium - Underground Level

LOCATION: 31 Almond Blossom Mews and
80, 90, 100, 121, 130 and 131 Honeycrisp Crescent
Part of Lot 4, Concession 5

APPLICANT:
Mobilio Homes Ltd.



Attachment

FILE: 19CDM-24V001
RELATED FILES: DA.18.56,
19CDM-21V008, 19CDM-22V001,
19CDM-22V001, 19CDM-22V013,
and 19CDM-23V008
DATE: May 7, 2024

9

Committee of the Whole (1) Report

DATE: Tuesday, May 7, 2024

WARD: 1

**TITLE: NOTICE OF OBJECTION TO THE NOTICE OF INTENT TO
DESIGNATE 30 STEGMAN'S MILL ROAD UNDER PART IV OF
THE ONTARIO HERITAGE ACT**

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To provide Council with information, analysis, and options regarding the Notice of Objection to the City's Notice of Intent to Designate (NOID), and to recommend to the Committee of the Whole not to withdraw the Notice of Intent to Designate the subject property municipally known as 30 Stegman's Mill Road located on the north side of Stegman's Mill and between Windrush Drive and Kleinburg Summit Drive (as shown on Attachment 1), but to proceed with enacting the By-law to designate The Pierre Berton House at 30 Stegman's Mill Road, Vaughan, under Part IV of the *Ontario Heritage Act*.

Report Highlights

- The Owner(s) served a Notice of Objection to the Notice of Intent to Designate 30 Stegman's Mill Road, a 1-storey house previously owned by Pierre and Janet Berton.
- Staff reviewed the objection and provided response and options.
- Staff recommend the City proceed to designate 30 Stegman's Mill Road and approve the Designation By-law under Part IV of the *Ontario Heritage Act*.

Recommendations

1. That the Notice of Objection to the Notice of Intent to Designate 30 Stegman's Mill Road under Part IV of the *Ontario Heritage Act* (as shown on Attachment 2) be received;

2. That City Council consider the Notice of Objection dated March 28, 2024, and affirm its decision of December 12, 2023, stating its intention to designate the subject property at 30 Stegman's Mill Road under Part IV of the *Ontario Heritage Act*,
3. That the By-law to designate 30 Stegman's Mill Road under Part IV of the *Ontario Heritage Act*, which will be prepared in a form satisfactory to the City, be approved and enacted by City Council.

Background

Pierre Berton made Kleinburg his home for 55 years prior to his death in 2004. Berton was an active member of the Kleinburg community as a supporter of local events, an environmentalist and a champion of the Canadian identity. Pierre Berton received more than 30 literary awards including the Governor-General's Award for Creative Non-Fiction (three times), the Stephen Leacock Medal of Humour and the Gabrielle Leger National Heritage Award. He received two Nellys for his work in broadcasting, two National Newspaper awards and the National History Society's first award for "distinguished achievement in popularizing Canadian history". For his immense contribution to Canadian literature and history, he was awarded more than a dozen honorary degrees, was a member of the Newsman's Hall of Fame and a Companion of the Order of Canada.

30 Stegman's Mill Road was first identified as a potential heritage property in a 1976 Town of Vaughan review of potential heritage properties. City staff research on the subject property has confirmed that the cultural heritage value of 30 Stegman's Mill Road meets the criteria set out under OHA Regulation 9/06 for physical, associative and contextual cultural heritage value. A complete designation report that outlines these values was presented to Heritage Vaughan Committee, recommended to Committee of the Whole, and approved by City Council.

This Report notifies Council of the Notice of Objection from the owner of 30 Stegman's Mill Road to the Notice of Intent to Designate the property and recommends that Council proceed with enacting the by-law to designate 30 Stegman's Mill Road under Part IV of the *Ontario Heritage Act*.

Previous Reports/Authority

[Heritage Vaughan Committee report](#) – October 25, 2023

[Committee of the Whole report](#) – November 28, 2023

[City Council minutes](#) – December 12, 2023

Analysis and Options

On March 28, 2024, the City Clerk received by email (see Attachment 2) a Notice of Objection to the Notice of Intent to Designate the subject property at 30 Stegman's Mill Road, from McMillan LLP on behalf of 2395271 Ontario Inc., the owner of the subject

property. Under Section 29(6) of the *Ontario Heritage Act*, all objections must be considered by Council, who may choose whether or not to withdraw its Notice of Intent to Designate.

The objection disputes the heritage value of 30 Stegman's Mill Road based on the physical condition of the building and challenges the merits of its architectural style by contesting it. Additionally, the letter laments the advanced state of disrepair of the structure(s) and offers the City certain built elements as donation for retention offsite. No documentation or supporting materials accompany the Notice of Objection letter.

The strongest objection appears to be primarily based around the deteriorated state of the vacant building. The immediate safety concerns for the building were communicated by the property owner to staff during the most recent visit in August 2023. Staff identified a number of programs including apprenticeship and specialized trades workshops, seminars, and other curricula that could make use of the present condition of the site to provide hands-on didactic restoration and conservation activities on site, at no cost to the owner(s) and for the responsible stewardship of this heritage resource. However, addressing the continued deterioration of the building, staff noted that proposed demolition will not be entertained on the basis of its current physical condition as it is an unoccupied building posing no identified safety concerns.

Should Council reaffirm its decision to designate the properties and enact the designation by-law, any future appeals of the designation by-law would be heard by the Ontario Land Tribunal. The Ontario Land Tribunal considers a number of matters, such as the proposed designation of a property as having cultural heritage value or interest, however, according to the Ontario Land Tribunal Appeal Guide:

"The OLT does not hear matters on costs of physical maintenance, repairs, or any proposed work related to the actual condition of the property (or structure), as these are outside the scope of the evaluation of cultural heritage value or interest."

Therefore, any concerns regarding the cost of physical repairs to the building are not relevant to the objection of whether the property is worthy of designation under the *Ontario Heritage Act*. However, it is important to note that designated properties become eligible for future financial incentives, as well as grant and loan programs at Federal and Provincial level, and potentially at municipal level should Vaughan implement such programs or incentives.

The report and documentation provided by staff for the proposed designation outlined 7 out of the 9 possible criteria under O.Reg. 9/06; the minimum requirement for designation is meeting only 2 criteria. In preparing this response to the Notice of Objection, Cultural Heritage staff – with the assistance of Archives staff – has conducted a more thorough evaluation of the property, and a full assessment of these two points of contention.

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
▪ is a rare, unique, representative or early example of a style, type, expression, material or construction method	X
▪ displays high degree of craftsmanship or artistic merit	X
▪ demonstrates high degree of scientific or technical achievement	N/A

A detailed assessment report of the Design/Physical Value – the architectural style, its merits, and its importance in the context of the site proper, the surrounding neighbourhood of Windrush Co-operative, and the larger Kleinburg setting – has been prepared and is submitted as Attachment 3. The highlights of the findings identify the building as being of Usonian architecture constructed at the height of the style's influential prominence. Multiple sources are cited as describing the building's features – including video interviews with Pierre Berton himself – reinforcing this specific fact. Staff therefore disagrees with the position presented in the Notice of Objection on this matter, in particular regarding the notion that Usonian architecture “reflected an era twenty years earlier” when in fact Frank Lloyd Wright's majority of *Usonian Automatic* buildings were designed and built between 1948-1956. This building takes its inspiration from a 1948 publication, was designed in 1949, and construction concluded in 1950.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
▪ has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
▪ yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
▪ demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

This section is not disputed by the Notice of Objection.

CONTEXTUAL VALUE

The property has contextual value because it is	
▪ important in defining, maintaining or supporting the character of an area	X
▪ physically, functionally, visually or historically linked to its surroundings	X
▪ a landmark	N/A

This section is not disputed by the Notice of Objection.

Financial Impact

There are no financial impacts associated with this report.

Operational Impact

There are no operational impacts associated with this report.

Broader Regional Impacts/Considerations

N/A

Conclusion

Withdrawing the Notice of Intention to Designate would deprive the City of its capacity to enact long-term management, conservation, and legal safeguards for this significant cultural heritage asset, thus failing to meet the legal requirements of sustainable stewardship outlined in municipal and provincial policies. Designation is essential for the City to effectively oversee proposed changes to the heritage attributes of the property through the Heritage Permit process. Without designation, the property is vulnerable to losing its cultural identity and the associated social, heritage, environmental, informational, and aesthetic values. Consequently, staff does not recommend withdrawing the Notice of Intention to Designate as a responsible conservation approach.

Staff finds that, as supported by additional archival documentation, the subject property holds cultural heritage value and meets 7 of the 9 criteria of criteria as set out under the *Ontario Heritage Act* by the Province of Ontario Regulation 9/06 for the minimum two categories of design/physical, historical/associative and contextual value. Accordingly, staff recommends Council proceed with enacting the By-law to designate The Pierre Berton House at 30 Stegman's Mill Road, Vaughan, under Part IV of the *Ontario Heritage Act*.

For more information, please contact Nick Borcescu, Senior Heritage Planner, ext. 8191.

Attachments

1. 30 Stegmans Mill - Objection_Location Map.
2. 30 Stegmans Mill - Objection_Notice of Objection.
3. 30 Stegmans Mill - Objection_Usonian Architecture
4. 30 Stegmans Mill - Objection_Chronology of Communications

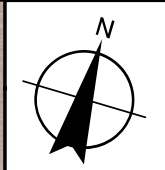
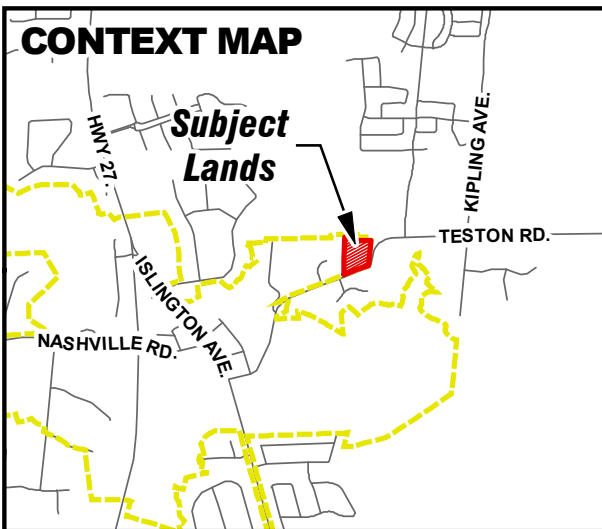
Prepared by

Nick Borcescu, Senior Heritage Planner, ext. 8191.

Shahrzad Davoudi-Strike, Manager Urban Design and Cultural Services, ext. 8653.

Nancy Tuckett, Director of Development Planning, ext. 8529.

CONTEXT MAP



Subject Lands



Heritage District

Location Map

LOCATION:
30 Stegman's Mill Road
Part of Lot 25, Concession 8



Attachment

DATE:
May 7, 2024

1

Reply to the Attention of	Kailey Sutton
Direct Line	416.945.8008
Email Address	Kailey.sutton@mcmillan.ca
Date	March 28, 2024

E-MAIL (clerks@vaughan.ca)

Office of the City Clerk, City of Vaughan
2141 Major Mackenzie Drive West
Vaughan ON L6A 1T1

Attention: Todd Coles, City Clerk

Dear Mr. Coles:

**Re: 30 Stegman's Mill Road (the "Subject Property")
Pierre Burton House (the "House")
Notice of Intention to Designate
Notice of Objection**

We represent 2395271 Ontario Inc., the owner of the Subject Property. Please accept this letter as our client's Notice of Objection to the proposed designation of the House as detailed in the Notice of Intent to Designate under the Ontario Heritage Act (the "Act") dated February 28, 2024 ("Notice of Intent").

We understand from our client that, at the time they purchased the Subject Property in 2013, the House was already in a clearly precarious state of decay. Since that time, our client has had to undertake a number of measures to prevent persons from entering the House and sustaining personal injury or further damaging it.

Given the state of disrepair of the House, our client was surprised to receive: (a) the undated heritage report on the House from the City, and (b) the Notice of the Intent. While our client does not dispute that the House has associative value, they disagree with the reasons given for designation, including that the House has purported architectural value as being designed in the Usonian style. Unlike the House, Usonian homes were designed to be simple, affordable structures for middle class families, they lacked garages, and focused on the use of natural, locally sourced materials. They reflected an era twenty years prior to the construction of the House.

The House therefore does not meet the requisite criteria under the Act for designation. Moreover, it is our understanding that the House is not fit for human habitation, is unfortunately not capable of being restored, and the exterior and interior features are not capable of being maintained. As such, it is a candidate for demolition.

Our client would be pleased to donate the chimney or other salvageable materials from the House to the City of Vaughan, the Pierre Burton Heritage Centre or the Pierre Burton Resource Library to keep a record of the House. It would also be willing to discuss other measures with heritage staff to record the history of the Subject Property. It cannot, however, agree to the designation of the House under the Act given its true condition.

Accordingly, we request that City Council exercise its sound judgement and reconsider its intention to designate the House for reasons of cultural heritage value or interest.

Should you have any questions regarding this Notice of Objection or otherwise, please do not hesitate to contact the writer. Please also provide us with notice of when Council will be considering our objection, as we would like to provide oral submissions before Council as well.

Yours truly,

A handwritten signature in black ink, appearing to read 'K Sutton', written in a cursive style.

Kailey Sutton

cc. Client

USONIAN ARCHITECTURE PRINCIPLES

The word *Usonian* appears to have been coined by James Duff Law¹, a Scottish writer who quoted a letter of his own (dated June 18, 1903) that begins "*We of the United States... have no right to use the title 'Americans' when referring to matters pertaining exclusively to ourselves.*" He had proposed "**Usona**" (United States of North America) but preferred the form "**Usonia**".² It was first published as a descriptive term by Frank Lloyd Wright in 1927 when he wrote "*But why this term 'America' has become representative as the name of these United States at home and abroad is past recall. Samuel Butler fitted us with a good name. He called us **Usonians**, and our Nation of combined States, **Usonia***".³ He further adopted and adapted the term specifically to his vision for the landscape of the country, including the planning of cities and the architecture of buildings. Wright proposed the use of the adjective **Usonian** to describe the particular New World character of the American landscape as distinct and free of previous architectural conventions.⁴

1. ORIGINS OF STYLE

Frank Lloyd Wright designed and built ±66 structures under the Usonian moniker. In general, this was a readaptation of the Prairie Style of architecture that was prevalent in Wright's earlier architectural practice, which consisted primarily of over-extended roof overhangs, pronounced low horizontality of massing and form, low to the ground to mimic the flat landscape of the Midwest. Although this style lost momentum by 1915, its influence continued well into the 1950s. Meanwhile, Wright "modernized" elements of this style, to be adapted to middle-income family budgets and to "*eliminate, so far as possible, the use of skilled labor*" so as to reduce cost in construction as well as maintenance. He called this modernization "*The Usonian Automatic*"⁵, and relied heavily on local wood, stone, and glass, with flat roof and thick fascia construction with pronounced overhangs, open-plan interiors integrating kitchen-dining-living areas, and with maximum exposure and visual connection to the outdoors. More than 100 additional buildings were designed and constructed in this modernized style between 1934 and 1958, with international influence extending well into the 1990s. The most common characteristics of such buildings include most of the following⁶ elements:

- ☐ one storey, horizontal orientation
- ☐ generally small footprint, around 1500sf (under 150 sq.m)
- ☐ no attic; no basement; attached carport or garage

¹ James Duff Law, electricscotland.com. Retrieved May 24, 2022.

² Law, James D. (1903). *Here and There in Two Hemispheres*. Lancaster: Home Publishing Co. pp. 111–12n.

³ Wright, Frank Lloyd. *Architecture: Selected Writings 1894–1940*. p. 100.

⁴ <https://en.wikipedia.org/wiki/Usonia>

⁵ Wright, Frank Lloyd. *The Natural House* (1954)

⁶ <https://www.thoughtco.com/usonian-style-home-frank-lloyd-wright-177787>

- ❑ low, simple, usually flat roof
- ❑ efficient use of interior spaces
- ❑ open floor plan using a simple grid pattern, with few interior walls
- ❑ organic construction, using local materials of wood, stone, and glass
- ❑ built-in furnishings used as room separators
- ❑ skylights and clerestory windows
- ❑ often in rural, wooded settings

2. THE PIERRE BERTON HOUSE

Built in 1950 – near the pinnacle of Wright’s Usonian Automatic application in the US – this building was built on the first of 10 equal radiating lot properties in the Windrush Co-operative (completed in 1954), conceived to showcase “*modern architecture houses quite faithful to the example of Frank Lloyd Wright’s ‘Usonian’ houses*”.⁷ Pierre and Janet Berton held leadership positions in the co-op for some 50 years from 1954 to 2004, and the co-op was made subject to stringent conditions outlined in “Schedule A” which was an attachment that accompanied each deed. The conditions explicitly state that only one dwelling shall be on each property, all new building and additions should conform to the existing architecture, the dwellings shall only be used for residential purposes (with the exception of studio uses relating to their profession), the parcels cannot be subdivided as the co-op shall be seen as a whole, no boundaries or fences can be erected. In 2005, there was an attempt to subdivide the Berton property, but it was denied due to the conditions in Schedule “A”.

As a Canadian variant of the Usonian model⁸, this structure exhibits every one of the common elements of Usonian architecture and style, in pure form. The Bertons noted that the design was inspired by a 1948 Sunset Magazine publication. The building is clad in painted board and batten (that could be assembled by unskilled workers, using nominal dimension lumber that required minimal cuts), and displays a minimalist approach to ornamentation through nearly absent decoration of varnished wood for the window frames, painted wood and galvanized metal. Strong horizontality is reinforced by the use of local flagstone cut and stacked in long and narrow bands, paying homage to Wright’s use of stone cut in Roman brick modules. Numerous low retaining walls and stone-clad planters using this stone pattern surround the building and create walkways and sitting areas.

The property is comprised of the main building, a garage facing the main approach to the house – and connected to the main structure by an exposed-structure wood frame supporting

⁷ Cohen, Jean-Louis. (2012). *The Future of Architecture. Since 1889*. London: Phaidon Press Limited.

⁸ Kalman, Harold. *A History of Canadian Architecture, Vol 2*. Oxford University Press, Ontario, 1994.

translucent panels that create a sheltered walkway – as well as a pool with pool house, two stone outdoor fireplaces, and a sheltered inner courtyard with interlock paving surrounded by shoji screen panels and covered by wood trellis work supported on posts. Further into the gardens there is a train car mounted on a short length of track. The garage is enclosed as adapted to Canadian climate, a necessary revision of the Usonian preference for open carport.

The massing of the building complex is playful but strongly geometric. The house is oriented north-south. Proportional volumes are carved out of – or project outward from – the floor plan to address and engage the man-made surrounding landscape. According to Pierre Berton, all trees and vegetation were meticulously planned and planted to create a landscape evocative of several distinct settings from across Canada, from his various stages of life across the country.⁹ Stone walls cut through the glazing to extend from the interior to the exterior and visually connect the built form to nature outside. Throughout the house, the floor plates act as platforms of livable spaces from which one can enjoy the myriad of wonderful views offered by the surroundings. Large cantilevers, reminiscent in style and intent to elements best recognized at Falling Water, juxtapose the playful articulation of the architectonic blocks against other parts that are embedded strongly into the ground, and others that sit atop of stone tiered terraces or wood decking as one circles around the building.

One striking feature of the design of this building is long overhanging eaves: during the summer months, due to the earth's 23.5° angle, the sun shines "higher" than during the winter, so an overhanging eave will block sunlight during summer months and will allow sunlight during the winter months – a natural air conditioning and heating system. During the winter months, the heat gained during the daylight hours is retained in the house, heating the house throughout the night. Large windows on the southern elevation of the building allow access for sunlight during winter months, as the south side is facing the sun during the winter.

The interior palette is mainly comprised of varnished wood, flagstone, ceiling tile (white), gypsum wall and carpet. The spaces use of built-ins and wood paneling as room dividers and separators, creating hallways and nooks in an otherwise open plan. Large windows create an almost seamless connection to the exterior from areas of most-public use, whereas the bedrooms offer high-sill windows to maintain privacy and a view to the natural landscape above grade. Throughout the house, the flooring material and pattern changes as if to reinforce the intended use of the spaces – with carpet in the more private areas, wood parquet, stone and slate in other parts of the building, and linoleum in the kitchen and bathrooms.

Most of the glazed areas correspond to the rooms that would benefit the most from the views and natural light, such as the living room, kitchen and dining room, or less public areas such as

⁹ [The Invasion of Pierre Berton \(1981\) - the fifth estate](#), CBC/Radio-Canada

the bedrooms and the office. The oversized windows – some with low sills and extending to the ceiling – are strategically placed primarily to the west and north, while the southern portion opens to a private patio area. The east elevation was designed with smaller windows starting at a higher sill in order to guard the privacy of the spaces behind, while still providing the opportunity for light and ventilation and a view of the natural foliage canopy.

3. SELECT SITE PHOTOS

The following selection of photos illustrate the merits of the architectural design of the building and its man-made surrounding landscape. All photos were taken by Cultural Heritage staff during site visits in 2012, 2014, and 2023.



examples of extended cantilever (2012)



southern courtyard (2012)



southern courtyard (2023)



various flooring materials (2012)





view of garage (2012)



low stone work and planters (2012)



stone outdoor fireplace (2012)



fireplace and extension of wall (2012)





east partial elevation (2012)



north elevation (2012)

4. SELECT USONIAN EXAMPLES



Trier House, built 1967



Herbert Jacobs House, built 1937



Balter House, Polymath Park, built 1964



Robert Sunday House, built 1957

5. ADDITIONAL SUPPORTING BIBLIOGRAPHY

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[http://en.wikipedia.org/wiki/Walter_Gropius#After Bauhaus](http://en.wikipedia.org/wiki/Walter_Gropius#After_Bauhaus)

[http://en.wikipedia.org/wiki/Richard Neutra](http://en.wikipedia.org/wiki/Richard_Neutra)

[http://en.wikipedia.org/wiki/B. C. Binning#Selected Commissions](http://en.wikipedia.org/wiki/B._C._Binning#Selected_Commissions)

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T.O. Built: http://www.tobuilt.ca/php/companies_to_buildings.php?search_fd0=2539

Archives of Ontario: <http://ao.minisisinc.com/scripts/mwimain.dll/497/1/1?RECLIST>

Trend House Chronicles: <http://mkurtz.com/trendhouse/index.html>

Historic Places of Canada: <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=1769>

Toronto Modern: <http://robertmoffatt115.wordpress.com/2010/02/24/torontos-timeless-trend-house/>

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[The Invasion of Pierre Berton \(1981\) - the fifth estate](#), CBC/Radio-Canada

<https://en.wikipedia.org/wiki/Usonia>

<https://www.thoughtco.com/sonian-style-home-frank-lloyd-wright-177787>

30 Stegman's Mill Road

The Chronology of the Property's ownership and City's Communications with Applicant

1948-50 – Pierre and Janet Berton visit Kleinburg and decide to settle there. They join the Windrush Cooperative, created by / with 9 other CBC workers and their families.

1950-54 – The house is built for the (then) small family with various additions over the years.

2004 – November: Pierre Berton dies

2012 – The Berton family submitted a Severance application (B.017/12) to formally separate their property into 2 lots, which conformed with the previously registered subdivision, with the remaining house on the retained land and the new lot largely comprised of what was identified in the 1949 Plan of Subdivision as "Lot 9". This was granted, and the lot was sold in 2013. At this time, no structure has been built on the property.

In the Fall of 2012, the Berton family (Janet Berton and her children) notified staff of their intent to sell the Berton property and their desire to have the property evaluated so that important heritage elements could be identified and conserved. Cultural Services staff (Heritage Coordinators Daniel Rende & Cecilia Nin Hernandez and Angela Palermo, Cultural Services Manager) conducted a report to research the property and evaluate it to determine what the "main heritage attributes" of the home were. There are several pictures from the staff November site visit at this time. At this time, Cultural Heritage staff suggested that the home was altered over the years and new wings were added, that the main/original core of the building was to remain. Note from 2024: Further research by Cultural Heritage staff has led to a more comprehensive approach, as the additions and changes speak to the changes and growing family of the Bertons.

Spring 2013 – Cultural Services met with the new owners at the front counter and discussed the property. That same day, staff emailed the above and provided a list of architects who have experience with heritage buildings. Staff received an email (forwarded from the Manager of Cultural Services) in response on May 2, 2013 that implied that they fully understood the parameters of the heritage property (what they had to work with and what would be doable). MPAC records report that the sale was registered in November 2013.

2014 – October 7: A member of the Berton family is in the area and sent a note to staff and then MP Deborah Schulte regarding the following: *"The ice storm last winter destroyed a lot*

trees in the yard, as it did everywhere. There was a broken window by the back door. My husband found the door was left unlocked, so he locked it." Cultural Services/Heritage staff followed up with a request to By-Law staff to investigate the property, which was done on October 23, 2014. A by-law standards order was issued to the owner.

2014 – November 7: An order that was issued on the property to clean up debris, secure the pool, etc was closed after work had been completed.

2014 – November 13: Cultural Heritage staff Daniel Rende (now relocated to Urban Design, Development Planning), Cultural Services Manager Angela Palermo, and Manager of Urban Design Rob Bailey, met with the architects and owners to discuss the property.

2015 – June 18: the owners of 56 Windrush and 30 Stegman's Mill sent a letter to the Fire Chief, requesting a demolition permit inspection of the two buildings due to the fire hazard of two abandoned buildings. Cultural Heritage staff received a letter from the Fire Chief indicating this request and noting *"...in a state of disrepair. Numerous windows are broken and there is evidence of illegal entry by trespassers for the purpose of alcohol and possible drug use. During the inspection, it appeared somebody has been using a barbeque starter fluid in the fireplace"*. The two property sites are adjacent to each other within the Windrush Cooperative. The letter noted that both 56 Windrush and 30 Stegman's Mill were unoccupied and in a state of disrepair. Unoccupied buildings pose a fire hazard risk to Fire and Rescue staff and residents. Cultural Heritage staff responded to the letter and asked to organize a meeting with several City departments to discuss this issue and concern.

2015 – June 23: A PAC meeting for was held 56 Windrush and 30 Stegman's Mills. It proposed 2 new homes that did not comply with the Heritage Conservation District and included a note on the site plan that said "portion of Berton house to be moved and retained" – from further staff notes this referred to the fireplace.

2016 – January 29: The Urban Design and Cultural Heritage Division was informed that The Mayor's Office had formally requested John MacKenzie (Deputy City Manager, Planning and Growth Management) and Rob Bayley (Manager of Urban Design and Cultural Heritage) attend a meeting with Susan Niczowski (property owner) to discuss 30 Stegman's Mill regarding the heritage issues.

2016 – February 9: The meeting was held, and Cultural Heritage staff (Katrina Guy and Daniel Rende) provided a memo outlining the policies of the KNHCD Plan, the specific Cultural Heritage attributes of the property and the timeline of the property from 2012 until the summer of 2015, including the actions of City staff. A full memo outlining the heritage value of the property and timeline was sent to the Senior Management staff of Development Planning on

February 5, 2016. A follow up inquiry from Robinson Heritage Consultants was received on February 23, 2016, to which Cultural Heritage staff replied with information, Terms of Reference for the CHIA and other requested information.

2016 – April 26: John Mackenzie (Deputy City Manager, Planning and Growth Management) asked Rob Bayley (Manager of Urban Design and Cultural Heritage) to provide a list of Heritage Consultants to the owners of 30 Stegman's Mill Road. Mr. Bayley indicated that he had twice provided such lists and noted that difficulty of retaining a Heritage Consultant was connected with the associated history with Pierre Berton and other associated value.

2016 – August: Cultural Heritage staff provided the retained planner Bob Martindale with information regarding the property. Correspondence with Mr. Martindale continued and there was an in-person meeting in early September 2016, to discuss the research so far. Staff accompanied Mr. Martindale to Property Records and Archives to review materials together.

2016 – November 7: A further meeting was discussed in October 2016, with an invitation for Cultural Heritage staff to visit the property. The site visit was conducted on Monday November 7, 2016 by two members of Cultural Heritage staff (Daniel Rende and Katrina Guy). The site visit confirmed a number of issues and further decay of the house. Cultural Heritage staff expressed these concerns to Rob Bayley (Manager of Urban Design and Cultural Heritage). Staff also received a phone call from another area resident who had heard about the visit, and who expressed concerns regarding the properties. Cultural Heritage staff was advised by Development Management staff to reach out to By-Law Enforcement regarding these concerns, and a Site Visit was then conducted by By-Law Enforcement, with a resulting By-law order.

No further file activity or communication is recorded until 2023.

2023 – July 9: Nick Borcescu (Senior Heritage Planner) was invited to visit the site by Mary Niczowski (property owner of 56 Windrush and sister of Susan, the property owner of 30 Stegman's Mill Road). Site photography was recorded and shared with other City staff; correspondence of highlights of the discussion points was forwarded to the Owner's email following the site visit. offering suggestions for low-cost and no-cost rehabilitation of the buildings and property with assistance from technical schools with hands-on programs.

2023 – July 30: Cultural Heritage received an email regarding the posting of a video on YouTube showing the dilapidated state of 30 Stegman's Mill: [SC VD 103 \(youtube.com\)](https://www.youtube.com/watch?v=SCVD103). This was followed up by calls from the Ward Councillor's office and some Kleinburg residents. Cultural Heritage staff (Nick Borcescu and Katrina Guy) reached out to By-Law Enforcement to request a site visit. Subsequent discussion with the Shahrzad Davoudi-Strike (Manager of Urban Design and Cultural Heritage) identified designation under Part IV of the *Ontario*

Heritage Act would be the most appropriate tool for ensuring proper conservation of the property, beyond what has currently been achieved.

2023 – August: Two other YouTube videos have been created regarding the property: <https://www.youtube.com/watch?v=RtR2LAVCs6w> and an earlier video has also been identified, from November 30, 2022 <https://www.youtube.com/watch?v=gCmf8O8KbRA>

Committee of the Whole (1) Report

DATE: Tuesday, May 7, 2024

WARD(S): ALL

TITLE: PROCLAMATION REQUEST: PROVINCIAL DAY OF ACTION ON LITTER

FROM:

Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor

ACTION: DECISION

Purpose

To seek approval for the proclamation request received for Provincial Day of Action on Litter.

Report Highlights

- Respond to the request received from the Public Works Portfolio.

Recommendations

1. THAT May 14, 2024, be proclaimed as “Provincial Day of Action on Litter”;
2. THAT Council ratify Recommendation 1 at the Council meeting of May 22, 2024; and,
3. THAT the proclamation be posted on the City’s website and that the Communications, Marketing and Engagement department be directed to promote the above noted proclamation through the various corporate channels.

Background

The request for proclamation was received from the Public Works Portfolio on April 16, 2024.

The Provincial Day of Action on Litter is celebrated on the second Tuesday of May each year in Ontario. It is a day to bring awareness to the impacts of waste on the environment and encouraging people to take steps at home and in their community to help keep the environment clean and healthy for generations to come.

Council has previously granted this request.

Previous Reports/Authority

[Committee of the Whole \(1\) – May 2, 2023](#)

Analysis and Options

The proclamation request meets the requirements of the City's Proclamation Policy, as follows:

- 2.1. For the purposes of section 2, a proclamation may be issued for:
 - 2.1.4. Public awareness campaigns.

Financial Impact

There is no financial impact expected in regard to this request.

Operational Impact

The Communications, Marketing and Engagement team will oversee the promotion of these proclamations on corporate channels.

Broader Regional Impacts/Considerations

Not applicable.

Conclusion

Having reviewed the request, staff is recommending that May 14, 2024, be proclaimed as "Provincial Day of Action on Litter", and that the proclamation be posted on the City's website and that the Communications, Marketing and Engagement department be directed to promote the above noted proclamation through the various corporate channels.

For more information, please contact: Todd Coles, City Clerk, ext. 8281.

Attachment

1. Proclamation Request Form received from Public Works Portfolio.

Prepared by

Julia Bartolomeo, Supervisor, City Clerk's Administrative Services, ext. 8280.

FLAG RAISING & PROCLAMATION REQUEST FORM

I am requesting the following (please select all that apply):

- ☐ **Flag Raising** (*Complete Parts 1-3, Parts 5 & 6, Annex A, Annex B*)
- ☒ **Proclamation** (*Complete Parts 1-4*)

PART 1: ORGANIZATION DETAILS

ORGANIZATION NAME

City of Vaughan

ORGANIZATION TYPE

Public Institution

PART 2: REQUESTER DETAILS

LAST NAME OR SINGLE NAME

Singh

FIRST NAME

Reeta

STREET ADDRESS

2800 Rutherford Road

APT/UNIT NUMBER

CITY/TOWN

Maple

PROVINCE

ON

POSTAL CODE

L4K 2N9

EMAIL ADDRESS

reeta.singh@vaughan.ca

TELEPHONE NUMBER

PART 3: ALTERNATE CONTACT DETAILS

LAST NAME OR SINGLE NAME

Kalra-Ramjoo

FIRST NAME

Shanon

STREET ADDRESS

2800 Rutherford Road

APT/UNIT NUMBER

CITY/TOWN

Maple

PROVINCE

ON

POSTAL CODE

L4K 2N9

EMAIL ADDRESS

shanon.kalra-ramjoo@vaughan.ca

TELEPHONE NUMBER

PART 4: PROCLAMATION REQUEST DETAILS

CAUSE/EVENT/COMMEMORATION TO BE PROCLAIMED (*Written as you want it to be Declared by Council*)

Provincial Day of Action on Litter

☒ DAY

☐ WEEK

☐ MONTH

PART 5: FLAG RAISING DETAILS

CAUSE/EVENT/COMMEMORATION TO BE RECOGNIZED

FLAG TO BE RAISED (*Please attach an image of the flag to this form*)

ANTHEM OR MUSIC TO BE PLAYED (*If required*)

WILL THERE BE A PUBLIC EVENT AT CITY HALL FOLLOWING THE FLAG RAISING CEREMONY?

☐ **YES** - To book an appropriate space at City Hall and required equipment following the ceremony, please contact Recreation Services by telephone at (905) 832-8500 or by email at RecCSD@vaughan.ca.

☐ **NO**

PART 6: PUBLIC CEREMONY DETAILS

The City of Vaughan endeavors to accommodate the requestor's preferred date, however it is **NOT GUARANTEED**. To assist in scheduling your public ceremony, we ask you to designate up to 3 alternate dates for booking.

PREFERRED CEREMONY DATE

ALTERNATE CEREMONY DATE 1

ALTERNATE CEREMONY DATE 2

ALTERNATE CEREMONY DATE 3

TIME OF DAY PREFERENCE

☐ **AM (09:00 a.m. – 12:00 p.m.)**

☐ **PM (12:00 p.m. – 4:00 p.m.)**

ESTIMATED NUMBER OF ATTENDEES	
<p>THE FOLLOWING HAVE BEEN ATTACHED TO THIS REQUEST (Please note that these are REQUIRED as part of the request approval)</p> <p><input type="checkbox"/> Completed Annex A Draft Ceremony Agenda (See Page 4)</p> <p><input type="checkbox"/> Completed Annex B Dignitaries/VIPs Attending/Invited (See Page 5)</p> <p><input type="checkbox"/> Image of the Flag to be Raised</p>	

Personal information on this form is collected under the authority of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, and will be used for the purpose of processing requests to conduct flag raisings at Vaughan City Hall. Questions about this collection of personal information should be directed to the Office of the City Clerk, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1, 905-832-8504.

ANNEX A: DRAFT CEREMONY AGENDA

Please complete the following agenda, with an estimate of the start and end time, and estimated time at which each item will occur. Items may include speeches from dignitaries, playing of songs or anthems, and any displays or performances that may take place during the ceremony. A sample agenda is available online, [click here to view](#).

TIME	ITEM

Personal information on this form is collected under the authority of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, and will be used for the purpose of processing requests to conduct flag raisings at Vaughan City Hall. Questions about this collection of personal information should be directed to the Office of the City Clerk, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1, 905-832-8504.

ANNEX B: DIGNITARY/VIPs ATTENDING/INVITED

Please complete the following list, indicating any dignitaries or VIPs (including the Mayor and Members of Vaughan Council) who have or will be invited to participate or attend the flag raising ceremony. We ask that you identify each person's name, and the organization to which they are associated, if applicable.

NOTE: You are responsible for issuing invitations and providing ceremony details to all dignitaries or VIPs if you wish them to attend, **EXCEPT** for the Mayor and Members of Vaughan Council, who will be contacted by city staff if you wish them to attend.

NAME	ORGANIZATION

Personal information on this form is collected under the authority of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, and will be used for the purpose of processing requests to conduct flag raisings at Vaughan City Hall. Questions about this collection of personal information should be directed to the Office of the City Clerk, City of Vaughan, 2141 Major Mackenzie Drive, Vaughan, Ontario, L6A 1T1, 905-832-8504.

FLAG RAISING & PROCLAMATION REQUEST FORM

INSTRUCTIONS FOR COMPLETING THIS FORM

PART 1: ORGANIZATION DETAILS
<ul style="list-style-type: none">• Please provide your organization's full official name.• Select the most appropriate type from the options provided.
PART 2: REQUESTOR DETAILS
<ul style="list-style-type: none">• Identify the primary contact for this request on behalf of the organization identified in Part 1.
PART 3: ALTERNATE CONTACT DETAILS
<ul style="list-style-type: none">• Please make sure to identify an alternate contact to ensure staff can reach a representative of your organization if the primary contact is unavailable on short notice.
PART 4: PROCLAMATION REQUEST DETAILS
<ul style="list-style-type: none">• Identify the occasion being recognized by this proclamation, i.e. national day, independence day, awareness month.• Please select whether the date to be proclaimed is a specific day, for a week or for an entire month.
PART 5: FLAG RAISING DETAILS
<ul style="list-style-type: none">• Identify the occasion being recognized by this flag raising ceremony, i.e. national day, independence day, awareness month.• It is imperative that you supply a clear image of the flag to ensure staff reviewing the request can ensure that it complies with our policies and protocols.• Please consult the Protocol Services page online for full details on flag raising ceremonies.• This request only covers flag raising ceremonies, if you wish to conduct an event to celebrate after the ceremony is concluded you MUST contact Recreation Services to book locations and resources for that event.• Please note that if you require additional resources or time for your ceremony, you will also need to contact Recreation Services to book rooms, spaces and equipment beyond that normally provided by the City of Vaughan.
PART 6: PUBLIC CEREMONY DETAILS
<ul style="list-style-type: none">• Provide alternate dates and times to ensure the availability of our space, staff, resources and Council for the ceremony.• It is imperative that you provide an <u>accurate</u> estimate to ensure we provide appropriate seating and security for the ceremony.• Ensure that all three documents are attached with your request or it may be denied for completeness.

ANNEX A: DRAFT CEREMONY AGENDA

- Please detail each item of the agenda in order, including the approximate time that it will take place.
- Items may include an Introduction, Official Greetings from the Mayor, Raising of the Flag, etc.; try to provide any additional details that might be helpful such as noting that the anthem should be played when the flag is being raised.
- A sample of the draft ceremony agenda is provided below to help guide you in completing this page:

Time	Item
12:00	Master of Ceremonies provides an introduction and welcomes everyone to the ceremony.
12:05	President of the organization delivers greetings and acknowledges dignitaries.
12:10	Mayor delivers his address to guests.
12:15	Member of Parliament delivers their address to guests.
12:25	Children's choir sings cultural song.
12:35	Organization and dignitaries raise the flag, while the anthem is played.
12:45	Master of Ceremonies thanks everyone and closes the ceremony.

- Staff will work with you on finalizing the agenda for your ceremony after the request has been submitted.

ANNEX B: DIGNITARY/VIPs ATTENDING/INVITED

- Provide the name and organizations for all dignitaries or VIPs you are inviting to attend the ceremony.
- Dignitaries and VIPs might include the Mayor and Members of Vaughan Council, Members of Parliament, Members of Provincial Parliament, Ambassadors or High Commissioners from foreign embassies or high commissions, CEOs or Presidents of corporations, etc.
- Please note that city staff will only issue invitations and information to the Mayor and Members of Council, you are required to invite and inform all other dignitaries and VIPs listed on this page of your request form.

Committee of the Whole (1) Report

DATE: Tuesday, May 07, 2024

WARD: 1

TITLE: PROPOSED 2-STOREY REAR ADDITION TO EXISTING 1½-STOREY BUILDING LOCATED AT 10477 ISLINGTON AVE, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT FROM HERITAGE VAUGHAN COMMITTEE)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of April 11, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of April 11, 2024, (Item 2, Report No. 5), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received;

- 3) That the comments from Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, be received; and
- 4) That the comments from the Committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024:

THAT Heritage Vaughan recommend Council approve the proposed works as presented in Option 1 of the CHIA (Attachment 2) with the requested change to remove the proposed wraparound porch, subject to the following conditions:

- a) that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to submission of final Heritage Permit drawings;
- b) that any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application; and
- d) that the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and the Chief Building Official.

Background

At its meeting on April 11, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 11, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of April 11, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

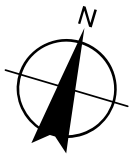
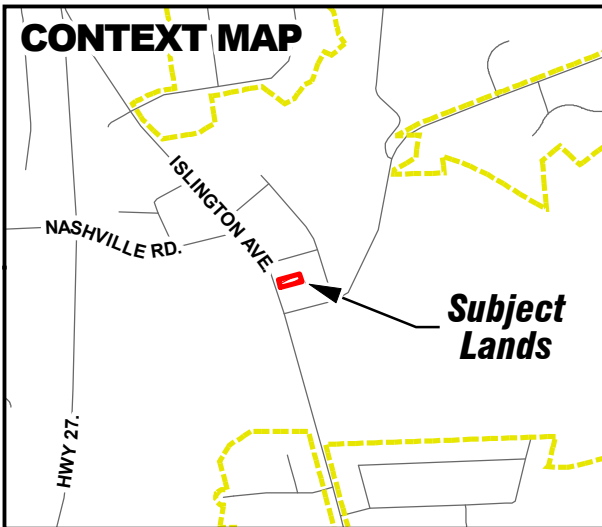
Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 11, 2024, Heritage Vaughan Committee meeting [Agenda Item 2: 10477 Islington Avenue](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP

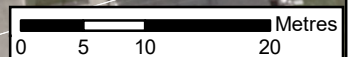
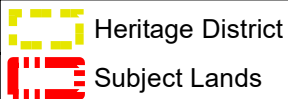


KELLAM STREET

ISLINGTON AVENUE

10477 Islington Avenue

STEGMAN'S MILL ROAD



Location Map

LOCATION:
10477 Islington Avenue
Part of Lot 14, Concession 8



Attachment

1

DATE:
April 11, 2024

Committee of the Whole (1) Report

DATE: Tuesday, May 07, 2024

WARD: 1

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 1560 KING-VAUGHAN ROAD
(TRANSMITTAL REPORT FROM HERITAGE VAUGHAN
COMMITTEE)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of April 11, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of April 11, 2024, (Item 4, Report No. 5), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024, be approved;
- 2) That the presentation by Vanessa Lio, Heritage Specialist, Development Planning, be received; and
- 3) That the comments from the committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management,
dated April 11, 2024:

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to following conditions:

1. That the Designation Report for 1560 King-Vaughan Road be Received.
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 1560 King-Vaughan Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
3. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner, and published on the City website.
4. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 2480 Kirby Road and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City website.

Background

At its meeting on April 11, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 11, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of April 11, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

Attachments

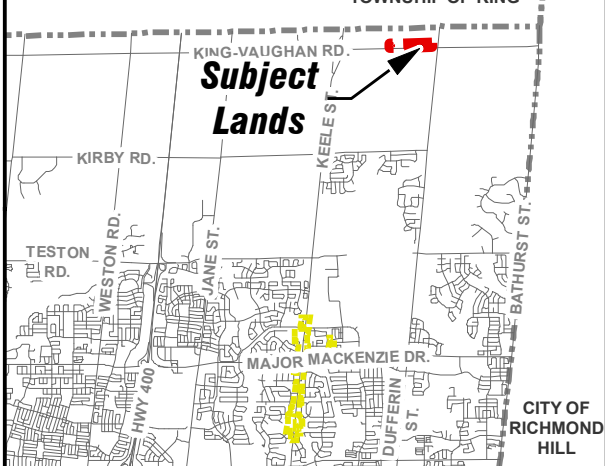
1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 11, 2024, Heritage Vaughan Committee meeting [Agenda Item 4: 1560 King-Vaughan Road](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP

TOWNSHIP OF KING



**Subject
Lands**



1560 King-Vaughan Road

KING-VAUGHAN ROAD

DUFFERIN STREET



Subject Lands



Heritage District

0 125 250 500 Metres

Location Map

LOCATION:
1560 King-Vaughan Road
Part of Lot 1, Concession 3



Attachment

DATE:
April 11, 2024

1

Committee of the Whole (1) Report

DATE: Tuesday, May 07, 2024

WARD: 1

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 2480 KIRBY ROAD (TRANSMITTAL
REPORT FROM HERITAGE VAUGHAN COMMITTEE)

FROM:
Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of April 11, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of April 11, 2024, (Item 5, Report No. 5), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024, be approved;
- 2) That the presentation by Katrina Guy, Heritage Specialist, Development Planning, be received; and
- 3) That the comments from the committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024:

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to following conditions:

1. That the Designation Report for 2480 Kirby Road be Received.
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 2480 Kirby Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
3. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner, and published on the City website.
4. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 2480 Kirby Road and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City website.

Background

At its meeting on April 11, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 11, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of April 11, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

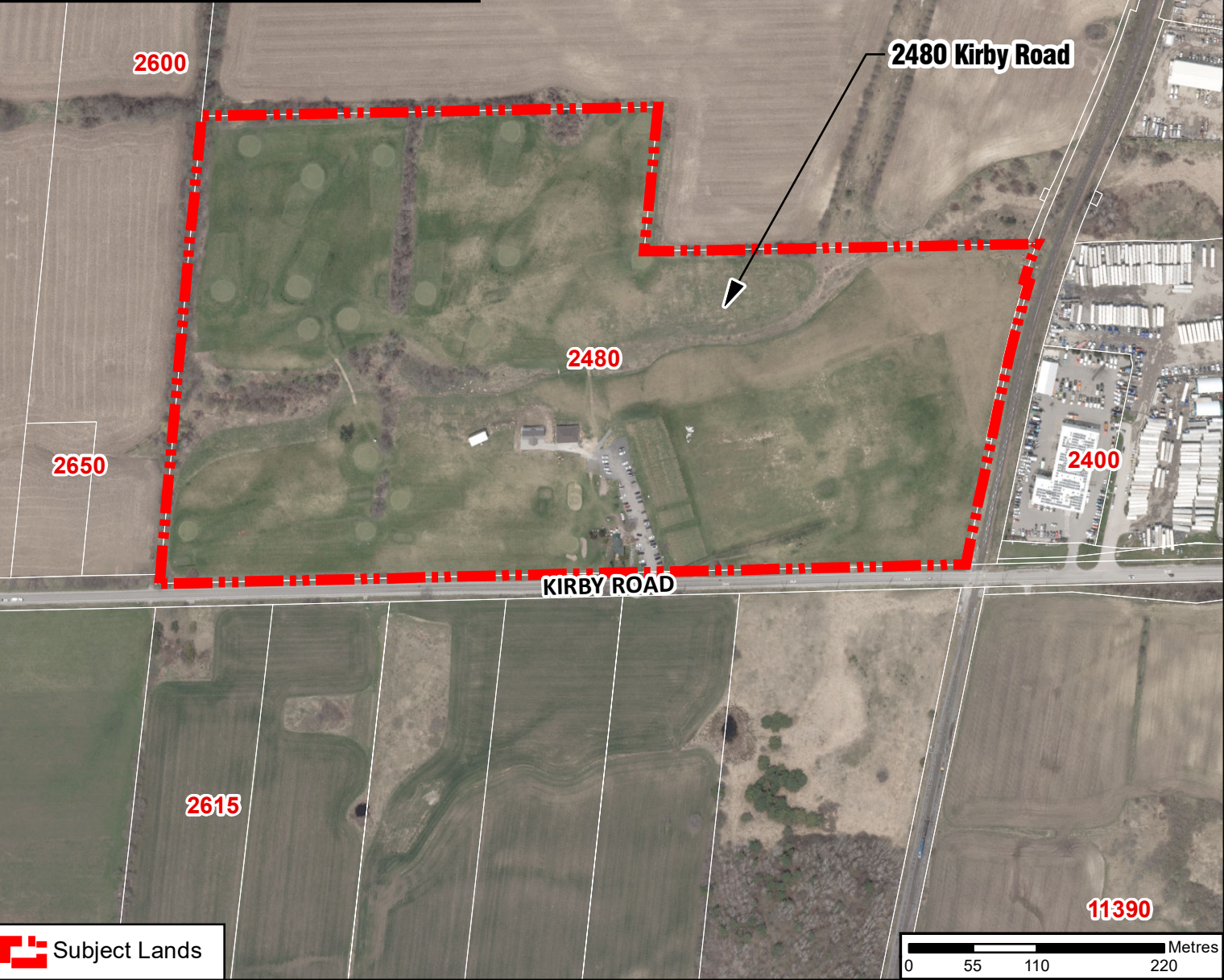
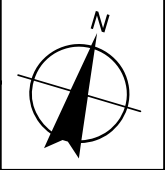
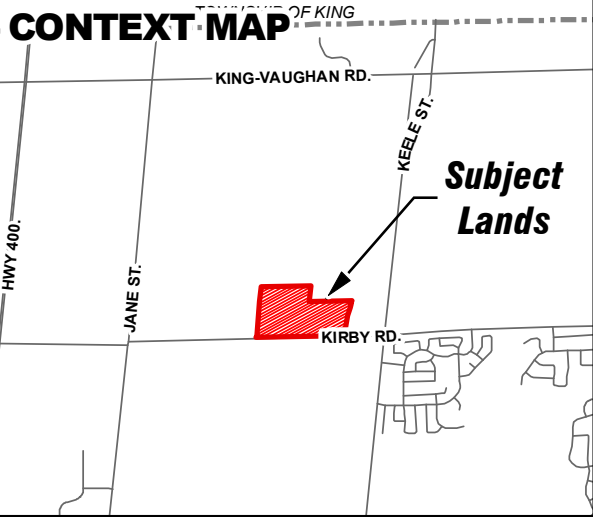
Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 11, 2024, Heritage Vaughan Committee meeting [Agenda Item 5: 2480 Kirby Road](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP



Location Map

LOCATION:
2480 Kirby Road
Part of Lot 31, Concession 4



Attachment

DATE:
April 11, 2024

1

Committee of the Whole (1) Report

DATE: Tuesday, May 07, 2024

WARD: 1

TITLE: REBUILDING SHED LOCATED AT 40 NASHVILLE RD,
KLEINBURG-NASHVILLE HERITAGE CONSERVATION
DISTRICT (TRANSMITTAL REPORT FROM HERITAGE
VAUGHAN COMMITTEE)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of April 11, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of April 11, 2024, (Item 1, Report No. 5), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 3) That the comments from the committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024:

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a) that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to submission of final Heritage Permit drawings;
- b) that any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
- d) that the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and the Chief Building Official.

Background

At its meeting on April 11, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 11, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of April 11, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

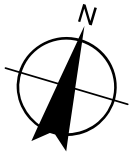
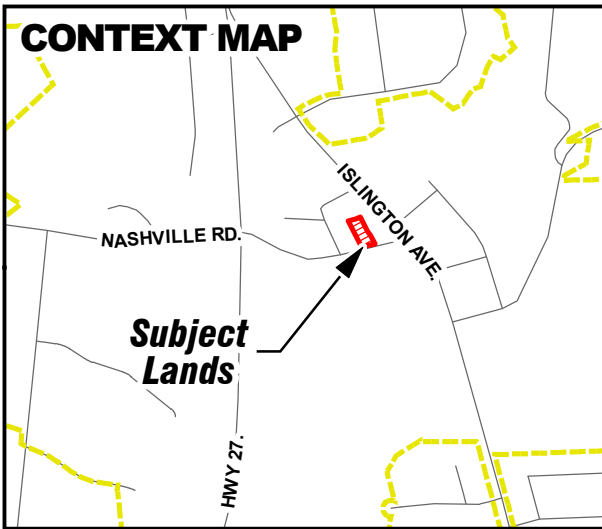
Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 11, 2024, Heritage Vaughan Committee meeting [Agenda Item 1: 40 Nashville Road](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP



Location Map

LOCATION:
40 Nashville Road
Part of Lot 24, Concession 8



Attachment

1

DATE:
April 11, 2024

Committee of the Whole (1) Report

DATE: Tuesday, May 07, 2024

WARD: 1

TITLE: PROPOSED NEW CONSTRUCTION OF A SINGLE DETACHED DWELLING WITH ATTACHED GARAGE LOCATED AT 51 NAPIER STREET, IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT (TRANSMITTAL REPORT FROM HERITAGE VAUGHAN COMMITTEE)

FROM:
Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan committee meeting of April 11, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee forwards the following recommendations from its meeting of April 11, 2024, (Item 3, Report No. 5), for consideration by Committee of the Whole:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024, be approved, subject to amending recommendation a. to read:

- a. that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the local Ward Councillor, prior to submission of final Heritage Permit drawings;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received;
- 3) That the comments from Fausto Cortese, Fausto Cortese Architects, Rutherford Road, Vaughan, be received; and
- 4) That the comments from the committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024:

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a) that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to submission of final Heritage Permit drawings;
- b) that any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c) that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
- d) that the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and the Chief Building Official; and
- e) that the applicant enters into a letter of undertaking for the purpose of completion of all landscaping in accordance with the approved plans to the satisfaction of the City.

Background

At its meeting on April 11, 2024, the Heritage Vaughan Committee considered recommendations contained in the report of the Deputy City Manager, Planning and Growth Management [[Attachment 2](#)].

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a.

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 11, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a.

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a.

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of April 11, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

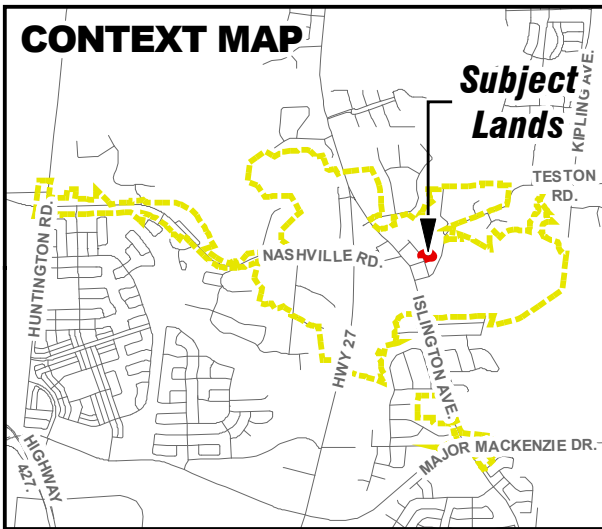
Attachments

1. Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 11, 2024, Heritage Vaughan Committee meeting [Agenda Item 3: 51 Napier Street](#).

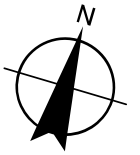
Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP



**Subject
Lands**



Subject Lands



Heritage District

Location Map

LOCATION:
51 Napier Street
Part of Lot 24, Concession 8



Attachment

DATE:
April 11, 2024

1

Committee of the Whole (1) Report

DATE: Tuesday, May 07, 2024

WARD(S): ALL

TITLE: PRESENTATION: GREATER TORONTO AIRPORTS
AUTHORITY (TRANSMITTAL REPORT)

FROM:

Intergovernmental Relations Sub-Committee

ACTION: DECISION

Purpose

To forward recommendations from the Intergovernmental Relations Sub-Committee with respect to this matter.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Intergovernmental Relations Sub-Committee, to bring forward recommendations to the Committee of the Whole for consideration.

Recommendations

The Intergovernmental Relations Sub-Committee forwards the following recommendations from its meeting of April 8, 2024 (Item 3, Report No. 1), for consideration:

1. That staff be requested to forward correspondence to the Greater Toronto Airports Authority, requesting a written response to resident concerns;
2. That the presentation by Atul Sharma, Manager, Government Affairs and Stakeholder Relations, Greater Toronto Airports Authority and Cynthia Woods, Manager, Noise Management Office, Greater Toronto Airports Authority, and Communication C5., presentation material, dated April 8, 2024, be received;

3. That the comments and communication of the following speakers be received:
 1. Irene Zeppieri, Father Ermanno Cres., Vaughan, and Communication C11., presentation material, dated April 8, 2024; and
 2. Angela Orsini, Empress Road, Vaughan; and
4. That the following communications be received:
 - C9. Petition; and
 - C10. Rose Savage, Vaughan, dated April 8, 2024.

Background

At its meeting of April 8, 2024, the Intergovernmental Relations Sub-Committee put forward recommendations with respect to this matter.

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Intergovernmental Relations Sub-Committee are being brought forward for consideration.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

Recommendations propose for correspondence to be sent to the Greater Toronto Airports Authority.

Conclusion

This report is submitted on behalf of the Intergovernmental Relations Sub-Committee and seeks consideration of the recommendations put forth.

For more information, please contact: Todd Coles, City Clerk, ext. 8281.

Attachments

1. Intergovernmental Relations Sub-Committee – Agenda – April 8, 2024 ([link](#))
2. Communication C5. and C9. – C11. from the Intergovernmental Relations Sub-Committee meeting of April 8, 2024.

Prepared by

Assunta Ferrante, Council/Committee Administrator, ext. 8030.

**Communication C5. and C9. - C11.
from the Intergovernmental Relations
Sub-Committee meeting of April 8, 2024**



C5.

Communication

Intergovernmental Relations

Sub-Committee – April 8, 2024

Item No. 3

Toronto Pearson Update

City of Vaughan

April 8, 2024

Overview

- The role of Toronto Pearson
- The Noise Management Program + Consultation
- Moving forward together



The role Toronto Pearson

An economic driver for the Province and Region

Our Economic Impact

- Approximately **50,000** people directly employed at **400** companies at Toronto Pearson
- Supports more than **300,000 jobs across the region**
- Economic pillar of Canada's second-largest employment zone – **\$42 billion in GDP** through direct and indirect activity
- Critical hub for Canadian supply chains – **45 percent** of the country's air cargo passes through the airport
- Poised to support Canada's economy and future prosperity as a significant driver of **jobs, investment, trade and tourism.**



Partners in economic growth



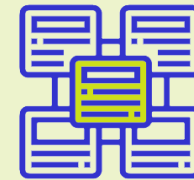
Nearly 1,000 **residents of Vaughan** hold jobs at Toronto Pearson and GTAA procured around **\$25 million** with 51 companies located in Vaughan



With connectivity to over **175 global destinations**, Toronto Pearson supports the **competitiveness** of businesses, facilitates **inbound visitor spending**, and the movement of cargo and trade



Ongoing **job opportunities for residents** through Pearson's first **airport-wide job portal**, with an average of 100 new job postings per month

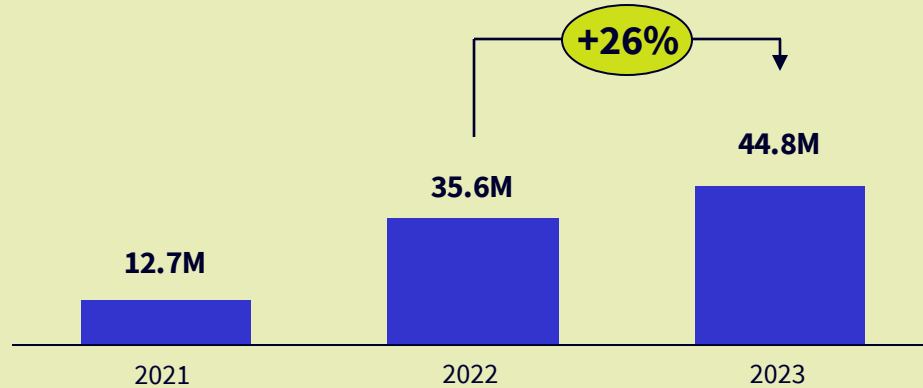


Pearson Works is a new program to support **reskilling** and **upskilling** of employees

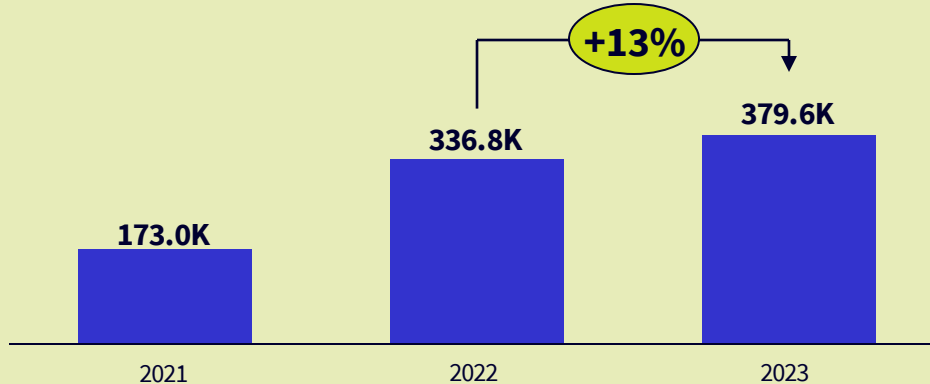
2023 has been a year of growth and improvement

GTAA driving performance improvements during hockey-stick growth in 2023

Passengers (#s in Millions)



Aircraft Movements (#s in Thousands)



Driving performance improvement

- Re-engineering processes, more employees
- Implementing new technologies, leveraging **real time data**



New performance culture for 400+ airport employers

- Shared **commitments, expectations and accountabilities** for partners and ourselves at Toronto Pearson Standard.



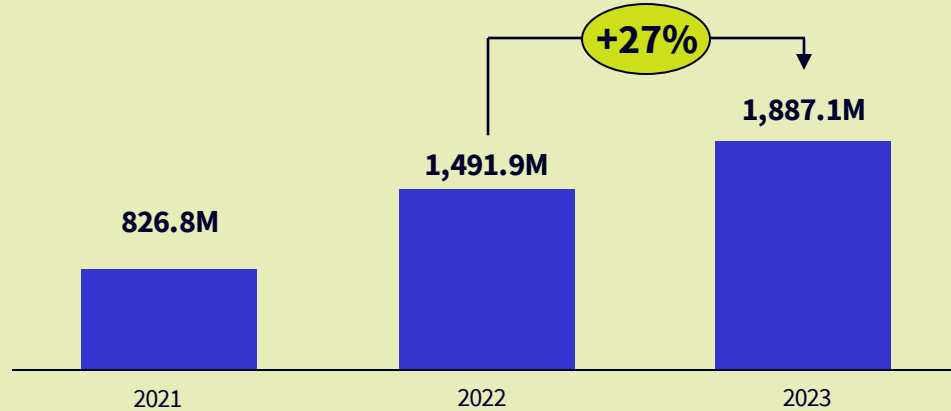
Clear metrics for on-time performance and baggage delivery

- Rates agreement that offers **financial incentives** to airlines to improve operational performance and passenger experience at YYZ.

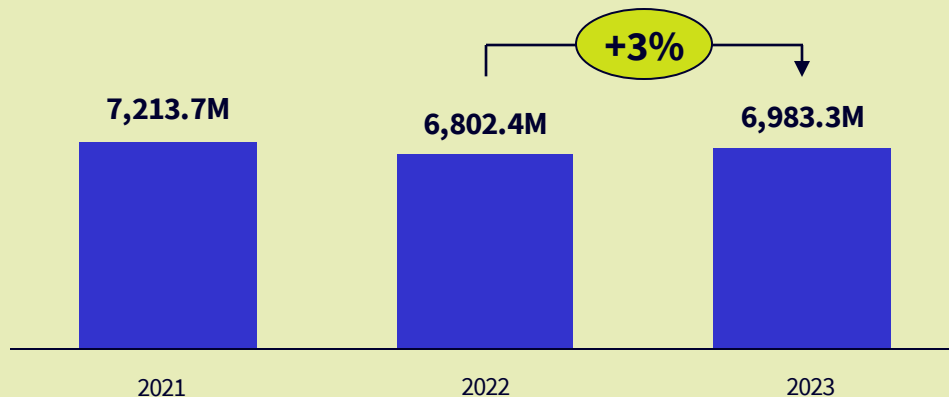
2023 has seen stronger financial performance

High travel demand has driven stronger revenues and net income in 2023, but now requires higher capital expenditures funded through cash flow

Total Revenues (\$Millions)



Total Debt (\$Millions)



BUT the impact of the pandemic lingers

- Took on \$800 million in debt to keep airport open when passenger **traffic dropped 80%**
- Paid the federal government **\$350 million in rent** during the pandemic
- Meanwhile, US airports received **\$40 billion in operating and capital** during the pandemic
- Airport now focused on **recovery** and investment in aging infrastructure to improve **operational efficiencies**

Airport Zoning & Land Use

- Prudent land use planning in the vicinity of airports is crucial to ensuring that operations are not impacted by new developments.
- Recent development proposals represent **a serious risk to airport operations and our supply chains**. High buildings cause serious disruptions to flight paths and reduce ability of planes to come into the airport and could threaten long-haul flights.
- In addition to operational issues, there is a huge economic loss to the regional economy.
- One proposed development in Toronto would require 787-9 Dreamliners to **reduce cargo by 4.4 tonnes** - at an economic cost of **\$533,000 per flight to our region**.
- Working with municipalities to advocate with us for the protection of airport operation and employment lands.



Transforming the airport and putting the joy back in travel

A transformative, 10-year capital program - 65 million passengers

- Toronto Pearson has the same footprint as Atlanta airport
- **Restore aging airport infrastructure** and enhance the **passenger experience**
- Protect Canada's **direct global air connectivity** through Toronto Pearson
- Implement a digital environment to make **data driven decisions** for more predictable and efficient operations
- Advocating for **transit connections** for employees and passengers which frees up road capacity for movement of cargo
- Reduce environmental impacts while **advancing Canada's climate goals and energy transition.**
- **Industry Forum set for mid-April** will explore huge economic opportunities for the region

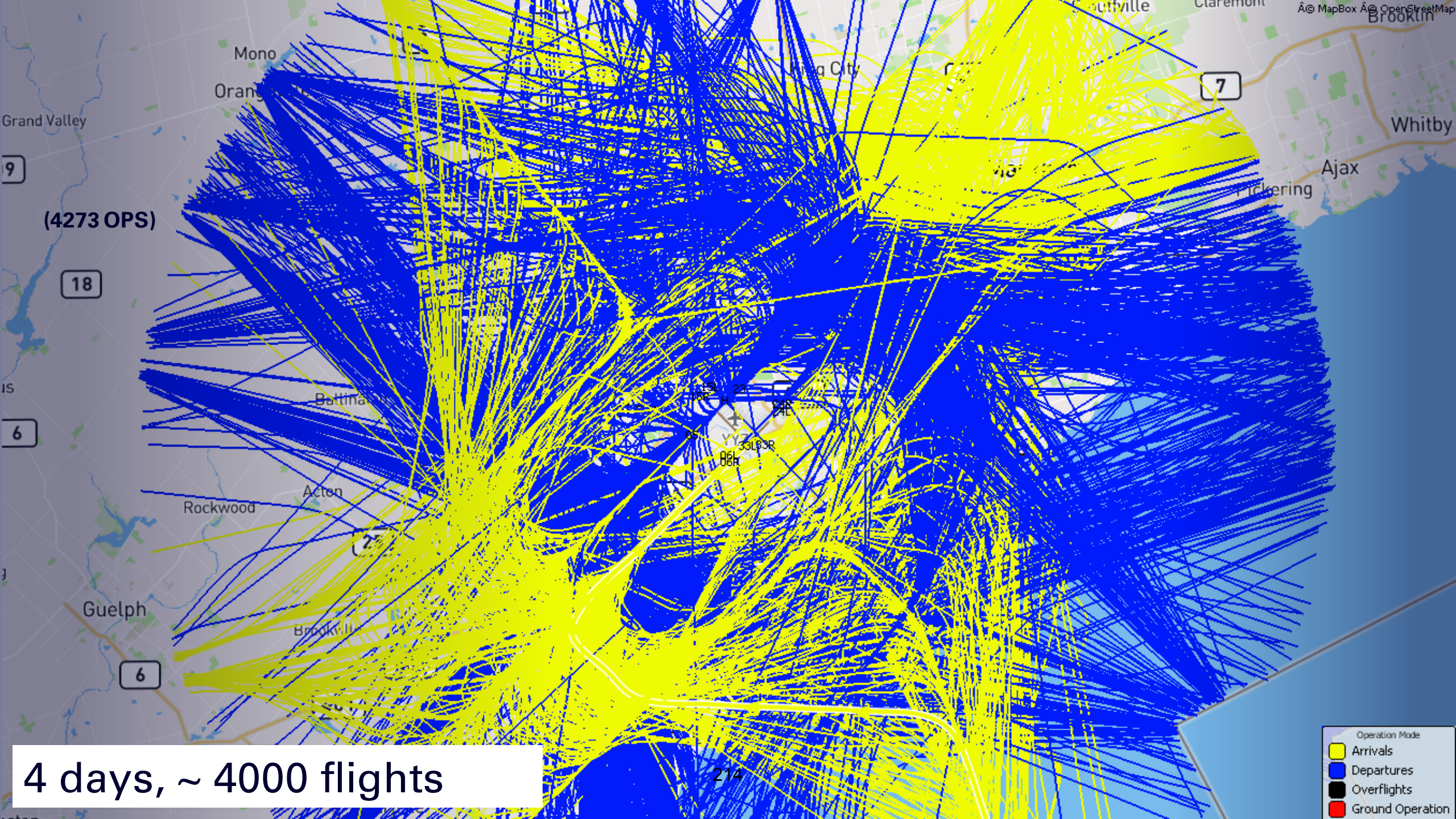


The Noise Management Program

How we manage and communicate about our impacts

The Greater Toronto Airports Authority has a ground lease with Transport Canada with the mandate to develop, manage and operate Pearson efficiently and effectively.

Part of that ground lease requires us to have a Noise Management Program that follows a balanced approach to mitigate aircraft noise.



(4273 OPS)

4 days, ~ 4000 flights

- Operation Mode
- Arrivals
 - Departures
 - Overflights
 - Ground Operation

Operations at Toronto Pearson

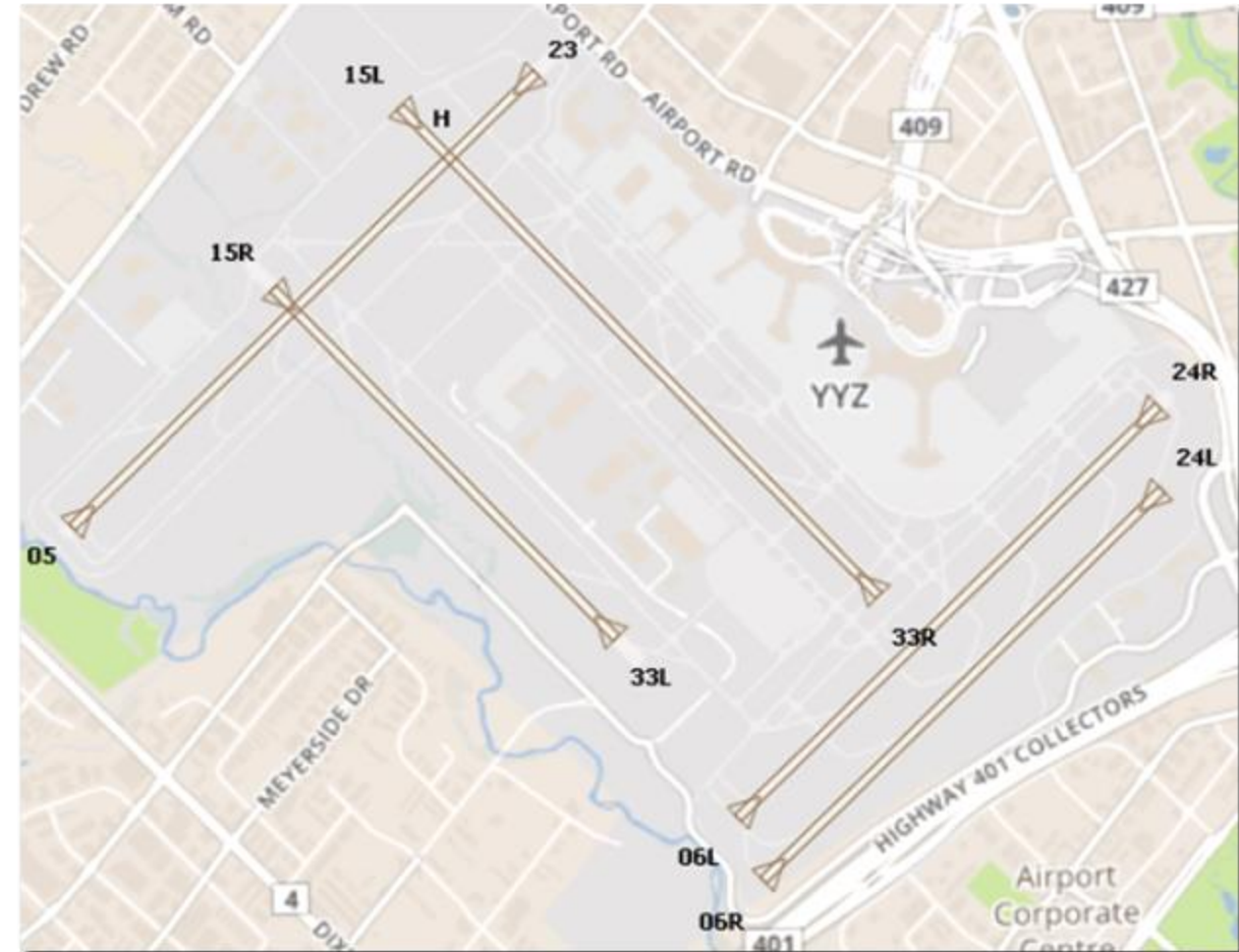
The airport has five runways that can be used in various combinations.

We use our runways dynamically to suit various conditions – winds, weather, surface conditions, airfield maintenance, and traffic levels.

Between 2019 and 2023, we saw dramatic fluctuations in traffic levels. Residents experienced very low traffic levels between 2020 and part of 2022, followed by near pre-pandemic passenger traffic levels in 2023.

Consequently, runway-use and community impacts also fluctuated.

What follows is an overview of the key components of our Noise Management Program.



Noise Management Roles and Responsibilities

GTAA manages a Noise Management Program and explores new opportunities for noise mitigation.

NAV CANADA assigns runways at Toronto Pearson considering winds, weather, capacity and preferential runway system

Airlines/Cargo operators are responsible to comply with the Noise Abatement Procedures and Noise Operating Restrictions.

Transport Canada is the regulator for aviation in Canada. It enforces the Noise Abatement Procedures and Noise Operating Restrictions



Noise Abatement Procedures

Designed to reduce the noise of arriving and departing aircraft communities, mainly through altitude restrictions.

Higher = Quieter

ARRIVALS

Aircraft must remain at or above 2,400 feet above ground level (AGL) prior to lining up with the runway



DEPARTURES

Jet aircraft must reach 3,000 feet above ground level (AGL) before turning toward their destination.



Noise at Source

- The best way to mitigate noise exposure from aircraft operations is to reduce the amount of noise that aircraft produce.
- The International Civil Aviation Organization (ICAO) set increasingly stringent noise standards “chapters” for aircraft with each new ‘chapter’.
- Larger Chapter numbers signify the newest Chapter, which means quieter technology .

Toronto Pearson’s Fleet

In 2023

- 52.7% of flights by chapter 4 and 17.6% by chapter 14 aircraft, up from 52% by chapter 4 and 1% by chapter 14 in 2019.
- A320 series retrofit program to reduce whine - 90% of flights by A320 series by retrofit aircraft up from 51% in 2020.



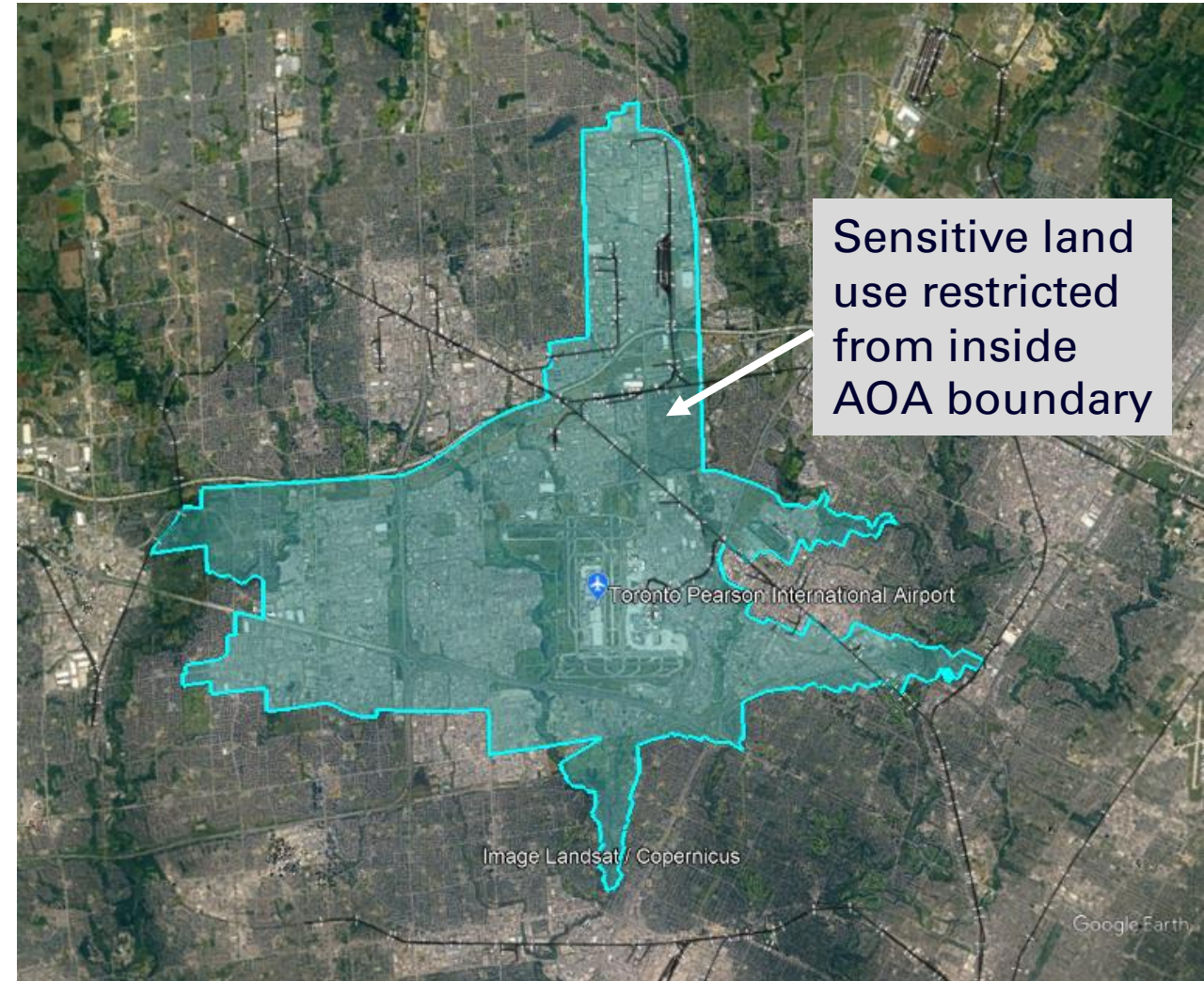
Toronto Pearson is open 24/7

We use additional programs to manage nighttime noise:

Nighttime Restriction Programs:

- **Nighttime Preferential Runway System** - between midnight and 6:30 am, a set of runways are used affecting the fewest number of people.
- **Night Flight Restriction Program:** limits the number of movements during the restricted hours (12:30 am to 6:29 am).
 - 2023/2024 night flight limit - 20,433 flights

- The Airport Operating Area (AOA) **restricts sensitive land uses such as residential from this zone** due to high exposure to aircraft noise.
- The AOA boundary is based on a threshold set by Transport Canada: Transport Canada's land use guidelines.



Noise Management Office

The NMO is responsible for:

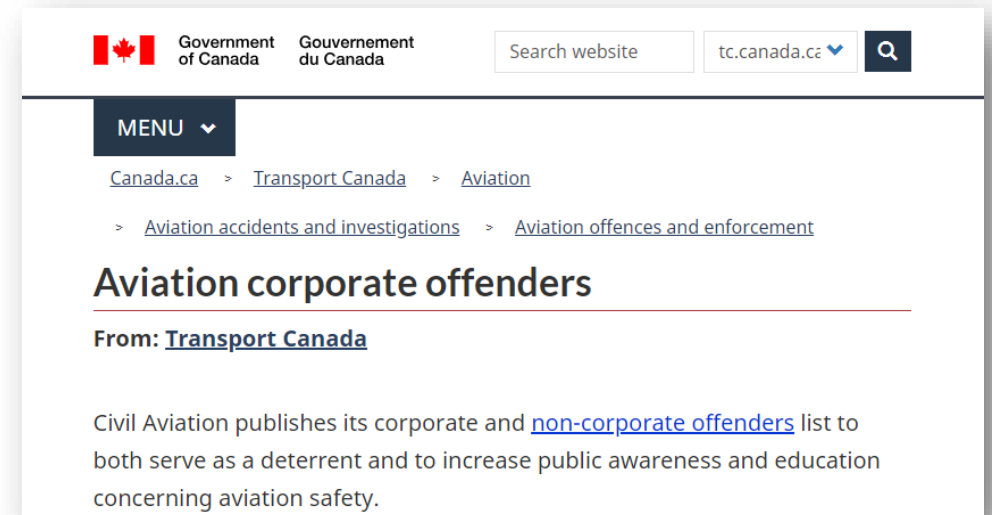
- Responding to residents' questions, analyzing and registering noise complaints. In 2023,
 - Vaughan-Woodbridge- 46 residents made complaints
 - King-Vaughan- 17 residents made complaints
- Updating web content and notices and reports
- Noise monitoring
- Noise management forums, consultation/outreach



Enforcement Office

The Enforcement Office reviews all flights that operate in/out of Toronto Pearson for compliance to the Noise abatement procedures and Night flight restriction program.

Suspected violations are forwarded to Transport Canada for further investigation and possible enforcement action.



Noise Management Forums - regular working groups with elected officials and residents to help Pearson collaborate better with industry partners.

Monthly E-Newsletter – Checking In



Insightfull Interactive webpages with location-specific answers to frequently asked questions as well as a range of reports.

Community events

Participation at community led events e.g. Woodbridge Farmers market



Community Open houses

Held in the community in partnership with local elected official(s)

How we Consult

Noise Advisory [maintenance calendar](#) for short term maintenance work affecting runways

Airspace change

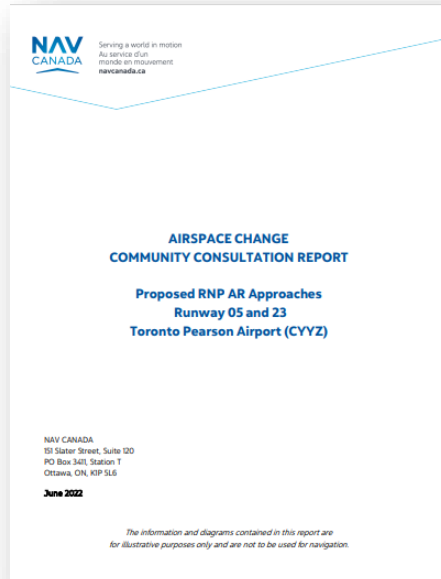
The Airspace Change Communications and Consultations Protocol provides guidelines for public consultation about proposed airspace change.

- ❑ Webpage, community presentations, elected officials' briefings, one on one sessions, survey, final report.

Maintenance Projects

GTAA provides residents and elected officials with timelines, project details, potential impacts.

- ❑ project webpage, briefings, monthly newsletter, mail drops, social media, geotargeted automated phone messages, local paper ads.



Toronto Pearson + City of Vaughan

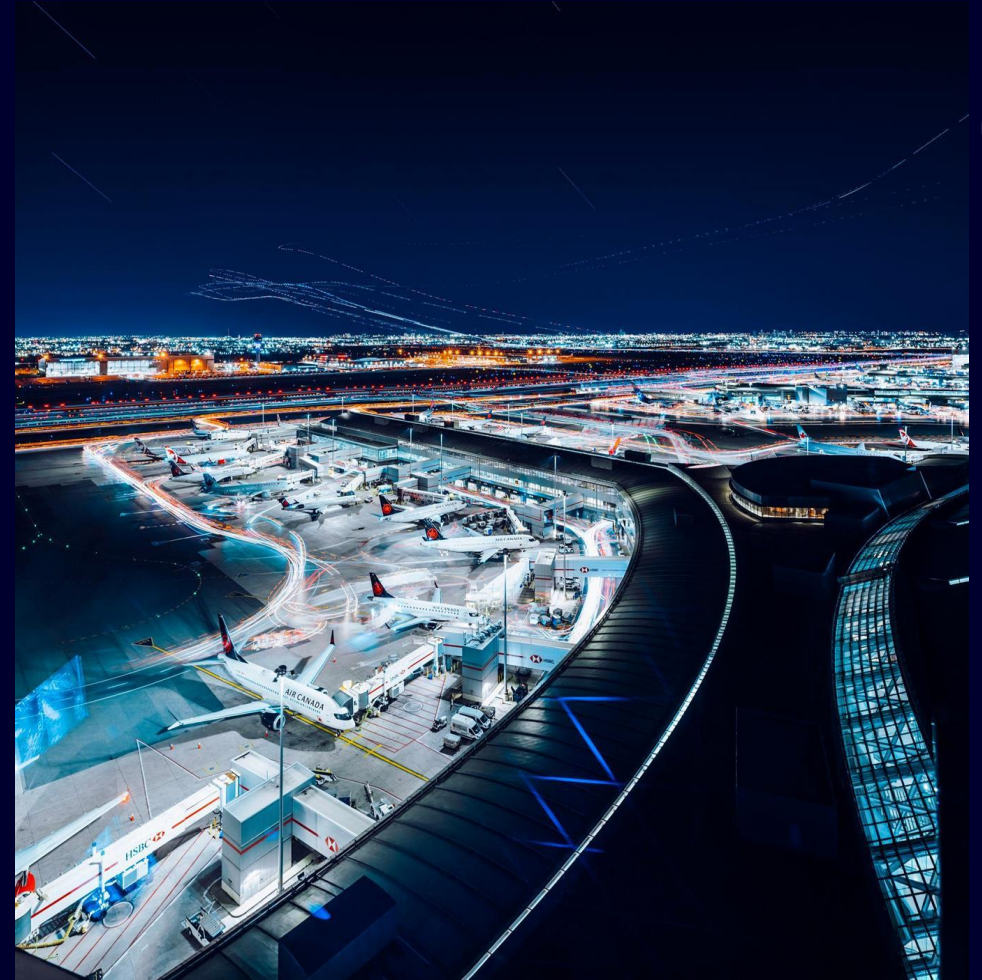
How we can work and grow together

Working and Growing Together

As one of the fastest growing cities in Canada, City of Vaughan businesses and residents depend on Toronto Pearson now more than ever for access to the world through the movement of cargo and people, and for employment. Approximately 3000 York Region residents (1000 from Vaughan) work at Toronto Pearson.

We are investing in our infrastructure now so we can support future demand for travel enabling growth and prosperity in our Region. At the same time, we continue to manage our impacts responsibly and sustainably.

We look forward to sharing the details of our LIFT while learning more about the City's development plans.



Stay In Touch



[Noise Advisory Calendar](#) – includes airport maintenance and activities.



Sign up for our monthly community e-newsletter, Checking In at torontopearson.com/checkingin



Learn more about airport operations and community impacts at airportnoise.torontopearson.com



Email us at community.engagement@gtaa.com



To log a complaint, call us at 416-247-7682 or [submit online](#)



[Pearson Public Meetings](#) – for 2024 - April 11, July 25, November 7



Thank you

Intergovernmental Relations Sub-Committee**April 8, 2024****RE:****Item 1 – PRESENTATION: GREATER TORONTO AIRPORTS AUTHORITY**

The Office of the City Clerk has received a petition entitled, “STOP Loud Noisy Low-Flying Airplanes in Vaughan & STOP Bill C-52” from Rose Savage, on behalf of various individuals and concerned area residents.

The total number of signatures on the petition is: 102

Their concerns are outlined as follows:

Vaughan residents are concerned about health deterioration due to falling hazardous materials, constant turns and contour noise, caused by fuel emissions from thousands of loud illegal low-flying airplanes daily 24/7 over Vaughan.

Many residents are experiencing breathing difficulties, lung issues and hearing problems. Even our trees are not spared - they're dying at an alarming rate.

It's not just us saying it - studies have shown that exposure to air pollution from airplane emissions and airplane noise can lead to various health issues including sleep disturbance, cardiovascular diseases and mental health problems (source: World Health Organization). Moreover the air pollution from planes also contributes significantly to environmental degradation (source: Environmental Protection Agency).

Our community deserves better. We have a right to breathe clean air for us and our children; we deserve peace of mind knowing that our health is not being compromised every time illegal planes fly overhead. Ratepayers have rights which have been ignored and neglected by our MP for Woodbridge-Vaughan.

We call upon the City of Vaughan and the MP for Woodbridge-Vaughan to reverse all illegal decisions and revert the planes back to their original flight paths for the sake of our public health, environmental sustainability and the maintaining of our rights.

Please sign this petition to stop their illegal usage of our airspace and stand up for a healthier future for all residents of Vaughan.

Our MP for Woodbridge-Vaughan is looking to approve Bill C-52 which will strip us of our existing rights. Your signature will make a difference to STOP them from this abuse of power.

A copy of the online petition document is on file in the Office of the City Clerk.

Assunta Ferrante

From: Clerks@vaughan.ca
Sent: Monday, April 8, 2024 10:13 AM
To: Assunta Ferrante
Subject: FW: [External] GTAA Submission

C10.
Communication
Intergovernmental Relations
Sub-Committee – April 8, 2024
Item No. 3

From: Rose Savage [REDACTED]
Sent: Monday, April 8, 2024 10:09 AM
To: Clerks@vaughan.ca; Todd Coles <Todd.Coles@vaughan.ca>
Cc: IRENE FORD [REDACTED]; angela [REDACTED]
Subject: [External] GTAA Submission

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

First, The planes are flying at an illegal altitude which is below the regulated minimums that were established for health and safety reasons for all citizens.

Further, the original flight paths in Toronto had been well established when the home owners in those areas bought, as well as the additional taxation compensation provided for the inconvenience and risks they were taking.

Vaughan citizens bought their homes without concerns for the noise, health, safety and other risks associated with these new flight paths; nor has any taxation compensation or corporate health insurance been offered for the impacts associated with housing values, health and safety impacts to Vaughan Citizens.

Bottom line, we as Vaughan Citizenship did not approve; nor do we accept the increased risk to our families associated with planes flying over community.

A health study has not been done to reflect the health impacts since 1997 ! That's irresponsible to make any change without understanding the health implications.

The GTAA have been violating the rights of the residence of Vaughn citizens since 2017, with unapproved flights. All planned flights and associated growth should be stopped immediately, pending full disclosure of the impact to home values, health and safety of Vaughn citizens.

Thank you
Rose Savage

Assunta Ferrante

C11.

Communication

Intergovernmental Relations

Sub-Committee – April 8, 2024

Item No. 3

From: IRENE FORD [REDACTED]
Sent: Monday, April 8, 2024 9:55 AM
To: Clerks@vaughan.ca; Assunta Ferrante
Cc: Todd Coles; Council@vaughan.ca; Noor Javed; eatkins@globeandmail.com; Emma McIntosh; Joel Wittnebel
Subject: [External] Presentation GTAA
Attachments: Vaughan IG Committee Apr 8 2024 - Irene Zeppieri.pptx

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, please use the Phish Alert Button.

Hello,

Please find attached my presentation in response to the GTAA's presentation for today's Intergovernmental Committee meeting (which will start at the **exact same time as the eclipse**).

I hope the committee will indulge a request for more time given the technical nature of the subject matter and the inadequacy of the presentation provided by the GTAA. They provide no data to explain air space changes, operational decisions and noise events specific to the Vaughan-Woodbridge riding.

[Intergovernmental Relations Sub-Committee - April 08, 2024](#)

Intergovernmental Relations Sub-Committee - April 08, 2024

Thank you,
Irene Zeppieri

Response to GTAA Presentation to Vaughan Intergovernmental Relations Committee

Irene Zeppieri
Ward 3, Vaughan-Woodbridge Citizen
April 8, 2024

What's Missing 1/3?

The Community

- Growing Research/Evidence on Major Airport Health Impacts
- No data specific to Vaughan
- Overly generalized & focused on economic benefits

Vaughan-Woodbridge Riding [Complaints](#) 2023 vs. 2019

- 221% more individuals complaining
- 738% Increase in # of Complaints (15,606 vs 1,862)
- 6th Highest # of Individuals Complaining of all ridings
- 3rd Highest # of Complaints of all ridings
- Comparison Miss.-Malton (houses airport) 55 vs. 45 individuals complaining

Change in Complaints Pattern 2023 vs. 2019

- Overall # of individuals complaining reduced by 12%
- Overall # of complaints increased by 59%
- Ridings impacted by runway 05/23 % increases vs. 06/24LR % decreases

Source GTAA:

Noise Management Reports <https://www.torontopearson.com/en/community/noise-management/resources-reports>

Interactive Reports: <https://airportnoise.torontopearson.com/quarterly-complaints-report/>

What's Missing 2/3

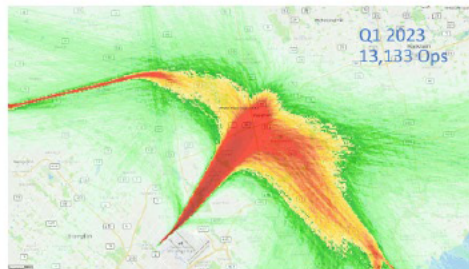
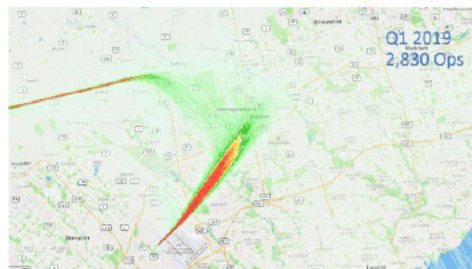
Heat Maps

Altitude Analysis

Actual Noise Events (Reported as DB)

- Day = Green >65, Blue >70
- Night = Green >60, Blue > 70

Departures – Flight Patterns (Q1 2019 vs Q1 2023)



- These two heat maps depict departures from Runway 05. In Q1 2019, Runway 05 was typically used as part of an easterly parallel runway configuration along with Runway 06L or 06R. More recently, Runway 05 has been used in a land one, depart one easterly configuration as the main departure runway. This is why there is more traffic in the second map and turns to both the north and south are evident.

Back

Noise reports

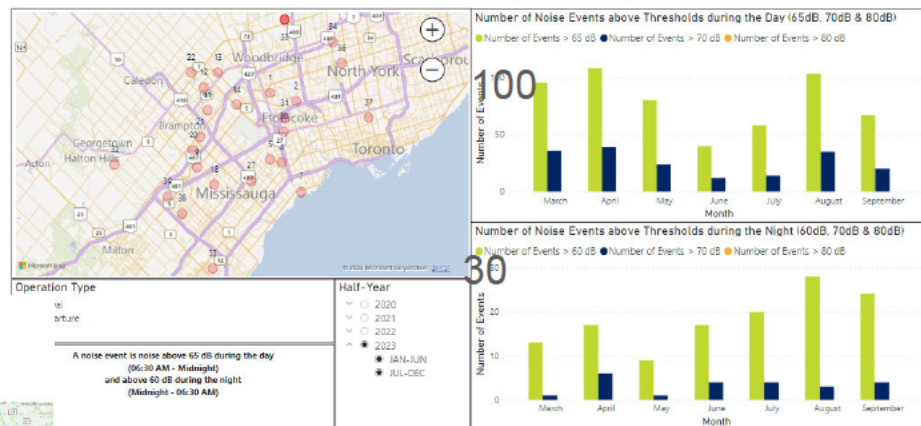
Please select a report page from the drop-down menu below.

Aircraft Events above Thresholds *



Aircraft Events above Thresholds

This tab shows the number noise events above the 65, 70 and 80 dB thresholds. Different monitoring locations shown on the map can be selected to view the results per noise monitoring terminal to understand the differences.



- Normal breathing — 10 dB
- Ticking watch — 20 dB
- Normal rainfall — 35 dB
- Refrigerator hum — 40 dB
- Air conditioner — 60 dB
- Washing machine — 70 dB
- Traffic (inside car) — 80–85 dB
- Lawnmowers — 80-85 dB

What's Missing 3/3?

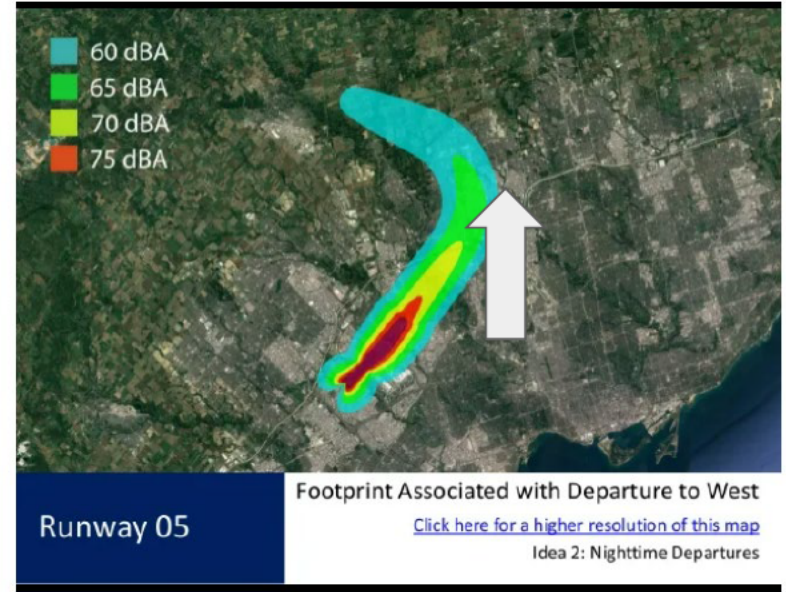
Update Operational Decisions & Airspace Changes

- Nov, 2022 NavCan 'Operational Decision' dedicated departures Runway 05/23
 - 2023 42,133
 - 2019 22,270
 - **+ 19,863 or 89%**
 - **Flying 100-200 ft lower on avg.**
- Nov, 2022 Implemented RNP Arrivals Path 05/23 Fights? Reception from Vaughan residents?

Preferential Nighttime Flights

- When are residents complaining?
- Farce: 'Preferred Runways' N/S minimal usage
- By Default Runway 05/23 preferred

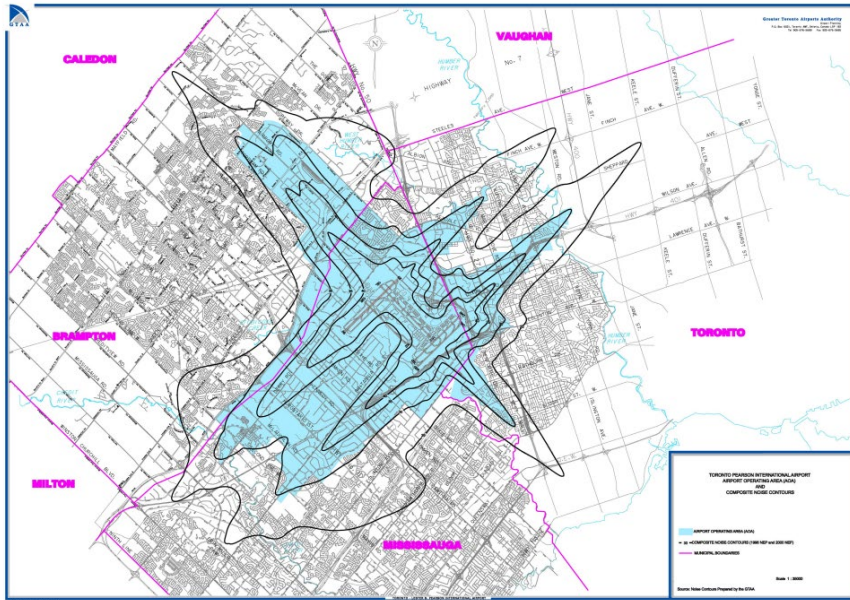
Does NavCan make decisions inconsistent with Pearson's published NEF, 2000?



Arrow Shows Start of Hwy 400

Source: <https://www.torontopearson.com/en/community/get-involved/community-conversations/quieter-operations-roadmap/idea-2-night-time-departures>

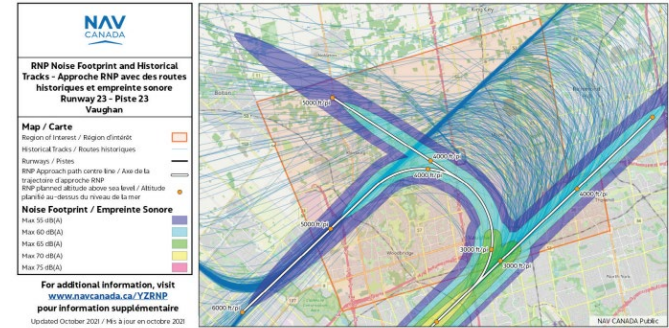
Noise Exposure Forecast (NEF)



Noise Exposure Forecast
Transport Canada has developed a Noise Exposure Forecast (NEF) model to calculate long-term aircraft noise exposure based on forecasted flights, and the assessed level of noise annoyance in those areas. Contour lines are drawn on a map connecting points of equal noise impact representing 25, 30, 35 and 40 NEF. It is important to remember that the NEF contour does not measure decibel levels for individual flights, but is a cumulative noise value of overall forecasted flights, and noise annoyance.

Airport Operating Area
The GTAA has established the Toronto Pearson Airport Operating Area (AOA), which uses well-defined natural and manmade boundaries to approximate the 30 NEF contour on the ground. Surrounding municipalities have included this operating area in their Official Plans and have approved associated policies that limit incompatible land uses within these areas.

COMMUNITY-SPECIFIC MAPS: Vaughan



Transport Canada's noise [model](#) measures actual & forecasted - NEF > 25 = Annoyance, 35 = Complaints

Pearson [NEF](#) last updated in 2000

Pearson's operations are fundamentally different today

Where is the NEF modelling for: Preferential nighttime runway, [Arrivals RNP 05/23](#), 'Operational Decisions'

Disconnect NEF vs presenting DBs

Federal Zoning Regulation & Provincial Policy Statement

Toronto/Lester B. Pearson International Zoning Regulations

- Implemented 1999 never updated
- Restricts development, displayed on Property Title
- ***Why isn't GTAA seeking federal zoning changes from Transport Canada?***
- ***Why aren't existing residential communities protected?***

Building Restrictions

3 No person shall erect or construct, on land to which these Regulations apply, a building, structure or object, or an addition to an existing building, structure or object, the highest point of which will exceed in elevation at the location of that point

- (a) the approach surfaces;
- (b) the outer surface; or
- (c) the transitional surfaces.

Provincial Policy Statement, 2020

1.6.9.2 *Airports* shall be protected from incompatible land uses and development by:

- a) prohibiting new residential *development* and other sensitive land uses in areas near *airports* above 30 NEF/NEP;
- b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the *airport*; and
- c) discouraging land uses which may cause a potential aviation safety hazard.

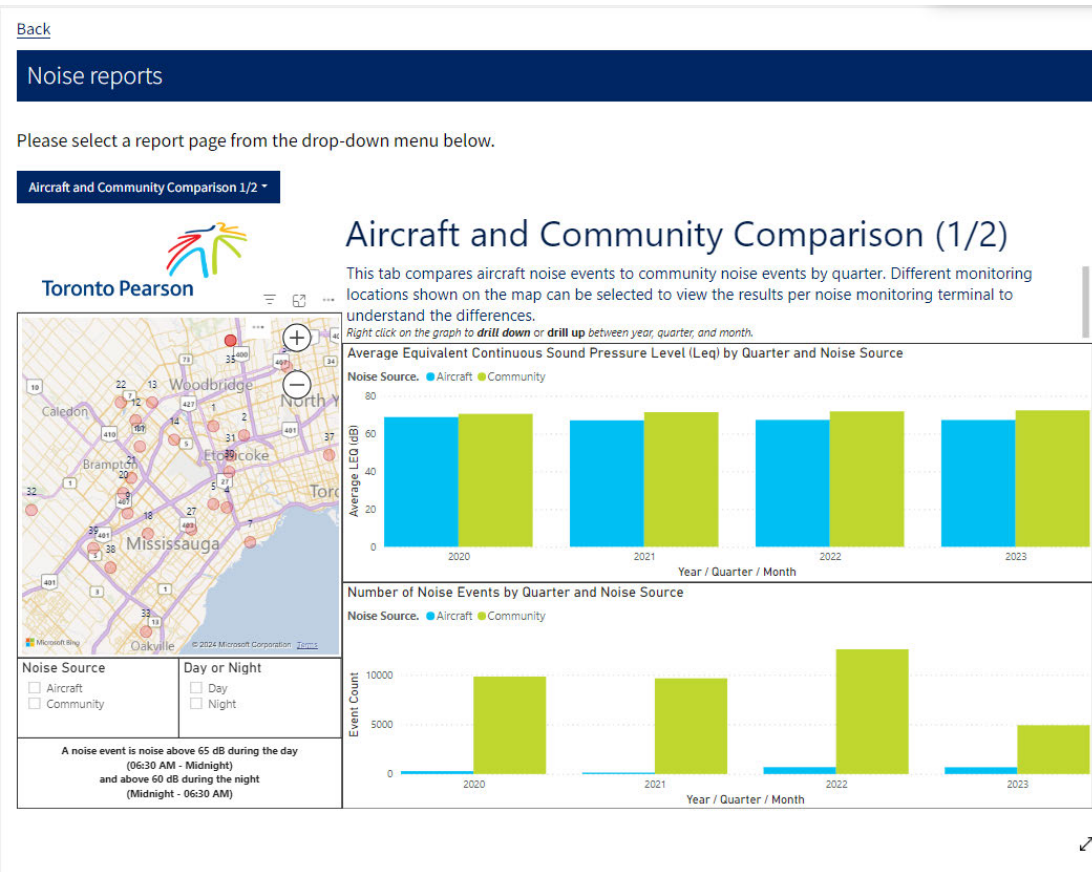
Noise & Air Monitoring

Disconnect between community complaints (green) & noise monitors (blue) - Rutherford & Weston Noise Monitor

No provincial [air quality monitor](#) in Vaughan

NavCan doesn't have data to prove or disprove community complaints

Offered a noise monitor in my backyard -
HELL NO!



Open House Mar, 2023

Community Mislead & Awaits Apology

GTAA must APOLOGIZE to Vaughan Residents

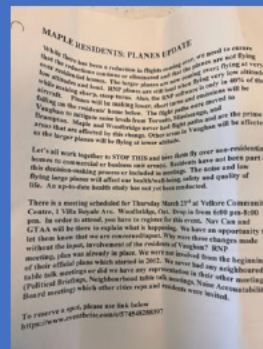
GTAA must REMOVE or UPDATE misleading [information provided](#) in response to local resident flyer

**IT IS NOT VAUGHAN RESIDENTS
IMAGINATION**

The volume, types of aircraft and aircraft movements over Vaughan have fundamentally changed!

Flyer distributed by Vaughan Resident

- While we appreciate that this flyer helped promote the March 23 Open House in Vaughan, it includes statements about Toronto Pearson operations and flight paths changes that are inaccurate.
- These slides provide accurate information on topics outlined in the flyer.
- Please reach out directly to Toronto Pearson with questions about airport operations:
Community.engagement@gtaa.com



Community Health & Regulatory Environment

Climate Action, Efficiency, Airspace Changes/Operational Decisions

- Shift to Larger Planes
- Significant operational changes impacting communities NE/NW
- Climate Action, in part, achieved by flying at lower altitudes
- Efficiency, in part, consolidated tighter routes [Trajectory Based Operations](#)

Combined = undocumented concentration of negative health impacts

Who is responsible & who has authority?

- [Health Canada](#) health/noise impacts dated & when asked to update - CRICKETS!
- Transport Canada absent
- NavCanada appears unregulated, unaccountable, contradicts & misleads residents
- GTAA & MPs claims mercy to NavCanada
- If Municipalities have no role why is GTAA asking for help avoiding land use conflicts?
- Are the NEF and federal zoning by-laws compatible with Pearson's Operations today?

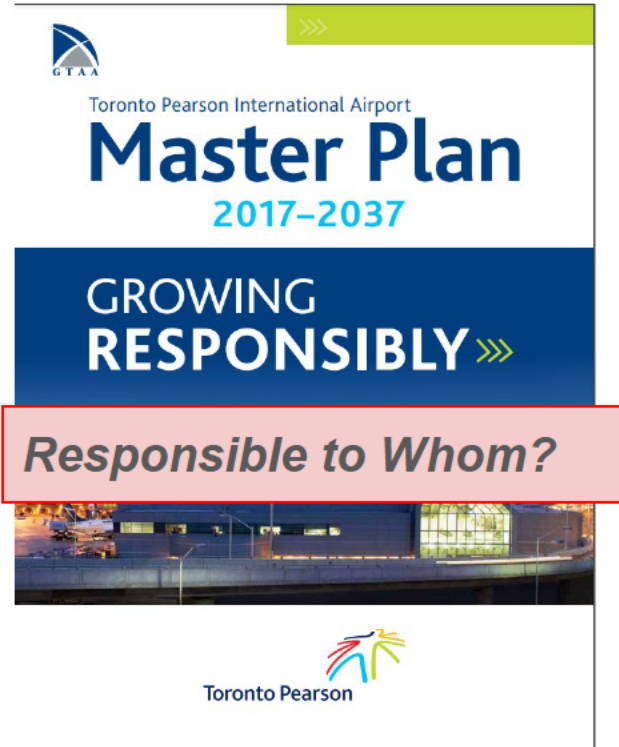
Who are the lobbyists?
Senior Officers whose lobbying activities represent less than 20% of their Duties
Deborah Flint , President & Chief Executive Officer No public offices held
Katherine (Kath) Hammond , Vice President, General Counsel, Corporate Safety & Security No public offices held
Dwayne MacInTosh , Director, Corporate Safety and Security No public offices held
John Peellegoda , Treasurer No public offices held
Senior Officers and Employees whose lobbying activities represent 20% or more of their Duties
Karen Mazurkewich , Vice President, Stakeholder Relations and Communications No public offices held
Blair Ostrom , Manager, Government and Stakeholder Relations No public offices held
Greg Owen , Associate Director, Government Agency Programs No public offices held
Atul Sharma , Manager, Government Relations No public offices held

Conclusions - It's Only Going to Get Worse

GTAA Operated by Business Decisions that
DISCOUNT local Community, IGNORE In Effect
Federal Zoning By-Law & Published NEF

GTAA Master Plan forecasts 32% INCREASE in
aircraft movements (478,000 2017-632,000
2031)

Name an industry with such profound negative
community impacts that can expand infinitely
with no formal approval process or meaningful
data analysis on community health impacts?



Committee of the Whole (1) Report

DATE: Tuesday, May 07, 2024

WARD(S): ALL

TITLE: OVERVIEW AND UPDATE ON ONTARIO LANDLORD-TENANT BOARD (TRANSMITTAL REPORT)

FROM:

Intergovernmental Relations Sub-Committee

ACTION: DECISION

Purpose

To forward recommendations from the Intergovernmental Relations Sub-Committee with respect to this matter.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Intergovernmental Relations Sub-Committee, to bring forward recommendations to the Committee of the Whole for consideration.

Recommendations

The Intergovernmental Relations Sub-Committee forwards the following recommendations from its meeting of April 8, 2024 (Item 6, Report No. 1), for consideration:

1. That approval be requested of Council for correspondence to be sent to the Ministry of the Attorney General calling for urgent action to fund the necessary resources to help clear the extensive and concerning backlog of disputes between landlords and tenants that are impacting Vaughan residents, and communities across Ontario;

2. That the presentation of Maria Papadopoulos, Program Manager, Strategic Economic Relations, Economic Development, and Communication C4., presentation material, dated April 8, 2024, be received; and
3. That the following communication be received:
 - C3. Memorandum from the Public Policy & Research Specialist, Economic Development, dated April 3, 2024.

Background

At its meeting of April 8, 2024, the Intergovernmental Relations Sub-Committee put forward recommendations with respect to this matter.

Previous Reports/Authority

N/A

Analysis and Options

Recommendations from the Intergovernmental Relations Sub-Committee are being brought forward for consideration.

Financial Impact

N/A

Operational Impact

N/A

Broader Regional Impacts/Considerations

Recommendations propose for correspondence to be sent to the Ministry of the Attorney General.

Conclusion

This report is submitted on behalf of the Intergovernmental Relations Sub-Committee and seeks consideration of the recommendations put forth.

For more information, please contact: Todd Coles, City Clerk, ext. 8281.

Attachments

1. Intergovernmental Relations Sub-Committee – Agenda – April 8, 2024 ([link](#))
2. Communication C3. and C4. from the Intergovernmental Relations Sub-Committee meeting of April 8, 2024.

Prepared by

Assunta Ferrante, Council/Committee Administrator, ext. 8030.

**Communication C3. and C4. from the
Intergovernmental Relations
Sub-Committee meeting of April 8, 2024**

C3.
Communication
Intergovernmental Relations
Sub-Committee – April 8, 2024
Item No. 6

DATE: April 3, 2024

TO: Intergovernmental Relations Subcommittee

FROM: Fahim Khan, Public Policy & Research Specialist, Economic Development
CC: Maria Papadopoulos, Program Manager, Strategic Economic Initiatives
CC: Michael Genova, Chief, Communications and Economic Development
CC: Raphael Costa, Director, Economic Development

RE: Information on the Landlord Tenant Tribunal

HIGHLIGHTS:

- The Landlord-Tenant Board (LTB) is Ontario's busiest tribunal. Since 2019, the backlog of LTB applications has grown to over 53,000. The average wait time for an order on an arrear eviction is currently 342 days. The average wait time for tenant applications from filing to order is 427 days.
- The move to digital hearings in multiple simultaneous province-wide hearing blocks has many negative impacts including reduced access to mediation and fewer pre-hearing settlements, reduced access to tenant duty counsel services at LTB hearings, and diminished Legal Clinic resources for low-income tenants. Regional in-person hearings may be re-established to address the current backlog to facilitate mediation and early settlements.

BACKGROUND

Landlord-Tenant Board is Ontario's busiest tribunal. Since 2019, the backlog of LTB applications has grown to over 53,000. The average wait time for an order on an arrear eviction is currently 342 days. The average wait time for tenant applications from filing to order is 427 days.

The backlog of LTB applications has grown from 14,000 over the last few years. The average wait time for an order on an arrear eviction used to be about 32 days while for tenant applications – from filing to order – was 70 days. LTB now has 128 adjudicators (70 full-time and 58 part-time) compared to 53 adjudicators (44 full-time and 9 part-time) six years ago. When a member of the public tries to call the LTB seeking assistance, they now wait more than three times as long on hold as compared to the average wait time reported in 2018-19 despite LTB now answering only half the number of calls.

The move to digital hearings in multiple simultaneous province-wide hearing blocks has many negative impacts including reduced access to mediation and fewer pre-hearing settlements, reduced access to tenant duty counsel services at LTB hearings, and diminished legal clinic resources for low-income tenants.

The pandemic resulted in a freeze in evictions, but the large increase in the backlog cannot be attributed to COVID-19 alone. Rather, there was a 40 percent drop in the number of new applications in 2020-21, and the numbers have not returned to pre-pandemic levels yet.

The decision to move predominantly to video/telephone hearings is another reason for the growing backlog of cases. Tribunals Ontario closed 44 regional LTB hearing locations where

landlords and tenants were previously able to obtain assistance from LTB staff, eliminating many errors that now lead to delays. The electronic hearing model struggles to manage a high-volume tribunal that involves many parties with no legal representation and limited digital literacy.

The room for mediation is limited in the electronic hearing format, particularly when one party (generally the tenant) is on the phone and the other (generally the landlord) is participating via Zoom. When hearings were conducted locally and in person, up to 30 percent of matters would settle on the hearing day without the need for adjudication. All parties used to benefit from the in-person presence of local legal clinic lawyers, acting as tenant duty counsel. Approximately 60 percent of all applications are arrears evictions. In the past, clinic duty counsels in attendance at local hearing centres could assist unrepresented tenants to avoid eviction by negotiating re-payment plans for outstanding arrears.

As documented by the Ombudsman, the hearing process is often chaotic. Parties lose audio connection mid-hearing. The parties and adjudicators have difficulty sharing documents and evidence online. Parties participating by telephone struggle to effectively participate. Both the Ontario Bar Association and the Canadian Bar Association have separately cautioned about the potential negative impact of imposing an almost-mandatory digital format for people living in poverty or facing other challenges to electronic participation. Over 90 percent of tenants are not represented by counsel. The current LTB system of scheduling simultaneous blocks of provincewide, electronic hearings means that legal clinic lawyers spend an enormous amount of time sitting in on virtual block hearings with multiple applications, attempting to identify and connect online and by telephone with tenants who need immediate legal assistance at their LTB hearing. This has reduced the capacity of legal clinics to provide tenant households with in-depth representation at hearings before the LTB.

Briefing: The Landlord and Tenant Board

April 8, 2024

Office of Communications and Economic Development

C4.

Communication

Intergovernmental Relations

Sub-Committee – April 8, 2024

Item No. 6

VAUGHAN CITY HALL

What is the Landlord and Tenant Board

- The Landlord and Tenant Board (LTB) is an arms length body of the Province of Ontario, and it reports into the Ministry of the Attorney General
- The LTB is an impartial adjunctive body that is responsible for both landlords and tenants
- The LTB is responsible for ensuring that the rights of the both landlords and tenants are upheld, and disputes are resolved fairly

Backlog Issue

- Since 2019, the backlog of LTB applications has grown to over 53,000.
- The average wait time for an order on an arrear eviction is currently 342 days. The average wait time for tenant applications from filing to order is 427 days
- The move to digital hearings in multiple simultaneous province-wide hearing blocks has many negative impacts including reduced access to mediation and fewer pre-hearing settlements, reduced access to tenant duty counsel services at LTB hearings, and diminished Legal Clinic resources for low-income tenants

Committee of the Whole (2) Report

DATE: Tuesday, May 14, 2024

WARD: 1

TITLE: DELISTING OF 11424 JANE STREET, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS') (TRANSMITTAL REPORT FROM HERITAGE VAUGHAN COMMITTEE)

FROM:
Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;
- 2) That a prominent sized commemorative plaque, with a photograph and history of the house, be installed at the entrance of the property facing Jane Street, to the satisfaction of the Heritage Vaughan Committee;

- 3) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 4) That the comments from the committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024:

1. THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the *Ontario Heritage Act*.
2. THAT the remaining structures on the property be approved for demolition, with no mitigation or commemoration options feasible.

Background

At its meeting on April 24, 2024, the Heritage Vaughan Committee considered recommendations contained in the report [Attachment 2] of the Deputy City Manager, Planning and Growth Management.

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan

Committee, forwarding recommendations from its meeting of April 24, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

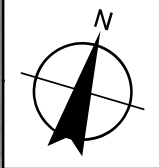
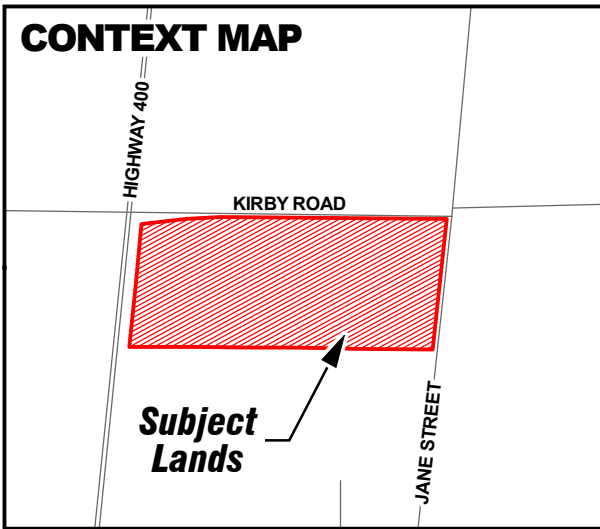
Attachments

1. 11424 Jane Street Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 24, 2024, Heritage Vaughan Committee meeting Agenda Item 1: [11424 Jane Street](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP



Location Map

LOCATION:
11424 Jane Street
Part of Lot 30, Concession 5



Attachment

1

DATE:
April 24, 2024

Committee of the Whole (2) Report

DATE: Tuesday, May 14, 2024

WARD: 1

TITLE: DELISTING OF 4660 KIRBY ROAD, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS') (TRANSMITTAL REPORT FROM HERITAGE VAUGHAN COMMITTEE)

FROM:
Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 3) That the comments from the committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024:

THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the *Ontario Heritage Act*.

Background

At its meeting on April 24, 2024, the Heritage Vaughan Committee considered recommendations contained in the report [Attachment 2] of the Deputy City Manager, Planning and Growth Management.

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of April 24, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

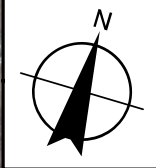
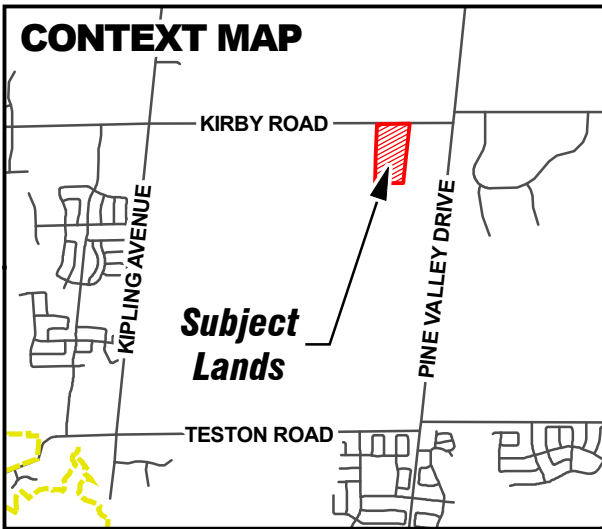
Attachments

1. 4660 Kirby Road Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 24, 2024, Heritage Vaughan Committee meeting Agenda Item 2: [4660 Kirby Road](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP



Location Map

Location:
4660 Kirby Road
Part 1, Plan 65R-40076
Part of Lot 30, Concession 7



Attachment

1

Date:
April 24, 2024

Committee of the Whole (2) Report

DATE: Tuesday, May 14, 2024

WARD: 4

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 2057 MAJOR MACKENZIE DRIVE WEST
(TRANSMITTAL REPORT FROM HERITAGE VAUGHAN
COMMITTEE)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;
- 2) That the following be approved in accordance with Communication C1. memorandum from the Deputy City Manager, Planning and Growth Management, dated April 22, 2024:

1. That the possible implied reference that the subject property is owned by the City be corrected – as this property has been and continues to be under private ownership, as noted in the report in several instances. The revised recommendations (#2 and #3) should read: "...served on the *Property Owner* and Ontario Heritage Trust"; and
2. That references to publications *in the local newspapers* be corrected to state that publications will be *posted on the City website*;
- 3) That the presentation by Katrina Guy, Heritage Specialist, Development Planning, be received; and
- 4) That the comments from the committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024:

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 2057 Major Mackenzie Drive West in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 2057 Major Mackenzie Drive West and a copy of the by-law shall be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice shall be published in the local newspapers.

Background

At its meeting on April 24, 2024, the Heritage Vaughan Committee considered recommendations contained in the report [Attachment 2] of the Deputy City Manager, Planning and Growth Management.

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of April 24, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

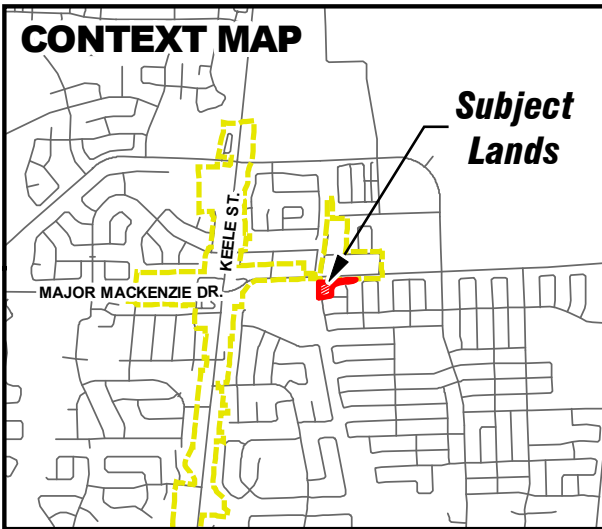
Attachments

1. 2057 Major Mackenzie Drive West Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 24, 2024, Heritage Vaughan Committee meeting Agenda Item 3: [2057 Major Mackenzie Drive West](#).

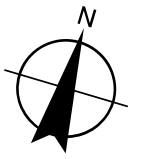
Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP



Subject Lands



Subject Lands



Heritage District

Location Map

LOCATION:
2057 Major Mackenzie Drive West
Part of Lot 20, Concession 3



Attachment

DATE:
April 24, 2024

1

Committee of the Whole (2) Report

DATE: Tuesday, May 14, 2024

WARD: 2

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 65 ROYALPARK WAY (TRANSMITTAL
REPORT FROM HERITAGE VAUGHAN COMMITTEE)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 3) That the comments from the committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024:

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 65 Royalpark Way in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner, and published on the City Website.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 65 Royalpark Way and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

Background

At its meeting on April 24, 2024, the Heritage Vaughan Committee considered recommendations contained in the report [Attachment 2] of the Deputy City Manager, Planning and Growth Management.

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of April 24, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

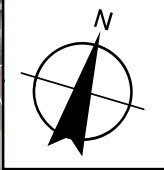
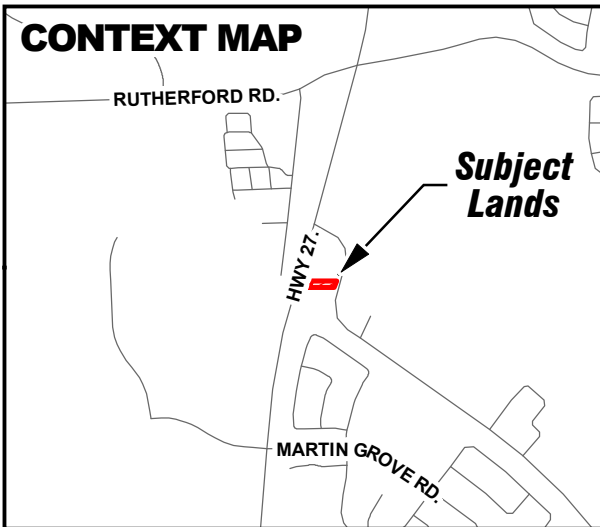
Attachments

1. 65 Royalpark Way Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 24, 2024, Heritage Vaughan Committee meeting Agenda Item 4: [65 Royalpark Way](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP



Location Map

LOCATION:
65 Royalpark Way
Part of Lot 14, Concession 8



Attachment

1

DATE:
April 24, 2024

Committee of the Whole (2) Report

DATE: Tuesday, May 14, 2024

WARD: 4

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 8733 KEELE STREET (TRANSMITTAL
REPORT FROM HERITAGE VAUGHAN COMMITTEE)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 3) That the comments from the committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024:

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 8733 Keele Street in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner, and published on the City Website.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 8733 Keele Street and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

Background

At its meeting on April 24, 2024, the Heritage Vaughan Committee considered recommendations contained in the report [Attachment 2] of the Deputy City Manager, Planning and Growth Management.

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of April 24, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

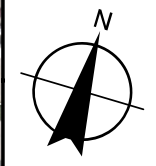
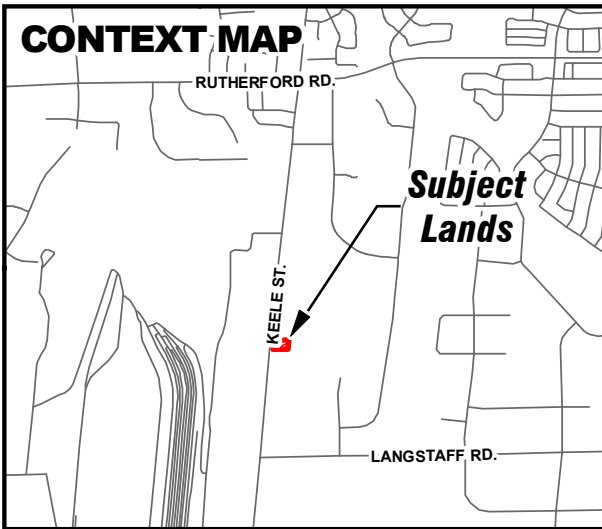
Attachments

1. 8733 Keele Street Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 24, 2024, Heritage Vaughan Committee meeting Agenda Item 5: [8733 Keele Street](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP



Location Map

LOCATION:
8733 Keele Street
Part of Lot 12, Concession 3



Attachment

DATE:
April 24, 2024

1

Committee of the Whole (2) Report

DATE: Tuesday, May 14, 2024

WARD: 4

TITLE: PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 8795 KEELE STREET (TRANSMITTAL
REPORT FROM HERITAGE VAUGHAN COMMITTEE)

FROM:

Heritage Vaughan Committee

ACTION: DECISION

Purpose

To forward recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, with respect to the subject matter, for consideration by Committee of the Whole.

Report Highlights

- This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations for consideration by Committee of the Whole.

Recommendations

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 3) That the comments from the committee be received.

Recommendations of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024:

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 8795 Keele Street in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner, and published on the City Website.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 8795 Keele Street and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

Background

At its meeting on April 24, 2024, the Heritage Vaughan Committee considered recommendations contained in the report [Attachment 2] of the Deputy City Manager, Planning and Growth Management.

Attachment 1 of this report contains the Location Map of the subject property.

Previous Reports/Authority

N/a

Analysis and Options

Recommendations from the Heritage Vaughan Committee meeting of April 24, 2024, are being presented for consideration by Committee of the Whole.

Financial Impact

N/a

Operational Impact

There are no operational impacts or considerations.

Broader Regional Impacts/Considerations

N/a

Conclusion

This is a transmittal report from the City Clerk, on behalf of the Heritage Vaughan Committee, forwarding recommendations from its meeting of April 24, 2024, for consideration by Committee of the Whole.

For more information, please contact Todd Coles, City Clerk, extension 8281.

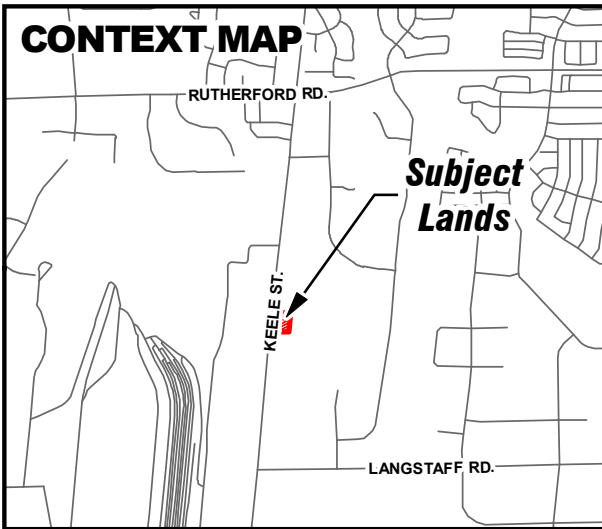
Attachments

1. 8795 Keele Street Location Map.
2. Due to the size of the staff report and attachments, here is a link to the April 24, 2024, Heritage Vaughan Committee meeting Agenda Item 6: [8795 Keele Street](#).

Prepared by

John Britto, Council / Committee Administrator, extension 8637.

CONTEXT MAP



Location Map

LOCATION:
8795 Keele Street
Part of Lot 12, Concession 3



Attachment

DATE:
April 24, 2024

1

CITY OF VAUGHAN
REPORT NO. 1 OF THE
INTERGOVERNMENTAL RELATIONS SUB-COMMITTEE

*For consideration by the Committee of the Whole
of the City of Vaughan
on May 7, 2024*

The Intergovernmental Relations Sub-Committee met at 2:01 p.m., on April 8, 2024, via electronic participation. The following members were present at the meeting:

Members

Regional Councillor Mario Ferri, Chair
Regional Councillor Mario G. Racco, Vice-Chair
Councillor Rosanna DeFrancesca

Staff

Michael Genova, Chief, Communications and Economic Development
Raphael Costa, Director, Economic Development
Maria Papadopoulos, Program Manager, Strategic Economic Relations, Economic Development
Christina Prinzo, Program Manager, Municipal Partnerships and Corporate Initiatives, Economic Development
Ian Hall, Program Manager, Strategic Corporate Initiatives, Communications and Economic Development
Fahim Khan, Public Policy and Research Specialist, Economic Development
Cassandra Cleveland, Communications Advisor, Economic Development, Communications, Marketing and Engagement
Christina Bruce, Director, Policy Planning & Special Programs
Isabel Leung, Deputy City Clerk, Office of the City Clerk
Stella Martinella, Executive Assistant to Local and Regional Councillor Mario Ferri
Anthony Tersigni, Executive Assistant to Local and Regional Councillor Mario Racco
Assunta Ferrante, Council/Committee Administrator, Office of the City Clerk

Others

Atul Sharma, Manager, Government Affairs and Stakeholder Relations, Greater Toronto Airports Authority
Cynthia Woods, Manager, Noise Management Office, Greater Toronto Airports Authority
Fares Khouri, Coordinator, Public Affairs and Stakeholder Relations, Greater Toronto Airports Authority
Karen Nesbitt, Senior Manager, Policy Centre, Association of Municipalities of Ontario
Mathieu Bélanger, Executive Director, Policy and Public Affairs, Federation of Canadian Municipalities
Jarrah Hodge, Outreach and Engagement Manager, Federation of Canadian Municipalities

**REPORT NO. 1 OF THE INTERGOVERNMENTAL RELATIONS
SUB-COMMITTEE FOR CONSIDERATION BY THE
COMMITTEE OF THE WHOLE, MAY 7, 2024**

The following items were dealt with:

1. REVIEW OF APRIL 5, 2024, MP/MPP BREAKFAST

The Intergovernmental Relations Sub-Committee advises Council:

1. That the discussion with respect to the above was received;
2. That the presentation of Michael Genova, Chief, Communications and Economic Development, and Communication C7., presentation material, dated April 8, 2024, were received; and
3. That the following communication was received:

C8. Memorandum from the City Manager, and Chief, Communications and Economic Development, dated April 8, 2024.

2. BRIEFING OF PROVINCIAL BUDGET AND FEDERAL 2024 BUDGETS

The Intergovernmental Relations Sub-Committee advises Council:

1. That the discussion with respect to the above was received; and
2. That the presentation of Maria Papadopoulos, Program Manager, Strategic Economic Relations, Economic Development, and Communication C6., presentation material, dated April 8, 2024, were received.

3. PRESENTATION: GREATER TORONTO AIRPORTS AUTHORITY

The Intergovernmental Relations Sub-Committee recommended that the following be forwarded to Council for approval:

1. That staff be requested to forward correspondence to the Greater Toronto Airports Authority, requesting a written response to resident concerns;
2. That the presentation by Atul Sharma, Manager, Government Affairs and Stakeholder Relations, Greater Toronto Airports Authority and Cynthia Woods, Manager, Noise Management Office, Greater Toronto Airports Authority, and Communication C5., presentation material, dated April 8, 2024, be received;

**REPORT NO. 1 OF THE INTERGOVERNMENTAL RELATIONS
SUB-COMMITTEE FOR CONSIDERATION BY THE
COMMITTEE OF THE WHOLE, MAY 7, 2024**

3. That the comments and communication of the following speakers be received:
 1. Irene Zeppieri, Father Ermanno Cres., Vaughan, and Communication C11., presentation material, dated April 8, 2024; and
 2. Angela Orsini, Empress Road, Vaughan; and
4. That the following communications be received:
 - C9. Petition; and
 - C10. Rose Savage, Vaughan, dated April 8, 2024.

4. PRESENTATION: ASSOCIATION OF MUNICIPALITIES OF ONTARIO

The Intergovernmental Relations Sub-Committee advises Council:

1. That the discussion with respect to the above was received; and
2. That the presentation of Karen Nesbitt, Senior Manager, Policy Centre, Association of Municipalities of Ontario, and Communication C2., presentation material, dated April 8, 2024, were received.

5. PRESENTATION: FEDERATION OF CANADIAN MUNICIPALITIES

The Intergovernmental Relations Sub-Committee advises Council:

1. That the discussion with respect to the above was received; and
2. That the presentation of Mathieu Bélanger, Executive Director, Policy and Public Affairs, Federation of Canadian Municipalities, and Communication C1., presentation material, dated April 8, 2024, were received.

6. OVERVIEW AND UPDATE ON ONTARIO LANDLORD-TENANT BOARD

The Intergovernmental Relations Sub-Committee recommended that the following be forwarded to Council for approval:

**REPORT NO. 1 OF THE INTERGOVERNMENTAL RELATIONS
SUB-COMMITTEE FOR CONSIDERATION BY THE
COMMITTEE OF THE WHOLE, MAY 7, 2024**

1. That approval be requested of Council for correspondence to be sent to the Ministry of the Attorney General calling for urgent action to fund the necessary resources to help clear the extensive and concerning backlog of disputes between landlords and tenants that are impacting Vaughan residents, and communities across Ontario;
2. That the presentation of Maria Papadopoulos, Program Manager, Strategic Economic Relations, Economic Development, and Communication C4., presentation material, dated April 8, 2024, be received; and
3. That the following communication be received:
 - C3. Memorandum from the Public Policy & Research Specialist, Economic Development, dated April 3, 2024.

7. OTHER MATTERS CONSIDERED BY THE COMMITTEE

7.1 RECONSIDERATION

The Intergovernmental Relations Sub-Committee passed a motion to reconsider Item 3: **PRESENTATION: GREATER TORONTO AIRPORTS AUTHORITY.**

The meeting adjourned at 3:53 p.m.

Respectfully submitted,

Regional Councillor Mario Ferri, Chair

**CITY OF VAUGHAN
REPORT NO. 5 OF THE
HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole
of the City of Vaughan
on May 7, 2024***

The Heritage Vaughan Committee met at 7:08 p.m., on April 11, 2024, via electronic participation. The following members were present at the meeting:

Members:

Giacomo Parisi, Chair
John Senisi, Vice Chair
Alessia Iafano
Charlie (Hao) Zheng
Sandra Colica
Regional Councillor Mario G. Racco
Councillor Marilyn Iafate

Staff:

Shahrzad Davoudi-Strike, Manager, Urban Design, Development Planning
Nick Borcescu, Senior Heritage Planner, Development Planning
Aminata Shaw, Heritage Specialist, Development Planning
Katrina Guy, Heritage Specialist, Development Planning
Vanessa Lio, Heritage Specialist, Development Planning
John Britto, Council/Committee Administrator, Office of the City Clerk

Others:

Chris Uchiyama, LHC Heritage Planning & Archaeology Inc., Yonge Street, North York
Ben Daub, LHC Heritage Planning & Archaeology Inc., Yonge Street, North York
Mark Tatone, Nashville Road, Kleinburg
Bart Szoke, Bart Szoke Architect Inc., Margueretta Street, Toronto
Ian Franklin, KLM Planning Partners, Jardin Drive, Concord
Aidan Pereira, KLM Planning Partners, Jardin Drive, Concord
Paul Durfee Oberst, Province Street South, Hamilton
Soheil Hadian, Fausto Cortese Architects, Rutherford Road, Vaughan
Fausto Cortese, Fausto Cortese Architects, Rutherford Road, Vaughan
Louie Liberta, Lincoln Paving & Contracting Ltd., Albion Road, Etobicoke

The following items were dealt with:

**REPORT NO. 5 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 7, 2024**

1. REBUILDING SHED LOCATED AT 40 NASHVILLE RD, KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024, be approved;**
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and**
- 3) That the comments from the committee be received.**

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a. that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to submission of final Heritage Permit drawings;
- b. that any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c. that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
- d. that the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and the Chief Building Official.

**REPORT NO. 5 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 7, 2024**

**2. PROPOSED 2-STOREY REAR ADDITION TO EXISTING 1½-STOREY
BUILDING LOCATED AT 10477 ISLINGTON AVE, KLEINBURG-
NASHVILLE HERITAGE CONSERVATION DISTRICT**

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received;
- 3) That the comments from Aidan Pereira, KLM Planning Partners Inc., Jardin Drive, Concord, on behalf of the applicant, be received; and
- 4) That the comments from the Committee be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed works as presented in Option 1 of the CHIA (Attachment 2) with the requested change to remove the proposed wraparound porch, subject to the following conditions:

- a. that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to submission of final Heritage Permit drawings;
- b. that any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;
- c. that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application; and
- d. that the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and the Chief Building Official.

**REPORT NO. 5 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 7, 2024**

3. PROPOSED NEW CONSTRUCTION OF A SINGLE DETACHED DWELLING WITH ATTACHED GARAGE LOCATED AT 51 NAPIER STREET, IN THE KLEINBURG-NASHVILLE HERITAGE CONSERVATION DISTRICT

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024, be approved, subject to amending recommendation a. to read:
 - a. that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division and the local Ward Councillor, prior to submission of final Heritage Permit drawings;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received;
- 3) That the comments from Fausto Cortese, Fausto Cortese Architects, Rutherford Road, Vaughan, be received; and
- 4) That the comments from the committee be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to the following conditions:

- a. that further refinements to building design and material specifications revisions to be aligned with the KNHCD Plan guidelines shall be approved to the satisfaction of the Vaughan Development Planning Department, Urban Design and Cultural Heritage Division prior to submission of final Heritage Permit drawings;
- b. that any significant changes to the proposal may require reconsideration by the Heritage Vaughan Committee, which shall be determined at the discretion of the Director of Development Planning;

**REPORT NO. 5 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 7, 2024**

- c. that Heritage Vaughan Committee recommendations to Council do not constitute specific support for any Development Application under the *Ontario Planning Act* or permits or requirements currently under review or to be submitted in the future by the applicant as it relates to the subject application;
- d. that the applicant submits Building Permit stage architectural drawings and building material specifications to the satisfaction of the Urban Design and Cultural Heritage Division and the Chief Building Official; and
- e. that the applicant enters into a letter of undertaking for the purpose of completion of all landscaping in accordance with the approved plans to the satisfaction of the City.

4. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 1560 KING-VAUGHAN ROAD

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024, be approved;**
- 2) That the presentation by Vanessa Lio, Heritage Specialist, Development Planning, be received; and**
- 3) That the comments from the committee be received.**

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to following conditions:

- 1. That the Designation Report for 1560 King-Vaughan Road be Received.
- 2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 1560 King-Vaughan Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
- 3. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner, and published on the City website.

**REPORT NO. 5 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 7, 2024**

4. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 2480 Kirby Road and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City website.

**5. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 2480 KIRBY ROAD**

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 11, 2024, be approved;
- 2) That the presentation by Katrina Guy, Heritage Specialist, Development Planning, be received; and
- 3) That the comments from the committee be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to following conditions:

1. That the Designation Report for 2480 Kirby Road be Received.
2. That Council approve the recommendation of the Heritage Vaughan Committee to designate 2480 Kirby Road in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
3. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner, and published on the City website.
4. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 2480 Kirby Road and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City website.

**REPORT NO. 5 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 7, 2024**

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Giacomo Parisi, Chair

**CITY OF VAUGHAN
REPORT NO. 6 OF THE
HERITAGE VAUGHAN COMMITTEE**

***For consideration by the Committee of the Whole
of the City of Vaughan
on May 7, 2024***

The Heritage Vaughan Committee met at 7:05 p.m., on April 24, 2024, via electronic participation. The following members were present at the meeting:

Members:

Giacomo Parisi, Chair
John Senisi, Vice Chair
Charlie (Hao) Zheng
Lisa Cantkier
Michael Eckler
Sandra Colica
Zohaib Malhi
Regional Councillor Mario G. Racco (7:44 p.m.)
Councillor Marilyn Iafrate
Councillor Chris Ainsworth

Staff:

Shahrzad Davoudi-Strike, Manager, Urban Design, Development Planning
Nick Borcescu, Senior Heritage Planner, Development Planning
Katrina Guy, Heritage Specialist, Development Planning
John Britto, Council/Committee Administrator, Office of the City Clerk

Others:

Claudio Brutto, Brutto Consulting, Miranda Avenue, Toronto

The following items were dealt with:

1. **DELISTING OF 11424 JANE STREET, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS')**

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) **That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;**

**REPORT NO. 6 OF THE HERITAGE VAUGHAN COMMITTEE FOR
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- 2) That a prominent sized commemorative plaque, with a photograph and history of the house, be installed at the entrance of the property facing Jane Street, to the satisfaction of the Heritage Vaughan Committee;
- 3) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 4) That the comments from the committee be received.

Recommendations

1. THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the *Ontario Heritage Act*.
2. THAT the remaining structures on the property be approved for demolition, with no mitigation or commemoration options feasible.

2. DELISTING OF 4660 KIRBY ROAD, A PROPERTY INCLUDED ON THE VAUGHAN HERITAGE INVENTORY AS A LISTED STRUCTURE OF HERITAGE SIGNIFICANCE ('LSHS')

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 3) That the comments from the Committee be received.

Recommendation

THAT Heritage Vaughan recommend the approval of the proposed removal of the subject property from City of Vaughan Heritage Inventory as a Listed Structure of Historical Significance, under Section 27(1.3) of the *Ontario Heritage Act*.

3. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 2057 MAJOR MACKENZIE DRIVE WEST

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

**REPORT NO. 6 OF THE HERITAGE VAUGHAN COMMITTEE FOR
CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 7, 2024**

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;
- 2) That the following be approved in accordance with Communication C1. memorandum from the Deputy City Manager, Planning and Growth Management, dated April 22, 2024:
 1. That the possible implied reference that the subject property is owned by the City be corrected – as this property has been and continues to be under private ownership, as noted in the report in several instances. The revised recommendations (#2 and #3) should read: “...served on the Property Owner and Ontario Heritage Trust”; and
 2. That references to publications in the local newspapers be corrected to state that publications will be posted on the City website;
- 3) That the presentation by Katrina Guy, Heritage Specialist, Development Planning, be received; and
- 4) That the comments from the committee be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed development as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 2057 Major Mackenzie Drive West in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under; Part IV, Section 29 of the Ontario Heritage Act R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner (City of Vaughan), and published in the local newspapers.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 2057 Major Mackenzie Drive West and a copy of the by-law shall be served on the Owner (City of Vaughan) and Ontario Heritage Trust and a notice shall be published in the local newspapers.

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**4. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 65 ROYALPARK WAY**

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 3) That the comments from the committee be received.

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 65 Royalpark Way in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner, and published on the City Website.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 65 Royalpark Way and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

**5. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO
HERITAGE ACT OF 8733 KEELE STREET**

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and
- 3) That the comments from the committee be received.

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Recommendations

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 8733 Keele Street in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the Ontario Heritage Trust, the Property Owner, and published on the City Website.
3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 8733 Keele Street and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

6. PROPOSED DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT OF 8795 KEELE STREET

The Heritage Vaughan Committee recommended that the following recommendations be forwarded to Council for approval:

- 1) That the recommendations contained in the report of the Deputy City Manager, Planning and Growth Management, dated April 24, 2024, be approved;**
- 2) That the presentation by Nick Borcescu, Senior Heritage Planner, Development Planning, be received; and**
- 3) That the comments from the committee be received.**

Recommendations

THAT Heritage Vaughan recommend Council approve the proposed designation as presented, subject to following conditions:

1. That Council approve the recommendation of the Heritage Vaughan Committee to designate 8795 Keele Street in accordance with Part IV, Section 29 of the *Ontario Heritage Act* R.S.O. 1990, c. O.18.
2. That Staff be authorized to publish and serve the Notice of Intention to Designate in accordance with the requirements under Part IV, Section 29 of the *Ontario Heritage Act* R.S.O 1990, c.O.18 to the

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Ontario Heritage Trust, the Property Owner, and published on the City Website.

3. If no objection is served on the City Clerk within 30 days of the date of publication of the Notice of Intention, Council shall pass a by-law designating 8795 Keele Street and a copy of the by-law shall be served on the Property Owner and Ontario Heritage Trust and a notice shall be published on the City Website.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Giacomo Parisi, Chair

**CITY OF VAUGHAN
REPORT NO. 3 OF THE
VAUGHAN METROPOLITAN CENTRE SUB-COMMITTEE**

***For consideration by the Committee of the Whole
of the City of Vaughan
on May 7, 2024***

The Vaughan Metropolitan Centre Sub-Committee met at 1:01 p.m., on April 24, 2024, via electronic participation. The following members were present at the meeting:

Members

Steven Del Duca, Mayor, Chair
Regional Councillor Mario G. Racco
Councillor Rosanna DeFrancesca
Councillor Chris Ainsworth

Staff

Nick Spensieri, City Manager
Haiqing Xu, Deputy City Manager, Planning and Growth Management
Michael Coroneos, Deputy City Manager, Corporate Services, City Treasurer and Chief Financial Officer
Vince Musacchio, Deputy City Manager, Infrastructure Delivery
Zoran Postic, Deputy City Manager, Public Works
Christina Bruce, Director, Policy Planning & Special Programs
Gaston Soucy, Senior Manager, Planning & Urban Design, VMC
Cory Gray, Manager, Parks & Strategic Initiatives, VMC
Effie Lidakis, Deputy City Solicitor
Emilie Alderman, Director, Environmental Services
Michael Genova, Chief, Communications and Economic Development
Michael Marchetti, Director, Financial Planning & Development Finance/Deputy City Treasurer
Raphael Costa, Director, Economic Development
Roberto Squassero, Director, Infrastructure Delivery
Selma Hubjer, Director, Infrastructure Planning & Corporate Asset Management
Shanon Kalra-Ramjoo, Director, Parks, Forestry & Horticulture Operations
Sergey Kanayev, IT Infrastructure & Chief Security Officer
Mohan Toor, Manager, Design & Construction, Infrastructure Delivery
Musa Deo, Manager, Development Engineering, VMC
Lindsay Davidson, Acting Manager, Economic Development
Andrea Shotlander, Project Manager, Urban Design, VMC
Peter Chan, Project Manager, Infrastructure Delivery
Andrew Haagsma, Planner, Policy Planning & Special Programs
Ashwani Kumar, Urban Designer, VMC

**REPORT NO. 3 OF THE VMC SUB-COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 7, 2024**

Sharon Gaum-Kuchar, Senior Art Curator, Economic Development
Matthew Peverini, Senior Planner-VMC, Policy Planning & Special Programs
Alannah Slattery, Senior Planner, Policy Planning & Special Programs
Anna Rosen, Project Manager, Parks Development, Policy Planning & Special Programs
Morteza Litkoohi, Systems Analyst/Project Leader, Office of the Chief Information Officer
Anna Commisso, Executive Advisor to Councillor (Ainsworth)
Anthony Tersigni, Executive Advisor to Councillor (Racco)
Frances Manocchio, Administrative Assistant, Policy Planning & Special Programs
Sarah Pellegrini, Acting Administrative Assistant to the Director, Recreation Services
John Britto, Council/Committee Administrator, Office of the City Clerk

Others

Billy Tung, KLM Planning Partners, Jardin Drive, Concord

The following items were dealt with:

1. UPDATE ON THE BLACK CREEK RENEWAL PROJECT

The VMC Sub-committee advises Council:

- 1) That the Presentation by Mohan Toor, Manager, Design and Construction, Infrastructure Delivery and C1. presentation material was received.**

2. UPDATE ON THE VMC SECONDARY PLAN

The VMC Sub-committee advises Council:

- 1) That the presentation by Gaston Soucy, Senior Manager, Planning and Urban Design, VMC, and C2. presentation material, was received;**
- 2) That the comments from Billy Tung, KLM Planning Partners, Jardin Drive, Concord, were received; and**
- 3) That the following Communications were received:**
 - C3. Matthew Helfand, Aird & Berlis LLP, Brookfield Place, Toronto, dated April 23, 2024;**
 - C4. Darrin Cohen, Senior Planner, Weston Consulting, Millway Avenue, Vaughan, dated April 23, 2024; and**
 - C5. Jenna Thibault, Associate, Weston Consulting, Millway Avenue, Vaughan, dated April 23, 2024.**

**REPORT NO. 3 OF THE VMC SUB-COMMITTEE
FOR CONSIDERATION BY THE COMMITTEE OF THE WHOLE,
MAY 7, 2024**

**3. **INCENTIVIZING DEVELOPMENTS, BUILDING COMPLETE
COMMUNITIES****

The VMC Sub-committee advises Council:

- 1) That the extract from the Council Meeting Minutes of March 26, 2024, (Item 16, Report No. 7 of the Committee of the Whole) with respect to the subject matter was received.**

The meeting adjourned at 1:56 p.m.

Respectfully submitted,

Steven Del Duca, Mayor, Chair