

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

Monday, October 7, 2019

7:00 p.m.

Council Chamber

2nd Floor, Vaughan City Hall

2141 Major Mackenzie Drive

Vaughan, Ontario

	Pages
1. DISCLOSURE OF INTEREST	
2. COMMUNICATIONS	
3. CONSIDERATION OF PUBLIC HEARING ITEMS	
1. OFFICIAL PLAN AMENDMENT FILE OP.19.004 ZONING BY-LAW AMENDMENT FILE Z.19.012 PLAYACOR HOLDINGS LTD. VICINITY OF WESTON ROAD AND CHRISLEA ROAD Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	3
2. ZONING BY-LAW AMENDMENT FILE Z.19.009 BETOVAN CONSTRUCTION LTD. VICINITY OF BATHURST STREET AND WORTH BOULEVARD Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	11
3. RIZMI HOLDINGS LIMITED ZONING BY-LAW AMENDMENT FILE Z.18.004 DRAFT PLAN OF SUBDIVISION FILE 19T-18V004 VICINITY OF DUFFERIN STREET AND KIRBY ROAD Information Item from the Deputy City Manager, Planning and Growth Management with respect to the above.	27

4. AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010, VOLUME 1
“PRE-CONSULTATION AND COMPLETE SUBMISSION
REQUIREMENTS”, CHAPTER 10.1.3, FILE 25.7
Information Item from the Deputy City Manager, Planning and Growth
Management with respect to the above.

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4. ADJOURNMENT

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

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Committee of the Whole (Public Hearing) Report

DATE: Monday, October 07, 2019

WARD: 3

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.19.004
ZONING BY-LAW AMENDMENT FILE Z.19.012
PLAYACOR HOLDINGS LTD.
VICINITY OF WESTON ROAD AND CHRISLEA ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Official Plan and Zoning By-law Amendment Files OP.19.004 and Z.19.012 for the Subject Lands shown on Attachment 1, to permit a business or professional office, including a regulated health professional and an accessory medical clinic, and office and stationary supply, sales, service and rental uses in the existing building, as shown on Attachment 2.

Report Highlights

- To receive input from the public and the Committee of the Whole to permit a business or professional office, including a regulated health professional and an accessory medical clinic, and office and stationary supply, sales, service and rental uses in the existing building.
- Amendments to Vaughan Official Plan 2010 and Zoning By-law 1-88 are required to permit the uses.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Official Plan and Zoning By-law Amendment Files OP.19.004 and Z.19.012 (Playacor Holdings Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The Subject Lands (the 'Subject Lands') are located at 156 Chrislea Road, on the north side of Chrislea Road, east of Weston Road, shown as "Subject Lands" on Attachment 1. The surrounding land uses are shown on Attachment 1.

Official Plan and Zoning By-law Amendment Applications have been submitted to permit the proposal

The Owner has submitted the following Applications (the 'Applications') to permit the following uses (the 'Proposal') in the existing one-storey, 2,146 m² employment building with 97 parking spaces:

1. Official Plan Amendment File OP.19.004 to amend Vaughan Official Plan 2010 ('VOP 2010'), specifically the "General Employment" designation to add office uses as a permitted use, whereas office uses are only permitted accessory to and directly associated with industrial uses in accordance with Section 9.2.2.10 of VOP 2010.
2. Zoning By-law Amendment File Z.19.012 to amend Zoning By-law 1-88, subject to Exception 9(950), to add a business or professional office, including a regulated health professional and an accessory medical clinic, and office and stationary supply, sales, service and rental uses in the "EM3 Retail Warehouse Employment Zone". The Owner also requested an office building use; however, the "EM3 Retail Warehouse Employment Zone" permits all uses permitted in the "EM1 Prestige Employment Area Zone", which includes an office building use.

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

- a) Date the Notice of Public Hearing was circulated: September 13, 2019.
The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and Notice Signs installed on the property in accordance with the City's Notice Signs Procedures and Protocols.
- b) Circulation Area: all property owners within 150 m of the Subject Lands.
- c) Comments received: None

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

Not Applicable

Analysis and Options

Amendments to the “General Employment” policies of VOP 2010 are required to permit the Proposal

The Subject Lands are located within an “Employment Area” in Schedule 1 “Urban Structure” of VOP 2010, and are not located within an “Intensification Area”. The Subject Lands are designated “General Employment” by Schedule 13 “Land Use” of VOP 2010, which permits the following uses:

- i) a full range of industrial uses including manufacturing; warehousing (but not a retail warehouse); processing; transportation; distribution; any of which may or may not include outdoor storage; and
- ii) office and/or retail uses accessory to and directly associated with any of the industrial uses.

VOP 2010 encourages non-accessory office uses to be located within an “Intensification Area”, and within the “Prestige Employment” and “Employment Commercial Mixed-Use” designations where there is better access to transit and highways. In addition, Section 9.2.2.10 of VOP 2010 only permits office uses that are accessory to and directly associated with industrial uses in the “General Employment” designation.

The Proposal is not permitted in the “General Employment” designation by VOP 2010. Accordingly, an application to amend the Official Plan has been submitted.

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

The Subject Lands are zoned “EM3 Retail Warehouse Employment Area Zone” by Zoning By-law 1-88 and subject to Exception 9(950). The “EM3 Retail Warehouse Employment Area Zone” permits a wide range of uses, including the following: an employment use; retail warehouse; car brokerage; and service and repair shop; and a business or professional office use, excluding a regulated health professional.

The Owner proposes a business or professional office use that includes a regulated health professional that is not restricted to being accessory to an employment use, and

an office stationary supply, sales, service and rental uses. Therefore, an amendment to Zoning By-law 1-88 is required to permit the Proposal.

Analysis and Options

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with Provincial Policies, York Region and City Official Plans	<ul style="list-style-type: none"> The Applications will be reviewed in consideration of the statutory Provincial policies including the <i>Provincial Policy Statement, 2014</i> (the 'PPS') and <i>A Place to Grow - Growth Plan for the Greater Golden Horseshoe (2019)</i> (the 'Growth Plan') and the policies of the York Region Official Plan ('YROP') and VOP 2010.
b.	Appropriateness of Proposed Uses and Site-Specific Official Plan and Zoning Exceptions	<ul style="list-style-type: none"> The appropriateness of the proposed amendments to the Official Plan and Zoning By-law will be reviewed in consideration of the existing and planned surrounding land uses, with particular consideration given to land use compatibility, and appropriate designation and zone categories.
c.	Parking Study	<ul style="list-style-type: none"> The Parking Justification Letter ('PJL'), dated July 4, 2019 and prepared by C.F. Crozier and Associates Inc. submitted in support of the Applications indicate that the existing 97 parking spaces located on the Subject Lands are sufficient for the Proposal and would comply with the parking requirements in Zoning By-law 1-88 for the following: <ul style="list-style-type: none"> i) a regulated health professional use with five practitioners and a retail warehouse use with 1,279 m² of gross floor area ('GFA'); or ii) an office use with 867 m² of GFA and a retail warehouse use with 1,279 m² of GFA. The Transportation Planning Division of the Development Engineering ('DE') Department advise that the PJL is based on a detailed parking survey conducted of the Subject Lands and existing uses. The

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>estimated parking spaces are also consistent with the draft “Review of Parking Standards contained within the City of Vaughan’s Comprehensive Zoning By-law” dated March 2010 and prepared by IBI Group for the City of Vaughan.</p> <ul style="list-style-type: none"> ▪ The existing parking supply of 97 spaces is found adequate based on the supporting analysis provided in the PJP. The DE Department agrees with the conclusions reached in the PJP and have no objection to the Applications.
d.	Cash-in-lieu of Parkland	<ul style="list-style-type: none"> ▪ The provision of cash-in-lieu of parkland dedication in accordance with the City’s Cash-in-Lieu of Parkland and Policy and the <i>Planning Act</i> is not required, if the Applications are approved. ▪ Parkland dedication requirements (e.g., payment-in-lieu of parkland dedication) may be applicable should the Owner propose new development/intensified redevelopment on the Subject Lands in the future.
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> • Planning Justification Report • Parking Justification Letter ▪ The requirement for additional studies/information may be identified through the development application review process.

Financial Impact

Not Applicable.

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. The Region advised that the OPA application is a routine matter of local significance. In accordance with Policy

8.3.8 of the YROP, the proposed OPA application does not adversely affect Regional planning policies or interests and accordingly is exempted from approval by Regional Council. The Region further advised that the Region has no comments on the Zoning By-law Amendment Application which is considered a local matter.

Conclusion

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

For more information, please contact: Judy Jeffers, Planner, Development Planning Department, ext. 8645.

Attachments

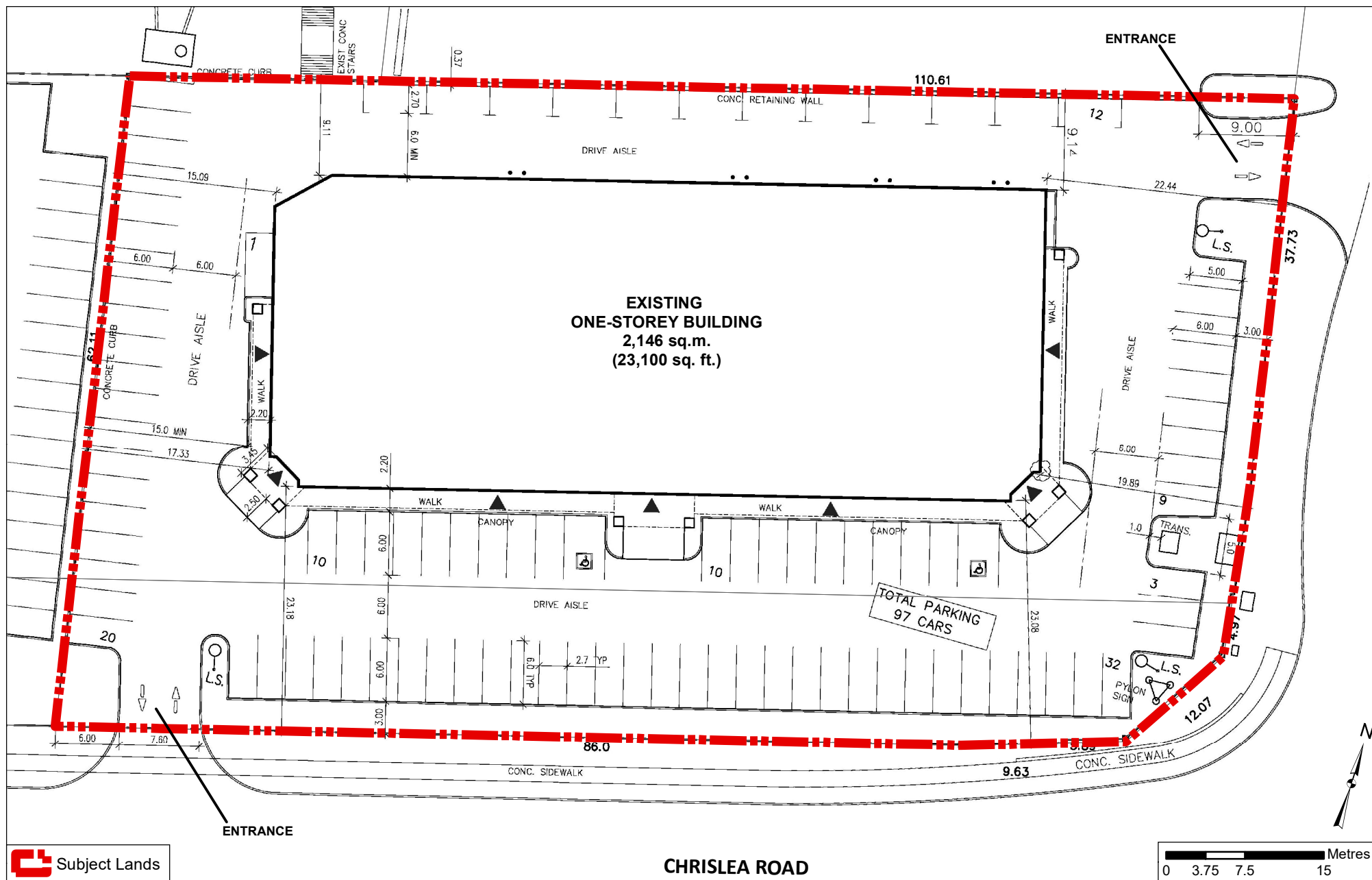
1. Context and Location Map
2. Existing Site Plan

Prepared by

Judy Jeffers, Planner, ext. 8645

Mark Antoine, Senior Planner, ext. 8212

Carmela Marrelli, Senior Manager of Development Planning, ext. 8791
/MEO



Existing Site Plan

LOCATION:
Part of Lot 6, Concession 5

APPLICANT:
Playacor Holdings Ltd.



FILES: OP.19.004 & Z.19.012
RELATED FILES: OP.16.011 & Z.16.048

DATE:
October 7, 2019

Committee of the Whole (Public Hearing) Report

DATE: Monday, October 07, 2019

WARD: 5

**TITLE: ZONING BY-LAW AMENDMENT FILE Z.19.009
BETOVAN CONSTRUCTION LTD.
VICINITY OF BATHURST STREET AND WORTH BOULEVARD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.19.009 (Betovan Construction Ltd.) for the subject lands shown on Attachment 1, to amend Zoning By-law 1-88, to rezone the subject lands from “R2 Residential Zone” to “RT1 Residential Townhouse Zone” in a manner shown on Attachment # 2, to permit a residential development consisting of 6 townhouse dwelling units and 2 semi-detached dwelling units on a common element condominium road.

Report Highlights

- To receive input from the public and the Committee of the Whole to permit the development of 6 townhouse dwelling units and 2 semi-detached dwelling units on a common element condominium road.
- An amendment to Zoning By-law 1-88 is required to permit the Development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.19.009 (Betovan Construction Ltd.) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the 'Subject Lands') are located on the northwest corner of Bathurst Street and Worth Blvd and are municipally known as 520 Worth Boulevard, as identified on Attachment 1. Surrounding land uses are shown on Attachment 1. The Subject Lands are currently vacant and are characterized by flat terrain with trees and shrubs framing the boundary of the parcel.

A Zoning By-Law Amendment Application has been submitted to permit the proposed Development

The Owner has submitted a Zoning By-law Amendment Application Z.19.009 ("the Application ") to rezone the Subject Lands from "R2 Residential Zone" to "RT1 Residential Townhouse Zone" in the manner shown on Attachment 2, together with the site-specific zone exception identified in Table 1 of the report. The proposal includes 6 townhouse dwelling units and 2 semi-detached units on a common element condominium road.

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

- a) Date the Notice of Public Hearing was circulated: September 13, 2019

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols. Two signs have been placed on the property, one fronting onto Bathurst Street and the second on the south side of the property facing Worth Boulevard.

- b) Circulation Area: 150 m, and to the Beverley Glen Homeowner Association.

Any comment received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in a technical report that will be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

None

Analysis and Options

The proposed Development conforms to the Vaughan Official Plan

The Subject Lands are designated "Regional Intensification Corridors" and "Low-Rise Residential" by Vaughan Official Plan 2010 ('VOP 2010'). Development within the "Regional Intensification Corridors" is intended to encourage compact building types

that is transit oriented and pedestrian friendly. The proposed townhouse and semi-detached units are oriented in a manner that will optimize access to future higher-order transit planned along Bathurst Street. The compact built-form proposed complies to the intentions of the Regional Intensification Corridor designation which permits linear intensification areas that will serve as a link to Primary Centres (i.e. Promenade Mall), located south of the Subject Lands.

The “Low-Rise Residential” designation permits residential uses and the following building types, detached house, semi-detached houses, townhouse and public and private institutional buildings. The proposed development will consist of 6 townhouse units and 2 semi-detached units which are both permitted building types within the “Low-Rise Residential” designation. The maximum height allowed within the prescribed “Low-Rise Residential” land use designation is 3 storeys. The proposed development has a planned maximum height of 3 storeys as illustrated in Attachment 3 and 4.

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

The Subject Lands are zoned “R2 Residential Zone” by Zoning By-law 1-88, as shown on Attachment 1, which does not permit townhouse units or semi-detached units. The Owner is proposing to rezone the Subject Lands to “RT1 Residential Townhouse Zone” in manner shown on Attachment 2, together with the following site-specific exceptions to Zoning By-law 1-88:

Table 1

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to RT1 Zone Requirement
a.	Definition of a “Dwelling, Street Townhouse”	Means a townhouse dwelling in which each dwelling unit is situated on its own lot, which lot abuts a public street	Means a townhouse dwelling in which each dwelling unit is situate on its own lot, which lot abuts a Public or Private street
b.	Definition of a “Lot Line, Front”	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be the front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of	The Front Lot Line shall be deemed to be along Bathurst Street

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to RT1 Zone Requirement
		the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines. Where both lot lines are of equal length or where the lot abuts more than two (2) street lines, the front lot line shall be the line facing the main entrance of the building unless the lot is a through lot. A reserve abutting a street line shall be deemed to be a street for the purpose of this paragraph	
c.	Definition of a "Street"	See "Public Highway", Means a street or highway being a Provincial Highway or under the jurisdiction of the Regional Municipality of York, the Municipality of Metropolitan Toronto, or assumed by the City or being constructed under an Agreement with the City	See "Public Highway", also includes a Private Street. A private street shall mean a roadway that is used by vehicles and is maintained by condominium corporation as a private road, but which provides access to individual freehold lots
d.	Uses Permitted	Semi-detached units are not permitted	Semi-detached units shall be permitted
e.	Maximum interior garage width with lots frontages less than 11 m	3.048 m	5.5 m (Lots 2 to 8)

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to RT1 Zone Requirement
f.	Maximum interior garage width with lots that have frontages between 11.5 m to 11.99 m	5.0 m	5.5 m (Lot 1)
g.	Minimum Lot Depth	27 m	Lot 7 - 14.8 m
h.	Minimum front yard	4.5 m	Lot 1-2.5 m Lot 5- 4.1 m Lot 6 - 3.0 m Lot 7 - 3.0 m Lot 8 - 3.1 m
i.	Minimum Rear Yard	7.5 m	Lot 1 - 3.7 m Lot 2 - 4.1 m Lot 3 - 3.3 m Lot 4 - 3.2 m Lot 5 - 3.2 m Lot 6 - 3.3 m Lot 7 - 2.3 m Lot 8 - 3.1 m
j.	Minimum Setback to an Attached Garage	6.0 m	Lot 6 - 5.8 m Lot 7 - 5.8 m
k.	Minimum Exterior Side Yard	4.5 m	Lot 1 - 3.3 m Lot 6 and 7 - 1.2 m
l.	Minimum Setback to a Sight Triangle	3.0 m	Lot 1 - 1.5 m

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to RT1 Zone Requirement
m.	Maximum Building Height	11 m	12 m
n.	Lot Frontages for Lots Between 6.0 – 11.99 m Shall Comprise of the Minimum Landscape Area	Front or Exterior Yard Landscaping requirements: Minimum 33% of which 60% of the minimum landscape is soft landscape	Shall not apply
o.	Permitted Yard Encroachments and Restrictions with respect to sills, a/c, cornices, eaves, gutters, canopies, chimney pilasters and windows.	Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters and windows, provided however, that the same shall not project more than 0.5 metres into a required yard	Sills, air conditioners other than central air conditioning units, belt courses, cornices, eaves, gutters, canopies, chimney pilasters, fireplaces and windows, provided however, that the same shall not project more than 0.5 metres into a required yard
p.	Permitted Yard Encroachment and Restrictions with respect to exterior stairways, porches, uncovered balconies, unenclosed & unexcavated, bay windows.	Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres	Subject to Paragraph (b), exterior stairways, porches and balconies which are uncovered, unexcavated and unenclosed and a bay window or similar projection which is not constructed on footings may extend into a required interior side yard to a maximum distance of 0.3 metres and may extend into a required front, exterior side or rear yard to a maximum of 1.8 metres. In addition, a bay or box

	Zoning By-law 1-88 Standards	RT1 Residential Townhouse Zone Requirement	Proposed Exceptions to RT1 Zone Requirement
			window or similar window projection which is constructed with footings shall be permitted and may extend into a required front, exterior side or rear yard to a maximum of 0.6 m
q.	Minimum front yard setback encroachment for covered/uncovered unenclosed porches (those with two side open)	Covered/uncovered unenclosed porches (those with two side open) are permitted to encroach into front yard setback by 2.5 m	Proposed porch does meet the definition within the bylaw 1-88. Porches with only one side open are not permitted to encroach into the setbacks. Seeking a maximum encroachment allowance of 1.8 m into the front yard setback

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

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

	MATTERS TO BE REVIEWED	COMMENTS
a.	Consistency and Conformity with Provincial Policies, York Region and City Official Plans	The Zoning By-law Amendment application will be reviewed for consistency and conformity with the <i>Provincial Policy Statement 2014</i> (the “PPS”), and the <i>Growth Plan for the Greater Golden Horseshoe (2019)</i> (the “Growth Plan”), and the policies of the York Region Official Plan (“YROP 2010”) and the City of Vaughan Official Plan (“VOP 2010”).

	MATTERS TO BE REVIEWED	COMMENTS
b.	Appropriateness of Proposed Zoning Amendment and Site-Specific Zoning Exceptions	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed amendments to Zoning By-law 1-88 to permit the proposed development, will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to land use and built form compatibility, and appropriate development standards, including but not limited to: <ul style="list-style-type: none"> i) the scale and massing of the proposed buildings in relations to the surrounding lands ii) the proposed lot/block pattern, configuration, transition and built form compatibility in relation to the immediate surrounding area iii) the building height, lot frontage, lot coverage and setbacks iv) the urban design policies of the Official Plan.
	Studies and Reports	<ul style="list-style-type: none"> ▪ The Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or respective public approval authority: <ul style="list-style-type: none"> • Planning Justification Report • Arborist Report • Urban Design & Sustainability Brief • Functional Servicing and Stormwater Management Report • Landscape Cost Estimates <p>Additional studies/reports may be required as part of the development application review process.</p>
	Allocation and Servicing	<ul style="list-style-type: none"> ▪ The availability of water and sanitary sewage servicing capacity for the proposed residential units must be identified and allocated by Vaughan Council, if the Applications are approved. If servicing capacity is unavailable, the Holding Symbol “(H)” may be applied to the Subject Lands. Removal of the Holding Symbol will be conditional on servicing being identified and allocated by Vaughan Council.

	MATTERS TO BE REVIEWED	COMMENTS
d.	Parkland Dedication or Cash-in-lieu of Parkland	<ul style="list-style-type: none"> The Owner is required to provide parkland and/or cash-in-lieu of the dedication of parkland to the City of Vaughan in accordance with the Planning Act and the City's Parkland Dedication and Cash-in-lieu Policy, should the Applications be approved. The final value of the cash-in-lieu of parkland dedication will be determined by the Real Estate Department, should the Application be approved.
f.	Urban Design and Architectural Guidelines	<ul style="list-style-type: none"> The Development must conform to the approved City-wide Urban Design Guidelines.
	Existing Trees	<ul style="list-style-type: none"> The Arborist Report and Tree Preservation Plan submitted in support of the Applications must be reviewed and approved by the Development Planning, Forestry and Horticulture Division, and Parks Development Departments. Should it be determined that trees are proposed to be removed, then the appropriate compensation in accordance with the City's Replacement Tree Requirements s will be required.
g.	Site Development Application File: DA.19.052	<ul style="list-style-type: none"> A Site Plan Application has been submitted concurrently with the rezoning proposal to permit the development on the subject land. The Site Plan application will be reviewed based on, but is not limited to appropriate building type and site design, barrier free accessibility, pedestrian connectivity, vehicular access, fencing, internal and external traffic circulation, parking capacity, landscape, landscape buffers, illumination plan and preventative spillage design into neighbouring properties, environmentally sustainable design, servicing, grading, waste management, stormwater management and permeable design features. A Site Plan Application and Zoning By-law amendment application can be processed together and consolidated into one comprehensive technical

	MATTERS TO BE REVIEWED	COMMENTS
		report that is considered at the Committee of the Whole. This is to ensure that the site-specific exceptions are identified in the implementing zoning by-law to facilitate the Development, if the application is approved.
i.	Sustainable Development	<ul style="list-style-type: none"> ▪ Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bioswales, drought tolerant landscaping, bicycle racks to promote alternative modes of transportation, energy efficient lighting, reduction in pavement and roof-top treatment to address the “heat island” effect etc., will be reviewed. ▪ In accordance with the City of Vaughan Sustainability Metrics Program, the Development must achieve a minimum Bronze Threshold Overall Application Score.
j.	Future Draft Plan of Condominium and Part Lot Control Exemption Applications	<ul style="list-style-type: none"> ▪ Should the Applications be approved, a Draft Plan of Condominium (Common Element) Application will be required to establish the condominium tenure for the Development. ▪ A Part Lot Control Exemption Application is required to create the individual POTLS (parcels of tied land).

Financial Impact

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

Broader Regional Impacts/Considerations

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

Conclusion

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

For more information, please contact: OluwaKemi Apanisile, Planner at extension 8210.

Attachments

1. Location Map
2. Site Plan and Proposed Zoning
3. Building Elevations - Townhouse
4. Building Elevations - Semi-Detached

Prepared by

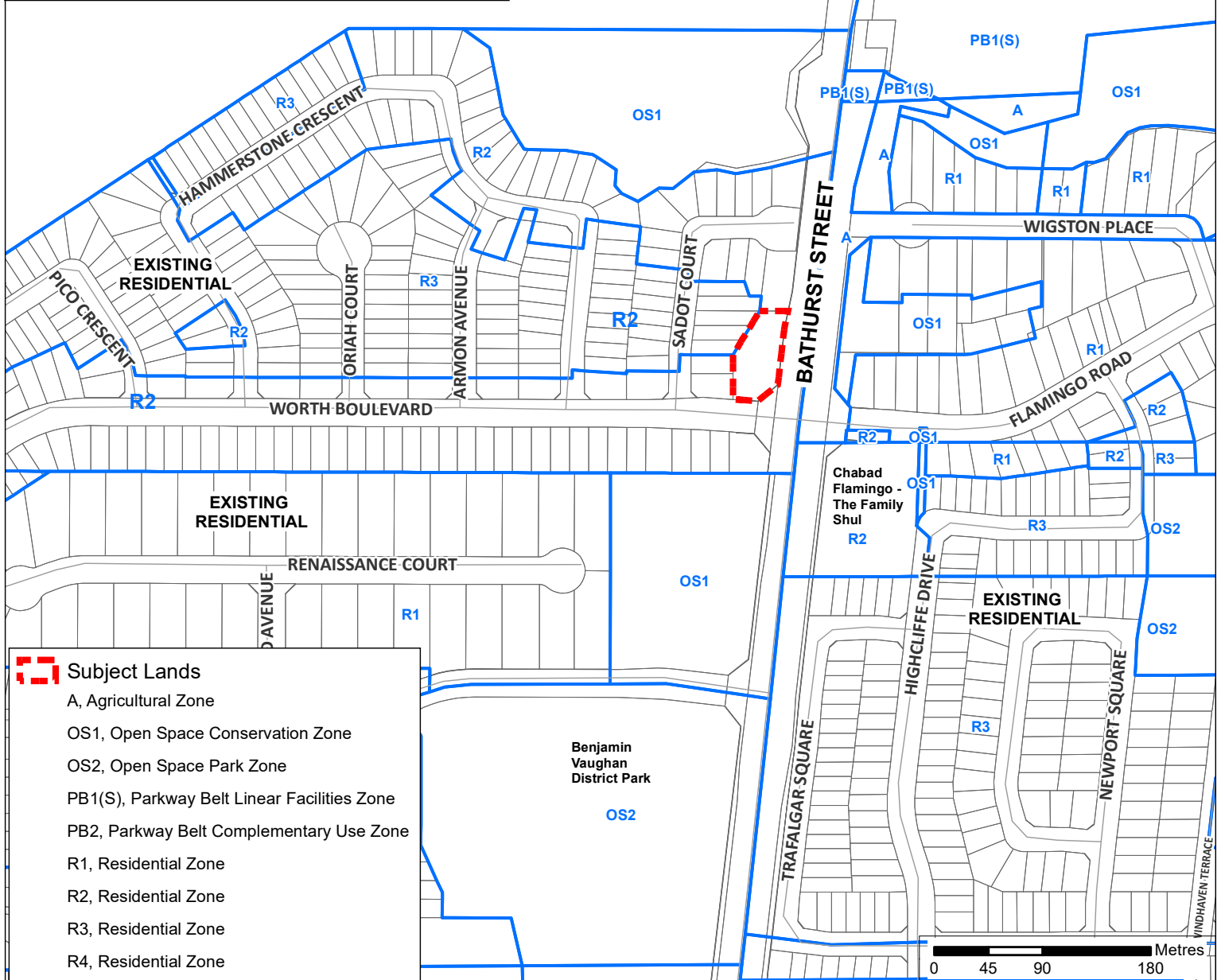
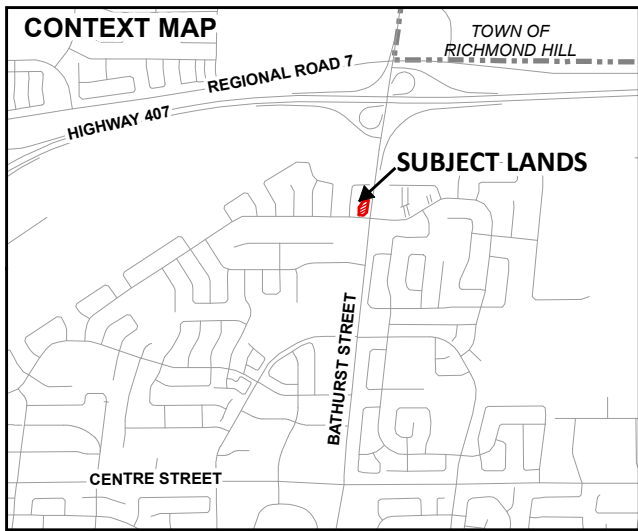
OluwaKemi Apanisile, Planner, ext. 8210


Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development Planning ext. 8529

Mauro Peverini, Director of Development Planning ext. 8407

/LG



-  Subject Lands
- A, Agricultural Zone
- OS1, Open Space Conservation Zone
- OS2, Open Space Park Zone
- PB1(S), Parkway Belt Linear Facilities Zone
- PB2, Parkway Belt Complementary Use Zone
- R1, Residential Zone
- R2, Residential Zone
- R3, Residential Zone
- R4, Residential Zone

Location Map

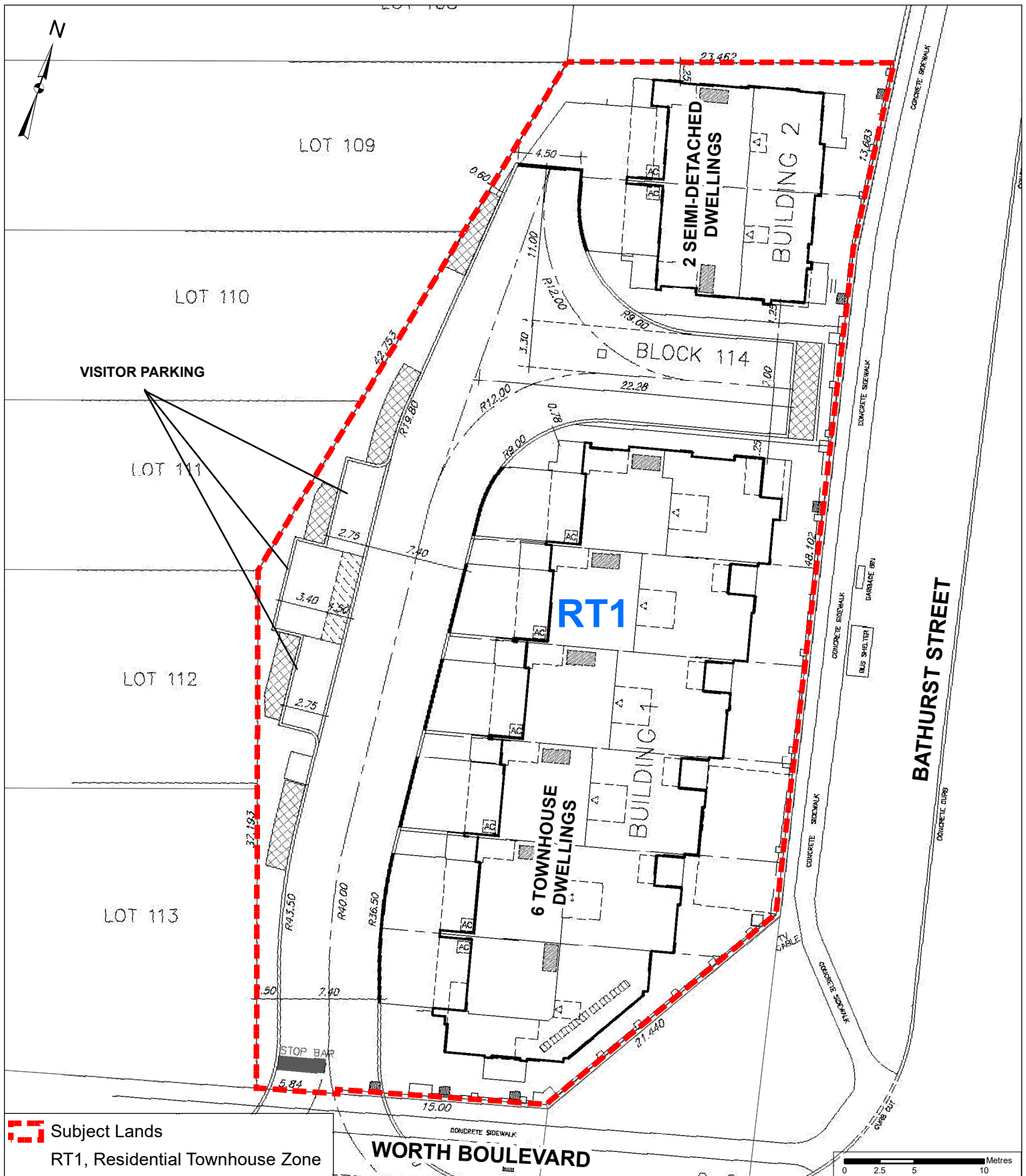
LOCATION:
Part of Lot 9, Concession 2

APPLICANT:
Betovan Construction Ltd.



Attachment

FILE:
Z.19.009
RELATED FILE:
DA.19.052
DATE:
October 7, 2019



Site Plan and Proposed Zoning

LOCATION:
Part of Lot 9, Concession 2

APPLICANT:
Betovan Construction Ltd.



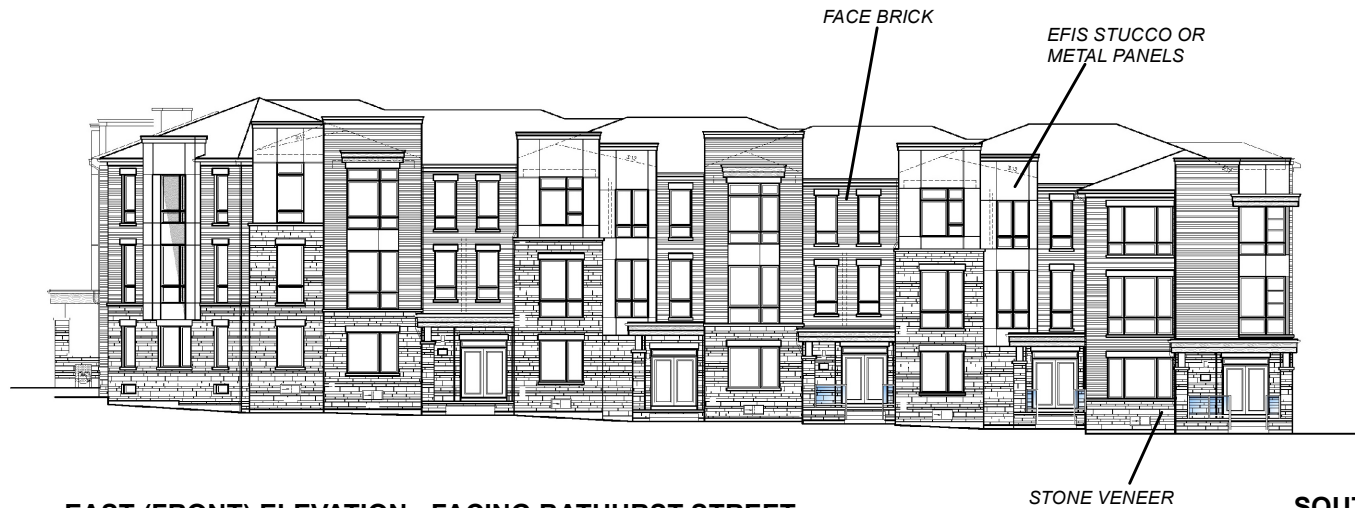
Attachment

FILE:
Z.19.009

RELATED FILE:
DA.19.052

DATE:
October 7, 2019

2



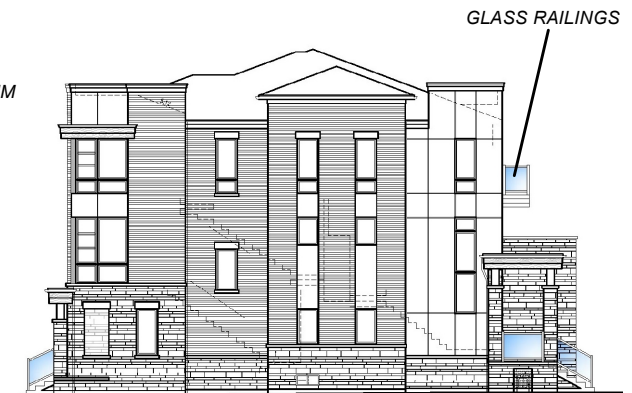
EAST (FRONT) ELEVATION - FACING BATHURST STREET



SOUTH (SIDE) ELEVATION - FACING WORTH BLVD.



WEST (REAR) ELEVATION - FACING INTERNAL ROAD



NORTH (SIDE) ELEVATION - FACING INTERNAL ROAD

Not to Scale

Building Elevations - Townhouse

LOCATION:
Part of Lot 9, Concession 2

APPLICANT:
Betovan Construction Ltd.



Attachment

FILE:
Z.19.009
RELATED FILE:
DA.19.052

DATE:
October 7, 2019

3



EAST (FRONT) ELEVATION - FACING BATHURST STREET



SOUTH (SIDE) ELEVATION - FACING INTERIOR ROAD



WEST (REAR) ELEVATION - FACING INTERIOR ROAD



NORTH (SIDE) ELEVATION

Not to Scale

Building Elevations - Semi-Detached

LOCATION:
Part of Lot 9, Concession 2

APPLICANT:
Betovan Construction Ltd.



Attachment

FILE:
Z.19.009
RELATED FILE:
DA.19.052

DATE:
October 7, 2019

Created on: 8/23/2019

Committee of the Whole (Public Hearing) Report

DATE: Monday, October 07, 2019

WARD: 1

**TITLE: RIZMI HOLDINGS LIMITED
ZONING BY-LAW AMENDMENT FILE Z.18.004
DRAFT PLAN OF SUBDIVISION FILE 19T-18V004
VICINITY OF DUFFERIN STREET AND KIRBY ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on Zoning By-law Amendment File Z.18.004 and Draft Plan of Subdivision File 19T-18V004 to rezone the Subject Lands shown on Attachment 1, and to permit a residential plan of subdivision consisting of 526 lots that would be developed with detached dwellings, as shown on Attachment 2.

Report Highlights

- To receive input from the public and the Committee of the Whole on a residential plan of subdivision consisting of 526 lots for detached dwellings.
- A Zoning By-law Amendment and Draft Plan of Subdivision approval are required to permit the proposed development.
- A technical report to be prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting.

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.18.004 and Draft Plan of Subdivision File 19T-18V004 (Rizmi Holdings Limited) BE RECEIVED; and, that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands (the “Subject Lands”) are located on the east side of Dufferin Street, are municipally known as 11333 Dufferin Street and shown as Subject Lands on

Attachment 1. The surrounding land uses are also as shown on Attachment 1. The Subject Lands are used for a concrete recycling operation, where used concrete is crushed on the site, stock-piled and sold as aggregate.

The lands are subject to a Minister's Zoning Order issued in February 2015

The Minister of Municipal Affairs and Housing on February 3, 2015, issued an Order (the 'Minister's Order') pursuant to Section 18 (1) of the Oak Ridges Moraine Conservation Act 2001 to amend the relevant Official Plan(s) and Zoning By-law(s) by Order for the Subject Lands. The Minister's Order amends the 1994 Official Plan of the Regional Municipality of York through Official Plan Amendment 72 ('OPA 72'), Vaughan Official Plan 600 ('OPA 600') through Official Plan Amendment 747 (OPA 747) and the City's Zoning By-law 1-88, by way of site-specific Zoning Exception Paragraph 9(1416).

The Minister's Order specifically states that notwithstanding subsection 2.5 'Oak Ridges Moraine' policies of the 1994 Official Plan of The Regional Municipality of York, notwithstanding subsection 6.2 'Rural Use Area' policies of OPA 600 and site-specific Zoning Exception 9(1416) to the City's Zoning By-law 1-88; the Subject Lands are to be developed for urban uses and only on the basis of full municipal services, an approved and registered plan of subdivision and an approved implementing zoning by-law.

A Public Hearing was held on June 5, 2018 for a previous proposal on the Subject Lands

A Committee of the Whole (Public Hearing) meeting was held on June 5, 2018, to receive comments from the public and members of the Committee of the Whole, regarding the original Zoning By-law Amendment and Draft Plan of Subdivision applications, shown on Attachment 3. The original Draft Plan of Subdivision consisted of 410 lots for detached dwellings with lot frontages ranging from 12 m to 20 m. The Owner also proposed to rezone the Subject lands from the "FUA Future Residential Zone" to "RD1 Residential Detached Zone One", "RD2 Residential Detached Zone Two", "RD3 Residential Detached Zone Three", "OS1 Open Space Conservation Zone", "OS2 Open Space Park Zone", "OS4 Open Space Woodlot Zone" and "OS5 Open Space Environmental Protection Zone".

The original Zoning By-law Amendment and Draft Plan of Subdivision Applications have been revised

The Owner has revised the following applications (the "Applications") for the Subject Lands shown on Attachment 1 to permit a residential plan of subdivision with 526 lots (the "Development") that would be developed with detached dwellings, as shown on Attachment 2:

1. Zoning By-law Amendment File Z.18.004 to amend Zoning By-law 1-88, to rezone the Subject Lands from "FUA Future Urban Area Zone," subject to site-specific Exception 9(1416), as shown on Attachment 2, to

- RD2 Residential Detached Zone Two
- RD4 Residential Detached Zone Four
- RD5 Residential Detached Zone Five
- OS1 Open Space Conservation Zone
- OS2 Open Space Park Zone
- OS4 Open Space Woodlot Zone
- OS5 Open Space Environmental Protection Zone

2. Draft Plan of Subdivision File 19T-18V004 as shown on Attachment 2 for a residential plan of subdivision consisting of the following:

<u>Lot/Blocks</u>	<u>Land Use</u>	<u>ha</u>	<u>Units</u>
Lots 1 - 526	Detached Residential (lot frontages 7.6 m - 15 m)	20.72 ha	526
Blocks 530, 532 & 542-588	0.3 m Reserves	0.01ha	
Blocks 539 & 541	Open Space Park/SWM	2.30ha	
Blocks 531, 533-537	Open Space	0.28ha	
Block 540	Natural Heritage System	2.28ha	
Block 538	Future Kirby Road Extension	4.65 ha	
Roads	(Public Roads "A"- "L")	8.45ha	
Total		38.69ha	526 units

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

- a) Date the Notice of Public Hearing was circulated: September 17, 2019

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and a Notice Sign was installed on the property in accordance with the City's Notice Signs Procedures and Protocols

- b) Circulation Area: 150 m and to the MacKenzie Ridge Ratepayers' Association and to those individuals that provided written correspondence requesting notice or appeared at the Committee of the Whole Public Hearing on June 5, 2018

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by the Development Planning Department as input in the application review process and will be addressed in the final technical report at a future Committee of the Whole meeting.

Previous Reports/Authority

[Committee of the Whole \(Public Hearing\) Meeting June 5, 2018](#)

Analysis and Options

The Subject Lands are identified as “Minister’s Decision on Oak Ridges Moraine Conservation Plan (“ORMCP”) by Vaughan Official Plan 2010 and the York Region Official Plan 2010

Vaughan Official Plan 2010 (‘VOP 2010’) identifies the Subject Lands as “Minister’s Decision on ORMCP Designation” on all applicable Schedules and does not include policies for the Subject Lands, and instead refers to the Minister’s Order. The York Region Official Plan 2010 similarly identifies the Subject Lands on Map 1, "Regional Structure" and does not include policies regarding the Subject Lands, and instead refers to the Minister’s Order.

The Subject Lands are identified as “Refer to Minister’s Decision” by in-effect Region of York Official Plan 1994, as amended by site-specific OPA #72 (the “Minister’s Order”)

The Minister’s Order effectively amends the 1994 Official Plan of the Regional Municipality of York by way of site-specific OPA 72 for the Subject Lands. OPA 72 specifically amends Map 11, "Oak Ridges Moraine Conservation Plan Land Use Designation" to outline the Subject Lands with the notation “Subject to Clauses 2.5.14 and 5.9.10.11 Special Provisions for the lands municipally known as 11333 Dufferin Street.” The Minister’s Order specifically states that notwithstanding the policies of subsection 2.5 “Oak Ridges Moraine” and subsection 5.9 “Rural Policy Area” of the 1994 Official Plan of The Regional Municipality of York, the Subject Lands are intended to be developed for urban uses and the lands shall only be developed on the basis of full municipal services, an approved and registered plan of subdivision and an approved implementing zoning by-law.” The Owner has submitted the Applications in accordance with site-specific OPA 72, which forms part of the Minister’s Order.

The proposed Development conforms to in-effect OPA 600 as amended by site-specific OPA 747

The Subject Lands are designated “Low Density Residential” and “Valley and Stream Corridor” by in-effect OPA 600 as amended by the site-specific Minister’s Order (OPA 747) and shall only be developed on the basis of full municipal services and an approved and registered draft plan of subdivision and implementing zoning by-law. The "Low Density Residential" designation permits detached and semi-detached houses with a maximum residential density of 18 units per residential hectare with a mix of lot frontages and schools, parks and open space, private home daycare, home occupations and local convenience centres. The policies of OPA 600 governing Valley and Stream Corridors apply to the Subject Lands.

OPA 747 states that the final land use boundaries shall be confirmed through the processing of a plan of subdivision based on the technical analysis of the supporting information provided, to the satisfaction of the City, York Region and any affected review agencies. This policy permits the appropriate zoning and standards to be established through the concurrent review of a draft plan of subdivision and zoning by-law amendment, which will reflect the outcome of the draft plan of subdivision approval process.

OPA 747 does not identify a location for a municipal park. The location of a municipal park(s) will be established through the draft plan of subdivision process in accordance with the policies of OPA 600, to the satisfaction of the City.

In accordance with the Minister's Order, the Owner has submitted Draft Plan of Subdivision File 19T-18V004 and Zoning By-law Amendment File Z.18.004 to rezone the Subject Lands and facilitate a residential plan of subdivision. The proposed residential plan of subdivision shown on Attachment 2 includes 526 lots for detached dwelling units with lot frontages ranging from 7.6 m to 15 m and a residential density of 18 units per residential hectare. The proposed Development conforms to the Minister's Order and the Official Plan.

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

The Subject Lands are zoned "FUA Future Urban Area Zone", as shown on Attachment 2, by Zoning By-law 1-88 and are subject to site-specific Zoning Exception 9(1416), as set out in the Minister's Order. Site-specific Zoning Exception 9(1416) permits the future development of residential, local commercial and open space uses on the Subject Lands. The Zoning Exception states that the Subject Lands shall be subject to future *Planning Act* Applications including but not limited to Zoning By-law Amendment and Draft Plan of Subdivision Applications in order to identify the appropriate land use zones, delineate development limits, roadways, buffers, parks, stormwater management facilities and infrastructure, setbacks for utilities and the protection of open space.

In accordance with the provisions of site-specific Zoning Exception 9(1416), the Owner has submitted Zoning By-law Amendment File Z.18.004 to rezone the Subject Lands from "FUA Future Urban Area" as shown on Attachment 2, to "FUA Future Urban Area". "R2 Residential Zone", "R3 Residential Zone", "R4 Residential Zone", "R5 Residential Zone Five", "OS2 Open Space Park Zone", "OS4 Open Space Woodlot Zone" and "OS5 Open Space Environmental Protection Zone", in the manner shown on Attachment 2. The Owner is not proposing any exceptions to the proposed zone categories.

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

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity with the Minister's Order, Provincial Policies, York Region and City of Vaughan Official Plan Policies	<ul style="list-style-type: none"> ▪ The Applications will be reviewed in consideration of the Minister's Order, together with all applicable statutory policies including the <i>Provincial Policy - Statement</i> (2014) (the 'PPS'), <i>A Place to Grow - the Growth Plan for the Greater Golden Horseshoe</i> (2019) (the 'Growth Plan'), the 1994 York Region Official Plan (the 'YROP') as amended by OPA 72 and OPA 600, as amended by site-specific OPA 747.
b.	Appropriateness of the Proposed Rezoning	<ul style="list-style-type: none"> ▪ The appropriateness of the proposed FUA, R2, R4, R5, OS1, OS2, OS4 and OS5 Zones as shown on Attachment 2, will be reviewed in consideration of conformity with the Minister's Order, compatibility with the surrounding existing and planned land uses, including the proposed lotting pattern, street design and access, park location, size and configuration, stormwater management facilities and the limits of development and necessary buffers. ▪ In accordance with OPA 747, the development limits of the Subject Lands must be established to the satisfaction of York Region, the Toronto and Region Conservation Authority, the City and the appropriate review agencies.
c.	Appropriateness of the Draft Plan of Subdivision	<ul style="list-style-type: none"> ▪ Should Vaughan Council approve the Applications, the required Draft Plan of Subdivision conditions will be included to address the following, but not limited to, access (including the requirements for the extension of Kirby Road and potential widening of Dufferin Street), road widths, road alignments and connections, servicing and grading, environmental, noise and other municipal, regional and public agency and utility requirements. ▪ Review will be given to the proposed park location, size and configuration in accordance with the policies of

	MATTERS TO BE REVIEWED	COMMENT(S)
		<p>OPA 747, to the satisfaction of the Parks Development Department.</p> <ul style="list-style-type: none"> ▪ In accordance with policies of OPA 747, the development limits of the Subject Lands must be established to the satisfaction of York Region, the Toronto and Region Conservation Authority, the City and any affected review agencies in consideration of the presence of Environmentally Sensitive Areas to employ both urban design, environmental design and mitigation measures that serve to optimize and preserve these characteristics. The approved measures will be reflected in the draft plan of subdivision and the implementing zoning by-law, if the Applications are approved.
d.	Kirby Road Environmental Assessment Study(EAS)	<ul style="list-style-type: none"> ▪ Rizmi Holdings Limited ('RHL'), as permitted by Council December 2015, is undertaking an Environmental Assessment Study ("EAS") for the Kirby Road extension between Dufferin Street and Bathurst Street. Schaeffers Consulting Engineers has been retained by RHL to carry out the EAS and to establish the preferred road alignment and design. ▪ The EAS, initiated in May 2017, is proceeding as a Schedule C project in accordance with the Municipal Engineers Association' Municipal Class Environmental Assessment October 2000, as amended in 2007, 2011 and 2015. The ongoing EAS identified a preferred road alignment for the missing Kirby Road link, connecting Bathurst Street to Dufferin Street, as shown on Attachment 4. The EAS is currently within the 30-day public review period which will end on October 18, 2019. ▪ Lots and roads abutting the Future Kirby Road Extension Block may be zoned with a Holding Symbol "(H)" until the final alignment of Kirby Road is approved, and the final lot and road network is determined.

	MATTERS TO BE REVIEWED	COMMENT(S)
e.	Studies and Reports	<ul style="list-style-type: none"> ▪ In accordance with the implementation policies of OPA 747, the Owner has submitted the following studies and reports in support of the Applications, which must be approved to the satisfaction of the City and/or the respective public approval authority: <ul style="list-style-type: none"> - Urban Design and Draft Architectural Guidelines - Typical Building Elevations - Landscape Master Plan - Arborist Report and Edge Management Plan, Tree Inventory and Preservation Plan - Stage 1 and 2 Archaeological Assessment - Master Environmental Servicing Plan/Functional Servicing Report - Phase 1 Environmental Site Assessment - Phase 2 Environmental Site Assessment - Supplemental Phase 2 Environmental Site Assessment - Traffic Assessment Study - Environmental Noise Report - Geotechnical Investigation - Environmental Impact Study - Hydrogeological Investigation and Water Balance Report - Draft Plan of Subdivision - Sustainability Matrix - Parkland Dedication Plan - Preliminary Phasing Plan - Slope Stability Plan ▪ The requirement for additional studies/reports may be identified as part of the Application review process.
f.	Water and Servicing Allocation	<ul style="list-style-type: none"> ▪ The availability of water and sanitary servicing capacity for the proposed Development must be identified and formally allocated by Vaughan Council, if the Applications are approved. If servicing capacity is unavailable, the entirety of the Subject Lands will be zoned with a Holding Symbol “(H)”, which will be removed once servicing capacity is identified and allocated to the Subject Lands by Vaughan Council.

	MATTERS TO BE REVIEWED	COMMENT(S)
g.	Sustainable Development	<ul style="list-style-type: none"> Opportunities for sustainable design, including CPTED (Crime Prevention Through Environmental Design), LEED (Leadership in Energy and Environmental Design), permeable pavers, bio-swales, drought tolerant landscaping, energy efficient lighting, reduction in pavement etc., will be reviewed and implemented through the draft plan of subdivision process, if the applications are approved.
h.	Toronto and Region Conservation Authority (the "TRCA")	<ul style="list-style-type: none"> The Subject Lands are located within the TRCA's Regulated Area pursuant to Ontario Regulation 166/06. The Applications have been circulated to the TRCA for review and comment. The Owner must satisfy the requirements of the TRCA.
i.	TransCanada	<ul style="list-style-type: none"> TransCanada has three high pressure natural pipelines along the south limits of the Subject Lands. The Application have been circulated to TransCanada for review and comment. The Owner must satisfy the requirements of TransCanada.

Financial Impact

N/A

Broader Regional Impacts/Considerations

The Applications have been circulated to the York Region Community Planning and Development Services Department for review and comment. In accordance with the Region's "One-Window" policy, the Applications will be circulated to the appropriate Provincial Ministries, including but not limited to, the Ministry of Natural Resources and Forestry. Any Regional or Provincial issues will be addressed when the technical report is considered.

Conclusion

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

For more information, please contact: Mary Caputo, Senior Planner, Development Planning Department, Extension: 8635

Attachments

1. Location Map
2. Draft Plan of Subdivision File 19T-18V004 and Proposed Zoning
3. Original Draft Plan and Proposed Zoning – Considered at Public Hearing June 5, 2018
4. Environmental Assessment Study Kirby Road Extension (Dufferin to Bathurst Street)

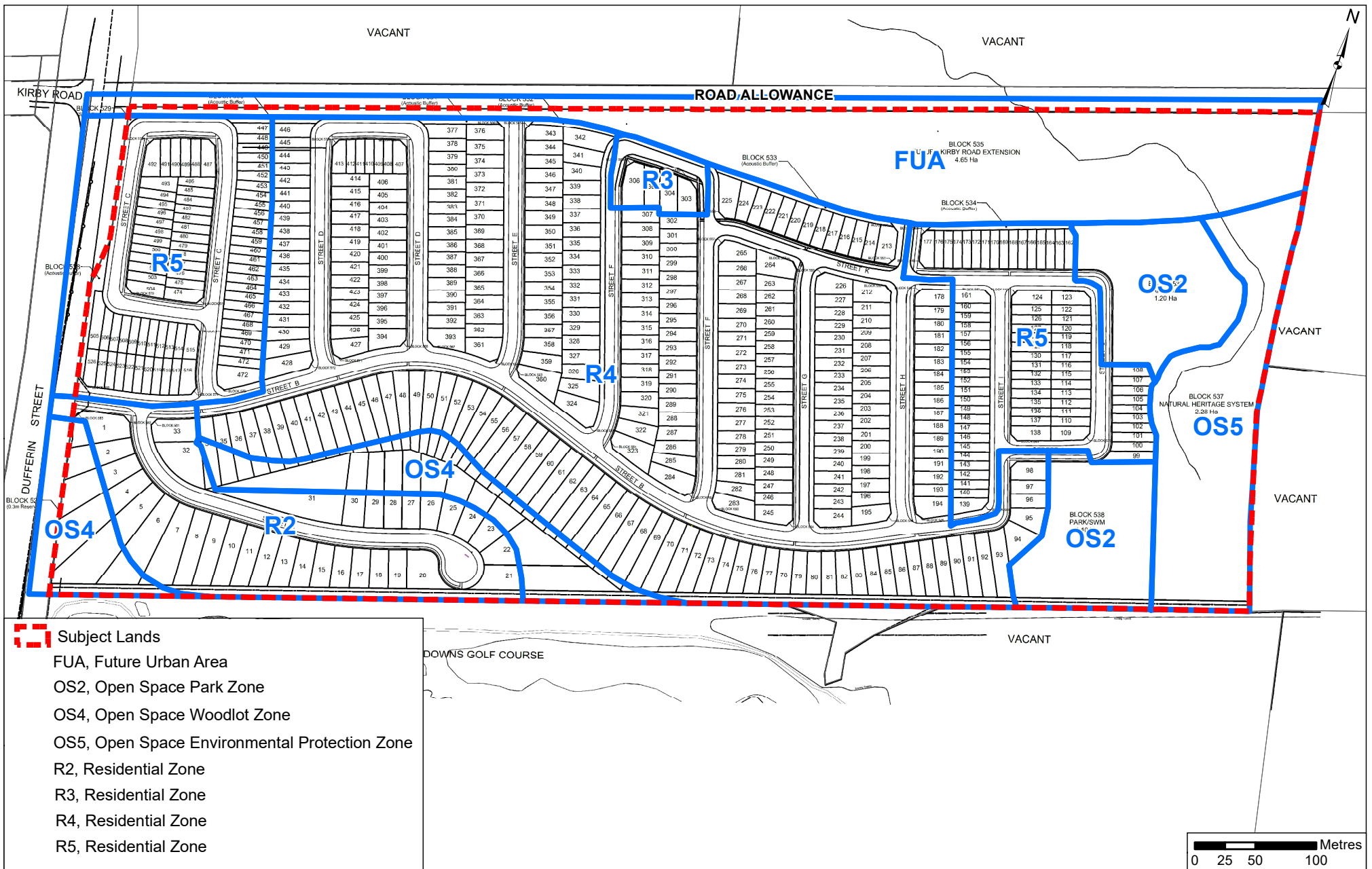
Prepared by

Mary Caputo, Senior Planner, ext. 8635

Nancy Tuckett, Senior Manager of Development, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/LG



Draft Plan of Subdivision File 19T-18V004 and Proposed Zoning

Attachment

LOCATION:
Part of Lot 30, Concession 2

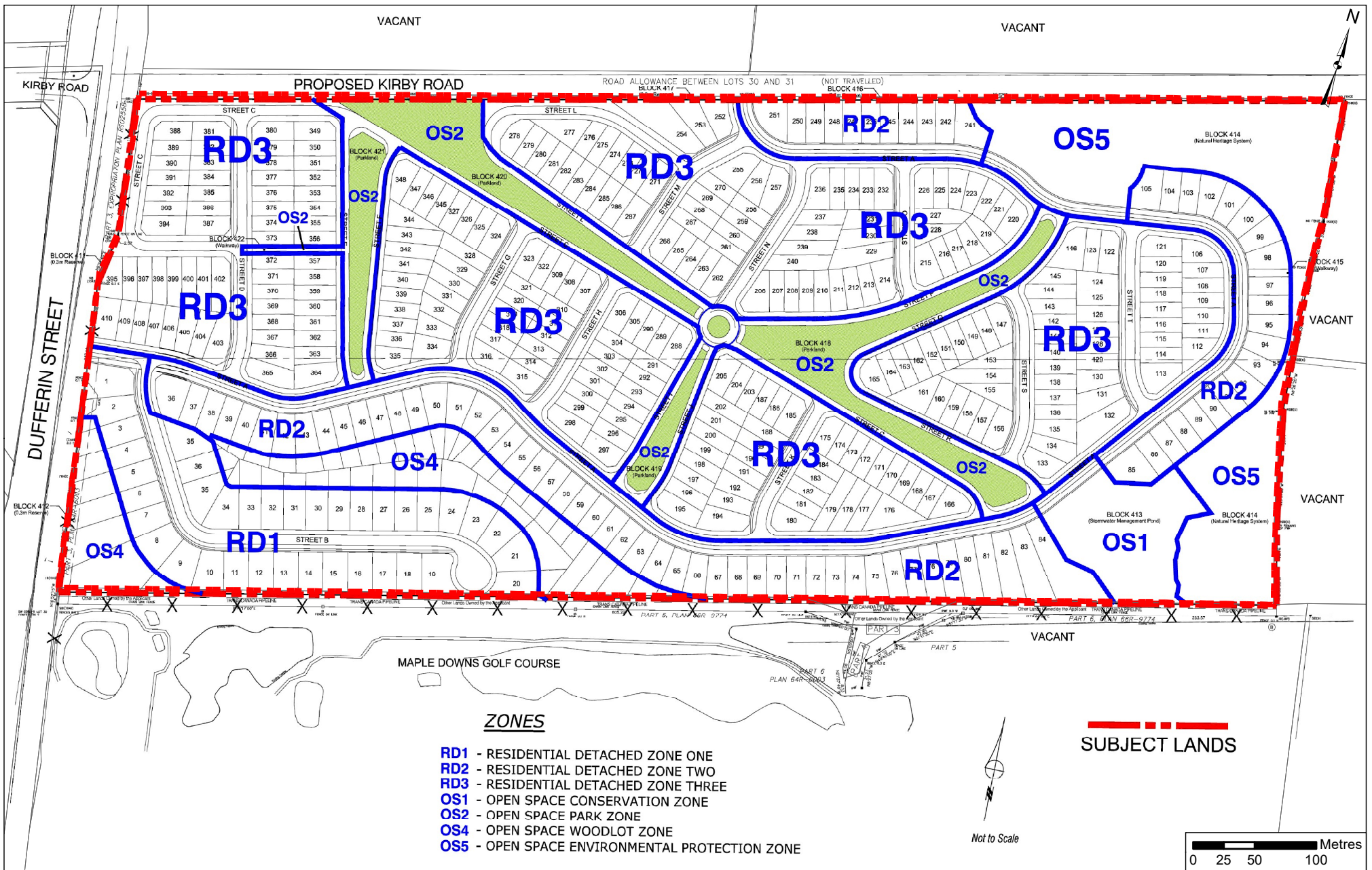
APPLICANT:
Rizmi Holdings Limited



FILES:
Z.18.004, 19T-18V004

DATE:
October 7, 2019

2



Original Draft Plan and Proposed Zoning Considered At Public Hearing June 5, 2018

LOCATION:
Part of Lot 30, Concession 2

APPLICANT:
Rizmi Holdings Limited

Document Path: N:\GIS_Archive\Attachments\19T-18V004\19T-18V004_PH_OriginalDraftPlan.mxd

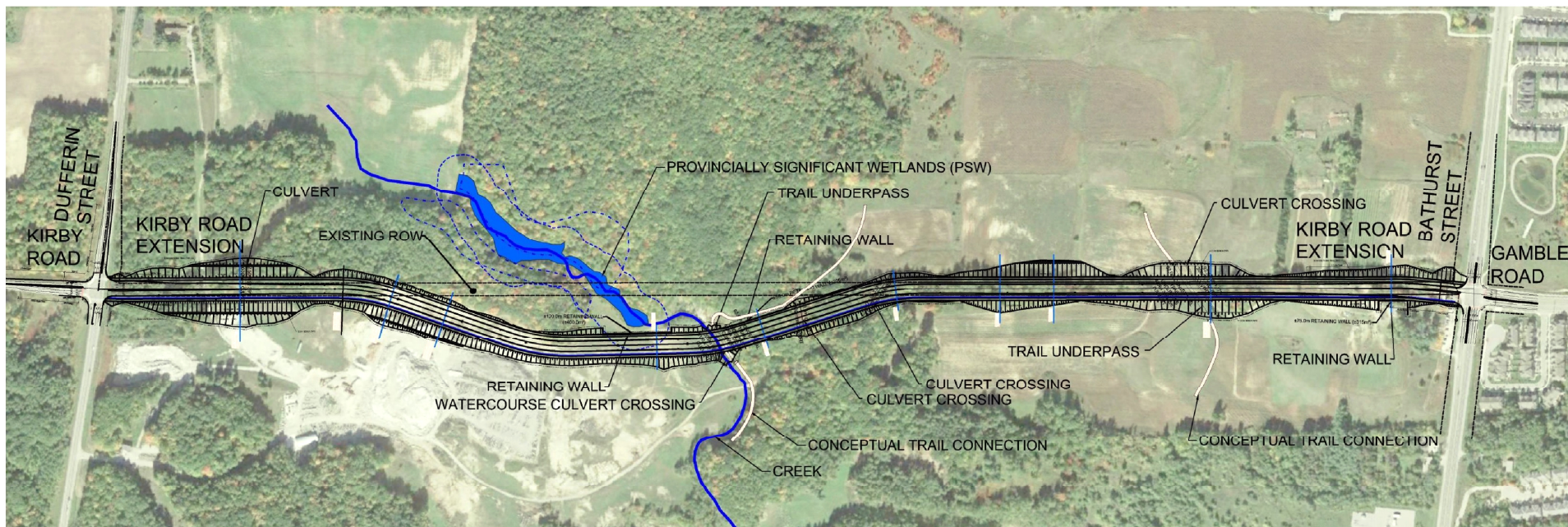


Attachment

FILES:
Z.18.004, 19T-18V004

DATE:
October 7, 2019

3



Not to Scale

Environmental Assessment Study Kirby Road Extension (Dufferin to Bathurst Street)

LOCATION:
Part of Lot 30, Concession 2
APPLICANT:
Rizmi Holdings Limited



Attachment

FILES:
Z.18.004, 19T-18V004

DATE:
October 7, 2019

4

Committee of the Whole (Public Hearing) Report

DATE: Monday, October 07, 2019

WARD(S): ALL

**TITLE: AMENDMENT TO THE VAUGHAN OFFICIAL PLAN 2010,
VOLUME 1 “PRE-CONSULTATION AND COMPLETE
SUBMISSION REQUIREMENTS”, CHAPTER 10.1.3,
FILE 25.7**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive comments from the public and the Committee of the Whole on a City-initiated amendment to the Vaughan Official Plan (VOP 2010). The purpose of the amendment is to update Chapter 10.1.3 of Volume 1 of VOP 2010, regarding the City’s “Pre-Consultation and Complete Application Submission Requirements” to respond to the recent amendments to the Provincial Plans and legislation (e.g. the Growth Plan) and the *Planning Act*.

Report Highlights

- This report will give the public and stakeholders the opportunity to provide comments on a draft amendment to Chapter 10.1.3 of VOP 2010 “Pre-Consultation and Complete Application Submission Requirements”.
- Chapter 10.1.3 sets out the City’s Pre-Application Consultation (PAC) process and the types of reports, studies and information that the City requires to deem a development application complete for the purposes of initiating the review.
- Updating these policies is necessary due to changes to the Provincial Plans (particularly the Growth Plan) and the *Planning Act*, and the current policy dates to the original adoption of VOP 2010.
- Updating this policy regime is part of the City’s program of streamlining the development review process to meet the challenge of the new application processing timelines set out in the *Planning Act*.
- This amendment will continue the City’s current practice of requiring applicants to consult with the City prior to submitting development applications and provides a contemporary list of reports, studies or information that may be requested to form part of a complete application.
- This will result in a “two-step” review process that places greater emphasis on ensuring the quality of development applications with the aim of reducing processing times after an application is deemed complete.

Recommendations

1. THAT the Public Hearing report for the City-initiated amendment to the Vaughan Official Plan 2010, Volume 1 “Pre-Consultation and Complete Submission Requirements”, Chapter 10.1.3 File 25.7 BE RECEIVED; and that any issues identified be addressed in a Comprehensive Report by the Policy Planning and Environmental Sustainability Department and the Development Planning Department to the Committee of Whole.

Background

Public Notice was provided in accordance with the Planning Act and Council’s Notification Protocol for City-wide Policy Amendments

Public Notice of this proposed amendment to the Vaughan Official Plan, regarding “Pre-Consultation and Complete Application Submission Requirements”, was given in the following manner.

- a) The Notice of Public Hearing was published:
 - In the Vaughan Citizen and the Liberal on September 12, 2019

- b) The Notice of Public Hearing was also posted on the City's website at www.vaughan.ca.
- c) The Notice was sent to:
 - All Registered Ratepayers' Organizations in the City, and
 - The Building Industry and Land Development Association

Any comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed as input into the application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Pre-Application Consultation is an important part of the City's Development Review Process

This City-initiated amendment applies throughout Vaughan wherever a development application is submitted. The *Planning Act* permits municipalities to require applicants to consult with the municipality before submitting their applications for development approval. The Act authorizes municipalities to request two types of information when applications are submitted. They are:

- Information and material that is required by regulation; and
- Other information or material that may be requested by the Council, but only if the official plan contains provisions relating to these requirements.

Until Council has received this information and material it may refuse to accept or further consider an application. Once the information is submitted to the satisfaction of the City, it is deemed a "complete application" and its circulation can commence. It is noted that if there is a dispute as to whether the submission is or is not complete, the applicant may make a motion to have the Local Planning Appeal Tribunal (LPAT) determine whether the necessary information and material has been provided or whether the requirement is reasonable.

Since 2010, Chapter 10.1.3 of the Vaughan Official Plan has authorized the City to:

- Require a Pre-Application Consultation (PAC) meeting with applicants
- Require specific information that would constitute a complete application
- Require, through the PAC meeting, the information, studies and materials that may be required to be submitted in support of a complete application
- Through the review processes, require additional studies, reports and information

- Where it has been determined by the City that a peer review of any study submitted in support of a development application is necessary, it can be required at the expense of the applicant
- Require that an applicant enter into development agreements for the equitable contribution of funding of services, if deemed necessary by Council, as a condition of development approval
- Implement through development approvals the equitable contribution of funds, lands and commitments for services, prior to or coincident with the occupancy or use of the land

It is now appropriate to update the policies of Chapter 10.1.3 to reflect current and emerging conditions. These are discussed below.

Changes to the Planning Act and the role of the LPAT require a repositioning of the Pre-Application Consultation Process

In 2017, the Bill 139 amendments to the *Planning Act* imposed specific timelines on municipalities for the processing of applications for amendments to the Official Plan (OPAs) and the Zoning By-law (ZBAs) and applications for the approval of Draft Plans of Subdivision (DPSAs). The *Planning Act* required municipal councils to adopt OPAs within 210 days; and make decisions on ZBAs and DPSAs within 150 days and 180 days respectively, after the applications are deemed complete.

These timelines were further shortened in 2019 by the Bill 108 (the More Homes, More Choice Act) changes to the *Planning Act*. These changes reduced the requirement for municipal councils to adopt OPAs to 120 days from 210 days; and on making decisions on ZBAs and DPSAs to 90 days (120 days if a corresponding OPA is required) from 120 days, from the date the applications were deemed complete. It is noted that these provisions were proclaimed into law on September 3, 2019.

Should municipal councils be unable to adhere to these timelines and not make a decision, the applications are subject to immediate appeal to the LPAT. Under the LPAT rules a “No Decision” by a municipal council places it in a weakened position in responding to the appeal, unlike instances where an action has been taken (i.e. an OPA adoption, ZBA and DPSA approvals or outright refusals).

To mitigate this risk, staff is working to streamline the application review process to respond to the new Provincial deadlines. This objective was supported by the City's recent adjustment to its Council/Committee schedule. Adding another Committee of the Whole meeting per cycle, will assist in achieving more timely consideration of applications. Another potential response is to make better use of the PAC process to

ensure that each application can be subject to an expeditious but still rigorous review, while providing for quality outcomes, consistent with the intent of the Official Plan.

This will entail placing greater reliance on the PAC process and making it a more integral part of the development review process. The emphasis will need to be placed on ensuring that the City and agency reviewers get the “right information, material, reports and documentation” with the “right content” on first submission so they can provide their comments and conditions of approval in a timely fashion. Under the new regime, there will be limited opportunity for resubmissions of reports, public consultation or lengthy negotiations on content. These matters, to the extent practical, should be settled or significantly advanced prior to the submission of the application.

This could include demonstration that certain key parameters or tasks have been established or undertaken prior to submission. One example may be the confirmation of development limits. Also, since the timelines are short, there may not be time to do a community meeting during the statutory review period beyond the required public hearing. Therefore, evidence of public outreach prior to submission would be expected in most cases. Other areas could include developing standard terms of reference for important and/or frequently requested studies; and developing standard conditions of approval for non-contentious issues.

This would result in a blended two-step process more closely integrating pre-consultation with the application review

As such, new policies are proposed to be added to reposition the PAC process to make it the critical first step in the City’s review process before the countdown on the post-complete application deadline commences. This entails a more rigorous pre-application consultation that takes the time to get the submission material right the first time to minimize occasions where a recommendation for refusal is a better option than a “No Decision”.

Establishing the required information, materials and studies required to support a complete application

Identification of the required information, materials, studies and documentation that may be requested through the PAC process is one of the most important parts of the pre-consultation policy. If they are not provided for in the Official Plan, the City cannot request their submission, which could weaken the approval process.

This current policy in the Vaughan Official Plan has not been updated since its adoption in September of 2010. Over the years conditions have changed, Acts and regulations have been amended, responsibilities have shifted, and the City has learned about the

strengths and weakness of the original process. In general, the following changes have played a role in shaping the requirement for the studies:

- The Provincial Policy Statement (2014 and is currently under review)
- Amendments to the York Region Official Plan
- The Provincial Plan Coordinated Review (2017)
- The Provincial Growth Plan for the Greater Golden Horseshoe, 2019)
- The *Planning Act* (Bill 139-2017, Bill 108-2019)
- Greater Levels of Environmental Protection.

In many instances, to meet the current requirements, more detailed information, materials and studies will be required. In addition to identifying the right types of submission material, greater emphasis will need to be placed on completeness and quality. For this reason, a policy has been added to provide for the City or any commenting agency to terms of reference and/or guidance documents the ability to guide the applicant's preparation of their submissions.

It will be essential that the new policy identify the full range of information, materials and studies that may be requested; and ensure that they are of a quality that will address the technical need of the City and/or the reviewing agency and allow for their timely review.

Previous Reports/Authority

"Bill 139: Building Better Communities and Conserving Watersheds Act, 2017"
Approved by Council on June 19, 2018: The report is available at the following link:
<https://pub-vaughan.escibemeetings.com/filestream.ashx?DocumentId=4512>

Analysis and Options

A synopsis of the draft amendment

The draft policies are shown in Attachment 1 to this report. This amendment is intended to create a pre-consultation process that can improve the current development approval process, in response to immediate pressures, and also inform the preparation of the updated City Official Plan to 2041, which will result from the Official Plan Review. The draft policies are summarized as follows:

Chapter Reference	Commentary
10.1.3	The preamble positions the PAC policy to address the new provincial timelines stating that it is the intent of the process to ensure that each development application is capable of being processed in a timely manner with quality outcomes envisioned by the Official Plan. It further states that pre-application consultation will be required.
10.1.3.1	This policy continues to require a pre-consultation meeting and reiterates the types of applications that will be subject to the process.
10.1.3.2	This policy set out the purpose of the PAC meeting, which is to identify the information, materials and studies required for a complete application. It reiterates that the meeting is only to discuss the submission requirements and does not constitute an approval and will not involve a discussion of the merits of the potential proposal.
10.1.3.3	This policy sets out the procedures for the PAC meeting, including participants (city departments and review agencies); and the minimum information requirements. The intent is to ensure that the proposal information provided for the PAC meeting is sufficient to allow for the identification of the information, studies etc. that are required for a complete application. The policy also provides that these requirements may be further articulated through the guidance document/application form.
10.1.3.4	In order to ensure quality submissions, this policy states that the City or any review agency may issue terms of reference or guidance documents to establish the technical and formatting standards for any of the studies, materials or information that may be required through the PAC. In absence of this guidance, the applicants would be expected to rely on the direction received at the PAC meeting.
10.1.3.5	For the purpose of the City deeming an application to be complete, this policy sets out the required information, which is to be in form and content satisfactory to the City. This includes: the

	application form and fee; any prescribed information (by Regulation); draft OPA or ZBA if applicable; any information required as a result of the PAC meeting and process; and confirmation of a minimum of one PAC.
10.1.3.6	This policy sets out the base criteria for evaluating whether an application is complete. It will be evaluated in terms of its content, adherence to statutory and prescribed requirements, consistency with the information, material and studies required at the pre-consultation meeting; and whether the submissions meet the technical requirements of the City and the review agencies sufficient to allow a timely review of the application in accordance with the statutory timelines and the intent of the Official Plan.
10.1.3.7	This policy provides, consistent with the <i>Planning Act</i> , that the City may refuse to accept or further consider an application, if the submissions do not contain the information, material and studies required through pre-consultation or address the identified technical issues.
10.1.3.8	This policy provides that when the application is deemed complete, the processing of the application will begin.
10.1.3.9	<p>This policy sets out the information, materials, studies or other information that may be required through the PAC process if an application is to be deemed complete. The following may be requested:</p> <p>a) <u>Demonstration of Pre-Application Public Consultation</u> Due to timing constraints an applicant may be required through the PAC process, to consult with the public prior to submitting an application. When required, the applicant will provide a “Public Consultation Summary Report”, in accordance with a city-approved format, detailing the organizational arrangements of the meeting (e.g. location, notification and attendance) and the outcomes (e.g. identification of issues and commitments to action).</p>

	<p>b) <u>Delineation of Environmental Development Limits</u></p> <p>Establishing the limits of development adjacent to valley and stream corridors is often a lengthy process and it is now unlikely to be done within the statutory timelines for the processing of applications. This is particularly the case over the winter months or when multi-season monitoring processes are required. As such, these limits should be established in advance and be reflected in the submission material. This is required to be established, to the satisfaction of the City and the TRCA, the limits of the valley and stream corridors, including the required buffers. Such information may be submitted in the form of free-standing report or integrated into another environmental study.</p> <p>a) Planning Related Information, Materials and Studies b) Plans and Drawings c) Urban Design Reports and Studies d) Environmental Reports and Studies e) Transportation Reports and Studies f) Engineering Reports and Studies g) Heritage Reports and Studies h) Other Reports and Studies</p>
10.1.3.10	<p>This policy provides that the City or other review agency may require additional reports, studies and information after an application has been deemed complete. It further clarifies that this requirement will not affect the date on which the original application was deemed complete.</p>
10.1.3.11	<p>This policy provides that where a study has been submitted and it is determined that a peer review is required, the peer review shall be coordinated by the City and undertaken by a peer reviewer retained by the City, but at the expense of the applicant.</p>
10.1.3.12	<p>This policy states that the City will require a pre-consultation process for Block Plan approvals, scoped to the needs of the Block Plan process.</p>
10.1.3.13	<p>This policy provides that through the development review process Council shall require, if the applicant is a benefitting party in the provision of services in accordance with a development</p>

	agreement, that the applicant enter into that development agreement.
10.1.3.14	This policy provides that development approvals shall implement the required equitable contributions of funds, land and commitments for services and that they will be in place and operative prior to, or coincident with occupancy and use of the land. Such contributions include a range of public facilities including but not limited to: Parks, open space, streetscaping and landscaping, water, sewers, stormwater management, municipal services etc.

This table is a synopsis of the draft policies, provided to indicate the scope of the policy regime. Please refer to the full text, which is set out in Attachment 1.

Next steps in public consultation

The more stringent processing timelines are now in effect. It is therefore important that the City adjust its procedures as quickly as possible to adapt to the new rules. The recent changes affect two major groups. The first is the public in general. The timelines will restrict the City's ability to consult with the public when reviewing a development application. Alternative procedures will have to be built into the process, possibly through the updated PAC process, to ensure effective consultation with the public. For this reason, notice of this public hearing has been sent to the registered Ratepayer Organizations in the City, in order to obtain input.

Another major stakeholder is the development industry. The new process will result in a change in how the City and development interests interact. While both the industry and City share the objective of achieving an efficient process, it will be necessary to ensure that efficiency does not compromise the goal of achieving complete and sustainable communities. Notice of this public hearing has been sent to the Building Industry and Land Development Association (BILD) to obtain their comment and input.

Prior to reporting to Committee of the Whole with the Technical Report, staff will consult with both groups as necessary to ensure that their input is taken into consideration in finalizing the recommended Official Plan amendment. Staff will also be seeking comments from City departments and external agencies who are typically involved in the review of planning and development applications prior to finalizing the OPA.

Financial Impact

It is anticipated that no external resources will be required to complete the preparation and adoption of the proposed amendment. The policies of the amendment will be implemented through the development approval process, which is application based. Cost recovery will continue in accordance with the City's Tariff of Fees for Planning Applications.

Broader Regional Impacts/Considerations

This amendment is being prepared to conform to the recently updated Provincial Plans (2017 and 2019) and the current version of the York Region Official Plan (the YROP). Section 8.3.15 of the YROP identifies a series of planning studies that are required to assess proposed amendments to the Region's Plan. This section also states that the Regional Planning studies required in the YROP also be included in the local official plans as part of their complete application listings. This will continue to be respected.

York Region is the approval authority for this proposed amendment to VOP 2010. City staff will work with the Region to ensure that the requirements of the new Provincial Plans are fulfilled.

Conclusion

Updating the City's pre-application consultation process and complete application requirements provides the opportunity to bring the current VOP 2010 policies into conformity with the Provincial Plans and identify the full range of the contemporary information, materials, studies and documentation that may be required for applicants to submit a complete application. In addition, it will serve to emphasize the importance of this process as one of the means of addressing the deadlines placed on the processing of development applications introduced by the amended *Planning Act* and the LPAT appeal process. Providing for a rigorous PAC process will ensure that complete applications have the thoroughness and quality that will ensure an efficient and effective review of applications. This will minimize the risk to the City of not meeting the required deadlines.

Any issues identified in this report or through the further analysis of this proposed amendment will be considered in the technical review of the draft OPA together with the comments from the public and Vaughan Council, expressed at this Public Hearing or in writing, together with any focused consultations with affected stakeholders, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

Attachments

1. Draft Policy Regime, “Pre-Consultation and Complete Application Submission Requirements”, Chapter 10.1.3, Vaughan Official Plan – Volume 1

Prepared by

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ATTACHMENT 1

Draft Policy Regime, “Pre-Consultation and Complete Application Submission Requirements”, Chapter 10.1.3 Vaughan Official Plan – Volume 1

10.1.3 Pre-Consultation and Complete Application Submission Requirements

The *Planning Act* provides that Councils may require that applicants consult with the municipality prior to the submission of development applications; and provide information and material that it may need to process the applications. This is contingent on the Official Plan containing provisions related to these requirements.

This Official Plan considers the pre-consultation process to be a critical first step in the development review process. Its purpose is to ensure that applications are complete and supported by submissions that will fulfill the review requirements of the City and other pertinent agencies. The intention of the process is to ensure that each application is capable of being processed in a timely manner, can be completed within the timelines required under the Planning Act and that it can facilitate quality development consistent with the policies of this Plan. Therefore, pre-application consultation will be required.

It is the policy of Council that:

- 10.1.3.1 A pre-application consultation meeting with the City be held prior to the submission of applications for Official Plan Amendments, Zoning By-law Amendments, Consents and Draft Plans of Subdivision, Draft Plans of Condominium and Site Plan Approvals.
- 10.1.3.2 The purpose of the pre-application consultation meeting is to identify the required information, materials and studies to assist an applicant in the preparation of a complete planning application. The comments resulting from the pre-application consultation meeting do not constitute an approval and any discussion on the merits of the subject development proposal would require a separate meeting.
- 10.1.3.3 Pre-application consultation meetings will be conducted by the City and include pertinent City departments and review agencies. Applicants will be required to provide at minimum, the site address and legal description of the subject lands, conceptual plans illustrating the proposed development, the known constraints or encumbrances and a written description of the proposal. Such materials will be of sufficient quality and detail to allow for the identification of the information, materials or studies that may be needed to support a complete application. The requirements identified at the meeting will be documented and will form the basis for the forthcoming application. Further articulation of the pre-application consultation process will be provided in the form of a guidance document/application form issued by the City.

- 10.1.3.4 The City and/or the review agencies may issue terms of reference or other such guidance documents to establish the technical standards and format for any information, material and studies that are required through the pre-application consultation process. In absence of written terms of reference and guidance documents, applicants will rely on the instruction provided by the City and review agencies at the pre-application consultation meeting in preparing their submissions.
- 10.1.3.5 For the purpose of deeming applications for Official Plan Amendments, Zoning By-law Amendments, Consents and Draft Plan of Subdivision, Draft Plan of Condominium and Site Plan Approvals complete, the following information is required, to the satisfaction of the City:
- a. A completed application form for the applicable approval;
 - b. The prescribed application fee in accordance with the Tariff of Fees By-law for Planning Applications in effect on the date the application is submitted to the City;
 - c. Any prescribed information or material pertaining to the application type;
 - d. A draft of the Official Plan and/or Zoning By-law Amendment(s), if applicable, including the proposed text and all proposed schedules;
 - e. All other information, materials, studies or other information, that may have been identified through the pre-application consultation meeting(s), including the requirements of other review agencies, in a form and with content satisfactory to the City;
 - f. Confirmation of a minimum of one pre-application consultation meeting with the City, in the form of the signed Pre-Application Confirmation Understanding, for the purposes of confirming the required submission information and application submission materials and to confirm the other review agencies that the applicant was required to consult with.
- 10.1.3.6 The City, in consultation with any affected review agencies, will evaluate the submission for completeness taking into consideration, but not limited to, the following:
- a. The content of the application;
 - b. Its adherence to statutory and prescribed requirements;
 - c. The submissions are consistent with the information, material and studies that were required at the pre-consultation meeting;
 - d. The submissions meet the technical requirements of the City and review agencies sufficient to allow for a timely review of the application, consistent with statutory timelines and supportive of development consistent with the intent of this Plan.

10.1.3.7 If the submissions do not contain the information, material and studies required by regulation or through the pre-application consultation process, or do not address technical issues identified through pre-consultation, the City may refuse to accept or further consider the application.

10.1.3.8 When the application is deemed complete, the processing of the application will begin.

10.1.3.9 The following information, materials and studies, or other information identified through the pre-application consultation meeting, may be required to be submitted in support of a complete application for an Official Plan Amendment, Zoning By-law Amendment, Consent, Draft Plan of Subdivision, Draft Plan of Condominium and/or Site Plan Approval. These include:

a. Demonstration of Pre-Submission Public Consultation

There will be cases where applications would benefit from pre-application public consultation, which can inform the preparation of the submission material, resolve contentious issues and minimize the need for further consultation within the time-sensitive processing terms for development applications. When required, the application will include a Public Consultation Summary Report, which will include:

- i. The time, date and location of the meeting;
- ii. The public notification protocol;
- iii. The representatives of the applicant in attendance;
- iv. The number of people in attendance, including the sign-in sheet;
- v. A copy of the applicant's presentation/presentation material;
- vi. Meeting notes identifying the issues that were identified and discussed and the responses from the applicant's representatives;
- vii. Any commitments to further work to address the issues.

The City may develop a guideline and standard reporting format for such processes.

b. Delineation of Environmental Development Limits

Where an application proposes development within or adjacent to a Valley or Stream Corridor, the applicant shall, prior to submission, establish to the satisfaction of the Toronto and Region Conservation Authority and the City the precise limits of the Valley or Stream Corridor, including the required buffers. Such delineation may be submitted in the form of a freestanding report or may be integrated into another related environmental study.

c. Planning Related Information, Materials and Studies

- i. Application Form
- ii. Description of the Development Proposal
- iii. Colour Aerial Orthophotograph(s);
- iv. Legal Survey Plan;
- v. Parcel abstract (Within last 30 days);
- vi. Planning Justification Report;
- vii. Draft Official Plan Amendment;
- viii. Draft Zoning By-law Amendment;
- ix. Draft Plan of Subdivision;
- x. Draft Plan of Condominium;
- xi. Site Plans (Architectural, Landscaping and Servicing)
- xii. Concept Plan;
- xiii. *Development* Concept Report and Phasing Plan;
- xiv. Comprehensive *Development* Plan;
- xv. Reduction of Plans (Legal Size 8.5" X 14");
- xvi. Market Impact Study (Retail, Office, Residential);
- xvii. Community Services & Facilities Study;
- xviii. CPTED Study;
- xix. Special Policy Area Studies (Woodbridge);
- xx. Agricultural Impact Assessment;
- xxi. Housing Options Statement

d. Plans and Drawings:

- i. Architectural Site Plan;
- ii. Internal Floor Plans;

- iii. Roof Top screening Details and/or cross section;
- iv. Building Elevations (both black and white and colour);
- v. Larger scale drawings of building elevations related to the public realm;
- vi. Coloured Renderings (perspective ground or human scale);
- vii. Landscape Plans, including Landscape Costs Estimate;
- viii. Sign Details (including materials and colours);
- ix. Photometric Lighting Plan;
- x. Waste collection design standards;
- xi. Architectural Control Architect Approved Drawings;
- xii. Reductions of Plans (Legal Size); and
- xiii. Digital versions of plans in both AutoCAD and PDF formats, or the applicable format at the time of application submission.

e. Urban Design Reports and Studies:

- i. Urban Design Brief or Guidelines;
- ii. Architectural Guidelines;
- iii. Sustainable *Development* Report;
- iv. Public Realm Plan;
- v. Streetscape Plan;
- vi. Computer generated building mass model;
- vii. Wind Study; and
- viii. Sun/Shadow Study.

f. Environmental Reports and Studies:

- i. Master Environment and Servicing Plan;
- ii. Environmental Impact Study;

- iii. Phase 1 Environmental Site Assessment;
 - iv. Demarcation of physical and stable top of bank areas regulated by Toronto and Region Conservation Authority and/or limits of elements of the Natural Heritage Network, and/or hazard lands;
 - v. Valley Policy Area 1 to 4;
 - vi. Edge Management and/or Restoration Plans;
 - vii. Oak Ridges Moraine Conformity Report;
 - viii. Greenbelt Conformity Report;
 - ix. Special Policy Areas Study;
 - x. Erosion and Sediment Control Plan;
 - xi. Environmental Site Screening Checklist;
 - xii. Community Energy Plan;
 - xiii. Natural Heritage and/or Hydrologic Evaluation;
 - xiv. Landform Conservation Plan; and
 - xv. Flood Risk Assessment Plan.
- g. Transportation Reports and Studies;
- i. Transportation Master Plan;
 - ii. Transportation Study and Impact Report;
 - iii. Transportation Demand Management Plan;
 - iv. Parking Study;
 - v. Pedestrian and Cycling Circulation Plan;
 - vi. Mobility Plan; and
 - vii. Transit Facilities Plan.
- h. Engineering Reports and Studies:
- i. Master Environment and Servicing Plan;

- ii. Phasing Plan;
 - iii. Functional Servicing Report;
 - iv. Water Supply Analysis Report;
 - v. Wellhead protection area Risk assessment;
 - vi. Wellhead protection area Risk management plan;
 - vii. Stormwater Management Report;
 - viii. Noise and Vibration Report;
 - ix. Geotechnical and Soils Report; and
 - x. Site Servicing and Grading Plan.
- i. Heritage Reports and Studies:
- i. Cultural heritage survey;
 - ii. Cultural heritage impact assessment;
 - iii. Cultural Heritage Management Plan;
 - iv. Heritage Conservation District Conformity Report;
 - v. Archaeological; and
 - vi. Archaeological Assessment.
- j. Other Reports and Studies:
- i. Market Impact Study;
 - ii. Commercial Impact Statement;
 - iii. Housing Options Statement;
 - iv. Appraisal Report;
 - v. Parks and Open Space Plan;
 - vi. Landscape Master Plan;
 - vii. Employment Area Compatibility Assessment report;

- viii. Tree inventory and preservation study;
- ix. Arborist report; and
- x. Any Other Plans, Reports, Studies and/or Materials the City deems necessary to properly review and evaluate the application

10.1.3.10 That through the application review process for an Official Plan Amendment, Zoning By-law Amendment, Consent, Draft Plan of Subdivision, Draft Plan of Condominium and/or Site Plan Approval that has been deemed complete, the City or other review agency may require additional reports, studies and information. The request for additional information, however, will not affect the date the original application was deemed complete.

10.1.3.11 That where a study has been submitted in support of a development application, and it is determined that a peer review is required, the peer review shall be coordinated by the City and undertaken by a peer reviewer retained by the City but at the expense of the applicant.

10.1.3.12 That the City may require a pre-consultation process for Block Plan approvals, based on the policies of this section, scoped to the needs of Block Plan process.

10.1.3.13 Development agreements based on the findings of this Plan or any Secondary Plan or Block Plan and the findings of any other studies deemed necessary by Council to achieve municipal objectives related to development and the provision of services as may be defined by Council, shall be entered into by the benefiting parties and approved by the City as a condition of the approval of development applications.

10.1.3.14 Development approvals shall implement the required equitable contributions of funds, lands and commitments for services will be in place and operative prior to, or coincident with occupancy and use of the land. Items which may be addressed in development agreements include but are not limited to:

- a. parks and open space and Natural Heritage Network features, including the protection, ownership and management of tableland *woodlands*;
- b. features that enhance the environmental sustainability and *ecological function* of the subject lands;
- c. streetscaping and landscaping;
- d. water provision;
- e. wastewater collection;
- f. stormwater management;
- g. municipal services;

- h. street, cycling and pedestrian infrastructure;
- i. transitways and pedestrian access to transit facilities;
- j. financial arrangements required to implement the *development*; other utilities and improvements, and
- k. preservation of heritage structures and surrounding landscapes.